



Date February 10, 2020

ABATEMENT OF PUBLIC NUISANCE AT 1624 CARPENTER AVENUE

WHEREAS, the property located at 1624 Carpenter Avenue, 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 Titleholders, All Known & Unknown Heirs to Linda J. Sims and All Known & Unknown Heirs to Rosetta Sims, 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 7 in GARDEN ADDITION TO NORTH DES MOINES an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1624 Carpenter Avenue, 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:

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



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

DATE OF NOTICE: October 8, 2019

DATE OF INSPECTION: August 27, 2019

CASE NUMBER: COD2019-05283

PROPERTY ADDRESS: 1624 CARPENTER AVE

LEGAL DESCRIPTION: LOT 7 GARDEN ADDITION

LINDA SIMS- DECEASED

Title Holder

1624 CARPENTER AVE

DES MOINES IA 50314

ROSETTA SIMS- DECEASED

Title Holder

1624 CARPENTER AVE

DES MOINES IA 50314

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.

Brad Rissman
(515) 283-4754



Nid Inspector

DATE MAILED: 10/8/2019

MAILED BY: BJR

Areas that need attention: 1624 CARPENTER AVE

Component:	Electrical System	Defect:	Disconnected Utility
Requirement:	Electrical Permit		Water/Gas/Electric
		Location:	Main Structure Throughout
Comments:	Permit also needs to include any interior violations that may exist.		

Component:	Exterior Doors/Jams	Defect:	Deteriorated
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair or replace all damaged or missing doors and or jams as needed. Permit required if changing opening size.		

Component:	Exterior Walls	Defect:	Excessive rot
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Permit required to repair or replace any damaged or missing exterior walls.		

Component:	Foundation	Defect:	Holes or major defect
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Foundation Needs Engineers Report		

Component:	Roof	Defect:	Deteriorated
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Permit required for repairs other than shingles.		

Component:	Soffit/Facia/Trim	Defect:	Deteriorated
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair or replace all damaged or missing items as needed.		

Component:	Stairs/Stoop	Defect:	Deteriorated
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Permit needed to repair or replace stairs, ramps and stoops at entry ways.		

Component:	Windows/Window Frames	Defect:	Deteriorated
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair or replace all damaged or missing windows as needed. Permit required if changing opening size.		

Component: See Comments

Defect: See Comments

Requirement:

Location: Main Structure

Comments: Unable to gain access into the structure. Possibly more violations.

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	1624 CARPENTER AVE				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	080/02310-000-000	Geoparcel	7924-33-481-008	Status	Active
School	Des Moines	Nbhd/Pocket	DM76/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Andrew Rand 515-286-3368		

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 2012-04-16 a

Historical Photos

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	SIMS, ROSETTA	2004-06-04	10575/768
Title Holder	2	SIMS, LINDA		

Legal Description and Mailing Address

LOT 7 GARDEN ADDITION	ROSETTA SIMS 1317 E 17TH ST DES MOINES, IA 50316-4019
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Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$8,500	\$17,800	\$26,300

Assessment Roll Notice Market Adjusted Cost Report

Zoning - 1 Record

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

Conditional Zoning

Docket no 14361

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

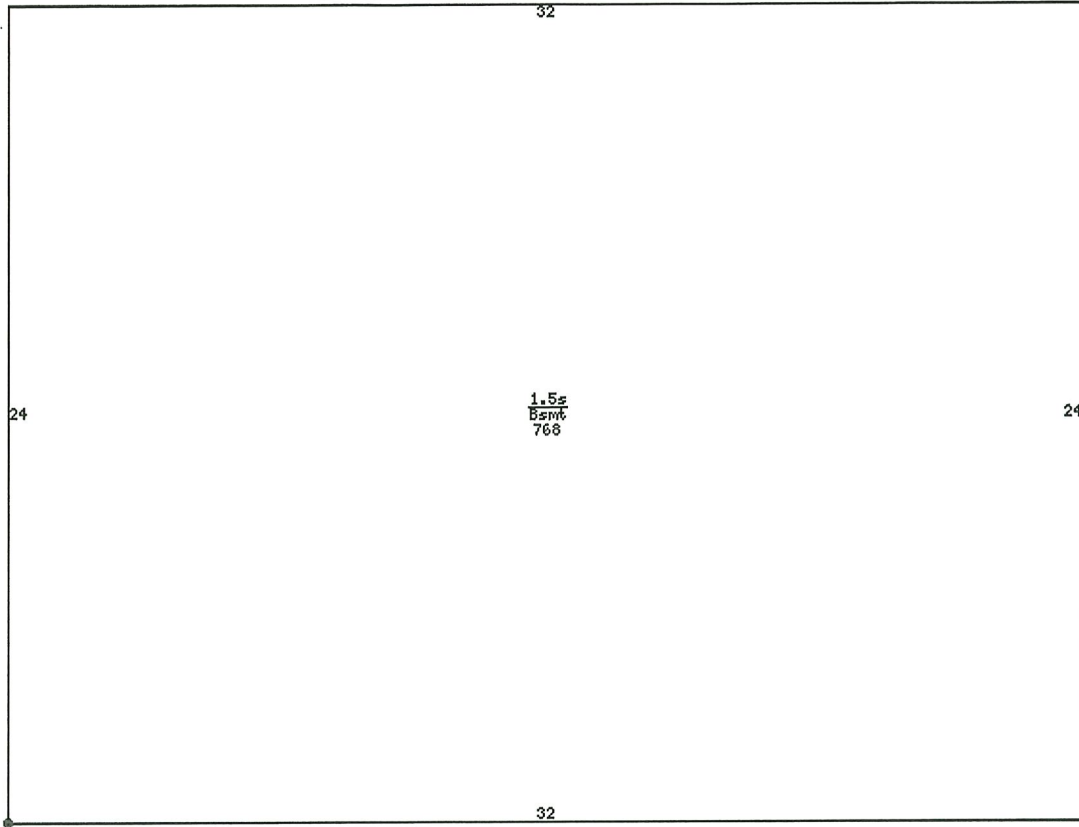
Land

Square Feet	8,100	Acres	0.186	Frontage	50.0
Depth	162.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1

Occupancy	Single Family	Residence Type	1.5 Stories	Building Style	Conventional
Year Built	1953	Number Families	1	Grade	4+00
Condition	Very Poor	Total Square Foot Living Area	1283	Main Living Area	768
Upper Living Area	515	Basement Area	768	Foundation	Concrete Block
Exterior Wall Type	Wood Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	0	Number Bathrooms	2
Bedrooms	2	Rooms	6		



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	14	Measure 2	20	Story Height	1
Grade	5	Year Built	1953	Condition	Very Poor

Permits - 2 Records

Year	Type	Permit Status	Application	Description
2015	Pickup	Complete	2014-07-07	review value/check condition
1995	Permit	No Add	1994-08-03	handicap ramp

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$8,500	\$17,800	\$26,300
2017	<u>Assessment Roll</u>	Residential	Full	\$7,600	\$16,900	\$24,500
2015	<u>Assessment Roll</u>	Residential	Full	\$7,600	\$19,400	\$27,000
2013	<u>Assessment Roll</u>	Residential	Full	\$7,300	\$41,600	\$48,900
2011	<u>Assessment Roll</u>	Residential	Full	\$7,900	\$50,800	\$58,700
2009	<u>Assessment Roll</u>	Residential	Full	\$6,600	\$61,100	\$67,700
2007	<u>Assessment Roll</u>	Residential	Full	\$6,300	\$58,600	\$64,900
2005	<u>Assessment Roll</u>	Residential	Full	\$7,400	\$55,900	\$63,300

Yr	Type	Class	Kind	Land	Bldg	Total
2003	<u>Assessment Roll</u>	Residential	Full	\$6,010	\$52,940	\$58,950
2001	<u>Assessment Roll</u>	Residential	Full	\$5,460	\$37,860	\$43,320
1999	Assessment Roll	Residential	Full	\$4,470	\$19,000	\$23,470
1997	Assessment Roll	Residential	Full	\$3,660	\$15,550	\$19,210
1995	Assessment Roll	Residential	Full	\$3,410	\$14,500	\$17,910
1989	Assessment Roll	Residential	Full	\$2,950	\$12,550	\$15,500

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1624 Carpenter Ave



01/03/2020 13:05

320
1624 Carpenter Ave



01/03/2020 13:06