



44A

Date December 16, 2019

ABATEMENT OF PUBLIC NUISANCE AT 646 25th STREET

WHEREAS, the property located at 646 25th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, American Housing Trust I, was notified via publication, and the Contract Buyer, Darrel D Stanley, was notified by personal service more than thirty days ago to repair or demolish the garage 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 garage structure on the real estate legally described as Lot 22 in WOODLAND PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 646 25th 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 garage structure.

Moved by _____ to adopt.

FORM APPROVED:

Megan Norberg, Assistant City Attorney

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

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

I, P. Kay Cmelik, 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	646 25TH ST				
City	DES MOINES	Zip	50312	Jurisdiction	Des Moines
District/Parcel	030/05572-000-000	Geoparcels	7824-05-307-025	Status	Active
School	Des Moines	Nbhd/Pocket	DM93/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Andrew Rand 515-286-3368		

Map and Current Photos - 1 Record

<p style="text-align: center;">Click on parcel to get a new listing</p> <p style="text-align: center;">25TH ST</p> <p style="text-align: center;">WOODLAND AV</p> <p style="text-align: center;"> Bigger Map Polk County GIS Google Map Pictometry </p>	<p style="text-align: center;">Photo Processed on 2014-04-17 a</p>
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Historical Photos

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	AMERICAN HOUSING TRUST I	1988-07-07	5899/208
Contract Buyer	1	STANLEY, DARREL D	1988-03-01	5827/891

Legal Description and Mailing Address

LOT 22 WOODLAND PLACE	DARREL D STANLEY 3800 COLUMBIA ST DES MOINES, IA 50313-3646
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Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$21,600	\$27,100	\$48,700

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

Auditor Adjustments to Value

Category	Name	Information
2019 Homestead Credit	STANLEY, DARREL D	Application #58278

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	6,600	Acres	0.152	Frontage	50.0
Depth	132.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1

Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1910	Number Families	1	Grade	5+05
Condition	Poor	Total Square Foot Living Area	788	Main Living Area	788
Basement Area	788	Enclosed Porch Area	144	Foundation	Brick
Exterior Wall Type	Wood Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	0	Number Bathrooms	1
Bedrooms	2	Rooms	4		

Yr	Type	Class	Kind	Land	Bldg	Total
2007	<u>Assessment Roll</u>	Residential	Full	\$17,000	\$37,000	\$54,000
2005	<u>Assessment Roll</u>	Residential	Full	\$15,500	\$38,000	\$53,500
2003	<u>Assessment Roll</u>	Residential	Full	\$13,270	\$32,550	\$45,820
2001	<u>Assessment Roll</u>	Residential	Full	\$13,000	\$27,570	\$40,570
1999	Assessment Roll	Residential	Full	\$6,570	\$26,180	\$32,750
1997	Assessment Roll	Residential	Full	\$4,380	\$22,630	\$27,010
1995	Assessment Roll	Residential	Full	\$3,990	\$20,630	\$24,620
1991	Assessment Roll	Residential	Full	\$3,450	\$17,850	\$21,300
1991	Was Prior Year	Residential	Full	\$3,450	\$17,630	\$21,080

This template was last modified on Sat Mar 4 12:31:48 2017 .



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

DATE OF NOTICE: September 23, 2019

DATE OF INSPECTION: March 26, 2019

CASE NUMBER: COD2019-01211

PROPERTY ADDRESS: 646 25TH ST

LEGAL DESCRIPTION: LOT 22 WOODLAND PLACE

AMERICAN HOUSING TRUST I

Title Holder

ADDRESS UNKNOWN

DARREL D STANLEY

Contract Buyer

3800 COLUMBIA ST

DES MOINES IA 50313

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.

Robert Reynolds
(515) 283-4128



Nid Inspector

DATE MAILED: 9/23/2019

MAILED BY: TSY

Areas that need attention: 646 25TH ST

Component: Accessory Buildings Requirement: Building Permit Comments:	Defect: Deteriorated Location: Accessory Building Throughou
Component: Exterior Doors/Jams Requirement: Building Permit Comments:	Defect: Deteriorated Location: Accessory Building Throughou
Component: Exterior Walls Requirement: Building Permit Comments:	Defect: Deteriorated Location: Accessory Building Throughou
Component: Exterior Walls Requirement: Comments:	Defect: Absence of paint Location: Accessory Building Throughou
Component: Interior Walls /Ceiling Requirement: Comments:	Defect: Deteriorated Location: Accessory Building Throughou
Component: Roof Requirement: Building Permit Comments:	Defect: Deteriorated Location: Accessory Building Throughou
Component: Shingles Flashing Requirement: Comments:	Defect: Deteriorated Location: Accessory Building Throughou
Component: Soffit/Facia/Trim Requirement: Comments:	Defect: Deteriorated Location: Accessory Building Throughou

Component: Soffit/Facia/Trim	Defect: Absence of paint
Requirement:	Location: Accessory Building Throughou
Comments:	

Component: Window Glazing/Paint	Defect: Not Supplied
Requirement:	Location: Accessory Building Throughou
Comments:	

Component: Windows/Window Frames	Defect: Deteriorated
Requirement:	Location: Accessory Building Throughou
Comments:	

top

646 25th St



12.06.2019 10:29

top

646 25th St.



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