



Date June 28, 2021

ABATEMENT OF PUBLIC NUISANCE AT 1274 STEWART STREET

WHEREAS, the property located at 1274 Stewart 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, Larrveta Burton, 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 Lots 1 and 2, Block 6, STALFORD'S ADDITION, an Official Plat, Polk County, Iowa, and locally known as 1274 Stewart 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:

/s/ Megan Norberg
Megan Norberg, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COUNNIE, BOESEN, GATTO, GRAY, MANDELBAUM, VOSS, WESTERGAARD, and TOTAL.

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.

MOTION CARRIED APPROVED
Mayor

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	1274 STEWART ST				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	110/05068-001-000	Geoparcels	7924-36-457-031	Status	Active
School	Des Moines	Nbhd/Pocket	DM08/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

Map showing street layout with Stewart St and Garfield Ave. Parcel 1274 is highlighted in red.

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

Photo Processed on 2015-09-17 a

Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	BURTON, LARRVETTA	2006-01-25	11496/955

Legal Description and Mailing Address

LTS 1 & 2 BLK 6 STALFORDS ADDITION	LARRVETTA BURTON 1274 STEWART ST DES MOINES, IA 50316-2634
------------------------------------	--

Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Assessment Roll	Residential	Full	\$13,600	\$50,900	\$64,500
2020 Value	Residential	Full	\$12,400	\$47,000	\$59,400

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
2020 Homestead Credit	BURTON, LARRVETTA	Application #181531

Zoning - 1 Record

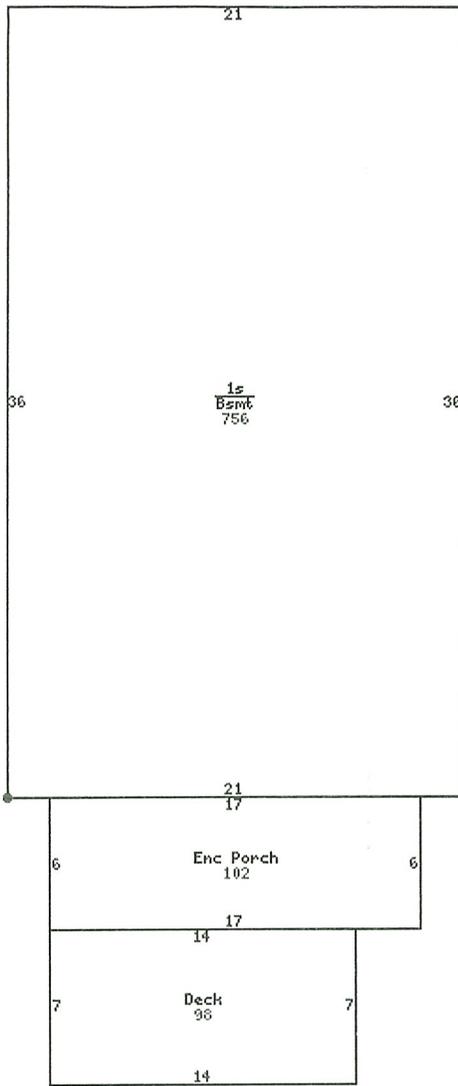
Zoning	Description	SF	Assessor Zoning
N3A	N3a Neighborhood District		Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>			

Land

Square Feet	10,000	Acres	0.230	Frontage	80.0
Depth	125.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record**Residence #1**

Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1937	Year Remodel	1982	Number Families	1
Grade	5+05	Condition	Normal	Total Square Foot Living Area	756
Main Living Area	756	Basement Area	756	Enclosed Porch Area	102
Deck Area	98	Foundation	Concrete Block	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				



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Masonry	Measurement Code	Dimensions
Measure 1	15	Measure 2	22	Story Height	1
Grade	5	Year Built	1937	Year Remodel	2010
Condition	Normal				
Comment	2010: NEW ROOF & SHINGLES, DOOR				

Permits - 3 Records

Year	Type	Permit Status	Application	Reason	Reason1
2011	Permit	No Add	2010-07-26	Fix Damage	GENERAL
2011	Permit	Complete	2010-07-26	Alterations	GARAGE
2005	Permit	No Add	2004-03-05	Alterations	GARAGE (330 sf)

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$12,400	\$47,000	\$59,400
2017	<u>Assessment Roll</u>	Residential	Full	\$11,400	\$44,400	\$55,800
2015	<u>Assessment Roll</u>	Residential	Full	\$10,300	\$41,100	\$51,400
2013	<u>Assessment Roll</u>	Residential	Full	\$9,300	\$38,200	\$47,500

Yr	Type	Class	Kind	Land	Bldg	Total
2011	<u>Assessment Roll</u>	Residential	Full	\$10,600	\$43,700	\$54,300
2009	<u>Assessment Roll</u>	Residential	Full	\$11,300	\$48,200	\$59,500
2007	<u>Assessment Roll</u>	Residential	Full	\$11,300	\$48,200	\$59,500
2005	<u>Board Action</u>	Residential	Full	\$9,900	\$34,200	\$44,100
2005	<u>Assessment Roll</u>	Residential	Full	\$9,900	\$34,200	\$44,100
2003	<u>Board Action</u>	Residential	Full	\$9,130	\$32,090	\$41,220
2003	<u>Assessment Roll</u>	Residential	Full	\$9,130	\$37,530	\$46,660
2002	<u>Assessment Roll</u>	Residential	Full	\$9,090	\$31,870	\$40,960

This template was last modified on Thu May 6 01:06:34 2021 .



50A

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

DATE OF NOTICE: April 8, 2021

DATE OF INSPECTION: March 16, 2021

CASE NUMBER: COD2021-00563

PROPERTY ADDRESS: 1274 STEWART ST

LEGAL DESCRIPTION: LTS 1 & 2 BLK 6 STALFORDS ADDITION

LARRVETTA BURTON
Title Holder
720 E SHERIDAN AVE
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: 4/8/2021

MAILED BY: JDH

Areas that need attention: 1274 STEWART ST

<p>Component: Electrical System Requirement: Electrical Permit Comments: Hire licensed electrical contractor to verify safety of electrical system and correct any violations that may exist. Electrical permit required.</p>	<p>Defect: Fire damaged Location: Main Structure Throughout</p>
<p>Component: Mechanical System Requirement: Mechanical Permit 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.</p>	<p>Defect: Fire damaged Location: Main Structure Throughout</p>
<p>Component: Plumbing System Requirement: Plumbing Permit 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.</p>	<p>Defect: Fire damaged Location: Main Structure Throughout</p>
<p>Component: Interior Walls /Ceiling Requirement: Building Permit Comments: Repair/replace any rotted, damaged or broken boards. Repair/replace any broken, missing , damaged or rotted drywall/paneling/wall covering. Any repairs to the structure will require a building permit.</p>	<p>Defect: Fire damaged Location: Main Structure Throughout</p>
<p>Component: See Comments Requirement: Compliance, International Property Maintenance Code Comments: Other violations may exist inside the structure due to inspection being limited to exterior only at this time.</p>	<p>Defect: See Comments Location: Main Structure Throughout</p>
<p>Component: Accessory Buildings Requirement: Compliance, International Property Maintenance Code Comments: The garage or shed 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>	<p>Defect: See Comments Location: Accessory Building Throughout</p>

for

1274 Stewart Street



06/01/2021 07:58

50A

top

1274 Stewart Street



504

top

1274 Stewart Street



50A