



Roll Call Number

Agenda Item Number

39D

Date October 19, 2020

ABATEMENT OF PUBLIC NUISANCE AT 4005 CAMBRIDGE STREET

WHEREAS, the property located at 4005 Cambridge Street, 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, James P. Conder, and Mortgage Holder, Wells Fargo Bank, N.A., 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 2 in Block 1 in NORTHEAST HIGHLAND PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 4005 Cambridge Street, 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:

Luke DeSmet, 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

top

4005 Cambridge Street



10/08/2020 14:56

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top

4005 Cambridge Street



10/08/2020 14:56

2020

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

39D

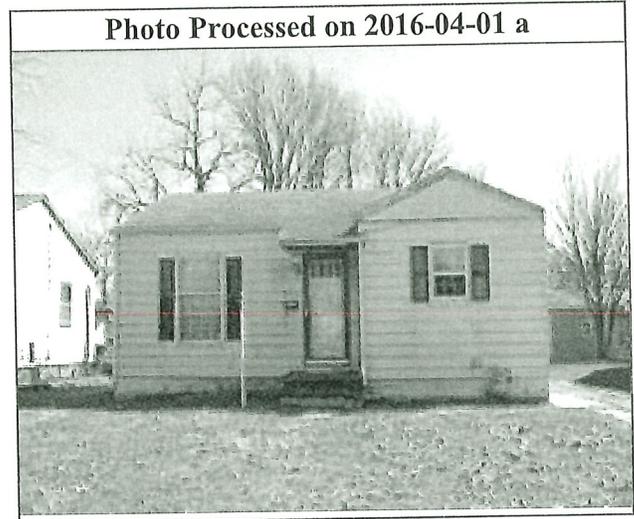
Location					
Address	4005 CAMBRIDGE ST				
City	DES MOINES	Zip	50313	Jurisdiction	Des Moines
District/Parcel	070/03361-000-000	Geoparcels	7924-23-308-011	Status	Active
School	Des Moines	Nbhd/Pocket	DM84/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Patrick Zaines, ICA 515-286-3832		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

4016	CAMBRIDGE ST	4017	4014
4014		4013	4012
4012		4009	4004
4004		4005	
4000		4001	4000
E MADISON AVE			

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



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	CONDER, JAMES P	2002-03-04	9101/296

Legal Description and Mailing Address

LOT 2 BLK 1 NORTHEAST HIGHLAND PARK	JAMES P CONDER 3936 BOWDOIN ST DES MOINES, IA 50313-3772
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Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$20,900	\$73,700	\$94,600

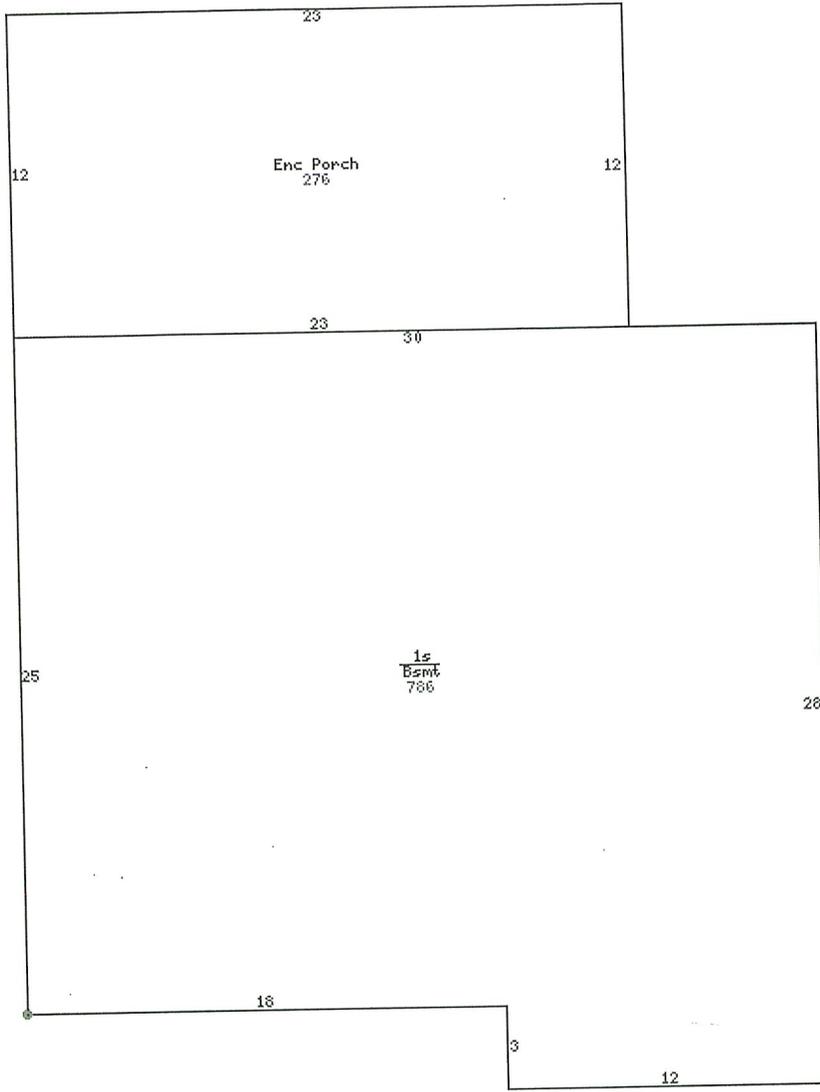
Market Adjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
2020 Homestead Credit	CONDER, JAMES P	Application #106203

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	7,000	Acres	0.161	Frontage	50.0
Depth	140.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story	Building Style	Ranch
Year Built	1942	Number Families	1	Grade	4-10
Condition	Normal	Total Square Foot Living Area	786	Main Living Area	786
Basement Area	786	Enclosed Porch Area	276	Foundation	Concrete Block
Exterior Wall Type	Vinyl Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	0	Number Bathrooms	1
Bedrooms	3	Rooms	4		



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	20	Measure 2	12	Story Height	1
Grade	5	Year Built	1942	Condition	Poor

Sales - 8 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
RAHN, DAVID E	CONDER, JAMES P.	<u>2002-02-27</u>	\$85,000	Deed	<u>9101/296</u>
MASON, DEANNA K	RAHN, DAVID E.	<u>2001-05-17</u>	\$80,000	Deed	<u>8826/721</u>
REEDER, CHARLES D	MASON, DEANA K.	<u>1997-08-21</u>	\$66,900	Contract	<u>7706/132</u>
ROSS, DENETIA M	REEDER, CHARLES D	<u>1996-06-27</u>	\$53,250	Deed	<u>7433/779</u>
SRS, INC	ROSS, DENETIA M	<u>1995-03-03</u>	\$54,900	Contract	<u>7161/796</u>
ALLEN, NATHAN W	SRS, INC	<u>1995-02-06</u>	\$32,800	Deed	<u>7151/468</u>

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
SEC VETS AFFAIRS,	AMERICAN HOUSING TRUST XI	<u>1992-01-24</u>	\$31,640	Deed	<u>6500/619</u>
SEC VETS AFFAIRS,	ALLEN, NATHAN W	<u>1991-08-06</u>	\$32,750	Contract	<u>6416/202</u>

Permits - 2 Records

Year	Type	Permit Status	Application	Reason	Reason1
2014	Permit	Complete	2012-06-26	Alterations	REMODEL
2013	Permit	Partial	2012-06-26	Alterations	REMODEL

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$20,900	\$73,700	\$94,600
2017	<u>Assessment Roll</u>	Residential	Full	\$18,100	\$65,100	\$83,200
2015	<u>Assessment Roll</u>	Residential	Full	\$16,300	\$65,100	\$81,400
2014	<u>Assessment Roll</u>	Residential	Full	\$16,200	\$66,300	\$82,500
2013	<u>Assessment Roll</u>	Residential	Full	\$16,200	\$36,100	\$52,300
2011	<u>Assessment Roll</u>	Residential	Full	\$16,200	\$68,000	\$84,200
2009	<u>Assessment Roll</u>	Residential	Full	\$17,300	\$73,000	\$90,300
2007	<u>Assessment Roll</u>	Residential	Full	\$16,500	\$69,700	\$86,200
2005	<u>Assessment Roll</u>	Residential	Full	\$17,900	\$64,700	\$82,600
2003	<u>Assessment Roll</u>	Residential	Full	\$16,160	\$59,110	\$75,270
2001	<u>Assessment Roll</u>	Residential	Full	\$14,940	\$48,900	\$63,840
1999	Assessment Roll	Residential	Full	\$11,150	\$45,030	\$56,180
1997	Assessment Roll	Residential	Full	\$10,240	\$41,350	\$51,590
1995	Assessment Roll	Residential	Full	\$8,830	\$32,140	\$40,970
1991	Assessment Roll	Residential	Full	\$7,680	\$33,290	\$40,970
1991	Was Prior Year	Residential	Full	\$7,680	\$29,640	\$37,320

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

DATE OF NOTICE: June 23, 2020

DATE OF INSPECTION: April 25, 2019

CASE NUMBER: COD2019-02102

PROPERTY ADDRESS: 4005 CAMBRIDGE ST

LEGAL DESCRIPTION: LOT 2 BLK 1 NORTHEAST HIGHLAND PARK

JAMES P CONDER
Title Holder
3936 BOWDOIN ST
DES MOINES IA 50313-3772

WELLS FARGO BANK NA
Mortgage Holder
CORPORATION SERV CO., R.A.
505 5TH AVE
DES MOINES IA 50309

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.

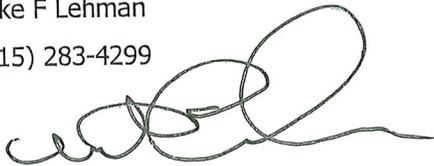
Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike 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.

Mike F Lehman
(515) 283-4299



Nid Inspector

DATE MAILED: 6/23/2020

MAILED BY: JDH

Areas that need attention: 4005 CAMBRIDGE ST

<p>Component: Electrical System Requirement: Electrical Permit Comments:</p>	<p>Defect: Exposed Location: Main Structure</p>
<p>Component: Exterior Walls Requirement: Building Permit Comments:</p>	<p>Defect: In poor repair Location: Main Structure</p>
<p>Component: Flooring Requirement: Compliance, International Property Maintenance Code Comments:</p>	<p>Defect: Not Supplied Location: Main Structure</p>
<p>Component: Interior Walls /Ceiling Requirement: Building Permit Comments:</p>	<p>Defect: Inadequate wall covering Location: Main Structure</p>
<p>Component: Smoke Detectors Requirement: Building Permit Comments:</p>	<p>Defect: Not installed as required Location: Main Structure</p>
<p>Component: Windows/Window Frames Requirement: Compliance with International Building Code Comments:</p>	<p>Defect: In poor repair Location: Main Structure</p>
<p>Component: 00 Requirement: Comments:</p>	<p>Defect: Location: Garage</p> <p>The garage in its current condition does not constitute a public nuisance. However, if the primary structure is demolished and no primary structure is immediately built on the property, the garage must be demolished as well because it is an accessory use only pursuant to Des Moines Municipal Code Section 134-343.</p>