



Date February 22, 2021.....

ABATEMENT OF PUBLIC NUISANCES AT 1848 E WALNUT STREET

WHEREAS, the property located at 1848 E Walnut Street, 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, All Known & Unknown Heirs of Pamela L. Poole, 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 The West 40 feet of Lot 173 of GOODE AND LIKES ADDITION to the City of Des Moines, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1848 E Walnut Street, 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

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	1848 E WALNUT ST				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	040/02432-000-000	Geoparcel	7824-02-254-023	Status	Active
School	Des Moines	Nbhd/Pocket	DM16/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Andrew Rand 515-286-3368		

Map and Current Photos - 1 Record

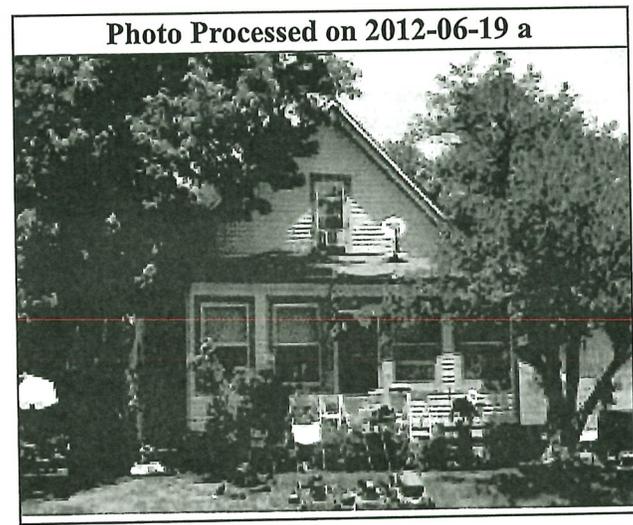
Click on parcel to get a new listing

1817	1819	1821	1825	1829	1835	1839	1841	1845	1901	1903	1907
1810	1818	1820	1824	1842	1848	1850	1854	1902	1904	1908	

E WALNUT ST

1817	1821	1825	1829	1833	1837	1839	1847	1855	19TH ST	1901	1905	1909
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[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	POOLE, PAMELA L	2000-07-17	8543/531

Legal Description and Mailing Address

W 40 F LOT 173 GOODE & LIKES ADDITION	PAMELA L POOLE 1848 E WALNUT ST DES MOINES, IA 50316-3750
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Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$16,700	\$85,000	\$101,700

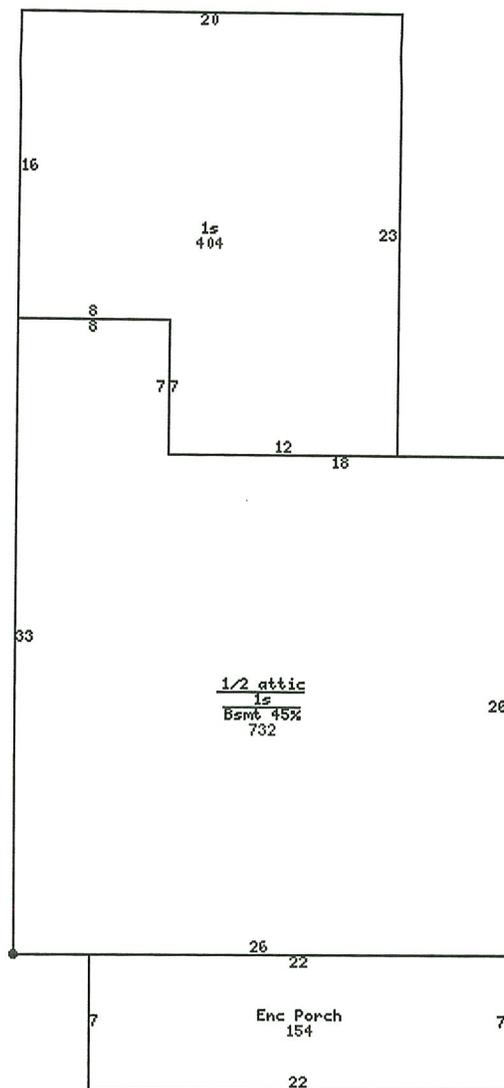
Market Adjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
2020 Homestead Credit	POOLE, PAMELA	Application #73071

Zoning - 1 Record

Zoning	Description			SF	Assessor Zoning
N3C	N3c Neighborhood District				Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	6,800	Acres	0.156	Frontage	40.0
Depth	170.0	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	1910	Number Families	1	Grade	4+00
Condition	Normal	Total Square Foot Living Area	1392	Main Living Area	1136
Attic Finished Area	256	Basement Area	329	Enclosed Porch Area	154
Foundation	Brick	Exterior Wall Type	Vinyl Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	100
Number Bathrooms	1	Bedrooms	2	Rooms	5



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	24	Measure 2	20	Story Height	1
Grade	4	Year Built	1987	Condition	Normal

Permits - 4 Records

Year	Type	Permit Status	Application	Reason	Reason1
2008	Pickup	Complete	2007-03-06	Addition	ROOM
2007	Pickup	Partial	2007-03-06	Addition	ROOM
2001	Pickup	Complete	2000-11-16	Addition	AIR CONDITIONING
1988	Permit	Complete	1987-05-19		New Garage

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$16,700	\$85,000	\$101,700
2017	<u>Assessment Roll</u>	Residential	Full	\$14,400	\$75,200	\$89,600
2015	<u>Assessment Roll</u>	Residential	Full	\$13,400	\$71,500	\$84,900
2013	<u>Assessment Roll</u>	Residential	Full	\$12,500	\$68,700	\$81,200
2011	<u>Assessment Roll</u>	Residential	Full	\$14,300	\$79,200	\$93,500

Yr	Type	Class	Kind	Land	Bldg	Total
2009	<u>Assessment Roll</u>	Residential	Full	\$15,400	\$84,800	\$100,200
2008	<u>Assessment Roll</u>	Residential	Full	\$15,300	\$83,700	\$99,000
2007	<u>Assessment Roll</u>	Residential	Full	\$15,300	\$72,000	\$87,300
2005	<u>Assessment Roll</u>	Residential	Full	\$13,700	\$47,400	\$61,100
2003	<u>Assessment Roll</u>	Residential	Full	\$12,130	\$41,700	\$53,830
2001	<u>Assessment Roll</u>	Residential	Full	\$10,990	\$40,950	\$51,940
1999	Assessment Roll	Residential	Full	\$5,830	\$28,990	\$34,820
1997	Assessment Roll	Residential	Full	\$5,280	\$26,260	\$31,540
1995	Assessment Roll	Residential	Full	\$4,600	\$22,860	\$27,460
1993	Assessment Roll	Residential	Full	\$4,080	\$20,270	\$24,350
1990	Board Action	Residential	Full	\$4,080	\$17,320	\$21,400
1990	Assessment Roll	Residential	Full	\$4,080	\$19,220	\$23,300

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

DATE OF NOTICE: December 10, 2020

DATE OF INSPECTION: March 02, 2020

CASE NUMBER: COD2020-01479

PROPERTY ADDRESS: 1848 E WALNUT ST

LEGAL DESCRIPTION: W 40 F LOT 173 GOODE & LIKES ADDITION

BRENDA LAVONNE BEVERIDGE

Heir

2605 DES MOINES ST

DES MOINES IA 50317

ALL KNOWN & UNKNOWN HEIRS OF PAMELA L POOLE

Title Holder

1848 E WALNUT ST

DES MOINES IA 50316

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: 12/10/2020

MAILED BY: JDH

Areas that need attention: 1848 E WALNUT ST

Component:	Electrical System	Defect:	Disconnected Utility Water/Gas/Electric
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Hire licensed electrical contractor to verify safety of electrical system and correct any violations that may exist.		
Component:	Mechanical System	Defect:	Disconnected Utility Water/Gas/Electric
Requirement:	Mechanical Permit	Location:	Main Structure Throughout
Comments:	Gas service has been shut off need licensed mechanical contractor to verify safety of mechanical systems and correct any violations prior to service being restored. Permit required.		
Component:	Plumbing System	Defect:	Disconnected Utility Water/Gas/Electric
Requirement:	Plumbing Permit	Location:	Main Structure Throughout
Comments:	Have plumbing system checked for any defects. All violations need to be corrected prior to utility being restored. Any repairs to the plumbing system will require a plumbing permit.		
Component:	Exterior Doors/Jams	Defect:	Fire damaged
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair/replace any rotted, damaged or broken doors. Any repairs to the structure will require a building permit.		
Component:	Exterior Walls	Defect:	Fire damaged
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair/replace any broken, missing, damaged or rotted siding. Any repairs to the structure will require a building permit.		
Component:	Trusses	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Repair/replace any damaged trusses. Any repairs to the structure will require a building permit.		
Component:	Soffit/Facia/Trim	Defect:	Fire damaged
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair/replace any rotted, missing or damaged boards. Any structural repairs will require a permit.		
Component:	Shingles Flashing	Defect:	Fire damaged
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Replace roofing material. Per city code shingles limited to one layer. Any structural repairs will require a permit.		

<u>Component:</u>	Interior walls /Ceiling	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Repair/replace any broken, missing , damaged or rotted drywall. Any repairs to the structure will require a building permit.		
<u>Component:</u>	Interior Walls /Ceiling	<u>Defect:</u>	Smoke Damage
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Clean somke damage from walls and then paint to match.		
<u>Component:</u>	Ductwork	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Mechanical Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Repair/replace any damaged ductwork . Any repairs will require a mechanical permit.		
<u>Component:</u>	See Comments	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Other violations may exist inside the structure due to inspection being limited to exterior only at this time.		
<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Repair/replace any missing, rotted or damaged windows/window frames. Any repairs to the structure will require a building permit.		
<u>Component:</u>	Accessory Buildings	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Permit Required	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	If you intend to tear the structure down a Demo permit is required.		
<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	Holes or major defect
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Repair/replace any rotted, damaged or broken doors. Any repairs to the structure will require a building permit.		
<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Holes or major defect
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Repair/replace any broken, missing , damaged or rotted siding. Any repairs to the structure will require a building permit.		
<u>Component:</u>	Shingles Flashing	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Replace roofing material. Per city code shingles limited to one layer. Any structural repais will require a permit.		

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1848 E Walnut St



02/01/2021 14:00

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1848 E Walnut St



02/01/2021 14:00

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1848 E Walnut St



02/01/2021 14:01