



Roll Call Number

Agenda Item Number

316

Date March 9, 2020

ABATEMENT OF PUBLIC NUISANCES AT 1500 E COURT AVENUE

WHEREAS, the property located at 1500 E Court Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure, garage 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 Titleholder, Cynthia Mata, was notified more than thirty days ago to repair or demolish the main structure, garage structure and accessory 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, garage structure and accessory structure on the real estate legally described as Lot 7 in Official Plat of Lot 9, BROOKS AND COMPANIES' ADDITION to the City of Des Moines, an Official Plat, in Polk County, Iowa, and locally known as 1500 E Court 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 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				
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	1500 E COURT AVE				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	040/00321-000-000	Geoparcels	7824-02-304-019	Status	Active
School	Des Moines	Nbhd/Pocket	DM15/Z	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

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

Photo Processed on 2012-06-19 a

Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	MATA, CYNTHIA	2005-10-05	11325/669

Legal Description and Mailing Address

LT 7 OP LT 9 BROOKS & COS ADD	CYNTHIA MATA 1618 E COURT AVE DES MOINES, IA 50316-3934
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Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$8,000	\$8,600	\$16,600

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

Zoning - 1 Record

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

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

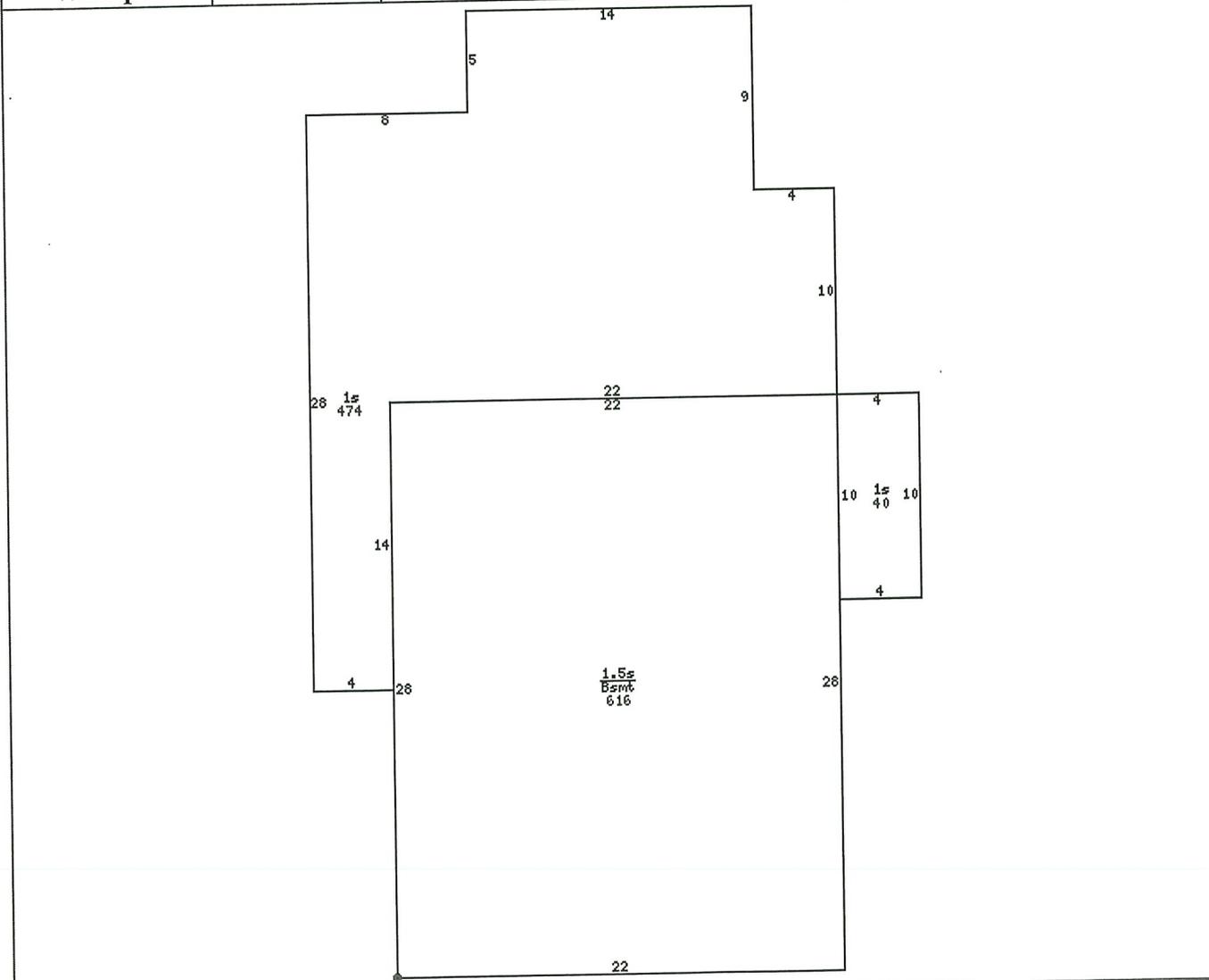
Land

Square Feet	6,750	Acres	0.155	Frontage	50.0
Depth	135.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1

Occupancy	Single Family	Residence Type	1.5 Stories	Building Style	Early 20s
Year Built	1882	Number Families	1	Grade	4+05
Condition	Very Poor	Total Square Foot Living Area	1543	Main Living Area	1130
Upper Living Area	413	Basement Area	616	Foundation	Masonry
Exterior Wall Type	Wood Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	0	Number Bathrooms	1
Whirlpools	1	Bedrooms	3	Rooms	5



Detached Structures - 1 Record

Detached Structure #101					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	11	Measure 2	18	Story Height	1
Grade	5	Year Built	1950	Condition	Below Normal
Comment	GARAGE BUILT EST				

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
STEGEMAN, NANCY E KNA KUENEN, NANCY	MATA, CYNTHIA M.	<u>2002-06-07</u>	\$8,500	Contract	<u>9175/288</u> Multiple Parcels

Permits - 3 Records

Year	Type	Permit Status	Application	Description
2000	Permit	Complete	1997-10-17	remove/garage (198 sf) (cost \$3,373)
1999	Permit	Pass	1997-10-17	remove/garage (198 sf) (cost \$3,373)
1998	Permit	Pass	1997-10-17	remove/garage (198 sf) (cost \$3,373)

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$8,000	\$8,600	\$16,600
2017	<u>Assessment Roll</u>	Residential	Full	\$6,600	\$30,100	\$36,700
2015	<u>Assessment Roll</u>	Residential	Full	\$6,100	\$27,800	\$33,900
2013	<u>Assessment Roll</u>	Residential	Full	\$6,100	\$27,000	\$33,100
2011	<u>Assessment Roll</u>	Residential	Full	\$6,900	\$31,800	\$38,700
2009	<u>Assessment Roll</u>	Residential	Full	\$7,100	\$31,000	\$38,100
2007	<u>Assessment Roll</u>	Residential	Full	\$7,200	\$31,300	\$38,500
2005	<u>Assessment Roll</u>	Residential	Full	\$7,800	\$47,500	\$55,300
2003	<u>Assessment Roll</u>	Residential	Full	\$6,710	\$40,960	\$47,670
2001	<u>Assessment Roll</u>	Residential	Full	\$6,810	\$32,050	\$38,860
2000	<u>Assessment Roll</u>	Residential	Full	\$7,450	\$14,730	\$22,180
1999	Assessment Roll	Residential	Full	\$7,450	\$14,280	\$21,730
1997	Assessment Roll	Residential	Full	\$6,420	\$12,310	\$18,730
1995	Assessment Roll	Residential	Full	\$5,830	\$11,180	\$17,010
1993	Board Action	Residential	Full	\$5,140	\$9,860	\$15,000
1993	Assessment Roll	Residential	Full	\$5,140	\$9,860	\$15,000
1989	Assessment Roll	Residential	Full	\$5,140	\$6,660	\$11,800

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

316

DATE OF NOTICE: December 11, 2019

DATE OF INSPECTION: October 21, 2019

CASE NUMBER: COD2019-00674

PROPERTY ADDRESS: 1500 E COURT AVE

LEGAL DESCRIPTION: LT 7 OP LT 9 BROOKS & COS ADD

CYNTHIA MATA
Title Holder
1618 E COURT AVE
DES MOINES IA 50316-3934

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.

Kevin Pyles

(515) 283-4122



Nid Inspector

DATE MAILED: 12/11/2019

MAILED BY: JDH

Areas that need attention: 1500 E COURT AVE

Component:	Brick Chimney	Defect:	Holes or major defect
Requirement:	Mechanical Permit	Location:	Main Structure
Comments:	Chimney needs to be replaced as a majority of he bricks have fallen off.		
Component:	Shingles Flashing	Defect:	Three Layers Max
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure
Comments:	Shingles in poor repair. Repalce shingles, ordiance limits shingle to one layer. Any structural repairs would require a permit.		
Component:	Exterior Doors/Jams	Defect:	In poor repair
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair/replace any damaged or missing doors and jams. Chipped/peeling paint, scrape and paint to match.		
Component:	Electrical System	Defect:	Disconnected Utility Water/Gas/Electric
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Hire licensed electrical contractor to verify operation and safety of the electrical system.		
Component:	Exterior Walls	Defect:	Deteriorated
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Have structure checked for any defects. Repair/replace any rotted or missing boards, Scrape any loose/chipped paint and paint to match. Any repairs to the structure will require a building permit.		
Component:	Mechanical System	Defect:	Disconnected Utility Water/Gas/Electric
Requirement:	Mechanical Permit	Location:	Main Structure Throughout
Comments:	Hire licensed contractor verify the operation and safety of the mechanical systems.		
Component:	Plumbing System	Defect:	Disconnected Utility Water/Gas/Electric
Requirement:	Plumbing Permit	Location:	Main Structure Throughout
Comments:	Hire licensed contractor verify the operation and safety of the plumbing system.		
Component:	Soffit/Facia/Trim	Defect:	Deteriorated
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure
Comments:	Repair/replace any rotted or missing material. Chipped/peeling paint, scrape and paint to match.		

Component:	Windows/Window Frames	Defect:	In poor repair
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair/replace any rotted or missing material. Chipped/peeling paint, scrape and paint to match.		
Component:	Accessory Buildings	Defect:	In poor repair
Requirement:	Compliance, International Property Maintenance Code	Location:	Accessory Building Throughou
Comments:	Have structure checked for any defects. Any repairs to the structure may require a building permit.		
Component:	Exterior Walls	Defect:	In poor repair
Requirement:	Compliance, International Property Maintenance Code	Location:	Garage Throughout
Comments:	Repair/replace any rotted or missing material. Chipped/peeling paint, scrape and paint to match.		
Component:	Soffit/Facia/Trim	Defect:	In poor repair
Requirement:	Compliance, International Property Maintenance Code	Location:	Garage Throughout
Comments:	Repair/replace any rotted or missing material. Chipped/peeling paint, scrape and paint to match.		
Component:	Exterior Doors/Jams	Defect:	Holes or major defect
Requirement:	Compliance, International Property Maintenance Code	Location:	Garage Throughout
Comments:	Repair/replace any rotted or missing material. Chipped/peeling paint, scrape and paint to match. Any structural repairs will require a permit.		
Component:	Windows/Window Frames	Defect:	In poor repair
Requirement:	Compliance, International Property Maintenance Code	Location:	Garage Throughout
Comments:	Repair/replace any rotted or missing material. Chipped/peeling paint, scrape and paint to match.		
Component:	Exterior Walls	Defect:	Inadequate wall covering
Requirement:	Compliance, International Property Maintenance Code	Location:	Accessory Building Throughou
Comments:	Shed walls not properly covered.		
Component:	Exterior Doors/Jams	Defect:	In poor repair
Requirement:	Compliance, International Property Maintenance Code	Location:	Accessory Building Throughou
Comments:	Repair/replace any rotted or missing material. Chipped/peeling paint, scrape and paint to match.		

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1500 E. Court Ave

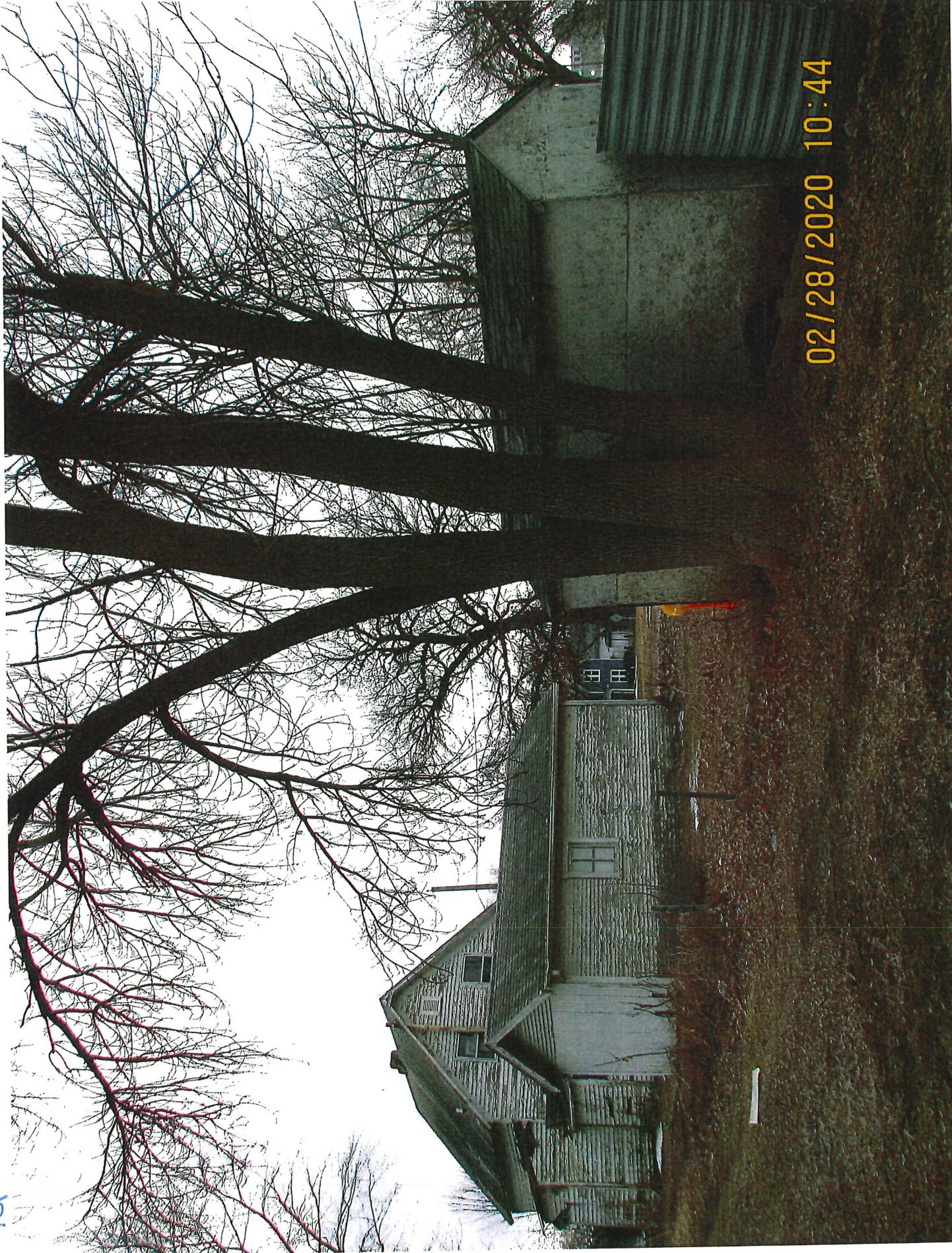


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