



**Date** December 21, 2020

**ABATEMENT OF PUBLIC NUISANCE AT 4171 NE BROADWAY AVENUE LOT 29**

WHEREAS, the property located at 4171 NE Broadway Avenue Lot 29, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure (mobile home) in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholders of the property, Ronald E King and Charm A King, Titleholder of the mobile home, Divine Properties of Iowa, LLC, and Contract Buyer of the property, William P. Canada, were notified more than thirty days ago to repair or demolish the main structure (mobile home) 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 4 in the DAVIS PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 4171 NE Broadway Avenue Lot 29, 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:

/s/ Megan Norberg  
Megan Norberg, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED APPROVED

**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.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



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

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DATE OF NOTICE: August 10, 2020

DATE OF INSPECTION: May 26, 2020

CASE NUMBER: COD2020-02513

PROPERTY ADDRESS: 4171 NE BROADWAY AVE LOT 29

LEGAL DESCRIPTION: -EX N 33F RD EAS- LT 4 DAVIS PLACE

WILLIAM P CANADA  
Contract Buyer  
133 MARINA DEL REY CT  
CLEARWATER BEACH FL 33767

DIVINE PROPERTIES OF IOWA LLC  
Contact  
WILLIAM CANADA, REG. AGENT  
133 MARINA DEL REY CT  
CLEARWATER BEACH FL 33767

CHARM A KING  
Title Holder  
1026 EAGLE CREEK BLVD SW  
ALTOONA IA 50009

RONALD E KING  
Title Holder  
1026 EAGLE CREEK BLVD SW  
ALTOONA IA 50009

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.

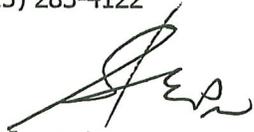
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from 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: 8/10/2020

MAILED BY: JDH

**Areas that need attention:** 4171 NE BROADWAY AVE

<b>Component:</b> Electrical System	<b>Defect:</b> In poor repair
<b>Requirement:</b> Electrical Permit	<b>Location:</b> Main Structure Throughout
<b>Comments:</b> Hire licensed electrical contractor to verify safety of electrical system and correct any violations that may exist.	

<b>Component:</b> Mechanical System	<b>Defect:</b> In poor repair
<b>Requirement:</b> Mechanical Permit	<b>Location:</b> Main Structure Throughout
<b>Comments:</b> Hire licensed contractor to repair/replace damaged or rotted materials and verify safety and operation of mechanical systems.	

<b>Component:</b> Plumbing System	<b>Defect:</b> In poor repair
<b>Requirement:</b> Plumbing Permit	<b>Location:</b> Main Structure Throughout
<b>Comments:</b> Hire licensed contractor to repair/replace damaged or rotted materials and verify safety and operation of plumbing systems.	

<b>Component:</b> Floor Joists/Beams	<b>Defect:</b> Collapsed
<b>Requirement:</b> Building Permit	<b>Location:</b> Main Structure Throughout
<b>Comments:</b> Replace any damaged flooring material. Any structural repairs will require a permit.	

<b>Component:</b> Interior Walls /Ceiling	<b>Defect:</b> Structurally Unsound
<b>Requirement:</b> Engineering Report	<b>Location:</b> Main Structure Throughout
<b>Comments:</b> Hire DOT approved engineer to evaluate the stability of the structure since load bearing walls have been moved/removed.	

<b>Component:</b> Exterior Walls	<b>Defect:</b> In poor repair
<b>Requirement:</b> Compliance, International Property Maintenance Code	<b>Location:</b> Main Structure Throughout
<b>Comments:</b> Repair/replace any broken, missing , damaged or rotted siding. Any repairs to the structure will require a building permit.	

<b>Component:</b> Interior Walls /Ceiling	<b>Defect:</b> Holes or major defect
<b>Requirement:</b> Building Permit	<b>Location:</b> Main Structure Throughout
<b>Comments:</b> Repair/replace any broken, missing , damaged or rotted drywall/paleling/wall covering . Any repairs to the structure will require a building permit.	

<b>Component:</b> Roof	<b>Defect:</b> In poor repair
<b>Requirement:</b> Compliance, International Property Maintenance Code	<b>Location:</b> Main Structure Throughout
<b>Comments:</b> Replace any damaged roofing material. Any structural repairs will require a permit.	

<p><b>Requirement:</b> Compliance International Property Maintenance Code</p> <p><b>Comments:</b> Replace any damaged flooring material. Any structural repairs will require a permit.</p>	<p><b>Defect:</b> In poor repair</p> <p><b>Location:</b> Main Structure Throughout</p>
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<p><b>Component:</b> Flooring</p> <p><b>Requirement:</b> Compliance, International Property Maintenance Code</p> <p><b>Comments:</b> Repair/replace any rotted, damaged or broken boards. Any repairs to the structure will require a building permit.</p>	<p><b>Defect:</b> In poor repair</p> <p><b>Location:</b> Main Structure Throughout</p>
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<p><b>Component:</b> Windows/Window Frames</p> <p><b>Requirement:</b> Compliance, International Property Maintenance Code</p> <p><b>Comments:</b> Repair/replace any missing, rotted or damaged windows/window frames. Any repairs to the structure will require a building permit.</p>	<p><b>Defect:</b> In poor repair</p> <p><b>Location:</b> Main Structure Throughout</p>
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# Polk County Assessor

111 Court Avenue #195  
Des Moines, IA 50309-0904

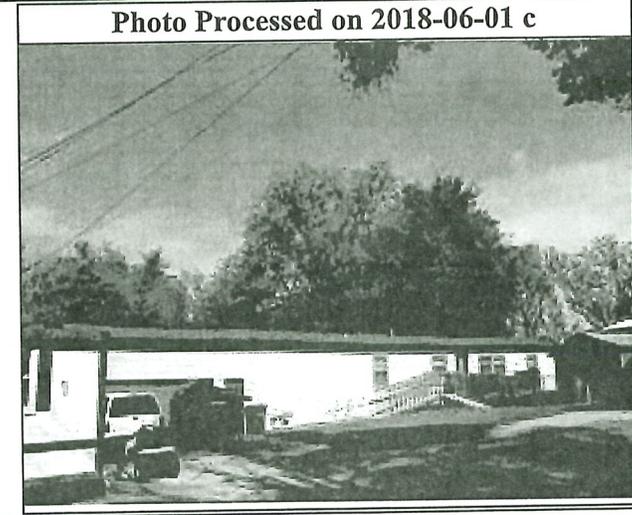
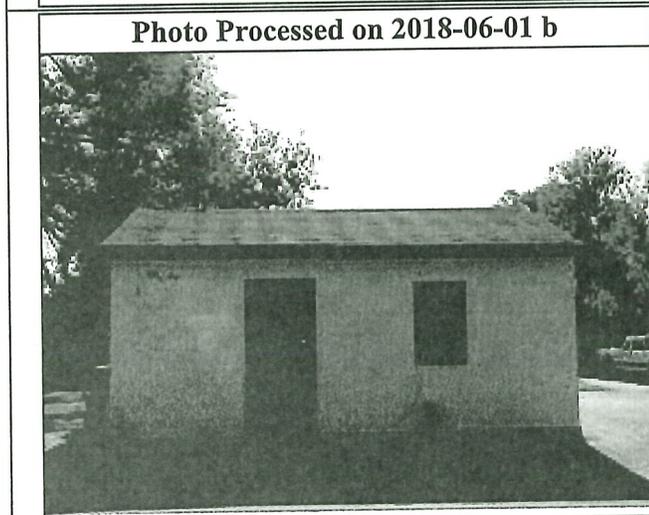
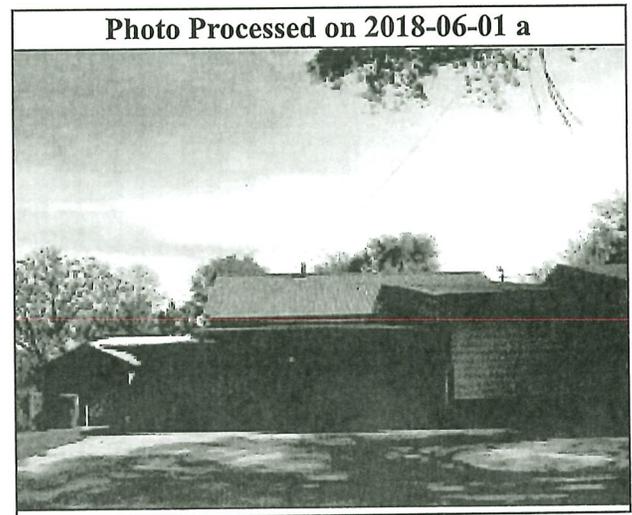
(515) 286-3014 Fax (515) 286-3386  
polkweb@assess.co.polk.ia.us

Location					
<b>Address</b>	4171 E BROADWAY AVE				
<b>City</b>	DES MOINES	<b>Zip</b>	50317	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	060/00967-104-000	<b>Geoparcels</b>	7923-21-126-008	<b>Status</b>	Active
<b>School</b>	Southeast Polk	<b>Nbhd/Pocket</b>	DM01/I	<b>Tax Authority Group</b>	DEM-C-SEP-77152
<b>Submarket</b>	Northeast Des Moines	<b>Appraiser</b>	Bob Powers, ICA 515-286-3828		

### Map and Current Photos - 3 Records

Click on parcel to get a new listing

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



### Historical Photos

A Homestead Credit application signed by CANADA, WILLIAM was received on 2020-10-30.

Ownership - 3 Records				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	KING, RONALD E	1997-05-07	7628/891

Ownership	Num	Name	Recorded	Book/Page
Title Holder	2	KING, CHARM A	1988-04-27	5848/121
Contract Buyer	1	CANADA, WILLIAM P	2017-03-15	<u>16405/552</u>
Legal Description and Mailing Address				
-EX N 33F RD EAS- LT 4 DAVIS PLACE			WILLIAM CANADA 133 MARINA DEL REY CT CLEARWATER BEACH, FL 33767	

## Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Multi-Residential	Full	\$88,800	\$382,200	\$471,000

## Unadjusted Cost Report

## Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
A-1	Agricultural District		Agricultural
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>			

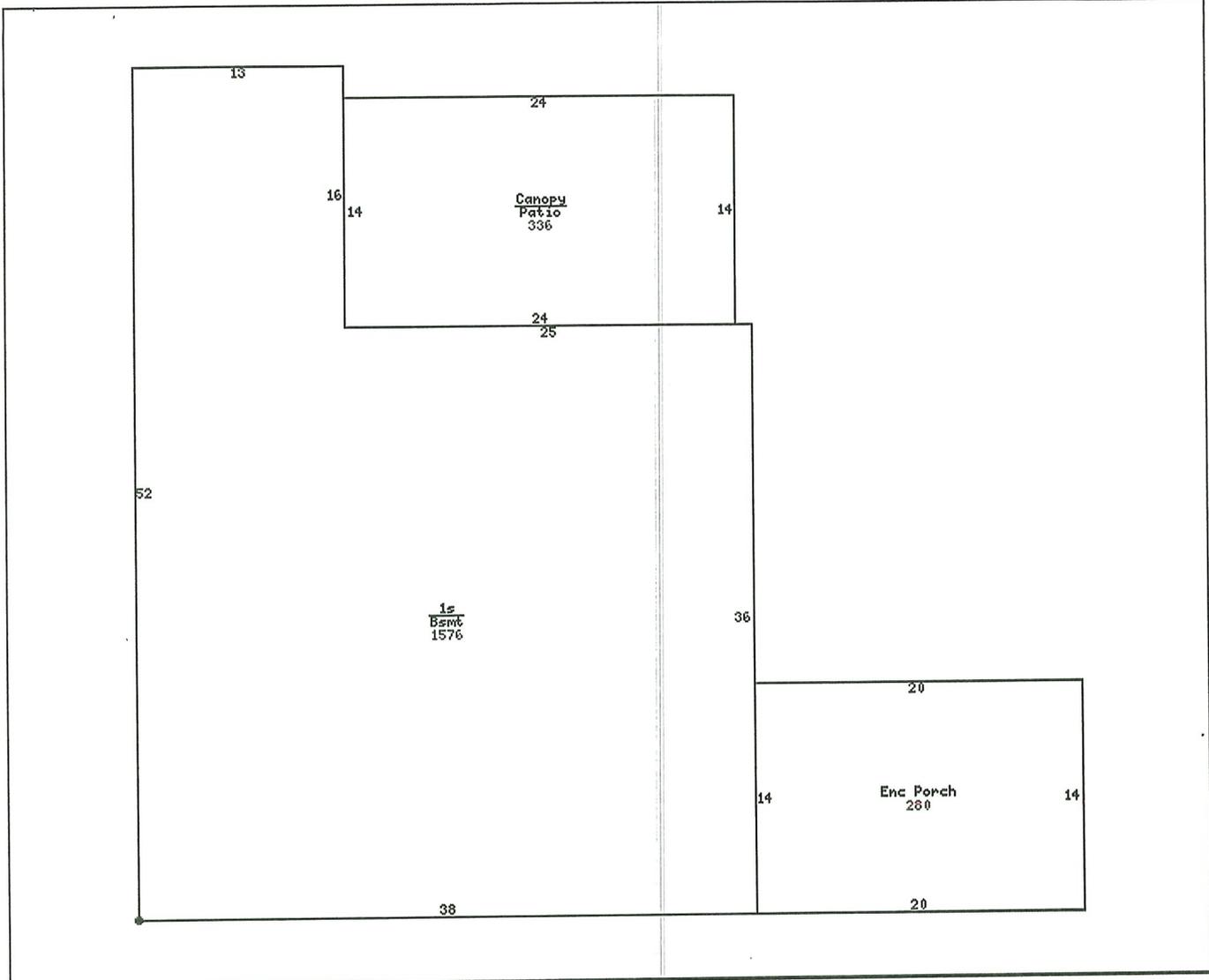
## Land

Square Feet	Acres	Topography
211,148	4.847	Blank
Shape	Vacancy	Unbuildable
Irregular	Blank	Blank

## Residences - 1 Record

## Residence #1

Occupancy	Single Family	Residence Type	1 Story	Building Style	Early 20s
Year Built	1924	Year Remodel	1984	Number Families	1
Grade	4+00	Condition	Normal	Total Square Foot Living Area	1576
Main Living Area	1576	Basement Area	1576	Finished Basement Area 1	1064
Finished Basement Quality 1	Low	Total Basement Finish	1064	Enclosed Porch Area	280
Patio Area	336	Canopy Square Foot	336	Foundation	Brick
Exterior Wall Type	Metal Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	1
Bedrooms	2	Rooms	5		



**Commercial Summary**

<b>Occupancy</b>	Mobile Home Park	<b>Age, Weighted</b>	1927	<b>Total Story Height</b>	1
<b>Land Area</b>	211,148	<b>Gross Area</b>	1,960	<b>Finished Area</b>	1,576
<b>Unfinished Bsmt Area</b>	1,576	<b>Finished Bsmt Area</b>	1,064	<b>Number of Units</b>	1
<b>Primary Group</b>	Residence Single Family	<b>Percent Primary Group</b>	89.14	<b>Secondary Group</b>	Warehouse
<b>Percent Secondary Group</b>	10.86	<b>Grade, Weighted</b>	4/Grade 4	<b>Bldg Class, Weighted</b>	5/Metal
<b>Condition, Weighted</b>	NM/Normal	<b>Ground Floor Area</b>	1,960	<b>Perimeter</b>	80
<b>Unfinished Area</b>	384				

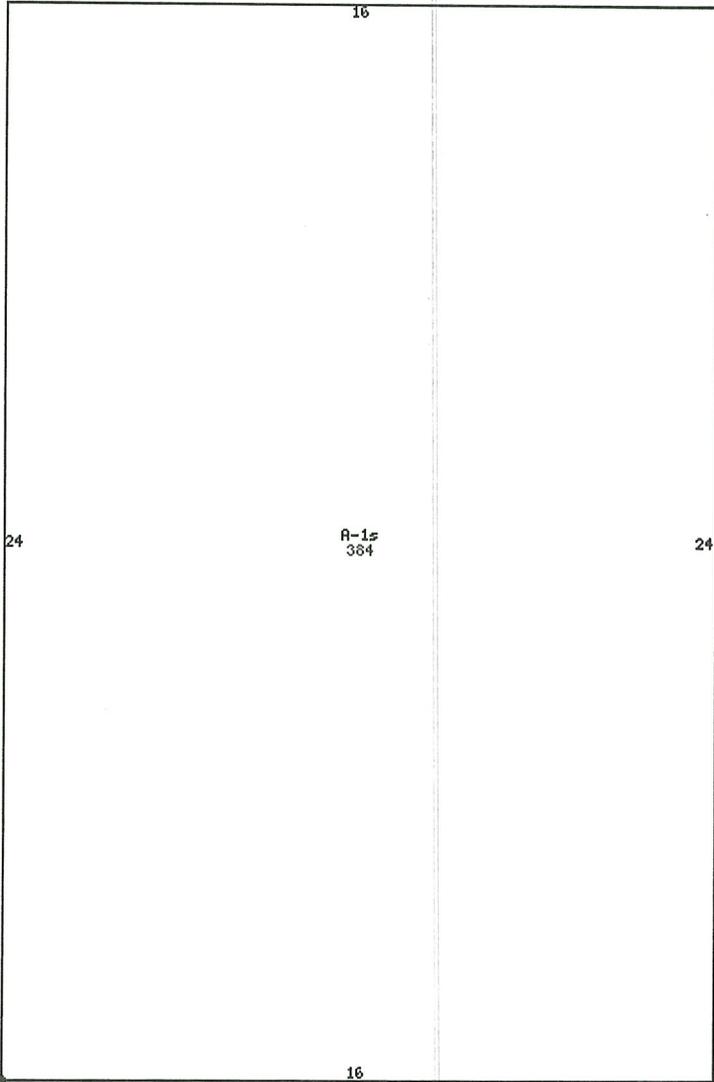
**Commercial Sections - 1 Record**

**Commercial Section #101**

<b>Occupant</b>	BROADWAY MOBILE HOME PARK
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<b>Section Multiplier</b>	1	<b>Occupancy</b>	Mobile Home Park	<b>Foundation</b>	Concrete
<b>Exterior Wall</b>	Concrete Block or Tile	<b>Insulation</b>	No	<b>Roof</b>	Gable
<b>Roof Material</b>	Shingle	<b>Wiring</b>	Adequate	<b>Plumbing</b>	Adequate
<b>Total Story Height</b>	1	<b>Frame Type</b>	Frame	<b>Bldg Class</b>	Frame, Concrete Blk, Tile, Tilt Up
<b>Total Section Area</b>	384	<b>Ground Floor Area</b>	384	<b>Perimeter</b>	80
<b>Grade</b>	4+00	<b>Year Built</b>	1954	<b>Condition</b>	Normal
<b>Comment</b>	1997 BOR DENIED.PROTEST 2419				

<b>Commercial Groups - 1 Record</b>					
<b>Commercial Group #101 1</b>					
<b>Use Code</b>	Warehouse	<b>Base Story</b>	1	<b>Number Stories</b>	1
<b>Total Group Area</b>	384	<b>Base Floor Area</b>	384	<b>Wall Height</b>	10
<b>Heating</b>	None	<b>Air Conditioning</b>	None	<b>Exhaust System</b>	No



## Detached Structures - 6 Records

## Detached Structure #101

Occupancy	Asphalt Paving	Measurement Code	Square Feet	Measure 1	10,000
Grade	4	Year Built	1970	Condition	Below Normal

## Detached Structure #201

Occupancy	Garage	Measurement Code	Dimensions	Measure 1	26
Measure 2	38	Grade	4	Year Built	1986
Condition	Normal				
Comment	sits on east side of house				

## Detached Structure #301

Occupancy	Mobile Home Pads	Measurement Code	Quantity	Quantity	32
Grade	5	Year Built	1968	Condition	Normal

## Detached Structure #401

Occupancy	Swimming Pool Outdoor/Comm	Measurement Code	Dimensions	Measure 1	20
Measure 2	40	Grade	4	Year Built	1983
Condition	Normal				

## Detached Structure #402

Occupancy	Fence	Construction Type	Frame	Measurement Code	Lineal Feet
Lineal Feet	148	Height	6	Grade	4
Year Built	1983	Condition	Normal		
Comment	perimeter fence for pool				

## Detached Structure #501

Occupancy	Garage	Measurement Code	Dimensions	Measure 1	28
Measure 2	28	Grade	4	Year Built	1991
Condition	Normal				
Comment	adjoining home on lot 32				

## Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
KING, RONALD E	CANADA, WILLIAM	<u>2016-12-29</u>	\$600,000	Contract	<u>16327/576</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
KING, RONALD EUGENE <hr/> KING, CHARM ANN <hr/> Also Known As KING, RONALD E <hr/> Also Known As KING, CHARM A	CANADA, WILLIAM PAUL	2016-12-29	2017-03-15	Corrected Contract	<u>16405/552</u>
KING, RONALD EUGENE <hr/> Also Known As KING, RONALD E	CANADA, WILLIAM PAUL	2016-12-29	2016-12-29	Contract	<u>16327/576</u>

**Permits - 2 Records**

Year	Type	Permit Status	Application	Reason	Reason1
2011	Pickup	Complete	2011-03-18	Review Value	REVAL
2010	Pickup	No Add	2009-09-18	Review Value	ANNEXATION

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Multi-Residential	Full	\$88,800	\$382,200	\$471,000
2017	<u>Assessment Roll</u>	Multi-Residential	Full	\$88,800	\$302,200	\$391,000
2015	<u>Assessment Roll</u>	Multi-Residential	Full	\$76,000	\$277,000	\$353,000
2013	<u>Assessment Roll</u>	Commercial	Full	\$76,000	\$238,000	\$314,000
2011	<u>Assessment Roll</u>	Commercial	Full	\$76,000	\$238,000	\$314,000
2010	<u>Assessment Roll</u>	Commercial	Full	\$76,500	\$198,500	\$275,000

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4171 NE Broadway Ave #29

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4171 NE Broadway Ave # 29

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