



Date February 22, 2021

ABATEMENT OF PUBLIC NUISANCES AT 1006 E LACONA AVENUE

WHEREAS, the property located at 1006 E Lacona Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholders, Raymond A. Gardner and Margaret J. Gardner, and Mortgage Holder, United Bank of Iowa, were notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date have failed to abate the nuisances.

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

The main structure and garage structure on the real estate legally described as Lot 2 in MAPLETON, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1006 E Lacona 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(s) 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:

/s/ Megan Norberg
Megan Norberg, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, GRAY, MANDELBAUM, VOSS, WESTERGAARD, and 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	1006 E LACONA AVE				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	010/03292-000-000	Geoparcel	7824-15-278-011	Status	Active
School	Des Moines	Nbhd/Pocket	DM25/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	South 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 2017-07-26 a



Historical Photos

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	GARDNER, RAYMOND A	2011-05-17	13853/562
Title Holder	2	GARDNER, MARGARET J		

Legal Description and Mailing Address

LOT 2 MAPLETON	RAYMOND A GARDNER 501 R AVE PATON, IA 50217-8019
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Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$12,000	\$78,100	\$90,100

Market Adjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
2020 Homestead Credit	GARDNER, MARGARET J	Application #32920

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N3B	N3b Neighborhood District		Residential

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

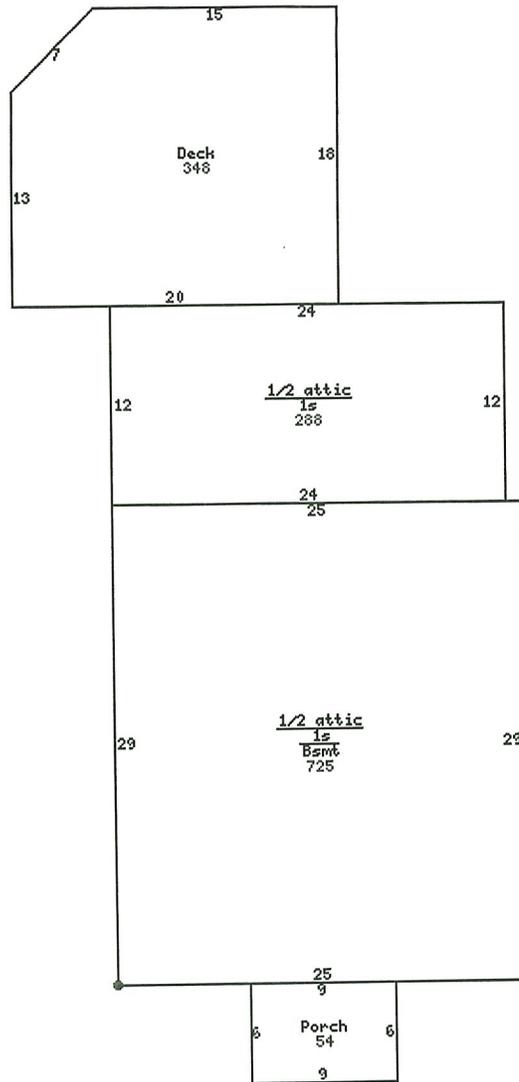
Land

Square Feet	6,000	Acres	0.138	Frontage	50.0
Depth	120.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1

Occupancy	Single Family	Residence Type	1 Story Finished Attic	Building Style	Conventional
Year Built	1908	Number Families	1	Grade	5+10
Condition	Normal	Total Square Foot Living Area	1368	Main Living Area	1013
Attic Finished Area	355	Basement Area	725	Open Porch Area	54
Deck Area	348	Foundation	Masonry	Exterior Wall Type	Stucco
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning Rooms	0	Number Bathrooms	1	Bedrooms	2
	6				



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	24	Measure 2	30	Story Height	1
Grade	4	Year Built	1990	Condition	Normal

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
KEUL, J MELVIN	GARDNER, RAYMOND A	1989-08-24	\$33,000	Contract	6140/488

Permits - 3 Records

Year	Type	Permit Status	Application	Reason	Reason1
1995	Permit	Complete	1994-04-08		Wood Deck
1992	Permit	Complete	1990-04-13		New Garage
1991	Permit	Partial	1990-04-13		New Garage

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	Assessment Roll	Residential	Full	\$12,000	\$78,100	\$90,100
2017	Assessment Roll	Residential	Full	\$10,800	\$73,300	\$84,100

Yr	Type	Class	Kind	Land	Bldg	Total
2015	<u>Assessment Roll</u>	Residential	Full	\$10,100	\$70,100	\$80,200
2013	<u>Assessment Roll</u>	Residential	Full	\$9,700	\$68,900	\$78,600
2011	<u>Assessment Roll</u>	Residential	Full	\$9,700	\$70,300	\$80,000
2009	<u>Assessment Roll</u>	Residential	Full	\$10,000	\$72,200	\$82,200
2007	<u>Assessment Roll</u>	Residential	Full	\$10,400	\$69,300	\$79,700
2005	<u>Assessment Roll</u>	Residential	Full	\$11,300	\$62,900	\$74,200
2003	<u>Assessment Roll</u>	Residential	Full	\$10,430	\$57,920	\$68,350
2001	<u>Assessment Roll</u>	Residential	Full	\$6,550	\$53,160	\$59,710
			Adj	\$6,550	\$45,320	\$51,870
1999	Assessment Roll	Residential	Full	\$8,310	\$44,250	\$52,560
			Adj	\$8,310	\$36,410	\$44,720
1997	Assessment Roll	Residential	Full	\$7,550	\$40,190	\$47,740
			Adj	\$7,550	\$32,350	\$39,900
1995	Assessment Roll	Residential	Full	\$6,800	\$36,200	\$43,000
			Adj	\$6,800	\$28,360	\$35,160
1993	Assessment Roll	Residential	Full	\$6,240	\$31,120	\$37,360
			Adj	\$6,240	\$23,280	\$29,520
1992	Assessment Roll	Residential	Full	\$5,830	\$29,080	\$34,910
1991	Assessment Roll	Residential	Full	\$5,830	\$28,600	\$34,430
1991	Was Prior Year	Residential	Full	\$5,830	\$24,300	\$30,130

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

DATE OF NOTICE: August 24, 2020 **DATE OF INSPECTION:** February 03, 2020
CASE NUMBER: COD2020-00844
PROPERTY ADDRESS: 1006 E LACONA AVE
LEGAL DESCRIPTION: LOT 2 MAPLETON

RAYMOND A GARDNER
Title Holder
501 R AVE
PATON IA 50217-8019

UNITED BANK OF IOWA
Mortgage Holder - OWN BOLTE, PRESIDENT
1609 HAWKEYE DR
BOONE IA 50036

MARGARET J GARDNER
Title Holder
501 R AVE
PATON IA 50217-8019

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.

Neighborhood Inspection Division

(515) 283-4046



Nid Inspector

DATE MAILED: 8/24/2020

MAILED BY: TSY

Areas that need attention: 1006 E LACONA AVE

Component:	Soffit/Facia/Trim	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code	Location:	Garage Throughout
Comments:	need to repair,replace scrap and to paint to match any soffit,fascia, or trim		
Component:	Shingles Flashing	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code	Location:	Roof
Comments:	replace with one layer of shingles or replace compromised areas with matching material		
Component:	Roof	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code	Location:	Main Structure
Comments:	any deteriorated sheething needs to be replaced		
Component:	Roof	Defect:	In poor repair
Requirement:	Compliance with Int Residential Code	Location:	Main Structure
Comments:	downspouts and gutters need cleaned and repaired		
Component:	Exterior Walls	Defect:	In disrepair
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	siding needs repaired where compromised and powerwashed		
Component:	Foundation	Defect:	Cracked/Broken
Requirement:	Compliance with Int Residential Code	Location:	Unknown
Comments:	need to repair cracked and loose foundation may need a final building permit if structure is compromised		
Component:	Soffit/Facia/Trim	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code	Location:	Accessory Building Throughou
Comments:	need to repair, replace,scrap and paint to match any soffit, fascia, or trim		
Component:	Exterior Walls	Defect:	In disrepair
Requirement:	Compliance with Int Residential Code	Location:	Garage Throughout
Comments:	needs to be repaired and powerwashed.		

top

1006 E Lacona Ave



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1006 E Lacona Ave

35B



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