

Date February 22, 2021

ABATEMENT OF PUBLIC NUISANCE AT 1058 56th STREET

WHEREAS, the property located at 1058 56th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Steven E. Coulter, was notified more than thirty days ago to repair or demolish the garage 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 garage structure on the real estate legally described as Beginning 20 feet South of the S.E. corner of Lot 1 JOANN PLACE, thence South 79.5 feet thence West 160 feet, thence North 79.5 feet thence East 160 feet, to the point of beginning, all now included in and forming a part of the City of Des Moines Polk County, Iowa, and locally known as 1058 56th 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 garage 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		
_____ 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



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

DATE OF NOTICE: October 12, 2020

DATE OF INSPECTION: April 22, 2020

CASE NUMBER: COD2020-02288

PROPERTY ADDRESS: 1058 56TH ST

LEGAL DESCRIPTION: BEG 100F E. & 70F S OF NW COR THN E 56.25F S 30F E 67.35F S 130F W 122.4F N 160F TO POB LT 2 JOANN PLACE

STEVEN E COULTER
Title Holder
1058 56TH ST
DES MOINES IA 50311

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.

Brad Rissman

(515) 283-4754



Neighborhood Inspector

DATE MAILED: 10/12/2020

MAILED BY: KMD

Areas that need attention: 1058 56TH ST

<u>Component:</u>	Electrical System	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Have licensed contractor repair or replace electrical system. Bring any and all components up to code.		
<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Collapsed
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Repair or replace all damaged and missing. Compliance with international residential building code.		
<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Replace damaged garage door system.		
<u>Component:</u>	Guardrails	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Roof
<u>Comments:</u>	Replace damaged guardrails on patio/garage roof.		
<u>Component:</u>	Floor Joists/Beams	<u>Defect:</u>	Collapsed
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Replace damaged joist and beams. Compliance with international residential building code.		
<u>Component:</u>	Foundation	<u>Defect:</u>	Collapsed
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Repair or replace per engineers report by licensed contractor.		
<u>Component:</u>	Roof	<u>Defect:</u>	Collapsed
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage
<u>Comments:</u>	Repair or replace. Compliance with international residential building code.		
<u>Component:</u>	See Comments	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Was unable to determine if main structure is damaged as well. Will require a structure inspection once the garage is demolished or safe to enter.		

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	1058 56TH ST				
City	DES MOINES	Zip	50311	Jurisdiction	Des Moines
District/Parcel	090/03243-002-000	Geoparcels	7825-02-231-033	Status	Active
School	Des Moines	Nbhd/Pocket	DM52/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Brett Tierney 515-286-3019		

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 2016-05-23 a

Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	COULTER, STEVEN E	1977-07-01	4705/975

Legal Description and Mailing Address

PRT COM 20F S OF SE COR LT 1 THN S 79.5F W 160F N 79.5F & E 160F TO BEG LT 2 JOANN PLACE	STEVEN E COULTER 1058 56TH ST DES MOINES, IA 50311-2246
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Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$37,400	\$243,500	\$280,900

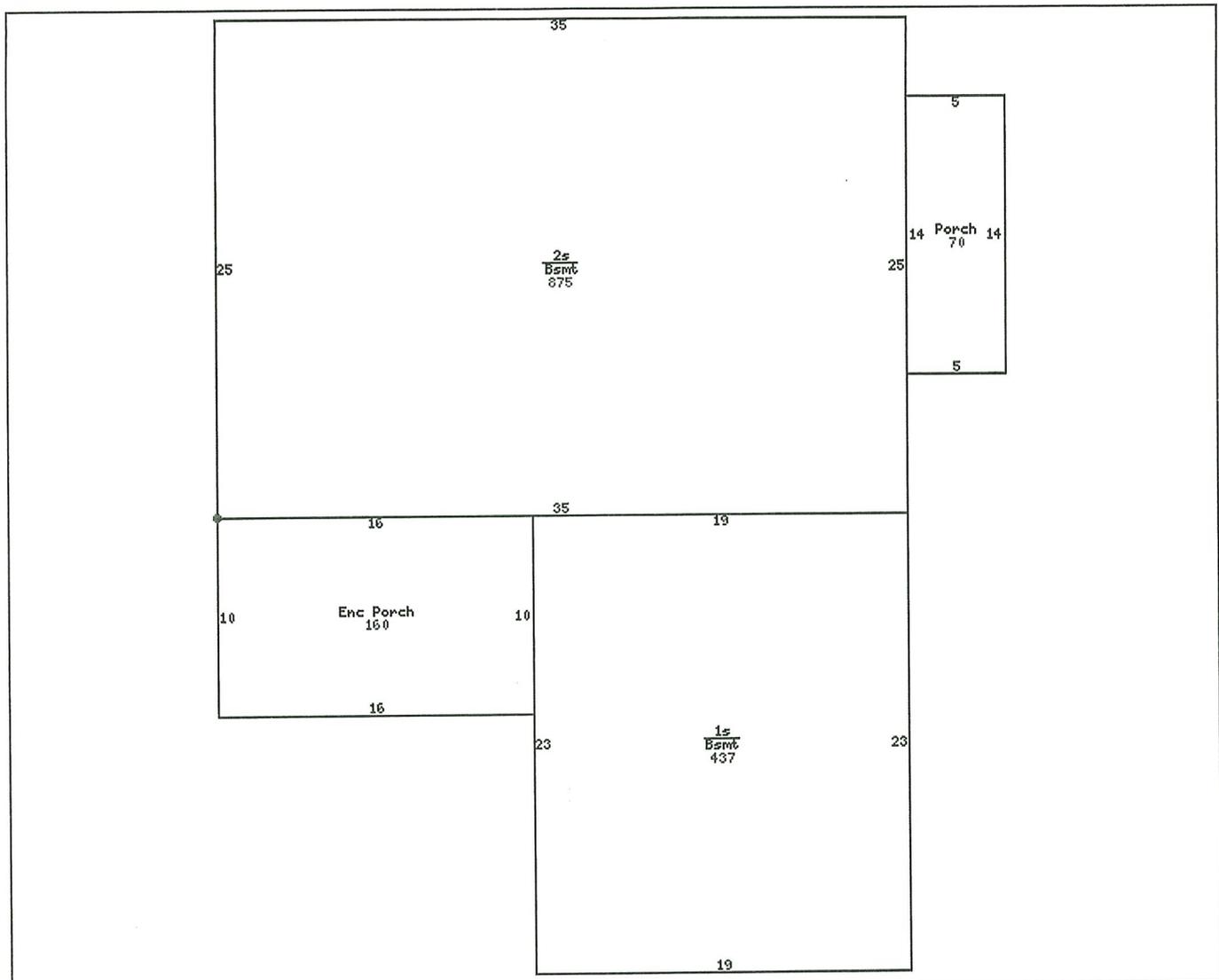
Market Adjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
2020 Homestead Credit	COULTER, STEVEN E	Application #86184

Zoning - 1 Record

Zoning	Description		SF	Assessor Zoning	
N3B	N3b Neighborhood District			Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	12,720	Acres	0.292	Frontage	79.0
Depth	160.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	2 Stories	Building Style	Conventional
Year Built	1948	Number Families	1	Grade	4+05
Condition	Above Normal	Total Square Foot Living Area	2187	Main Living Area	1312
Upper Living Area	875	Basement Area	1312	Finished Basement Area 1	800
Finished Basement Quality 1	Average	Total Basement Finish	800	Open Porch Area	70
Enclosed Porch Area	160	Foundation	Concrete Block	Exterior Wall Type	Brick
Brick%	100	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	2
Number Toilet Rooms	1	Bedrooms	3	Rooms	7



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	24	Measure 2	24	Grade	4
Year Built	1999	Condition	Normal		

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
2000	Permit	Complete	1999-07-06	Construction	GARAGE (576 sf) (Cost \$9,815)

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$37,400	\$243,500	\$280,900
2017	<u>Assessment Roll</u>	Residential	Full	\$33,200	\$223,100	\$256,300
2015	<u>Assessment Roll</u>	Residential	Full	\$28,900	\$197,400	\$226,300
2013	<u>Assessment Roll</u>	Residential	Full	\$27,000	\$190,300	\$217,300
2011	<u>Assessment Roll</u>	Residential	Full	\$27,000	\$187,900	\$214,900
2010	<u>Assessment Roll</u>	Residential	Full	\$27,700	\$193,300	\$221,000
2009	<u>Assessment Roll</u>	Residential	Full	\$27,700	\$193,300	\$221,000
			Adj	\$27,700	\$184,620	\$212,320
2007	<u>Assessment Roll</u>	Residential	Full	\$30,500	\$213,500	\$244,000

Yr	Type	Class	Kind	Land	Bldg	Total
			Adj	\$30,500	\$204,820	\$235,320
2005	<u>Assessment Roll</u>	Residential	Full	\$32,300	\$203,100	\$235,400
			Adj	\$32,300	\$194,420	\$226,720
2003	<u>Assessment Roll</u>	Residential	Full	\$29,230	\$184,860	\$214,090
			Adj	\$29,230	\$176,180	\$205,410
2001	<u>Assessment Roll</u>	Residential	Full	\$27,740	\$162,730	\$190,470
			Adj	\$27,740	\$154,050	\$181,790
2000	<u>Assessment Roll</u>	Residential	Full	\$22,350	\$123,570	\$145,920
			Adj	\$22,350	\$114,890	\$137,240
1999	Assessment Roll	Residential	Full	\$22,350	\$116,020	\$138,370
1997	Assessment Roll	Residential	Full	\$22,350	\$116,020	\$138,370
1995	Assessment Roll	Residential	Full	\$19,990	\$103,750	\$123,740
1993	Assessment Roll	Residential	Full	\$17,520	\$90,940	\$108,460
1991	Assessment Roll	Residential	Full	\$16,070	\$83,430	\$99,500
1991	Was Prior Year	Residential	Full	\$16,070	\$72,590	\$88,660

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1058 56th St

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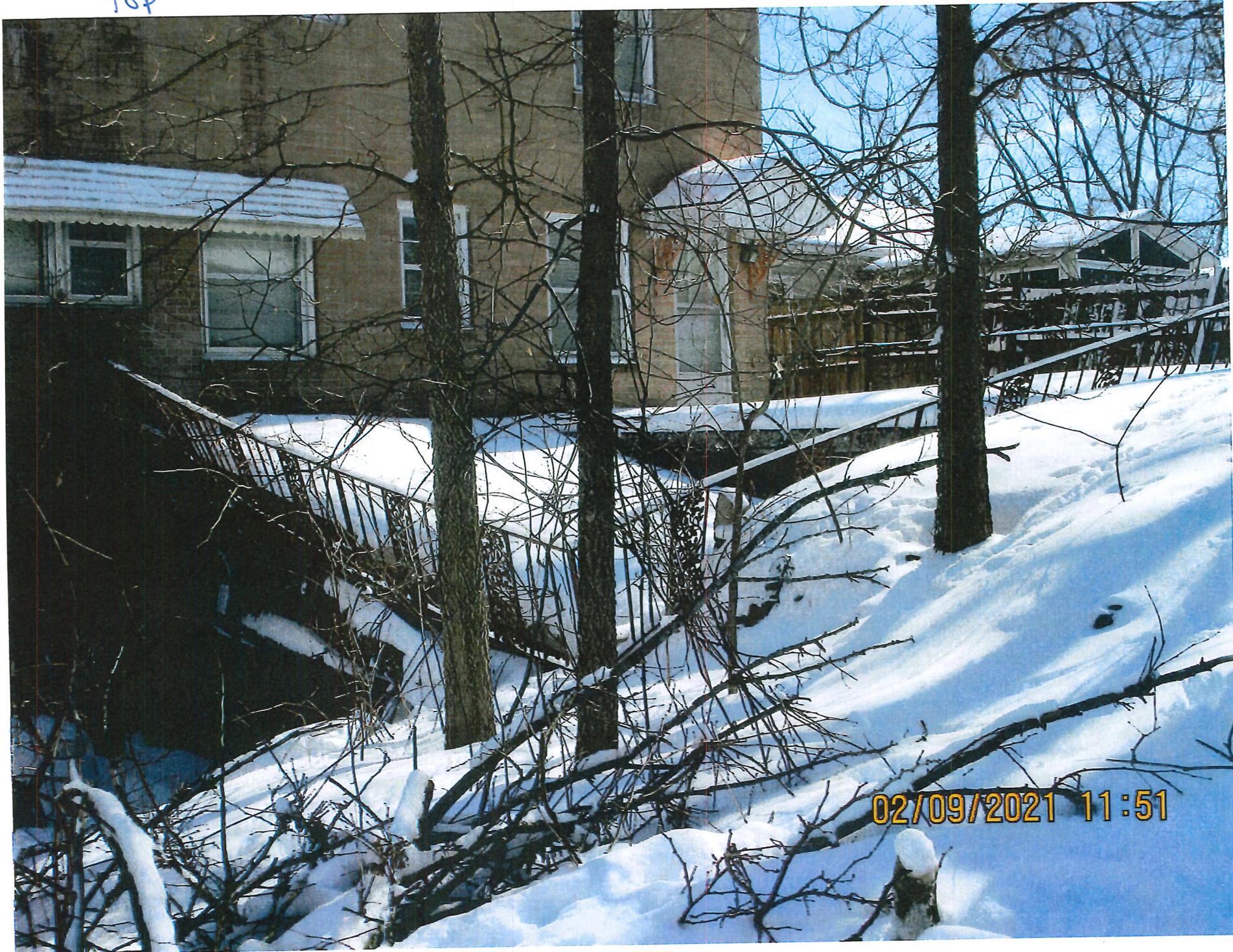


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1058 56th St

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