



Roll Call Number

Agenda Item Number

31 D

Date March 9, 2020

ABATEMENT OF PUBLIC NUISANCE AT 1109 E SHERIDAN AVENUE

WHEREAS, the property located at 1109 E Sheridan 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, Peoples Bank, 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.

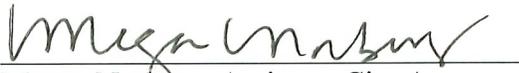
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as Lot 5 in Block 14 in GRAND VIEW, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1109 E Sheridan 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

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	1109 E SHERIDAN AVE				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	110/03173-000-000	Geoparcels	7924-26-476-011	Status	Active
School	Des Moines	Nbhd/Pocket	DM86/A	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Andrew Rand 515-286-3368		

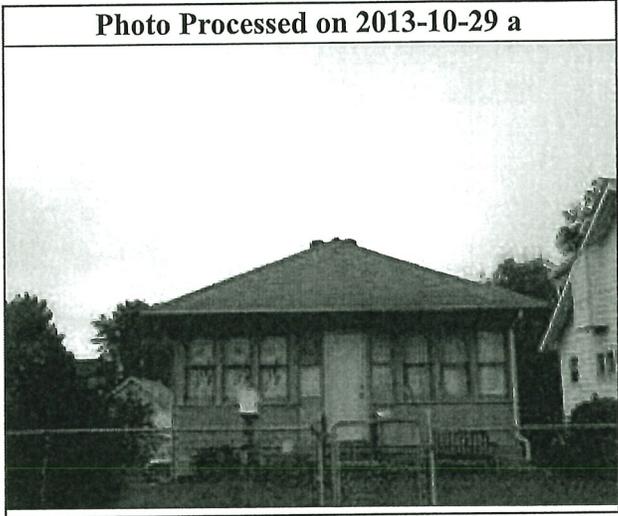
Map and Current Photos - 1 Record

Click on parcel to get a new listing

924	1010	1004	1100	1104	1108	1112	1202	1204	1208
E SHERIDAN AVE									
1005	1009	1015	1101	1105	1109	1115	1201	1205	1209
2512									
912	1002	1004	1008	1106	1110	1114	1200	1204	1210

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

Photo Processed on 2013-10-29 a



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	PEOPLES BANK	2019-10-11	17538/906

Legal Description and Mailing Address

LOT 5 BLK 14 GRAND VIEW	LORI KENNEDY PEOPLES BANK POB 49 GRAND JUNCTION, IA 50107
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Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$19,000	\$41,600	\$60,600

[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)

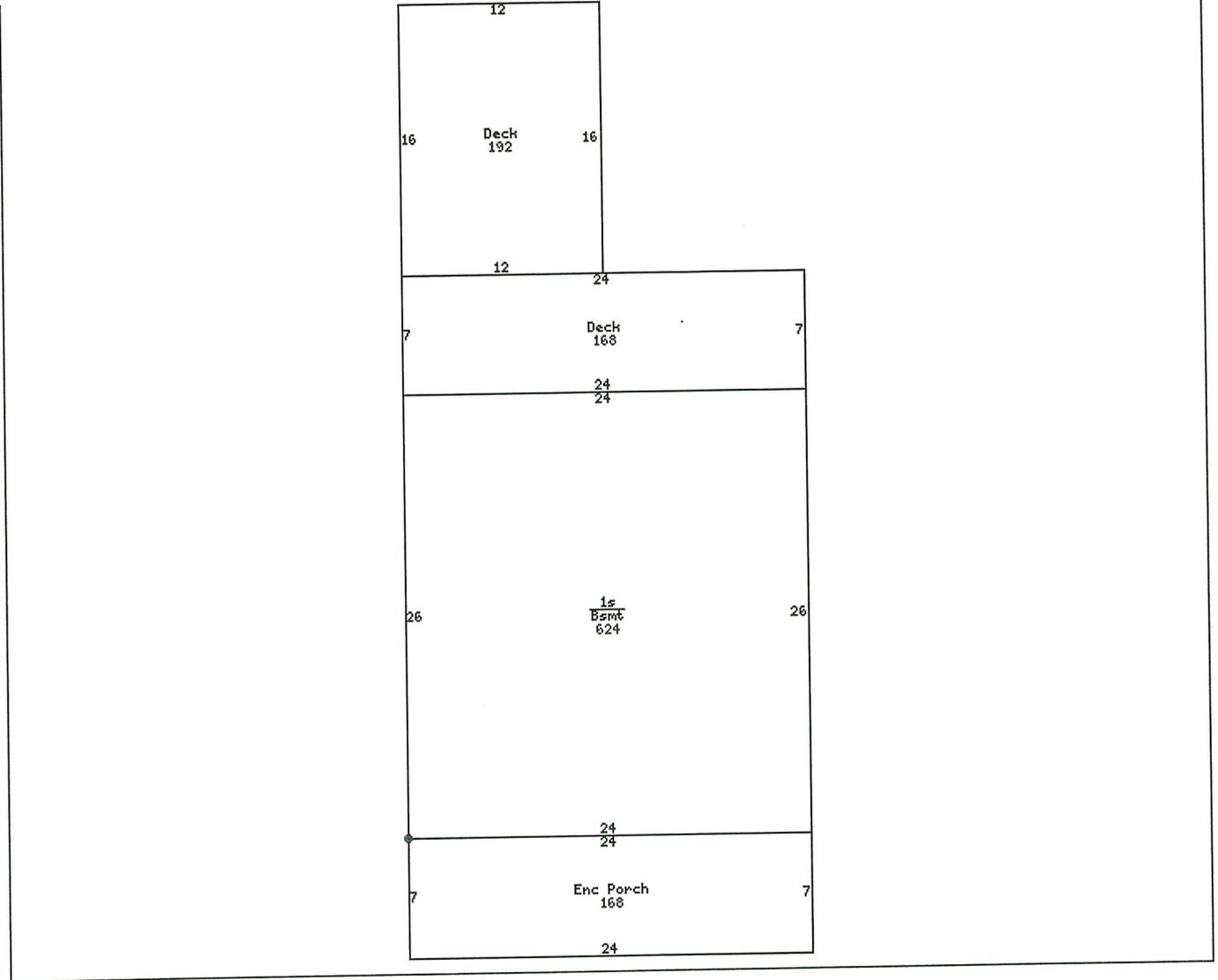
Land

Square Feet	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	1914	Number Families	1	Grade	5+00
Condition	Normal	Total Square Foot Living Area	624	Main Living Area	624
Basement Area	624	Enclosed Porch Area	168	Deck Area	360
Foundation	Brick	Exterior Wall Type	Stucco	Roof Type	Hip
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	100
Number Bathrooms	1	Bedrooms	1	Rooms	3



Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DECKER, JEFFERY R ESTATE	GIST, RONALD GALE	<u>2007-04-19</u>	\$51,500	Deed	<u>12231/632</u>
LENHART, VERA M	PRICE, JUNE A	<u>1991-01-14</u>	\$19,500	Deed	<u>6328/547</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
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Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
SCHNEIDER, KEVIN J (Sheriff)	PEOPLES BANK	2019-10-01	2019-10-11	Sheriffs Deed	<u>17538/906</u>
GIST, RONALD GAYLE (Defendant)					
CRABB, SUSAN (Administrator)					
SNYDER, KELLI (Administrator)					

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$19,000	\$41,600	\$60,600
2017	<u>Assessment Roll</u>	Residential	Full	\$16,900	\$37,400	\$54,300
2015	<u>Assessment Roll</u>	Residential	Full	\$15,200	\$33,800	\$49,000
2013	<u>Assessment Roll</u>	Residential	Full	\$13,500	\$30,500	\$44,000
2011	<u>Assessment Roll</u>	Residential	Full	\$16,500	\$36,800	\$53,300
2009	<u>Assessment Roll</u>	Residential	Full	\$19,700	\$43,700	\$63,400
2007	<u>Assessment Roll</u>	Residential	Full	\$18,600	\$41,200	\$59,800
2005	<u>Assessment Roll</u>	Residential	Full	\$15,500	\$36,500	\$52,000
2003	<u>Assessment Roll</u>	Residential	Full	\$13,420	\$31,340	\$44,760
2001	<u>Assessment Roll</u>	Residential	Full	\$11,220	\$28,260	\$39,480
1999	Assessment Roll	Residential	Full	\$10,050	\$24,170	\$34,220
1997	Assessment Roll	Residential	Full	\$9,020	\$21,700	\$30,720
1995	Assessment Roll	Residential	Full	\$8,000	\$19,250	\$27,250
1993	Assessment Roll	Residential	Full	\$6,780	\$16,320	\$23,100
1990	Assessment Roll	Residential	Full	\$6,780	\$16,320	\$23,100

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

DATE OF NOTICE: December 18, 2019

DATE OF INSPECTION: December 03, 2019

CASE NUMBER: COD2019-07308

PROPERTY ADDRESS: 1109 E SHERIDAN AVE

LEGAL DESCRIPTION: LOT 5 BLK 14 GRAND VIEW

PEOPLES BANK
Title Holder
PEOPLES BANK, REG. AGENT
12701 UNIVERSITY AVE
CLIVE IA 50325

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.

Kevin Pyles
(515) 283-4122



Nid Inspector

DATE MAILED: 12/18/2019

MAILED BY: JDH

Areas that need attention: 1109 E SHERIDAN AVE

<p>Component: See Comments Requirement: Permit Required Comments: If you intend to demolish the house a permit is required.</p>	<p>Defect: Fire damaged Location: Main Structure Throughout</p>
<p>Component: Electrical Service Requirement: Electrical Permit Comments: Fire Damage repair or replace</p>	<p>Defect: Fire damaged Location: Main Structure Throughout</p>
<p>Component: Mechanical System Requirement: Mechanical Permit Comments: Fire damage repair replace with permit</p>	<p>Defect: Disconnected Utility Water/Gas/Electric Location: Main Structure Throughout</p>
<p>Component: Plumbing System Requirement: Plumbing Permit Comments: Have plumbing system checked for any defects. Any repairs to the plumbing system will require a plumbing permit.</p>	<p>Defect: Flame/Smoke Spread Location: Main Structure Throughout</p>
<p>Component: Ductwork Requirement: Compliance, International Property Maintenance Code Comments: Ductwork should be cleaned and inspected before use.</p>	<p>Defect: Flame/Smoke Spread Location: Main Structure Throughout</p>
<p>Component: Interior Walls /Ceiling Requirement: Compliance, International Property Maintenance Code Comments: Walls and ceiling should be cleaned and fire damage repaired.</p>	<p>Defect: Fire damaged Location: Main Structure Throughout</p>
<p>Component: Exterior Doors/Jams Requirement: Building Permit Comments: Repair with building permit</p>	<p>Defect: Fire damaged Location: Main Structure Throughout</p>
<p>Component: Soffit/Facia/Trim Requirement: Compliance, International Property Maintenance Code Comments: Repair/replace any rotted or missing boards.</p>	<p>Defect: Holes or major defect Location: Main Structure Throughout</p>

Component:	Windows/Window Frames	Defect:	Fire damaged
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair/replace any rotted or damaged frames and paint to match. Any repairs to the structure will require a building permit.		
Component:	Water Heater	Defect:	Improperly Installed
Requirement:	Plumbing Permit	Location:	Main Structure Throughout
Comments:	Have licesend contractor correct the connections to the water heater.		
Component:	Exterior Walls	Defect:	Fire damaged
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair/replace any rotted, missing or damaged areas. Any structural repairs will require a permit.		
Component:	Soffit/Facia/Trim	Defect:	Absence of paint
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Scrape and paint to match.		
Component:	Exterior Walls	Defect:	Absence of paint
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Chipped/peeling paint. Scrape and paint to match		

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1109 E. Sheridan Ave

top



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1109 E. Sheridan Ave

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02/28/2020 12:24

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