



**Roll Call Number**

**Agenda Item Number**  
**BDH 1-A**

.....  
January 5, 2009

**Date** .....

WHEREAS, the property located at 1203 Forest Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder Mary D. Amerson was notified by personal service more than thirty days ago to repair or demolish the structure and as of this date has failed to abate the nuisance.

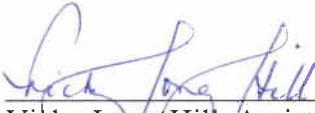
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The garage structure on the real estate legally described as S 102 FT LOT 1 & S 2 FT N 50 FT LOT 2 R M MOORES SUB DIV, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1203 Forest 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 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 garage structure.

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED:

  
\_\_\_\_\_  
Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

**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.

\_\_\_\_\_  
City Clerk



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

**BDH** 1-A

**DATE OF NOTICE:** September 30, 2008

**DATE OF INSPECTION:** September 24, 2008

**CASE NUMBER:** COD2008-06948

**PROPERTY ADDRESS:** 1203 FOREST AVE

**LEGAL DESCRIPTION:** S 102 FT LOT 1 & S 2 FT N 50 FT LOT 2 R M MOORES SUB DIV

MARY D AMERSON  
Title Holder  
1203 FOREST AVE  
DES MOINES IA 50314

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 60-304 and 60-306 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. Failure to correct these violations will result in legal action. The violations noted must be corrected within 30 days from the date of this notice. The violations noted must be corrected within 30 days from the date of this notice. Failure to correct these violations will result in a request to the City Council, sitting as the board of Health, 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.**

**Areas that need attention:** 1203 FOREST AVE

<b>Component:</b>	Interior Walls /Ceiling	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Garage
<b>Comments:</b>			
<b>Component:</b>	Roof	<b>Defect:</b>	Structurally Unsound
<b>Requirement:</b>	Engineering Report	<b>Location:</b>	Garage
<b>Comments:</b>	And building permit		
<b>Component:</b>	Windows/Window Frames	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>		<b>Location:</b>	Garage
<b>Comments:</b>			
<b>Component:</b>	Exterior Walls	<b>Defect:</b>	In poor repair
<b>Requirement:</b>		<b>Location:</b>	Garage
<b>Comments:</b>	Also paint		
<b>Component:</b>	Exterior Doors/Jams	<b>Defect:</b>	In poor repair
<b>Requirement:</b>		<b>Location:</b>	Garage
<b>Comments:</b>			
<b>Component:</b>	Accessory Buildings	<b>Defect:</b>	Structurally Unsound
<b>Requirement:</b>	Engineering Report	<b>Location:</b>	Garage
<b>Comments:</b>	And building permit		

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 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 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 Polk 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.

Ed Leedom

(515) 283-4183



Ed Leedom

Nid Inspector

DATE MAILED: 9/29/2008

MAILED BY: KMN

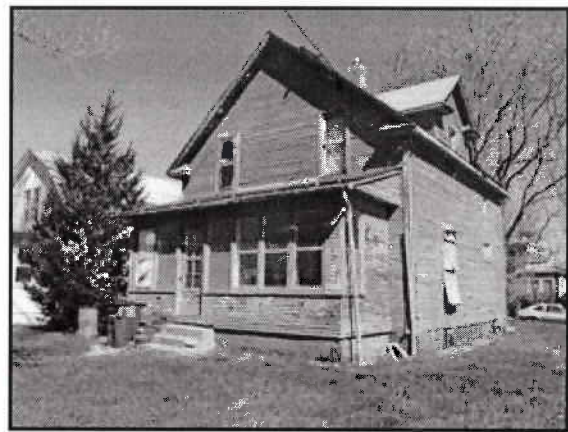
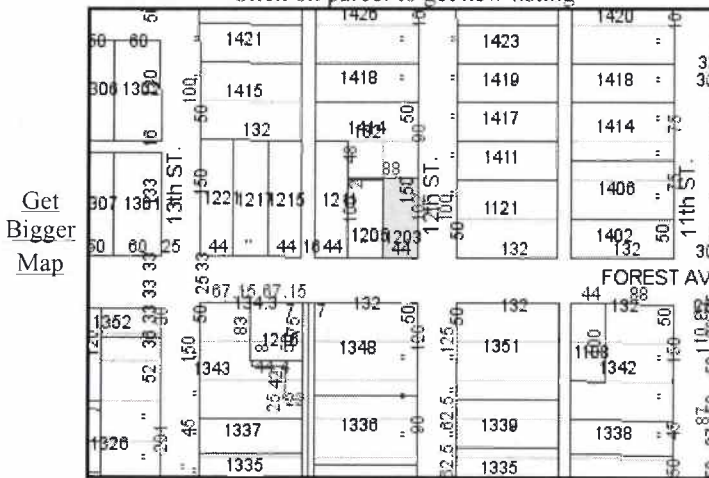
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[ Home ] [ General Query ] [ Legal Query ] [ HomeOwner Query ] [ Book/Page Query ] [ Commercial Query ] [ Res Sales Query ] [ Comm Sales Query ] [ Help ]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
080/04510-000-000	7924-34-330-024	0130	DM76/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
<b>1203 FOREST AVE</b>			DES MOINES IA 50314-2324		

Click on parcel to get new listing



Approximate date of photo 04/20/2006

Mailing Address
MARY D AMERSON 1203 FOREST AVE DES MOINES, IA 50314-2324

Legal Description
S 102 FT LOT 1 & S 2 FT N 50 FT LOT 2 R M MOORES SUB DIV

Ownership	Name	Transfer	Book/Page	RevStamps
Title Holder #1	AMERSON, MARY D	12/30/1994	7137/272	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	4,400	4,800	0	9,200
<a href="#">Market Adjusted Cost Report</a> <a href="#">Estimate Taxes</a> <a href="#">Polk County Treasurer Tax Information</a> <a href="#">Pay Taxes</a>						

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Taxable Value Credit	Name	Number	Info
Homestead	AMERSON, MARY D	20377	

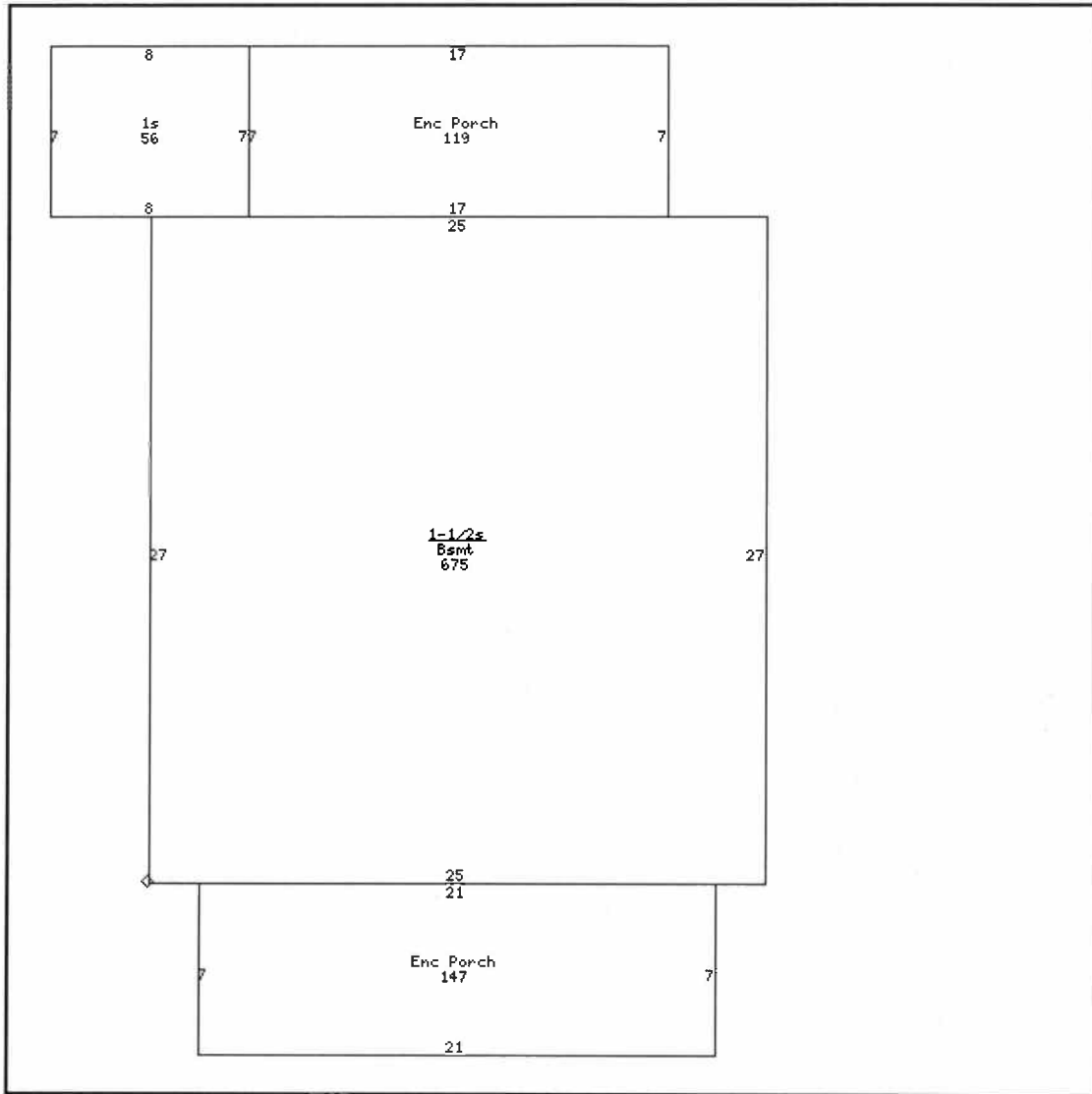
Zoning	Description	SF	Assessor Zoning
R-3	Multiple Family Residential District	4576	Multi-Family Residential
*Condition	Docket_no 14361		

**Source:** City of Des Moines Community Development **Published:** 11/25/2008 **Contact:** Planning and Urban Design 515 283-4200

Land					
<b>SQUARE FEET</b>	4,576	<b>FRONTAGE</b>	44	<b>DEPTH</b>	102
<b>ACRES</b>	0.1050	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

Residence # 1					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	SH/1.5 Stories	<b>BLDG STYLE</b>	CV/Conventional
<b>YEAR BUILT</b>	1910	<b># FAMILIES</b>	1	<b>GRADE</b>	4
<b>GRADE ADJUST</b>	+00	<b>CONDITION</b>	VP/Very Poor	<b>TSFLA</b>	1,183
<b>MAIN LV AREA</b>	731	<b>UPPR LV AREA</b>	452	<b>BSMT AREA</b>	675
<b>ENCL PORCH</b>	266	<b>FOUNDATION</b>	B/Brick	<b>EXT WALL TYP</b>	WS/Wood Siding
<b>ROOF TYPE</b>	GB/Gable	<b>ROOF MATERL</b>	A/Asphalt Shingle	<b>HEATING</b>	A/Gas Forced Air
<b>AIR COND</b>	0	<b>BATHROOMS</b>	1	<b>TOILET ROOMS</b>	1

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Year	Type	Status	Application	Permit/Pickup Description
2002	U/Pickup	CP/Complete	08/14/2001	RV/REVAL

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2007	Assessment Roll	Residential	Full	4,400	4,800	0	9,200
2005	Assessment Roll	Residential	Full	4,100	8,800	0	12,900
2003	Board Action	Residential	Full	3,550	7,650	0	11,200
2003	Assessment Roll	Residential	Full	3,550	7,650	0	11,200
2002	Board Action	Residential	Full	2,920	7,590	0	10,510
2002	Assessment Roll	Residential	Full	2,920	11,670	0	14,590
2001	Assessment Roll	Residential	Full	2,920	16,210	0	19,130
1999	Assessment Roll	Residential	Full	3,370	3,790	0	7,160

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1997	Assessment Roll	Residential	Full	2,760	3,100	0	5,860
1995	Assessment Roll	Residential	Full	2,570	2,890	0	5,460
1994	Assessment Roll	Residential	Full	2,220	2,500	0	4,720
1993	Assessment Roll	Government	Full	2,220	2,500	0	4,720
			Adj	0	0	0	0
1992	Board Action	Residential	Full	2,220	2,500	0	4,720
1992	Was Prior Year	Residential	Full	2,220	28,540	0	30,760

email this page

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Room 195, 111 Court Avenue, Des Moines, IA 50309  
 Phone 515 286-3140 / Fax 515 286-3386  
[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)



