



Date August 19, 2019

ABATEMENT OF PUBLIC NUISANCE AT 1515 E 17th STREET

WHEREAS, the property located at 1515 E 17th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Novella Hayes, and Mortgage Holder, Suntrust Mortgage Inc., were notified more than thirty days ago to repair or demolish the main structure and as of this date have failed to abate the nuisance.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as 7 feet East of and adjacent and all Lot 6 EAST CAPITAL PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1515 E 17th Street, has previously been declared a public nuisance;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisance, and should the owner(s) fail to abate the nuisance, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structure.

Moved by _____ to adopt.

FORM APPROVED:

[Signature]
Luke DeSmet, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, TOTAL, MOTION CARRIED, APPROVED, Mayor.

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	1515 E 17TH ST				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	110/02110-000-000	Geoparcel	7924-36-329-006	Status	Active
School	Des Moines	Nbhd/Pocket	DM08/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Andrew Rand 515-286-3368		


Map and Current Photos - 1 Record

Click on parcel to get a new listing

1524	E 17TH ST	1527	1530
1520		1523	1528
1516		1519	
1512		1515	1464
1508		1511	
1504		1507	1468
1500		1503	1460

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2015-09-10 a



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	HAYES, NOVELLA	2003-08-01	10034/953

Legal Description and Mailing Address

7F E OF & ADJ & ALL LT 6 EAST CAPITAL PARK	NOVELLA HAYES 1515 E 17TH ST DES MOINES, IA 50316-4047
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Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$10,400	\$75,000	\$85,400

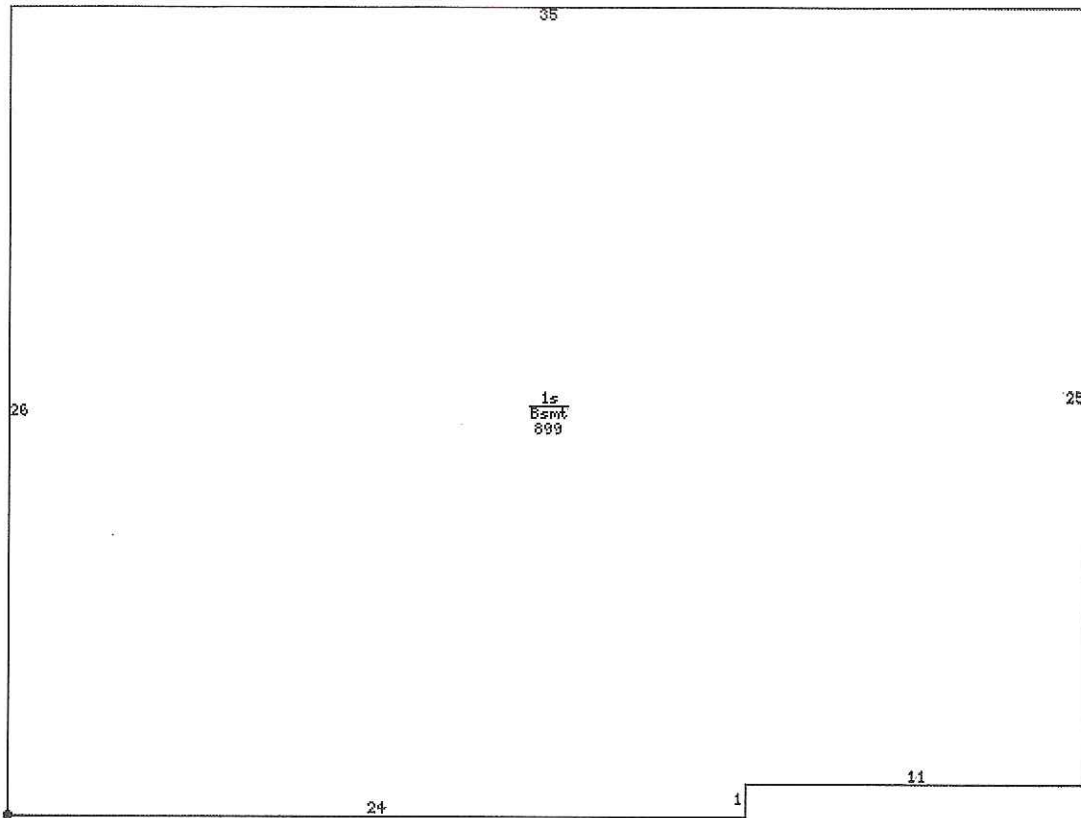
[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
2018 Homestead Credit	HAYES, NOVELLA	Application #163201

Zoning - 1 Record

Zoning	Description				SF	Assessor Zoning
R1-60	One Family, Low Density Residential District					Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>						
Land						
Square Feet	7,000	Acres	0.161	Frontage	50.0	
Depth	140.0	Topography	Normal	Shape	Rectangle	
Vacancy	No	Unbuildable	No			
Residences - 1 Record						
Residence #1						
Occupancy	Single Family	Residence Type	1 Story	Building Style	Ranch	
Year Built	1971	Number Families	1	Grade	4+00	
Condition	Above Normal	Total Square Foot Living Area	899	Main Living Area	899	
Basement Area	899	Foundation	Concrete Block	Exterior Wall Type	Hardboard	
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air	
Air Conditioning	0	Number Bathrooms	1	Bedrooms	3	
Rooms	5					



Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$10,400	\$75,000	\$85,400
2017	<u>Assessment Roll</u>	Residential	Full	\$9,500	\$70,400	\$79,900
2015	<u>Assessment Roll</u>	Residential	Full	\$8,600	\$65,200	\$73,800
2013	<u>Assessment Roll</u>	Residential	Full	\$7,700	\$59,400	\$67,100
2011	<u>Assessment Roll</u>	Residential	Full	\$8,800	\$67,600	\$76,400
2009	<u>Assessment Roll</u>	Residential	Full	\$9,500	\$72,500	\$82,000
2007	<u>Assessment Roll</u>	Residential	Full	\$9,500	\$72,500	\$82,000
2005	<u>Assessment Roll</u>	Residential	Full	\$9,200	\$59,100	\$68,300
2003	<u>Assessment Roll</u>	Residential	Full	\$7,930	\$50,970	\$58,900
2001	<u>Assessment Roll</u>	Residential	Full	\$7,260	\$42,030	\$49,290
1999	Assessment Roll	Residential	Full	\$7,260	\$31,730	\$38,990
1997	Assessment Roll	Residential	Full	\$6,580	\$28,740	\$35,320
1995	Assessment Roll	Residential	Full	\$5,910	\$25,820	\$31,730
1993	Assessment Roll	Residential	Full	\$5,380	\$23,500	\$28,880
1989	Assessment Roll	Residential	Full	\$5,380	\$22,520	\$27,900

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**PUBLIC NUISANCE
NOTICE OF INSPECTION
NEIGHBORHOOD INSPECTION DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF DES MOINES, IOWA**

DATE OF NOTICE: May 28, 2019

DATE OF INSPECTION: March 27, 2019

CASE NUMBER: COD2019-01241

PROPERTY ADDRESS: 1515 E 17TH ST

LEGAL DESCRIPTION: 7F E OF & ADJ & ALL LT 6 EAST CAPITAL PARK

NOVELLA HAYES
Title Holder
100 SW WATER ST #303
DES MOINES IA 50309

SUNTRUST MORTGAGE INC
Mortgage Holder
CORPORATION SERV CO., R.A.
100 SHOCKOE SLIP - 2ND FLR
RICHMOND VA 23219

An inspection of the referenced property was conducted for its conformance to the Municipal Code of the City of Des Moines. It has been determined from that inspection that the dwelling currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the dwelling will be placarded as unfit for human habitation pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, the dwelling is to remain vacant and unoccupied until occupancy is authorized by this office. If the dwelling is occupied, it must be vacated immediately. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City will issue a Municipal Infraction in accordance with Section 60-192 and 60-191 pursuant to the Municipal code of the City of Des Moines. Additionally, if the property had a Certificate of Inspection, it is hereby revoked.

Attached is a listing of the violations existing on the date of the inspection and a recommendation as to the remedial action required to correct such violations. The violations noted must be corrected within 30 days from date of notice. Failure to correct these violations will result in a request to the City Council to approve legal action. As a result of this public nuisance action there will be costs incurred by the City. Costs will be billed out when the nuisance has been abated. Failure to pay the costs will result in collection by assessment to the property or personal judgment.

ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.

Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner. If you plan to renovate the structure and it has been vacant for a period in excess of one year, there may be zoning issues, which will affect the proposed use of the structure and/or real estate. Please contact the Development Zoning Division at (515) 283-4207 to determine what the legal use for the structure and/or the real estate is prior to commencement of any renovation.

If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from the Building Department. In the event you are unable to arrange for demolition, you may sign a waiver voluntarily authorizing the City to do so. However, the City may take a personal judgment against you for the costs of removal.

If you no longer own the property, notify us in writing of the name, address, and telephone number of the new owner. A copy of the real estate contract or deed, if it has not been recorded at the County Recorder's Office, shall likewise be furnished to the Neighborhood Inspection Division.

Should you have any questions, feel free to call. I can usually be reached between 8:00am and 9:00am, Monday through Friday.


Steve Landwehr

(515) 283-4008

Nid Inspector

DATE MAILED: 5/28/2019

MAILED BY: JDH

Areas that need attention: 1515 E 17TH ST

Component:	Windows/Window Frames	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:			
Component:	Ductwork	Defect:	Flame/Smoke Spread
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:			
Component:	Electrical Service	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:			
Component:	Plumbing System	Defect:	Smoke Damage
Requirement:	Plumbing Permit	Location:	Main Structure Throughout
Comments:			
Component:	Mechanical System	Defect:	Water Damage
Requirement:	Mechanical Permit	Location:	Main Structure Throughout
Comments:			
Component:	Electrical Lighting Fixtures	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:			
Component:	Electrical Receptacles	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:			
Component:	Electrical Other Fixtures	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:			

Component:	Wiring	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:			
Component:	Exterior Doors/Jams	Defect:	Flame/Smoke Spread
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:			
Component:	Exterior Walls	Defect:	Fire damaged
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:			
Component:	Flooring	Defect:	Fire damaged
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:			
Component:	Exterior Stairs	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code	Location:	Entry
Comments:			
Component:	Sub Floor	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:			
Component:	Soffit/Facia/Trim	Defect:	Fire damaged
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:			
Component:	Floor Joists/Beams	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:			

top

1515 E 17th St



08/08/2019 09:29

top

1515 E. 17th St



08/08/2019 09:30

08/08/2019 09:29



1515 E 17th St

for