



Date January 27, 2020

ABATEMENT OF PUBLIC NUISANCES AT 4914 SW 8th STREET

WHEREAS, the property located at 4914 SW 8th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and accessory structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholders, Lee M Mitchell Trust, Lu Ellen Oppenheim, Sherry L Perrin and Daniel Stevens, were notified more than thirty days ago to repair or demolish the main structure and accessory structure and as of this date have 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 accessory structure on the real estate legally described as Lot 11 in MEADOWBROOK PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 4914 SW 8th Street, 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, Assistant City Attorney

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

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.

MOTION CARRIED APPROVED

Mayor

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	4914 SW 8TH ST				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	120/03333-000-000	Geoparcels	7824-28-201-021	Status	Active
School	Des Moines	Nbhd/Pocket	DM41/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Patrick Zaines, ICA 515-286-3832		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

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

Photo Processed on 2016-02-18 a

Historical Photos

Ownership - 6 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	MITCHELL (TRSTEE), LEE M	2000-10-19	<u>8616/938</u>
Title Holder	2	MITCHELL (TRSTEE), MARGARET V		
Title Holder	3	LEE M MITCHELL (TRUST)		
Title Holder	4	OPPENHEIM, LU ELLEN		
Title Holder	5	PERRIN, SHERRY L		
Title Holder	6	STEVENS, DANIEL		

Legal Description and Mailing Address

LOT 11 MEADOWBROOK PLACE	LARRY MITCHELL 24550 E ARKANSAS PL AURORA, CO 80018-6048
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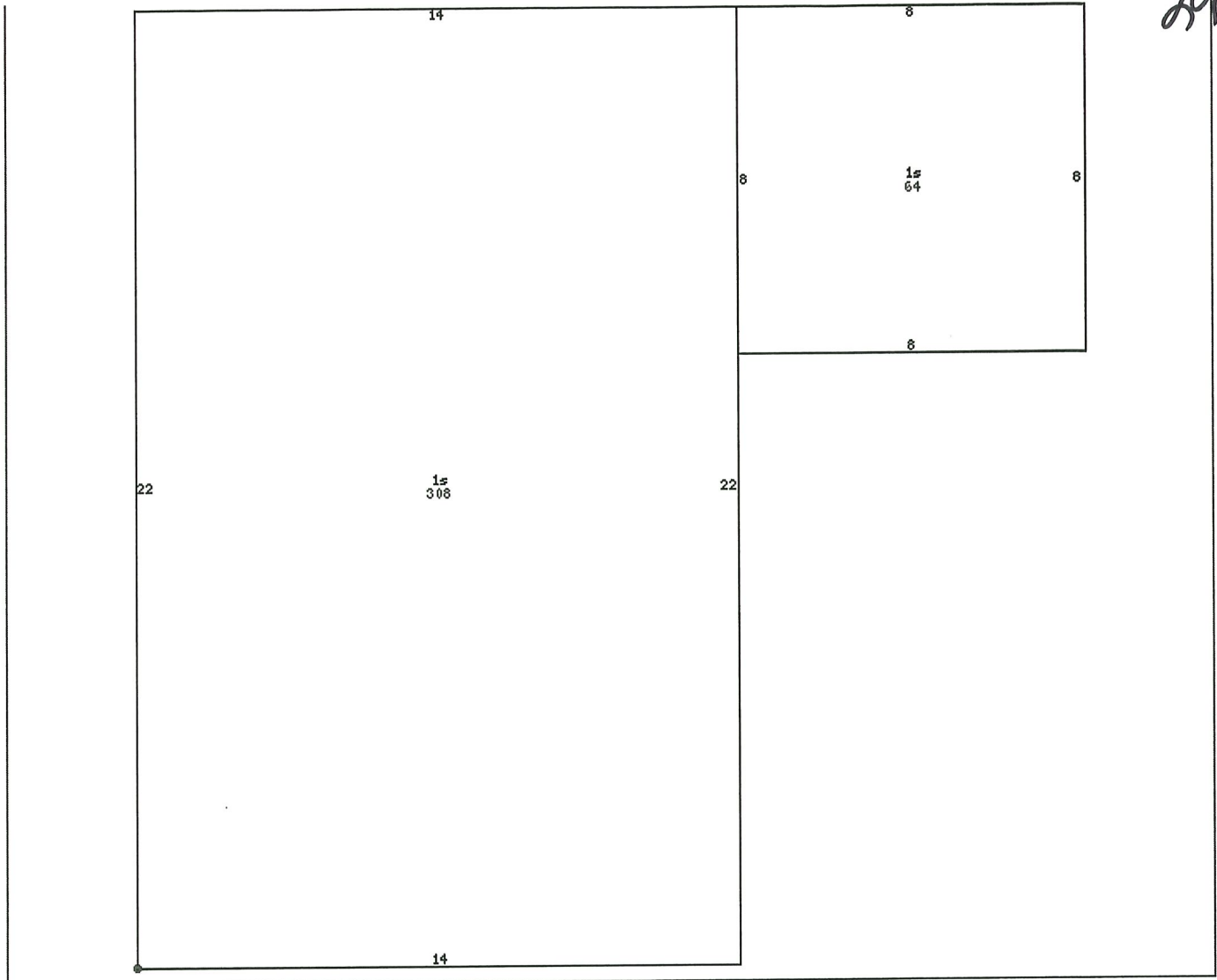
Current Values

Type	Class	Kind	Land	Bldg	Total
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Assessment Roll Notice [Market Adjusted Cost Report](#)

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$27,700	\$13,800	\$41,500
<u>Assessment Roll Notice Market Adjusted Cost Report</u>					
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	16,843	Acres	0.387	Frontage	72.0
Depth	232.0	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	1950	Number Families	1	Grade	6+00
Condition	Poor	Total Square Foot Living Area	372	Main Living Area	372
Foundation	Poured Concrete	Exterior Wall Type	Wood Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Floor Wall	Air Conditioning	0
Number Bathrooms	1	Bedrooms	1	Rooms	3

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Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$27,700	\$13,800	\$41,500
2017	<u>Assessment Roll</u>	Residential	Full	\$24,300	\$12,700	\$37,000
2015	<u>Assessment Roll</u>	Residential	Full	\$22,100	\$11,800	\$33,900
2013	<u>Assessment Roll</u>	Residential	Full	\$20,300	\$11,300	\$31,600
2011	<u>Assessment Roll</u>	Residential	Full	\$21,400	\$12,600	\$34,000
2009	<u>Assessment Roll</u>	Residential	Full	\$23,900	\$17,900	\$41,800
2007	<u>Assessment Roll</u>	Residential	Full	\$24,200	\$14,200	\$38,400
2005	<u>Assessment Roll</u>	Residential	Full	\$20,200	\$12,900	\$33,100
2003	<u>Assessment Roll</u>	Residential	Full	\$18,230	\$11,910	\$30,140
2001	<u>Assessment Roll</u>	Residential	Full	\$17,240	\$9,920	\$27,160
1999	Assessment Roll	Residential	Full	\$7,100	\$6,480	\$13,580
1997	Assessment Roll	Residential	Full	\$6,600	\$6,020	\$12,620
1995	Assessment Roll	Residential	Full	\$5,810	\$5,300	\$11,110
1993	Assessment Roll	Residential	Full	\$5,050	\$4,610	\$9,660
1993	Was Prior Year	Residential	Full	\$5,050	\$4,240	\$9,290

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

DATE OF NOTICE: August 28, 2019

DATE OF INSPECTION: April 15, 2019

CASE NUMBER: COD2019-01753

PROPERTY ADDRESS: 4914 SW 8TH ST

LEGAL DESCRIPTION: LOT 11 MEADOWBROOK PLACE

LEE M MITCHELL (TRUST)

Title Holder
DECEASED

LU ELLEN OPPENHEIM

Title Holder
1219 NW HIDDEN RIDGE CIR
BLUE SPRINGS MO 64015

SHERRY L PERRIN

Title Holder
ADDRESS UNKNOWN

DANIEL STEVENS

Title Holder
465 N 10TH ST
OSKALOOSA IA 52577

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.

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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: 8/28/2019

MAILED BY: TSY

Areas that need attention: 4914 SW 8TH ST

<p>Component: Accessory Buildings Requirement: Permit Required Comments: Shed to be included within PN notice</p>	<p>Defect: Collapsed Location: Shed</p>
<p>Component: Electrical System Requirement: Compliance with National Electrical Code Comments: Permit required for repair or disconnection</p>	<p>Defect: Fire damaged Location: Main Structure Throughout</p>
<p>Component: Exterior Doors/Jams Requirement: Compliance with International Building Code Comments: Permit required for structural repairs</p>	<p>Defect: Fire damaged Location: Main Structure Throughout</p>
<p>Component: Exterior Walls Requirement: Compliance with International Building Code Comments: Permit required for structural repairs</p>	<p>Defect: Fire damaged Location: Main Structure Throughout</p>
<p>Component: Floor Joists/Beams Requirement: Compliance with International Building Code Comments: Permit required for structural repairs</p>	<p>Defect: Fire damaged Location: Main Structure Throughout</p>
<p>Component: Flooring Requirement: Compliance with Int Residential Code Comments: Repair or replace flooring</p>	<p>Defect: In disrepair Location: Main Structure Throughout</p>
<p>Component: Foundation Requirement: Compliance with International Building Code Comments: Permit required for structural repairs and engineering report</p>	<p>Defect: Deteriorated Location: Main Structure Throughout</p>
<p>Component: Furnace Requirement: Compliance, Uniform Mechanics Code Comments: Permit required for replacement</p>	<p>Defect: Fire damaged Location: Main Structure Throughout</p>

Component: Gas Lines
Requirement: Compliance with Int. Fuel Gas Code
Comments: Permit required for replacement
Defect: In poor repair
Location: Main Structure Throughout

Component: Interior Walls /Ceiling
Requirement: Compliance with Int Residential Code
Comments: Permit required for structural repairs
Defect: Fire damaged
Location: Main Structure Throughout

Component: Mechanical System
Requirement: Compliance, Uniform Mechanics Code
Comments: Permit required for replacement
Defect: Fire damaged
Location: Main Structure Throughout

Component: Plumbing System
Requirement: Compliance with Uniform Plumbing Code
Comments: Permit required for replacement
Defect: Fire damaged
Location: Main Structure Throughout

Component: Roof
Requirement: Compliance with International Building Code
Comments: Permit required for structural repairs
Defect: Fire damaged
Location: Main Structure Throughout

Component: Shingles Flashing
Requirement: Compliance with Int Residential Code
Comments: Permit required for structural repairs
Defect: Fire damaged
Location: Main Structure Throughout

Component: Smoke Detectors
Requirement: Compliance with Int Residential Code
Comments: Replace all smoke detectors
Defect: Fire damaged
Location: Main Structure Throughout

Component: Soffit/Facia/Trim
Requirement: Compliance with International Building Code
Comments: Permit required for structural repairs
Defect: Fire damaged
Location: Main Structure Throughout

Component: Sub Floor
Requirement: Compliance with International Building Code
Comments: Permit required for structural repairs
Defect: Fire damaged
Location: Main Structure Throughout

<u>Component:</u> Trusses	<u>Defect:</u> Fire damaged
<u>Requirement:</u> Compliance with International Building Code	<u>Location:</u> Main Structure Throughout
<u>Comments:</u> Permit required for structural repairs	

<u>Component:</u> Water Heater	<u>Defect:</u> Fire damaged
<u>Requirement:</u> Compliance with Uniform Plumbing Code	<u>Location:</u>
<u>Comments:</u> Permit required for replacement	

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