



Roll Call Number

Agenda Item Number

43C

Date September 23, 2019

ABATEMENT OF PUBLIC NUISANCE AT 3642 COLUMBIA STREET

WHEREAS, the property located at 3642 Columbia 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, Lane Investments, LLC, and Mortgage Holder, LAB Investment Company, 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 Lot 2 in Block 4, in PLAT ONE COLLEGE ADDITION TO HIGHLAND PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3642 Columbia 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:

Luke DeSmet, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				

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.

MOTION CARRIED

APPROVED

Mayor

City Clerk



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

43C

DATE OF NOTICE: December 7, 2018

DATE OF INSPECTION: August 16, 2018

CASE NUMBER: COD2018-06460

PROPERTY ADDRESS: 3642 COLUMBIA ST

LEGAL DESCRIPTION: LOT 2 BLK 4 PLAT 1 COLLEGE ADD TO HIGHLAND PARK

MARK LANE D/B/A LANE INVESTMENTS LLC

Title Holder
1308 CUMMINS PKWY
DES MOINES IA 50311

LAB INVESTMENT COMPANY, INC
Mortgage Holder
STEPHEN LIPOVAC, REG. AGENT
328 5TH ST
WEST DES MOINES IA 50265

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.

Mike F Lehman



(515) 283-4299

Nid Inspector

DATE MAILED: 12/7/2018

MAILED BY: JDH

430

Areas that need attention: 3642 COLUMBIA ST

Component: Exterior Walls Requirement: Building Permit Comments:	Defect: In poor repair Location: Main Structure
Component: Roof Requirement: Building Permit Comments:	Defect: Holes or major defect Location: Roof
Component: Shingles Flashing Requirement: Compliance, International Property Maintenance Code Comments:	Defect: Deteriorated Location: Roof
Component: Soffit/Facia/Trim Requirement: Compliance, International Property Maintenance Code Comments:	Defect: In poor repair Location: Main Structure
Component: See Comments Requirement: Comments: Exterior inspection only.	Defect: Location:

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	3642 COLUMBIA ST				
City	DES MOINES	Zip	50313	Jurisdiction	Des Moines
District/Parcel	070/00857-000-000	Geoparcels	7924-26-126-014	Status	Active
School	Des Moines	Nbhd/Pocket	DM82/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Patrick Zaimes, ICA 515-286-3832		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

E DOUGLAS AVE

COLUMBIA ST

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

Photo Processed on 2013-02-28 a

Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	LANE INVESTMENTS LLC	2018-10-18	17115/830

Legal Description and Mailing Address

LOT 2 BLK 4 PLAT 1 COLLEGE ADD TO HIGHLAND PARK	LANE INVESTMENTS LLC 1308 CUMMINS PKWY DES MOINES, IA 50311
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Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value <i>Partial Value</i>	Residential	Full	\$19,200	\$35,100	\$54,300

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

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

43c

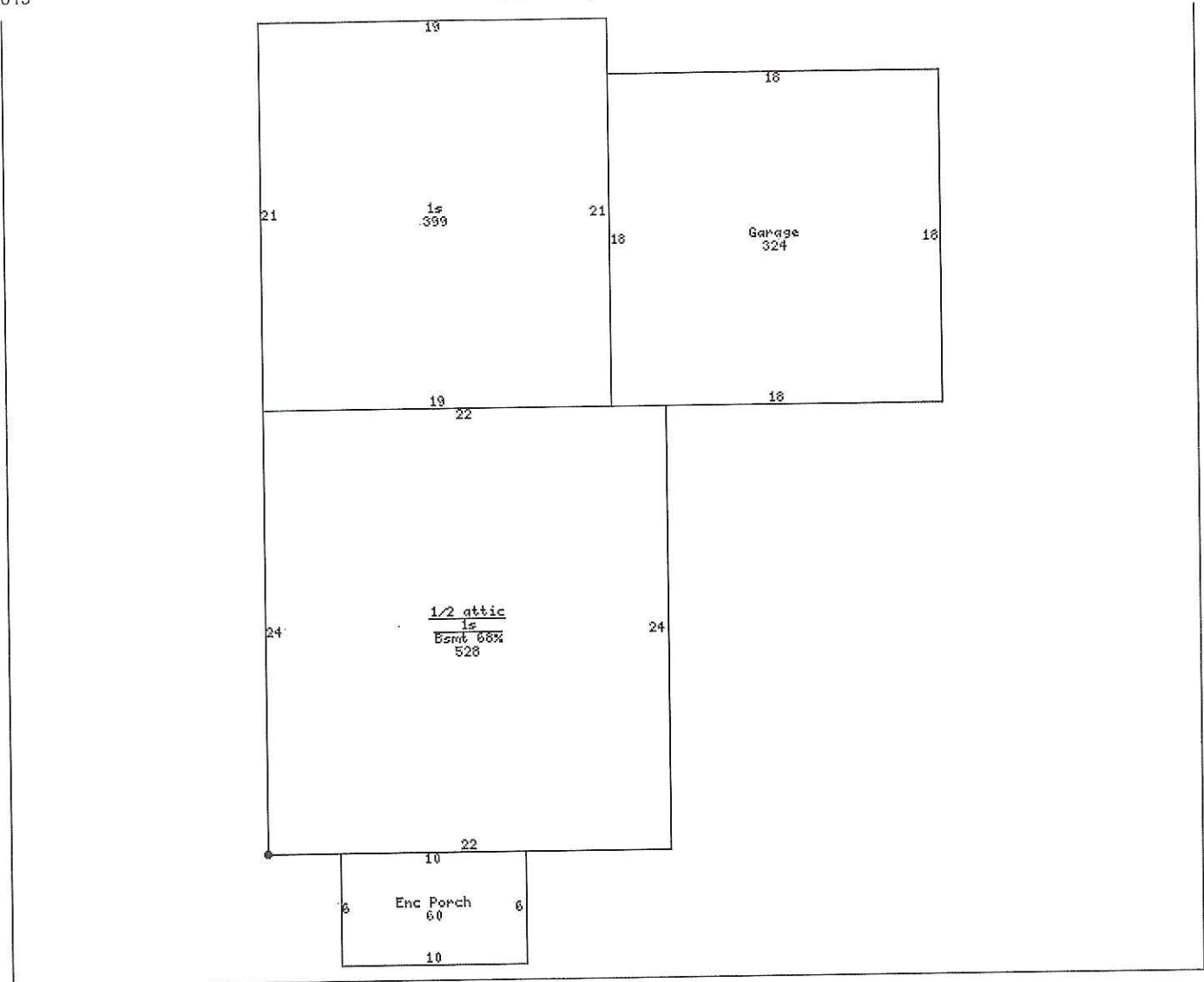
Land

Square Feet	6,650	Acres	0.153	Frontage	50.0
Depth	133.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1

Occupancy	Single Family	Residence Type	1 Story Finished Attic	Building Style	Bungalow
Year Built	1915	Number Families	1	Grade	5+10
Condition	Poor	Total Square Foot Living Area	1112	Main Living Area	927
Attic Finished Area	185	Attached Garage Square Foot	324	Basement Area	359
Enclosed Porch Area	60	Foundation	Brick	Exterior Wall Type	Metal Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning Rooms	0	Number Bathrooms	1	Bedrooms	2



Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
PIPER, JAMES O	LANE INVESTMENTS, LLC	<u>2018-10-17</u>	\$12,000	Deed	<u>17115/830</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
PIPER, JAMES O	LANE INVESTMENTS LLC	2018-10-17	2018-10-18	Warranty Deed	<u>17115/830</u>

Permits - 2 Records

Year	Type	Permit Status	Application	Description
Current	Permit	To Work	2018-11-19	alterations/roof
2019	Permit	Partial	2018-11-19	alterations/roof

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$19,200	\$35,100	\$54,300
2017	<u>Assessment Roll</u>	Residential	Full	\$17,500	\$70,200	\$87,700

Yr	Type	Class	Kind	Land	Bldg	Total
2015	<u>Assessment Roll</u>	Residential	Full	\$15,700	\$64,400	\$80,100
2013	<u>Assessment Roll</u>	Residential	Full	\$15,100	\$63,900	\$79,000
2011	<u>Assessment Roll</u>	Residential	Full	\$15,100	\$64,400	\$79,500
2009	<u>Assessment Roll</u>	Residential	Full	\$16,200	\$68,000	\$84,200
2007	<u>Assessment Roll</u>	Residential	Full	\$16,000	\$67,200	\$83,200
2005	<u>Assessment Roll</u>	Residential	Full	\$15,600	\$56,300	\$71,900
2003	<u>Assessment Roll</u>	Residential	Full	\$13,970	\$49,920	\$63,890
2001	<u>Assessment Roll</u>	Residential	Full	\$12,280	\$46,480	\$58,760
1999	Assessment Roll	Residential	Full	\$10,950	\$47,080	\$58,030
1997	Assessment Roll	Residential	Full	\$10,250	\$44,080	\$54,330
1995	Assessment Roll	Residential	Full	\$9,060	\$38,960	\$48,020
1993	Assessment Roll	Residential	Full	\$7,840	\$33,710	\$41,550
1990	Assessment Roll	Residential	Full	\$7,840	\$29,260	\$37,100

43C

43c

3642 Columbia St

top



09/16/2019 09:04