



Date January 27, 2020

ABATEMENT OF PUBLIC NUISANCES AT 211 LEACH AVENUE

WHEREAS, the property located at 211 Leach Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Preston T Reeves, was notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date has failed to abate the nuisances.

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

The main structure and garage structure on the real estate legally described as Lot 33 in SOUTHMOOR GARDENS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 211 Leach Avenue, have previously been declared public nuisances;

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

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED:

Megan Norberg

Megan Norberg, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
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](mailto:polkweb@assess.co.polk.ia.us)

Location					
<b>Address</b>	211 LEACH AVE				
<b>City</b>	DES MOINES	<b>Zip</b>	50315	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	120/04933-000-000	<b>Geoparcels</b>	7824-21-426-031	<b>Status</b>	Active
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM35/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	South Des Moines	<b>Appraiser</b>	Patrick Zaines, ICA 515-286-3832		

## Map and Current Photos - 1 Record

**Click on parcel to get a new listing**

LEACH AVE

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

**Photo Processed on 2018-09-28 a**

### Historical Photos

## Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	REEVES, PRESTON T	1984-06-28	5365/167

## Legal Description and Mailing Address

LOT 33 SOUTHMOOR GARDENS	PRESTON T REEVES 3809 UNIVERSITY AVE APT 4 BLDG 4 DES MOINES, IA 50311-3637
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## Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$37,600	\$46,600	\$84,200

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

## Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
R1-70	One Family, Low Density Residential District		Residential

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

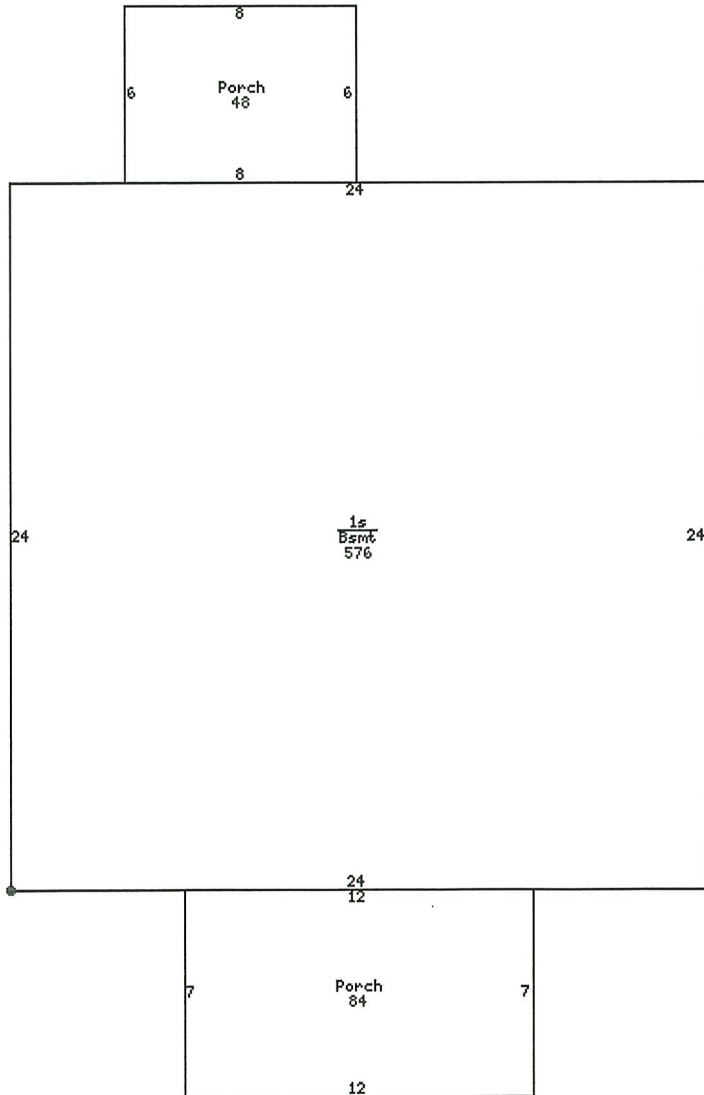
**Land**

<b>Square Feet</b>	30,000	<b>Acres</b>	0.689	<b>Frontage</b>	100.0
<b>Depth</b>	300.0	<b>Topography</b>	Normal	<b>Shape</b>	Rectangle
<b>Vacancy</b>	No	<b>Unbuildable</b>	No		

**Residences - 1 Record**

**Residence #1**

<b>Occupancy</b>	Single Family	<b>Residence Type</b>	1 Story	<b>Building Style</b>	Bungalow
<b>Year Built</b>	1932	<b>Number Families</b>	1	<b>Grade</b>	5+00
<b>Condition</b>	Normal	<b>Total Square Foot Living Area</b>	576	<b>Main Living Area</b>	576
<b>Basement Area</b>	576	<b>Open Porch Area</b>	132	<b>Foundation</b>	Brick
<b>Exterior Wall Type</b>	Metal Siding	<b>Roof Type</b>	Gable	<b>Roof Material</b>	Asphalt Shingle
<b>Heating</b>	Gas Forced Air	<b>Air Conditioning</b>	0	<b>Number Bathrooms</b>	1
<b>Bedrooms</b>	1	<b>Rooms</b>	3		



**Detached Structures - 1 Record**

<b>Detached Structure #101</b>					
<b>Occupancy</b>	<b>Garage</b>	<b>Construction Type</b>	<b>Frame</b>	<b>Measurement Code</b>	<b>Dimensions</b>
<b>Measure 1</b>	14	<b>Measure 2</b>	20	<b>Story Height</b>	1
<b>Grade</b>	5	<b>Year Built</b>	1949	<b>Condition</b>	Normal

**Historical Values**

<b>Yr</b>	<b>Type</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>Total</b>
2019	<u>Assessment Roll</u>	Residential	Full	\$37,600	\$46,600	\$84,200
2017	<u>Assessment Roll</u>	Residential	Full	\$32,800	\$42,600	\$75,400
2015	<u>Assessment Roll</u>	Residential	Full	\$30,400	\$40,300	\$70,700
2013	<u>Assessment Roll</u>	Residential	Full	\$29,500	\$40,200	\$69,700
2011	<u>Assessment Roll</u>	Residential	Full	\$29,500	\$40,400	\$69,900
2009	<u>Assessment Roll</u>	Residential	Full	\$31,600	\$43,800	\$75,400
2007	<u>Assessment Roll</u>	Residential	Full	\$31,100	\$35,100	\$66,200
2005	<u>Assessment Roll</u>	Residential	Full	\$24,300	\$31,600	\$55,900
2003	<u>Assessment Roll</u>	Residential	Full	\$21,660	\$28,350	\$50,010
2001	<u>Assessment Roll</u>	Residential	Full	\$18,210	\$25,410	\$43,620
1999	Assessment Roll	Residential	Full	\$17,200	\$27,340	\$44,540
1997	Assessment Roll	Residential	Full	\$15,790	\$25,110	\$40,900
1995	Assessment Roll	Residential	Full	\$13,570	\$21,580	\$35,150
1993	Assessment Roll	Residential	Full	\$11,980	\$19,050	\$31,030
1991	Assessment Roll	Residential	Full	\$11,980	\$17,290	\$29,270
1991	Was Prior Year	Residential	Full	\$11,980	\$14,970	\$26,950

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:** November 1, 2019

**DATE OF INSPECTION:** September 20, 2019

**CASE NUMBER:** COD2019-07058

**PROPERTY ADDRESS:** 211 LEACH AVE

**LEGAL DESCRIPTION:** LOT 33 SOUTHMOOR GARDENS

PRESTON T REEVES  
Title Holder  
3809 UNIVERSITY AVE APT 4  
DES MOINES IA 50311-3637

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.

Joshua Raleigh  
(515) 283-4115



Nid Inspector

DATE MAILED: 11/1/2019

MAILED BY: TSY

**Areas that need attention:** 211 LEACH AVE

<b>Component:</b> Accessory Buildings <b>Requirement:</b> Permit Required <b>Comments:</b> Permit required for Demolition or repair	<b>Defect:</b> Deteriorated <b>Location:</b> Garage Throughout
<b>Component:</b> Exterior Doors/Jams <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b> Permit required for repair of structural members	<b>Defect:</b> In disrepair <b>Location:</b> Garage Throughout
<b>Component:</b> Exterior Walls <b>Requirement:</b> Building Permit <b>Comments:</b> Permit required for repair of structural members	<b>Defect:</b> Structurally Unsound <b>Location:</b> Garage Throughout
<b>Component:</b> Foundation <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b> Permit required for repair of structural members	<b>Defect:</b> Collapsed <b>Location:</b> Garage Throughout
<b>Component:</b> Roof <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b> Replace all rotted materials. Permit required for repair of structural members	<b>Defect:</b> In poor repair <b>Location:</b> Garage Throughout
<b>Component:</b> Shingles Flashing <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b> Replace deteriorated materials	<b>Defect:</b> In disrepair <b>Location:</b> Roof
<b>Component:</b> Soffit/Facia/Trim <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b> Replace rotted materials. Paint to match	<b>Defect:</b> Deteriorated <b>Location:</b> Garage Throughout
<b>Component:</b> Trusses <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b> Permit required for repair of structural members	<b>Defect:</b> Structurally Unsound <b>Location:</b> Garage Throughout

<b>Component:</b>	Flooring	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Remove water damaged materials		
<b>Component:</b>	Exterior Doors/Jams	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Permit required for repair of structural members		
<b>Component:</b>	Floor Joists/Beams	<b>Defect:</b>	Structurally Unsound
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Permit required for repair of structural members		
<b>Component:</b>	Foundation	<b>Defect:</b>	Structurally Unsound
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Permit required for repair of structural members		
<b>Component:</b>	Interior Walls /Ceiling	<b>Defect:</b>	Severly peeling paint
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Test for Lead. Remediate if present. Submit report		
<b>Component:</b>	Smoke Detectors	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Compliance with International Fire Code & NFPA 13	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Install working smoke detectors		
<b>Component:</b>	Soffit/Facia/Trim	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Permit required for repair of structural members		
<b>Component:</b>	Sub Floor	<b>Defect:</b>	Unsafe to carry Load
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Permit required for repair of structural members		
<b>Component:</b>	Windows/Window Frames	<b>Defect:</b>	Cracked/Broken
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair/Replace broken glass and screens		



<b><u>Component:</u></b>	Plumbing System	<b><u>Defect:</u></b>	Unknown
<b><u>Requirement:</u></b>	Compliance with Uniform Plumbing Code	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	Test system for safety. Permit may be required for repair/replacement		

<b><u>Component:</u></b>	Mechanical System	<b><u>Defect:</u></b>	Unknown
<b><u>Requirement:</u></b>	Compliance, Uniform Mechanics Code	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	Test system for safety. Permit may be required for repair/replacement		

<b><u>Component:</u></b>	Electrical System	<b><u>Defect:</u></b>	Unknown
<b><u>Requirement:</u></b>	Compliance with National Electrical Code	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	Test system for safety. Permit may be required for repair/replacement		

<b><u>Component:</u></b>	Trusses	<b><u>Defect:</u></b>	Structurally Unsound
<b><u>Requirement:</u></b>	Compliance with International Building Code	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	Permit required for repair of structural members		

top

298  
211 Leach Ave



01/16/2020 12:13

top

290  
211 Leach Ave



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29B  
211 Leach Ave



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