

Date ..... March 26, 2007 .....

WHEREAS, the property located at 1114 Broad Street , Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the titleholder, Michael A. Daley and Sheila Daley, and the mortgage holder, Wells Fargo Bank, NA, were 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 structure on the real estate legally described as – EX N 25F ST- E 59.5F N 174F LOT 3 VIRGINIA HIEGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1114 Broad Street was previously 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 structure.

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

FORM APPROVED:

*Vicky Long Hill by Mark Gode*  
 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 /A**

**DATE OF NOTICE:** February 16, 2007

**DATE OF INSPECTION:** February 05, 2007

**CASE NUMBER:** COD2007-00851

**PROPERTY ADDRESS:** 1114 BROAD ST

**LEGAL DESCRIPTION:** -EX N 25F ST- E 59.5F N 174F LOT 3 VIRGINIA HEIGHTS

MICHAEL A DALEY & SHEILA DALEY

Title Holder

1114 BROAD ST

DES MOINES IA 50315

WELLS FARG BANK, NATIONAL ASSOCIATION

Mortgage Holder

CORPORATION SERVICE COMP, R.A.

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. 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.**

BDH 1A

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.

Steve Jetter



Nid Inspector

DATE MAILED: 2/16/2007

MAILED BY: TSY

**Areas that need attention:** 1114 BROAD ST

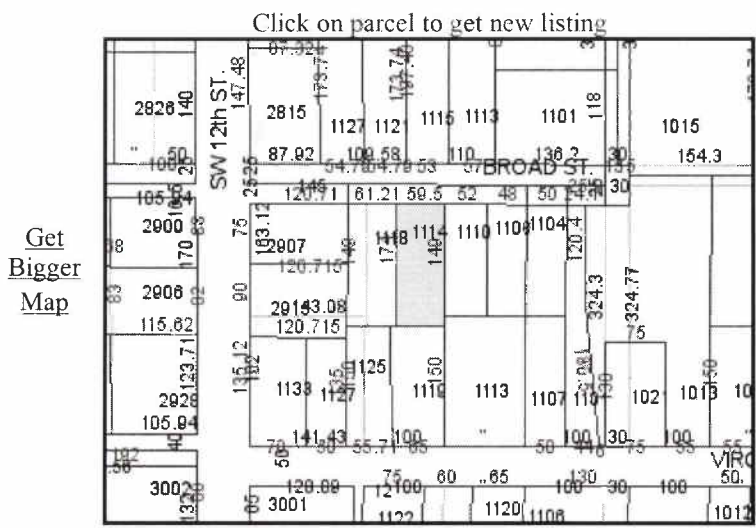
<b><u>Component:</u></b>	00	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Engineering Report	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>	Fire, smoke & structural damage-throughout		
<b><u>Component:</u></b>		<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Plumbing Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>	Fire damage to plumbing lines & fixtures		
<b><u>Component:</u></b>		<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Electrical Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>	Fire damage to wiring and fixtures		
<b><u>Component:</u></b>		<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Mechanical Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>	Fire damage to heating system & vents		
<b><u>Component:</u></b>		<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>	Smoke, fire damage and structural damage		

**BDH IA**

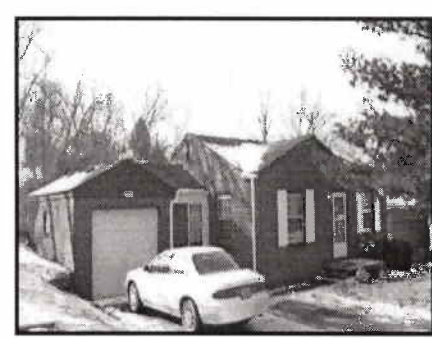
*Polk County Assessor* 

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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
010/05388-000-000	7824-16-376-004	0486	DM28/Z	DES MOINES	<u>ACTIVE</u>
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
<b>1114 BROAD ST</b>			DES MOINES IA 50315-2230		



[Get Bigger Map](#)



Approximate date of photo 01/30/2003

Mailing Address
MICHAEL A DALEY 1114 BROAD ST DES MOINES, IA 50315-2230

Legal Description
-EX N 25F ST- E 59.5F N 174F LOT 3 VIRGINIA HEIGHTS

Ownership	Name	Transfer	Book/Page	RevStamps
Title Holder #1	DALEY, MICHAEL A	08/30/1999	8308/974	135.20

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	22,200	83,800	0	106,000



**BDH IA**

Market Adjusted Cost Report Estimate Taxes Polk County Treasurer Tax Information Pay Taxes

Taxable Value Credit	Name	Number	Info
Homestead	DALEY, MICHAEL A	57276	

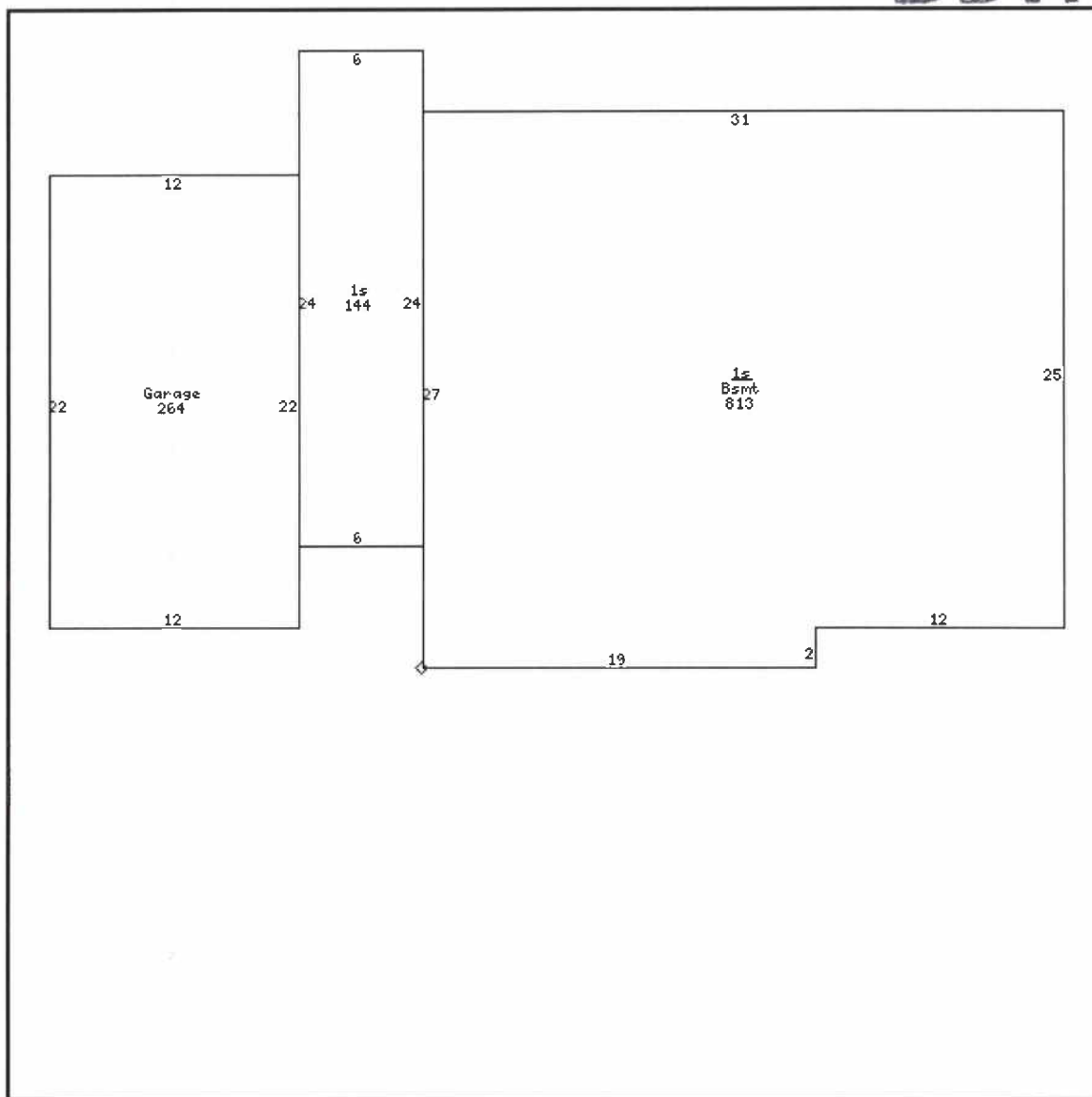
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District	8865	Residential
*Condition	Docket_no 14361		

Source: City of Des Moines Community Development Published: 11/17/2006 Contact: Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	8,865	FRONTAGE	59	DEPTH	149
ACRES	0.2040	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	RN/Ranch
YEAR BUILT	1951	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	NM/Normal	TSFLA	957
MAIN LV AREA	957	ATT GAR AREA	264	BSMT AREA	813
FIN BMT AREA	400	FIN BMT QUAL	AV/Average	%GAR BRICK	100
FOUNDATION	P/Poured Concrete	EXT WALL TYP	BR/Brick	%BRICK	100
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	100	BATHROOMS	1	BEDROOMS	2
ROOMS	5				

**BDH IA**



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DALEY, MARGARET A	DALEY, MICHAEL A	08/26/1999	85,000	D/Deed	8308/974

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2005	Board Action	Residential	Full	22,200	83,800	0	106,000
2005	Assessment Roll	Residential	Full	22,200	89,700	0	111,900
2003	Assessment Roll	Residential	Full	19,930	81,090	0	101,020
2001	Assessment Roll	Residential	Full	17,110	68,050	0	85,160
1999	Assessment Roll	Residential	Full	14,420	76,100	0	90,520

**BDH IA**

1997	Board Action	Residential	Full	12,690	66,990	0	79,680
1997	Assessment Roll	Residential	Full	12,690	66,990	0	79,680
1995	Assessment Roll	Residential	Full	11,170	58,940	0	70,110
1993	Assessment Roll	Residential	Full	10,250	54,070	0	64,320
1991	Assessment Roll	Residential	Full	9,320	55,000	0	64,320
1991	Was Prior Year	Residential	Full	9,320	48,820	0	58,140

[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)



