



Date March 9, 2020

ABATEMENT OF PUBLIC NUISANCE AT 325 LEACH AVENUE

WHEREAS, the property located at 325 Leach 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 Titleholder, Preston T. Reeves, was notified more than thirty days ago to repair or demolish the main structure and as of this date has 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 32, 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 325 Leach 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
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

Location					
Address	325 LEACH AVE				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	120/04932-000-000	Geoparcels	7824-21-426-030	Status	Active
School	Des Moines	Nbhd/Pocket	DM35/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Patrick Zaimes, ICA 515-286-3832		

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;">Bigger Map Polk County GIS Google Map Pictometry</p>	<p style="text-align: center;">Photo Processed on 2018-09-28 a</p>
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Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	REEVES, PRESTON T	2014-06-09	15214/130

Legal Description and Mailing Address

LOT 32 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	\$59,400	\$97,000

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

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
R1-70	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>			

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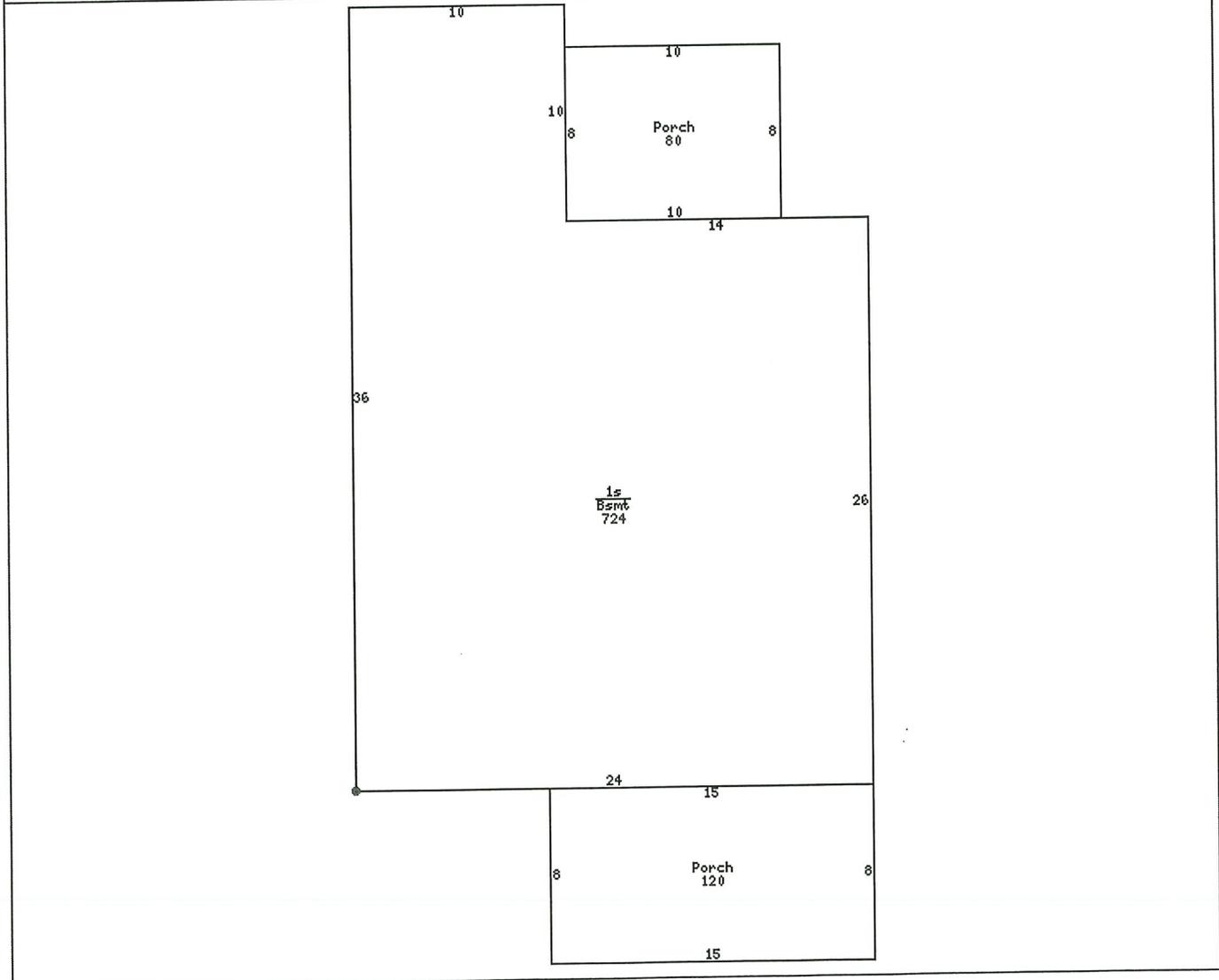
Land

Square Feet	30,000	Acres	0.689	Frontage	100.0
Depth	300.0	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	1933	Number Families	1	Grade	5+10
Condition	Above Normal	Total Square Foot Living Area	724	Main Living Area	724
Basement Area	724	Open Porch Area	200	Foundation	Brick
Exterior Wall Type	Mixed Frame	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gravity Hot Air	Air Conditioning	0	Number Bathrooms	1
Bedrooms	2	Rooms	5		



Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
REEVES, ROBERTA L <hr/> REEVES, PRESTON T (Administrator)	REEVES, PRESTON T	2014-06-06	2014-06-09	Court Officer Deed	<u>15214/130</u>

Permits - 2 Records

Year	Type	Permit Status	Application	Description
2007	Permit	Complete	2005-08-08	alterations/misc
2006	Permit	Partial	2005-08-08	alterations/misc

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$37,600	\$59,400	\$97,000
2017	<u>Assessment Roll</u>	Residential	Full	\$32,800	\$53,900	\$86,700
2015	<u>Assessment Roll</u>	Residential	Full	\$30,400	\$50,900	\$81,300
2013	<u>Assessment Roll</u>	Residential	Full	\$29,500	\$51,100	\$80,600
2011	<u>Assessment Roll</u>	Residential	Full	\$29,500	\$51,300	\$80,800
2009	<u>Assessment Roll</u>	Residential	Full	\$31,600	\$55,300	\$86,900
2007	<u>Assessment Roll</u>	Residential	Full	\$31,100	\$52,300	\$83,400
2006	<u>Assessment Roll</u>	Residential	Full	\$24,300	\$25,000	\$49,300
2005	<u>Assessment Roll</u>	Residential	Full	\$24,300	\$25,000	\$49,300
2003	<u>Assessment Roll</u>	Residential	Full	\$21,660	\$22,820	\$44,480
2001	<u>Assessment Roll</u>	Residential	Full	\$18,210	\$20,450	\$38,660
1999	Assessment Roll	Residential	Full	\$17,200	\$26,560	\$43,760
1997	Assessment Roll	Residential	Full	\$15,790	\$24,390	\$40,180
1995	Assessment Roll	Residential	Full	\$13,570	\$20,960	\$34,530
1993	Assessment Roll	Residential	Full	\$11,980	\$18,500	\$30,480
1991	Assessment Roll	Residential	Full	\$11,980	\$16,770	\$28,750
1991	Was Prior Year	Residential	Full	\$11,980	\$14,490	\$26,470

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

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DATE OF NOTICE: October 22, 2019

DATE OF INSPECTION: September 20, 2019

CASE NUMBER: COD2019-06045

PROPERTY ADDRESS: 325 LEACH AVE

LEGAL DESCRIPTION: LOT 32 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.

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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.



Nid Inspector

DATE MAILED: 10/22/2019

MAILED BY: TSY

Areas that need attention: 325 LEACH AVE

Component:	Electrical System	Defect:	Unknown
Requirement:	Compliance with National Electrical Code	Location:	Main Structure Throughout
Comments:	Test system for safety. Permit may apply for repairs or replacement		

Component:	Exterior Doors/Jams	Defect:	In poor repair
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:	Permit required for structural repairs		

Component:	Exterior Stairs	Defect:	Deteriorated
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:	Permit required for structural repairs		

Component:	Exterior Walls	Defect:	Cracked/Broken
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:	Permit required for structural repairs		

Component:	Floor Joists/Beams	Defect:	Structurally Unsound
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:	Permit required for structural repairs		

Component:	Foundation	Defect:	Structurally Unsound
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:	Permit required for structural repairs		

Component:	Hand Rails	Defect:	Not installed as required
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:	Install missing handrail		

Component:	Interior Stairway	Defect:	Collapsed
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:	Permit required for structural repairs		

Component:	Mechanical System	Defect:	Unknown
Requirement:	Compliance, Uniform Mechanics Code	Location:	Main Structure Throughout
Comments:	Test system for safety. Permit may apply for repairs or replacement		
Component:	Plumbing System	Defect:	Unknown
Requirement:	Compliance with Uniform Plumbing Code	Location:	Main Structure Throughout
Comments:	Test system for safety. Permit may apply for repairs or replacement		
Component:	Smoke Detectors	Defect:	Deteriorated
Requirement:	Compliance with International Fire Code & NFPA 13	Location:	Main Structure Throughout
Comments:	Install working smoke detectors		
Component:	Soffit/Facia/Trim	Defect:	In poor repair
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:	Permit required for structural repairs		
Component:	Sub Floor	Defect:	In disrepair
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:	Permit required for structural repairs		
Component:	Trusses	Defect:	Structurally Unsound
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:	Permit required for structural repairs		
Component:	Windows/Window Frames	Defect:	Collapsed
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:	Repair/Replace broken windows		

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325 Leach Ave



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