



Date June 28, 2021

ABATEMENT OF PUBLIC NUISANCES AT 3328 DUBUQUE AVENUE

WHEREAS, the property located at 3328 Dubuque Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and accessory structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholders, Christopher Belcher and Marsha Belcher, were notified more than thirty days ago to repair or demolish the main structure and accessory 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 accessory structure on the real estate legally described as The East 50 feet of Lots 19 and 20 in H. MOORE'S PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3328 Dubuque 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, 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



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

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**DATE OF NOTICE:** April 16, 2021

**DATE OF INSPECTION:** December 04, 2020

**CASE NUMBER:** COD2020-05258

**PROPERTY ADDRESS:** 3328 DUBUQUE AVE

**LEGAL DESCRIPTION:** E 50 FT LOTS 19 & 20 H MOORES PLACE

CHRISTOPHER BELCHER  
Title Holder  
5206 EVANS BLVD  
PLEASANT HILL IA 50327-1981

MARSHA BELCHER  
Title Holder  
5206 EVANS BLVD  
PLEASANT HILL IA 50327-1981

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: 4/16/2021

MAILED BY: JDH

**Areas that need attention:** 3328 DUBUQUE AVE

**Component:** Electrical System  
**Requirement:** Electrical Permit  
**Defect:** Fire damaged  
**Location:** Main Structure Throughout  
**Comments:** Hire licensed electrical contractor to verify safety of electrical system and correct any violations that may exist. Electrical permit required.

**Component:** Mechanical System  
**Requirement:** Mechanical Permit  
**Defect:** Fire damaged  
**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  
**Requirement:** Plumbing Permit  
**Defect:** Fire damaged  
**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:** Windows/Window Frames  
**Requirement:** Building Permit  
**Defect:** Fire damaged  
**Location:** Main Structure Throughout  
**Comments:** Repair/replace any missing, rotted or damaged windows/window frames. Any repairs to the structure will require a building permit.

**Component:** Interior Walls /Ceiling  
**Requirement:** Building Permit  
**Defect:** Fire damaged  
**Location:** Main Structure Throughout  
**Comments:** Repair/replace any broken, missing , damaged or rotted drywall/paneling/wall covering . Any repairs to the structure will require a building permit.

**Component:** Ductwork  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** Flame/Smoke Spread  
**Location:** Main Structure Throughout  
**Comments:** Repair/replace any damaged ductwork. Clean somke damage from ductwork. Any repairs will require a mechanical permit.

**Component:** Trusses  
**Requirement:** Building Permit  
**Defect:** Fire damaged  
**Location:** Main Structure Throughout  
**Comments:** Repair/replace any damaged trusses. Any repairs to the structure will require a building permit.

**Component:** Accessory Buildings  
**Requirement:** Permit Required  
**Defect:** In poor repair  
**Location:** Accessory Building Throughou  
**Comments:** If you intend to tear the structure down a Demo permit is required.

**Component:** Accessory Buildings

**Defect:** In poor repair

**Requirement:** Compliance, International Property  
Maintenance Code

**Location:** Accessory Building Throughou

**Comments:** Repair/replace any rotted, damaged or broken doors. Replace any damaged  
roofing material. Repair/replace any broken, missing , damaged or rotted siding.

# 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	3328 DUBUQUE AVE				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	060/07206-000-000	Geoparcel	7923-32-403-039	Status	Active
School	Des Moines	Nbhd/Pocket	DM13/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Victor Scaglione 515-286-3898		

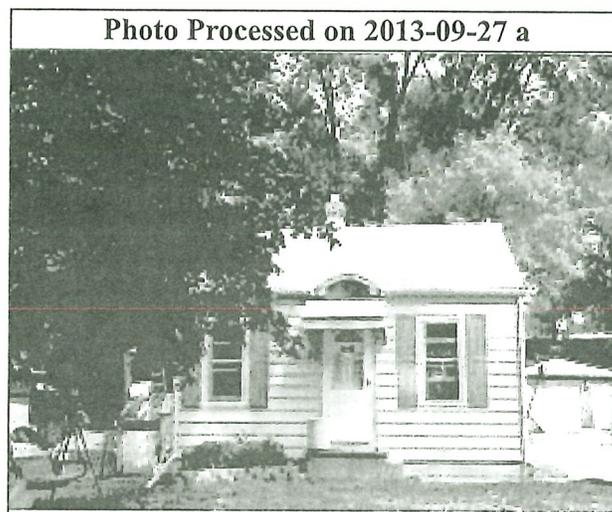
### Map and Current Photos - 1 Record

Click on parcel to get a new listing

DUBUQUE AVE

E 33RD CT      E 34TH ST

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



### Historical Photos

### Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	BELCHER, CHRISTOPHER	2021-04-13	<u>18472/205</u>
Title Holder	2	BELCHER, MARSHA	2021-04-13	<u>18472/205</u>

### Legal Description and Mailing Address

E 50 FT LOTS 19 & 20 H MOORES PLACE	CHRIS BELCHER 5206 EVANS BLVD PLEASANT HILL, IA 50327-1981
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### Current Values

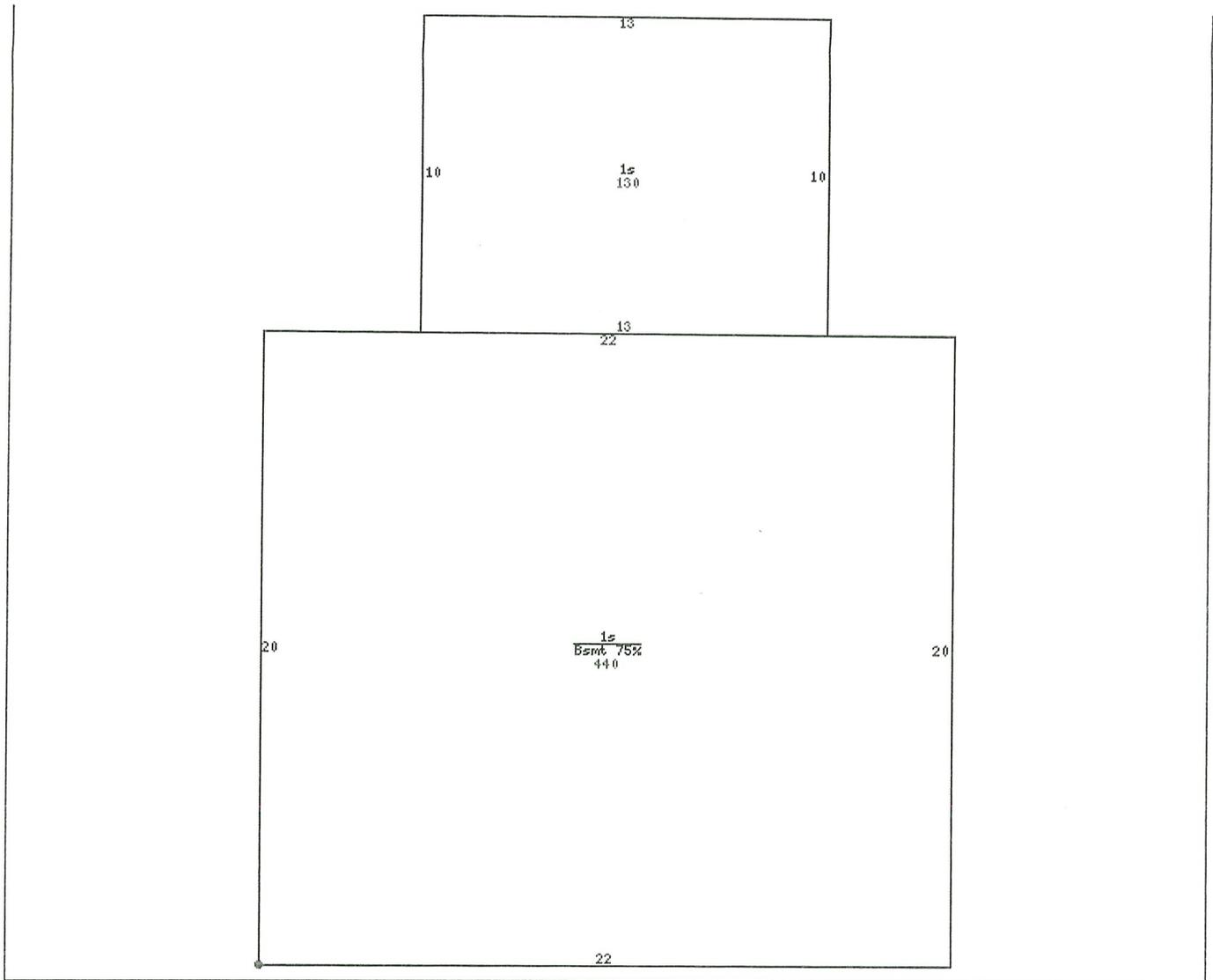
Type	Class	Kind	Land	Bldg	Total
2021 Assessment Roll	Residential	Full	\$17,900	\$56,000	\$73,900
2020 Value	Residential	Full	\$15,700	\$49,400	\$65,100

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

### Auditor Adjustments to Value

Category	Name	Information
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Category		Name		Information	
2020 Homestead Credit		SCOTT, CRAIG A		Application #246518	
<b>Zoning - 1 Record</b>					
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>					
<b>Land</b>					
Square Feet	8,950	Acres	0.205	Frontage	50.0
Depth	179.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
<b>Residences - 1 Record</b>					
<b>Residence #1</b>					
Occupancy	Single Family	Residence Type	1 Story	Building Style	Ranch
Year Built	1958	Number Families	1	Grade	5+10
Condition	Normal	Total Square Foot Living Area	570	Main Living Area	570
Basement Area	330	Foundation	Brick	Exterior Wall Type	Metal Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning	0	Number Bathrooms	1	Bedrooms	1
Rooms	4				



Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
BELCHER, CHRISTOPHER	SCOTT, CRAIG A.	<u>2010-03-03</u>	\$65,000	Contract	<u>13374/934</u>
FREEBORN, TROY A	BELCHER, CHRIS	<u>2001-05-03</u>	\$30,000	Deed	<u>8807/570</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
SCOTT, CRAIG A	BELCHER, CHRISTOPHER _____ BELCHER, MARSHA	2021-04-08	2021-04-13	Forfeiture of Contract	<u>18472/205</u>

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
Current	Permit	To Work	2021-01-19	Fix Damage	FIRE

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
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Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$15,700	\$49,400	\$65,100
2017	<u>Assessment Roll</u>	Residential	Full	\$13,700	\$44,600	\$58,300
2015	<u>Assessment Roll</u>	Residential	Full	\$12,800	\$42,600	\$55,400
2013	<u>Assessment Roll</u>	Residential	Full	\$12,500	\$42,700	\$55,200
2011	<u>Assessment Roll</u>	Residential	Full	\$12,400	\$42,800	\$55,200
2009	<u>Assessment Roll</u>	Residential	Full	\$13,600	\$47,100	\$60,700
2007	<u>Assessment Roll</u>	Residential	Full	\$13,200	\$45,500	\$58,700
2005	<u>Board Action</u>	Residential	Full	\$13,000	\$34,000	\$47,000
2005	<u>Assessment Roll</u>	Residential	Full	\$13,000	\$39,900	\$52,900
2003	<u>Assessment Roll</u>	Residential	Full	\$11,040	\$34,240	\$45,280
2001	<u>Assessment Roll</u>	Residential	Full	\$11,850	\$28,460	\$40,310
1999	Assessment Roll	Residential	Full	\$6,540	\$23,470	\$30,010
1997	Assessment Roll	Residential	Full	\$5,920	\$21,260	\$27,180
1995	Assessment Roll	Residential	Full	\$5,130	\$18,430	\$23,560
1993	Assessment Roll	Residential	Full	\$4,840	\$17,380	\$22,220
1990	Board Action	Residential	Full	\$4,840	\$15,360	\$20,200
1990	Assessment Roll	Residential	Full	\$4,840	\$17,560	\$22,400

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