



Roll Call Number

Agenda Item Number

32B

Date February 21, 2022

ABATEMENT OF PUBLIC NUISANCE AT 725 LACONA AVENUE

WHEREAS, the property located at 725 Lacona Avenue, 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, Howard Huff, and the Mortgage Holder, Neighborhood Finance Corporation, were notified more than thirty days ago to repair or demolish the main structure and as of this date have 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 Lot 7 (except the East 166.6 feet, also the North 5 feet for Alley and also except the West 264 feet of the North 165 feet thereof) all in Official Plat of Section 16, Township 78 North, Range 24, West of the 5th P.M., now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 725 Lacona Avenue, 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.
Second by _____

FORM APPROVED:

Judy K. Parks-Kruse
Judy K. Parks-Kruse, Assistant City Attorney

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

Table with columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, SHEUMAKER, MANDELBAUM, VOSS, WESTERGAARD, TOTAL, MOTION CARRIED, APPROVED, Mayor.



City of Des Moines
400 Robert D. Ray Drive
Des Moines, IA 50309

Case Number: NUIS-2021-000033

Case Type: Public Nuisance

Case Opened: 10/07/2021

Date of Notice: 11/29/2021

Date of Inspection: 10/07/2021

**Notice of
Violation**

HOWARD HUFF
143 S 52ND ST
WEST DES MOINES IA 50265

Address of Property: 725 LACONA AVE, DES MOINES IA 50315
Parcel Number: 782416254020
Legal Description: -EX W 264F N 165F-&-EX N 5F- W 490.67F LT 7 OP SEC 16-78-24

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the time set out in this notice (below under "Compliance Due Date") to abate the following violation(s) and complete the required remedial action.

VIOLATION(S)

Violation	Corrective Action	Compliance Due Date
60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	Vacate and secure the structure or premises, OR, demolish the structure after obtaining required demolition permit, OR, repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause that is a threat to life or health.	12/17/2021
	HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED MECHANICAL	

CONTRACTOR.

HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTRE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.

HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELEC TRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTRE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.

60-192(3) - Dangerous Structure or Premise
- Damaged

Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

12/17/2021

REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND DOOR JAMS AND MUST BE IN GOOD WORKING ORDER.

REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.

REPAIR OR REPLACE ALL DAMAGED OR MISSING DOORS AND OR JAMS AS NEEDED. OBTAIN FINAL ON PERMIT REQUIRED IF CHANGING OPENING SIZE

REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE. OBTAIN FINAL ON PERMIT TO REPAIR OR REPLACE OF ANY DAMAGED OR MISSING EXTERIOR WALLS.

REPAIR OR REPLACE. IN COMPLIANCE WITH INTERNATIONAL RESIDENTIAL BUILDING CODE.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR PROPERLY REMEDIATE ALL MOLD. PROVIDE COPY OF INVOICE.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING: FRAMING, SHEETING, AND COVERINGS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

HAVE LICENSED CONTRACTOR CHECK AND OBTAIN FINAL ON PERMIT REPLACE ALL DAMAGE AND DETERIORATED TRUSSES.

REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT

REPLACE ALL DAMAGED ROOFING COMPONENTS BY LICENSED CONTRACTOR. BUILDING PERMIT REQUIRED IF REPLACING SHEETING.

REPAIR/REPLACE ANY BROKEN, MISSING, DAMAGED OR ROTTED SIDING. ANY REPAIRS TO THE STRUCTURE WILL REQUIRE A BUILDING PERMIT.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR DAMAGED CHIMNEY. HAVE SERVICED, PROVIDE RECEIPT

FOUNDATION NEEDS ENGINEERS REPORT. REPAIR PER ENGINEER'S REPORT. BUILDING PERMIT MAY BE REQUIRED.

UNSAFE TO GAIN ACCESS INTO STRUCTURE, POSSIBLE MORE VIOLATIONS.

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure 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 may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

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. Should you have any 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 over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

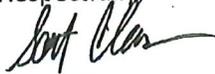
If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,



Scott Clauson
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
SAClauson@dmgov.org



01-25-2022 03:59 PM

SMILE
FOR THE
CAMERA

2022



328

CAUTION

01-25-2022 03:59 PM



328

01-25-2022 04:00 PM

32B



01-25-2022 04:00 PM

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

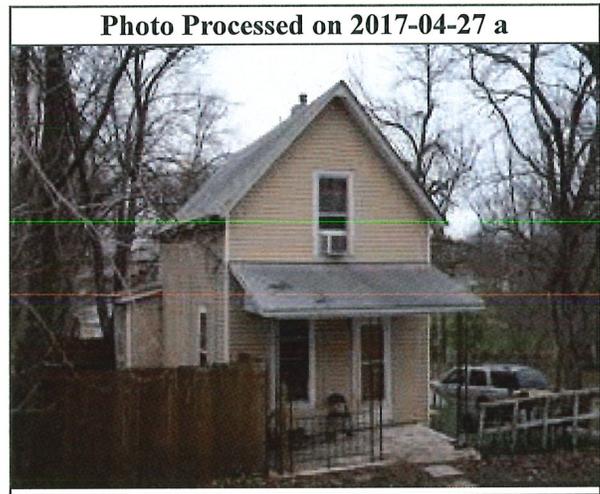
(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	725 LACONA AVE				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	010/06417-000-000	Geoparcel	7824-16-254-020	Status	Active
School	Des Moines	Nbhd/Pocket	DM27/A	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Joseph Peterson 515-286-3011		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

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



[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	HUFF, HOWARD	2021-07-16	18646/847

Legal Description and Mailing Address

-EX W 264F N 165F-&-EX N 5F- W 490.67F LT 7 OP SEC 16-78-24	HOWARD HUFF 725 LACONA AVE DES MOINES, IA 50315-1938
--	--

Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value <i>Partial Value</i>	Residential	Full	\$40,000	\$54,600	\$94,600

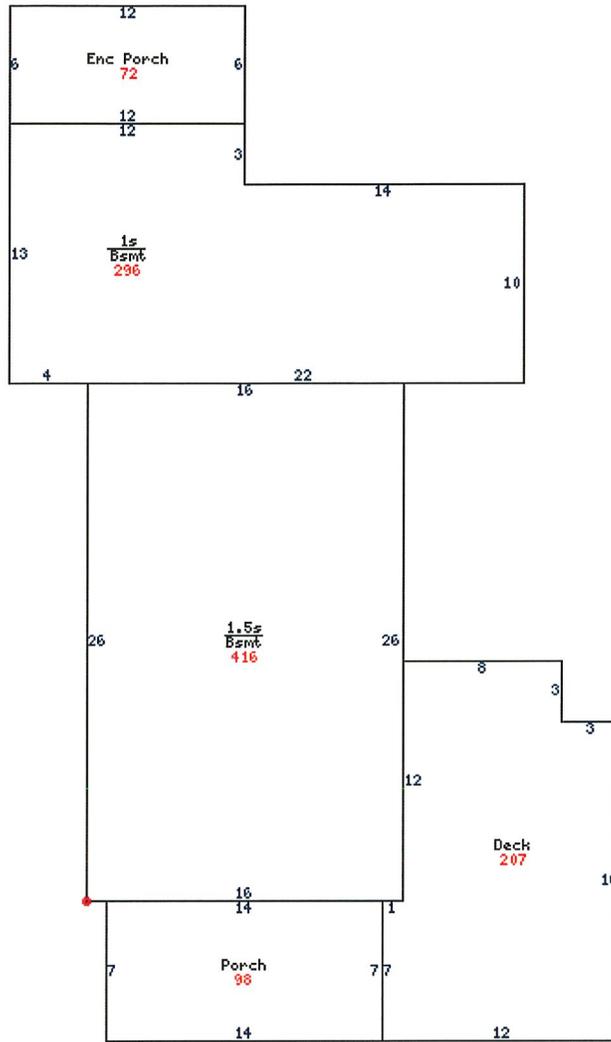
[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
2021 Homestead Credit	HUFF, HOWARD	Application #411971

Zoning - 1 Record

Zoning	Description		SF	Assessor Zoning	
N5	N5 Neighborhood District			Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	116,752	Acres	2.680	Topography	Normal
Shape	Rectangle	Vacancy	No	Unbuildable	No
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1.5 Stories	Building Style	Early 20s
Year Built	1907	Number Families	1	Grade	5+10
Condition	Below Normal	Total Square Foot Living Area	991	Main Living Area	712
Upper Living Area	279	Basement Area	712	Open Porch Area	98
Enclosed Porch Area	72	Deck Area	207	Foundation	Brick
Exterior Wall Type	Vinyl Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	0	Number Bathrooms	2
Bedrooms	3	Rooms	6		



Detached Structures - 2 Records

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	12	Measure 2	20	Story Height	1
Grade	4	Year Built	1963	Condition	Normal

Detached Structure #201

Occupancy	Canopy	Construction Type	Steel	Measurement Code	Dimensions
Measure 1	8	Measure 2	16	Grade	4
Year Built	1980	Condition	Normal		
Comment	FABRIC CANOPY.EST.YR.BLT.				

Sales - 5 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
C A INVESTMENTS LLC	HUFF, HOWARD	2019-07-17	\$115,000	Deed	17517/927
C A INVESTMENTS LLC	LLEWELLYN, JASON	2013-07-09	\$110,000	Contract	15009/108

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
C A INVESTMENTS, LLC	ALEXANDER, DONALD	2010-11-23	\$95,000	Contract	13679/901
DEUTSCHE BNK NTL TRST CO TRUSTEE	ALEXANDER, CARL	2007-07-02	\$33,000	Deed	12340/292
TURNER, JUANITA V.	TURNER, ROGER E.	2003-11-02	\$25,000	Deed	10285/191

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
HUFF, MARCELLA	HUFF, HOWARD	2021-07-15	2021-07-16	Quit Claim Deed	18646/847
HUFF, MARCELLA	HUFF, MARCELLA HUFF, HOWARD	2021-02-24	2021-02-25	Quit Claim Deed	18380/638
HUFF, HOWARD	HUFF, MARCELLA	2021-02-05	2021-02-22	Quit Claim Deed	18372/399
CA INVESTMENTS LLC	HUFF, HOWARD	2019-09-27	2019-09-30	Warranty Deed	17517/927
LLEWELLYN, JASON LLEWELLYN, ANNE	CA INVESTMENTS LLC	2019-01-31	2019-02-08	Quit Claim Deed	17231/441
CA INVESTMENTS LLC	LLEWELLYN, JASON LLEWELLYN, ANNE	2013-07-09	2013-10-29	Contract	15009/108

Permits - 4 Records

Year	Type	Permit Status	Application	Reason	Reason1
Current	Permit	No Add	2021-04-07	Addition	FENCE
Current	Permit	Pass/Partial	2020-12-29	Alterations	REMODEL
2021	Permit	Partial	2020-12-29	Alterations	REMODEL
1989	Pickup	Complete	1989-03-17		Check for qualification Forest Reserve

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$40,000	\$54,600	\$94,600
2019	Assessment Roll	Residential	Full	\$35,700	\$64,600	\$100,300
2017	Assessment Roll	Residential	Full	\$31,000	\$57,200	\$88,200
2015	Assessment Roll	Residential	Full	\$28,000	\$51,800	\$79,800
2013	Assessment Roll	Residential	Full	\$28,000	\$59,600	\$87,600

Yr	Type	Class	Kind	Land	Bldg	Total
2011	Assessment Roll	Residential	Full	\$28,000	\$59,100	\$87,100
2009	Assessment Roll	Residential	Full	\$29,200	\$59,300	\$88,500
2007	Assessment Roll	Residential	Full	\$30,500	\$15,200	\$45,700
2005	Assessment Roll	Residential	Full	\$28,200	\$13,600	\$41,800
2003	Assessment Roll	Residential	Full	\$26,010	\$12,690	\$38,700
2001	Board Action	Residential	Full	\$21,120	\$11,970	\$33,090
			Adj	\$7,600	\$11,970	\$19,570
2001	Assessment Roll	Residential	Full	\$38,400	\$44,030	\$82,430
			Adj	\$13,810	\$44,030	\$57,840
1999	Assessment Roll	Residential	Full	\$14,400	\$13,270	\$27,670
			Adj	\$5,180	\$13,270	\$18,450
1997	Assessment Roll	Residential	Full	\$13,460	\$12,400	\$25,860
			Adj	\$4,840	\$12,400	\$17,240
1995	Assessment Roll	Residential	Full	\$11,790	\$10,860	\$22,650
			Adj	\$4,240	\$10,860	\$15,100
1993	Assessment Roll	Residential	Full	\$10,430	\$9,610	\$20,040
			Adj	\$3,750	\$9,610	\$13,360
1991	Assessment Roll	Residential	Full	\$9,660	\$8,900	\$18,560
			Adj	\$3,460	\$8,900	\$12,360
1989	Assessment Roll	Residential	Full	\$9,660	\$7,980	\$17,640
			Adj	\$3,460	\$7,980	\$11,440

This template was last modified on Thu Jun 3 19:39:49 2021 .