

Date January 5, 2009

WHEREAS, the property located at 2509 E 41<sup>st</sup> Street, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present conditions constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the Titleholder Heirs of Wallace Wedlund and the Mortgage Holder Norwest Bank Iowa, NA n/k/a Well Fargo Bank NA were notified by personal service more than thirty days ago to repair or demolish the structures 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, SITTING AS THE LOCAL BOARD OF HEALTH:

The structures on the real estate legally described as LOT 147 FOUR MILE now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2509 E. 41<sup>st</sup> Street have 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 structures.

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

**BDH 1-6**



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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
060/03869-000-000	7923-28-377-006	0807	DM12/D	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
<b>2509 E 41ST ST</b>			DES MOINES IA 50317		

Get Bigger Map

Click on parcel to get new listing

40	128	128	40	128	128	40	128
2537	2538	4101	2538	2537	2533		
2533		2519	2532	2529			
2529	2512		2528	2529			
2525	2524	2511	2524	2509	252		
2523		2521	2520	2521			
	2518	2509	2520	2517			
2513	2508	2507		2513			
2509		2505		2509			
2505				2505			
2501	2500	2501	2500	2501			
2355	2454		2424	2421			

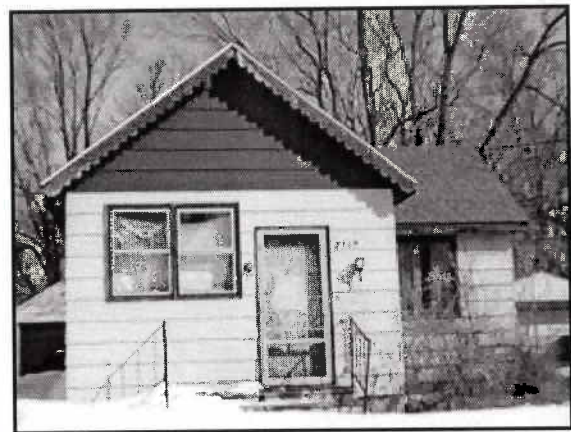


Photo processed on 03/16/2007

**Mailing Address**

WALLACE WEDLUND  
2509 E 41ST ST  
DES MOINES, IA 50317-3405

**Legal Description**

LOT 147 FOUR MILE

Ownership	Name	Transfer	Book/Page	RevStamps
Title Holder #1	WEDLUND, WALLACE	09/08/1989	6146/516	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	16,700	37,500	0	54,200

[Market Adjusted Cost Report](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

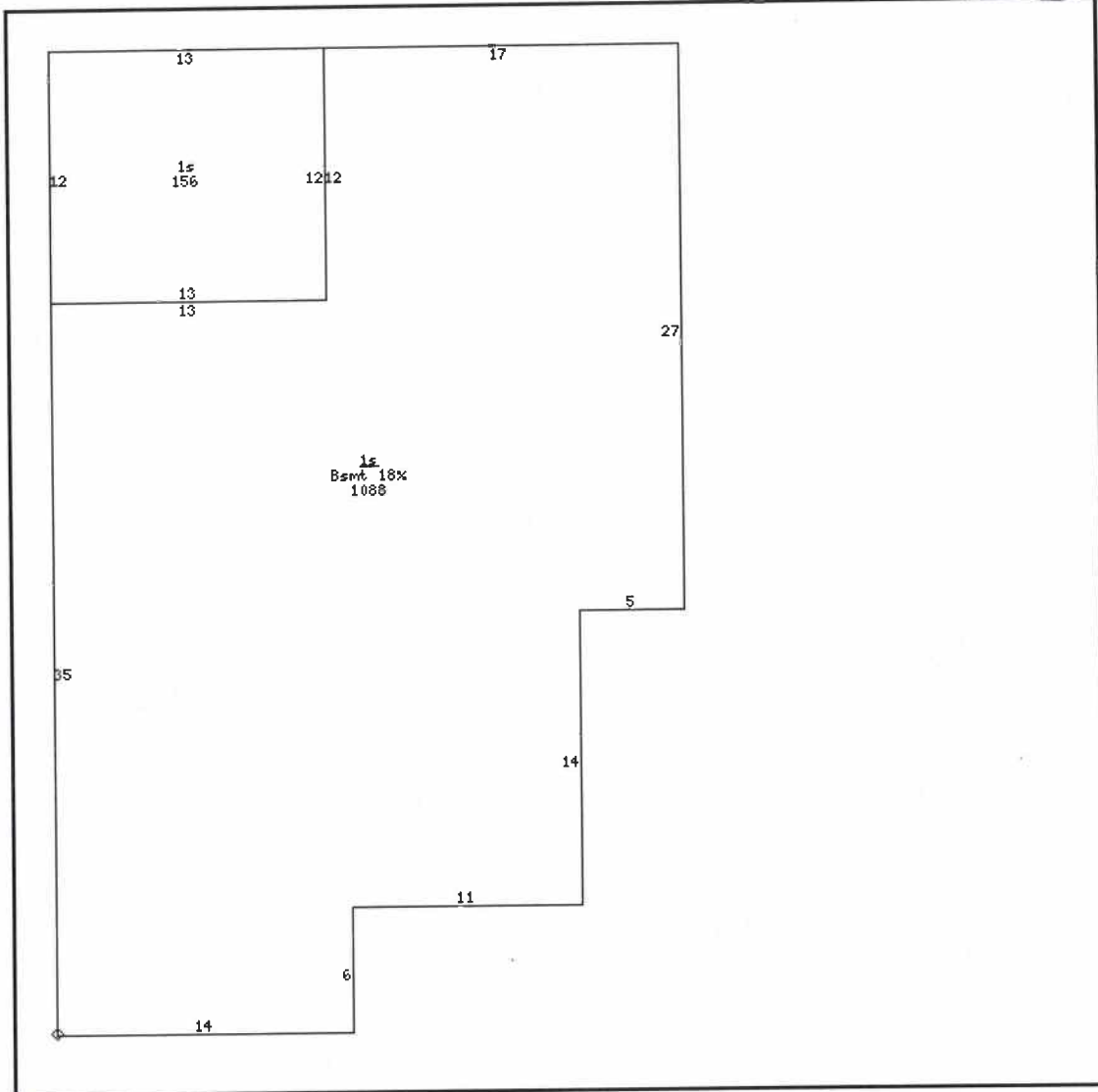
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Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District	6300	Residential
<b>Source:</b> City of Des Moines Community Development <b>Published:</b> 11/25/2008 <b>Contact:</b> Planning and Urban Design 515 283-4200			

Land					
SQUARE FEET	6,300	FRONTAGE	50	DEPTH	126
ACRES	0.1450	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1920	# FAMILIES	1	GRADE	5
GRADE ADJUST	+10	CONDITION	PR/Poor	TSFLA	1,244
MAIN LV AREA	1,244	BSMT AREA	196	FOUNDATION	P/Poured Concrete
EXT WALL TYP	WS/Wood Siding	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	100	BATHROOMS	1
BEDROOMS	2	ROOMS	6		

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<b>Detached # 101</b>					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	12	MEASURE2	20	STORY HEIGHT	1
GRADE	5	YEAR BUILT	1930	CONDITION	BN/Below Normal
COMMENT	YR BLT ESTIMATED				

<b>Detached # 201</b>					
OCCUPANCY	SHD/Shed	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	12	MEASURE2	26	STORY	1

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			<b>HEIGHT</b>	
<b>GRADE</b>	5	<b>YEAR BUILT</b>	1930	<b>CONDITION</b>
<b>COMMENT</b>	YR BLT ESTIMATED			
				BN/Below Normal

Year	Type	Status	Application	Permit/Pickup Description
1991	P/Permit	CA/Cancel	10/03/1989	Gazebo
1991	P/Permit	CA/Cancel	06/27/1989	New Garage
1990	P/Permit	PA/Pass	10/03/1989	Gazebo
1990	P/Permit	PA/Pass	06/27/1989	New Garage

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2007	Assessment Roll	Residential	Full	16,700	37,500	0	54,200
2005	Assessment Roll	Residential	Full	16,400	42,200	0	58,600
2003	Assessment Roll	Residential	Full	14,270	36,810	0	51,080
2001	Assessment Roll	Residential	Full	13,260	33,290	0	46,550
1999	Assessment Roll	Residential	Full	8,550	30,650	0	39,200
1997	Assessment Roll	Residential	Full	7,540	27,030	0	34,570
1995	Assessment Roll	Residential	Full	7,140	25,610	0	32,750
1993	Assessment Roll	Residential	Full	6,320	19,450	0	25,770
1991	Assessment Roll	Residential	Full	5,850	18,010	0	23,860
1991	Was Prior Year	Residential	Full	5,850	15,650	0	21,500

email this page

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)



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

**BDH 1-6**

**DATE OF NOTICE:** November 5, 2008

**DATE OF INSPECTION:** October 15, 2008

**CASE NUMBER:** COD2008-06721

**PROPERTY ADDRESS:** 2509 E 41ST ST

**LEGAL DESCRIPTION:** LOT 147 FOUR MILE

WALLACE WEDLUND  
Title Holder  
DECEASED

PATRICIA A MEYER  
Heir  
3113 E 29TH STREET  
DES MOINES IA 50317

NORWEST BANK IOWA, NA, N/K/A  
Mortgage Holder - WELLS FARGO BANK NA  
CT CORP. SERV. COMP. REG.AGENT  
729 INS EXCH BLDG  
DES MOINES IA 50309

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.**

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.

Jim Nelson

(515) 283-4197



Nid Inspector

DATE MAILED: 11/5/2008

MAILED BY: TSY

**Areas that need attention:** 2509 E 41ST ST

<b>Component:</b> Exterior Walls	<b>Defect:</b> In poor repair
<b>Requirement:</b>	<b>Location:</b> Main Structure
<b>Comments:</b>	
<b>Component:</b> Plumbing System	<b>Defect:</b> In poor repair
<b>Requirement:</b> Plumbing Permit	<b>Location:</b> Main Structure
<b>Comments:</b>	
<b>Component:</b> Electrical System	<b>Defect:</b> In poor repair
<b>Requirement:</b> Electrical Permit	<b>Location:</b> Main Structure
<b>Comments:</b>	
<b>Component:</b> Mechanical System	<b>Defect:</b> In poor repair
<b>Requirement:</b> Mechanical Permit	<b>Location:</b> Main Structure
<b>Comments:</b>	
<b>Component:</b> Exterior Doors/Jams	<b>Defect:</b> In poor repair
<b>Requirement:</b>	<b>Location:</b> Main Structure
<b>Comments:</b>	
<b>Component:</b> Interior Walls /Ceiling	<b>Defect:</b> In poor repair
<b>Requirement:</b>	<b>Location:</b> Main Structure
<b>Comments:</b>	
<b>Component:</b> Windows/Window Frames	<b>Defect:</b> In poor repair
<b>Requirement:</b>	<b>Location:</b> Main Structure
<b>Comments:</b>	
<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> Exterior Walls	<b>Defect:</b> In poor repair	<b>BDH</b> /-G
<b>Requirement:</b>	<b>Location:</b> Garage	
<b>Comments:</b>		

<b>Component:</b> See Comments	<b>Defect:</b> See Comments
<b>Requirement:</b> Building Permit	<b>Location:</b>
<b>Comments:</b> Permit required if going to demolish	

<b>Component:</b> Soffit/Facia/Trim	<b>Defect:</b> In poor repair
<b>Requirement:</b>	<b>Location:</b>
<b>Comments:</b>	

<b>Component:</b> Roof	<b>Defect:</b> Leaks
<b>Requirement:</b>	<b>Location:</b>
<b>Comments:</b>	

<b>Component:</b> Bathroom Lavatory	<b>Defect:</b> In poor repair
<b>Requirement:</b>	<b>Location:</b>
<b>Comments:</b>	

