



Roll Call Number

Agenda Item Number

41 B

Date June 24, 2019

ABATEMENT OF PUBLIC NUISANCE AT 1533 Walker Street

WHEREAS, the property located at 1533 Walker 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, Globe Tax 53, LLC, 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 19 and 20 and East 43 feet of Lot 21 Block 49 STEWARTS ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1533 Walker 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:

Luke DeSmet, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				

CERTIFICATE

I, DIANE RAUH, 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

top

1533 Waver St 4/B



06/13/2019 09:09

top

4/B
1533 Walker St



06/13/2019 09:10

4/B

1533 Walker St

top



06/13/2019 09:10



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

41B

DATE OF NOTICE: March 15, 2019

DATE OF INSPECTION: February 27, 2019

CASE NUMBER: COD2019-00728

PROPERTY ADDRESS: 1533 WALKER ST

LEGAL DESCRIPTION: LOTS 19 & 20 & E 43F LOT 21 BLK 49 STEWARTS ADDITION

GLOBE TAX 53 LLC
Title Holder
THOMAS BERNAU, REG. AGENT
1001 GRAND AVE
WEST DES MOINES IA 50265

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.

Steve Landwehr

(515) 283-4008



Nid Inspector

DATE MAILED: 3/15/2019

MAILED BY: JDH

41B

Areas that need attention: 1533 WALKER ST

Component:	Mechanical System	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:			
Component:	Electrical Service	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:			
Component:	Plumbing System	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:			
Component:	Roof	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code	Location:	Main Structure
Comments:			
Component:	Windows/Window Frames	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:			
Component:	Exterior Walls	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:			
Component:	Interior Walls /Ceiling	Defect:	Cracked/Broken
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:			
Component:	Floor Joists/Beams	Defect:	Cracked/Broken
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:			

<u>Component:</u>	Soffit/Facia/Trim	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure
<u>Comments:</u>			
<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>			
<u>Component:</u>	Interior Stairway	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>			
<u>Component:</u>	Wiring	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>			

Polk County Assessor

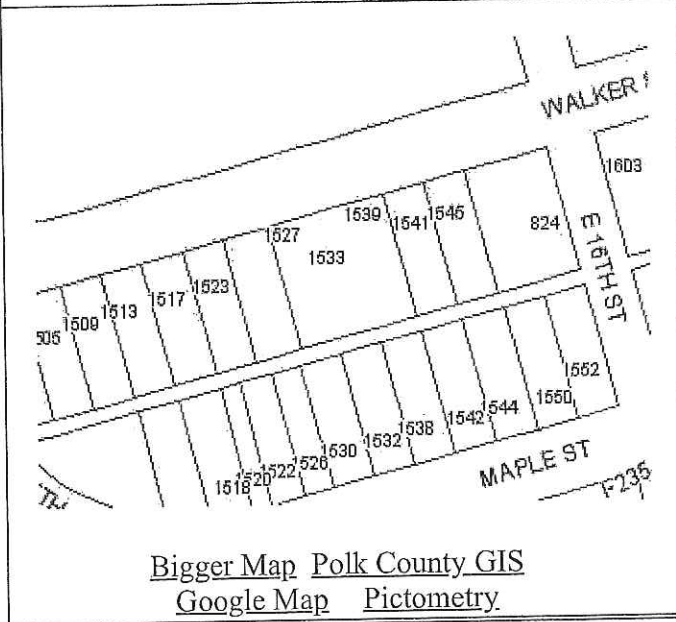
111 Court Avenue #195
Des Moines, IA 50309-0904

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

Location					
Address	1533 WALKER ST				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	040/05290-001-000	Geoparcel	7824-02-104-030	Status	Active
School	Des Moines	Nbhd/Pocket	DM08/A	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Gina Russell 515-286-3839		

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 2019-03-07 a



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	GLOBE TAX 53 LLC	2018-12-13	17180/740

Legal Description and Mailing Address

LOTS 19 & 20 & E 43F LOT 21 BLK 49 STEWARTS ADDITION

GLOBE TAX 53 LLC
1001 GRAND AVE
WEST DES MOINES, IA 50265

Current Values

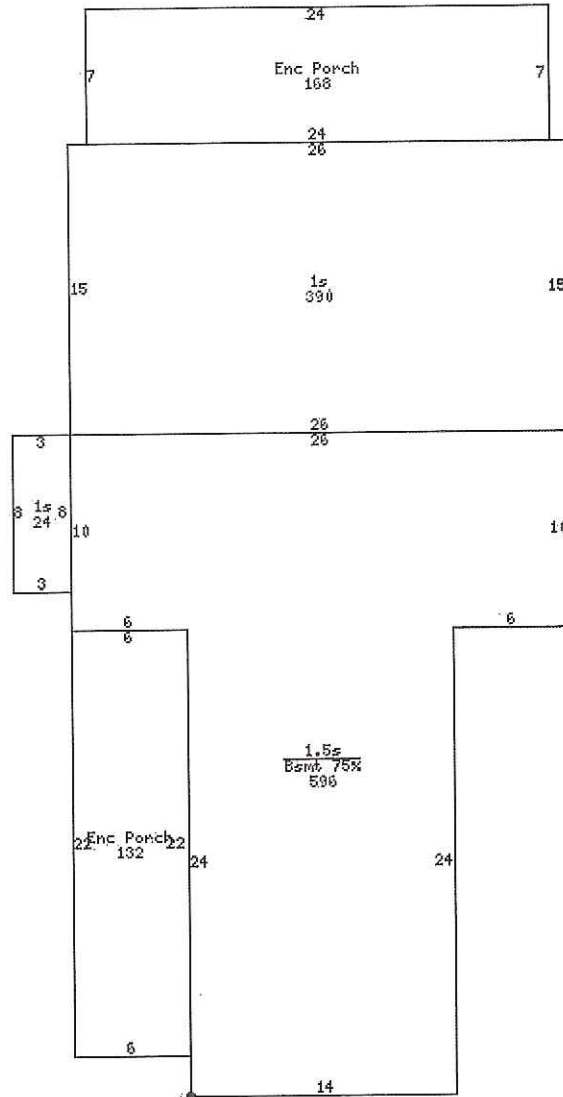
Type	Class	Kind	Land	Bldg	Total
2019 Assessment Roll	Residential	Full	\$11,800	\$7,600	\$19,400
2018 Value	Residential	Full	\$10,500	\$39,400	\$49,900

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

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning

Zoning	Description			SF	Assessor Zoning
R1-60	One Family, Low Density Residential District				Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	21,450	Acres	0.492	Frontage	143.0
Depth	150.0	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	1880	Number Families	1	Grade	5+00
Condition	Very Poor	Total Square Foot Living Area	1409	Main Living Area	1010
Upper Living Area	399	Basement Area	447	Enclosed Porch Area	300
Foundation	Masonry	Exterior Wall Type	Asbestos	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	0
Number Bathrooms	1	Number Toilet Rooms	1	Bedrooms	4
Rooms	9				



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Shed	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	18	Measure 2	20	Grade	4
Year Built	2005	Condition	Normal		

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
HARDING, TONY L	PRINE, NORRAE	<u>2009-06-01</u>	\$86,000	Contract	<u>13127/628</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
LACEY, BEN (Agent) MALONEY, MARY (Treasurer)	GLOBE TAX 53 LLC	2018-12-10	2018-12-13	Tax Sale Deed	<u>17180/740</u>

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
PRINE, JIM PRINE, NORRAE	HARDING, TONY	2014-07-02	2014-07-03	Quit Claim Deed	<u>15242/680</u>

Permits - 2 Records

Year	Type	Permit Status	Application	Description
2007	Permit	Complete	2005-10-17	construction/carport (342 sf)
2006	Permit	Pass	2005-10-17	construction/carport (342 sf)

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2017	<u>Assessment Roll</u>	Residential	Full	\$10,500	\$39,400	\$49,900
2015	<u>Assessment Roll</u>	Residential	Full	\$9,700	\$36,700	\$46,400
2013	<u>Assessment Roll</u>	Residential	Full	\$11,000	\$38,700	\$49,700
2011	<u>Assessment Roll</u>	Residential	Full	\$11,400	\$43,800	\$55,200
2009	<u>Assessment Roll</u>	Residential	Full	\$11,600	\$43,500	\$55,100
2007	<u>Assessment Roll</u>	Residential	Full	\$11,600	\$43,500	\$55,100
2006	<u>Assessment Roll</u>	Residential	Full	\$17,800	\$23,300	\$41,100