

Date March 26, 2007

WHEREAS, the property located at 2614 Caulder Avenue, 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 titleholders, John R. Oberg and Maxine A. Oberg, and the mortgage holder, CitiFinancial Mortgage Company, 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 LT 21 SOUTHERN GARDENS PLAT 1, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2614 Caulder Avenue 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 Gale*  
 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 1B**

**DATE OF NOTICE:** January 24, 2007

**DATE OF INSPECTION:** January 16, 2007

**CASE NUMBER:** COD2007-00489

**PROPERTY ADDRESS:** 2614 CAULDER AVE

**LEGAL DESCRIPTION:** LT 21 SOUTHERN GARDENS PLAT 1

JOHN R OBERG & MAXINE A OBERG

Title Holder

3714 WOLCOTT AVE

DES MOINES IA 50321

CITIFINANC MORTGAGE COMPANY INC, F/K/A

Mortgage Holder - ASSOC. FINANCIAL SERV COMP INC

CT CORPORATION SYSTEM - R.A

2222 GRAND AVE

DES MOINES IA 50312

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.**

**BDH 1B**

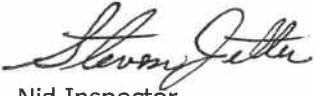
Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at 283-4200. All work performed by a contractor or you must be completed in a workmanlike 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: 1/24/2007

MAILED BY: TSY

**Areas that need attention:** 2614 CAULDER AVE

<b><u>Component:</u></b>	Roof	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Attic
<b><u>Comments:</u></b>	All joists & rafters		
<b><u>Component:</u></b>	Wiring	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Electrical Permit	<b><u>Location:</u></b>	Attic
<b><u>Comments:</u></b>	All electric wiring & fixtures		
<b><u>Component:</u></b>	Interior Walls /Ceiling	<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>	Holes & other major defects 2nd floor		
<b><u>Component:</u></b>	Functioning Water Closet	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Plumbing Permit	<b><u>Location:</u></b>	Bathroom
<b><u>Comments:</u></b>	Tub/shower walls etc. 2nd floor		
<b><u>Component:</u></b>	Flooring	<b><u>Defect:</u></b>	Water Damage
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>	Carpeting & sub flooring 2nd floor		
<b><u>Component:</u></b>	Electrical Lighting Fixtures	<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>	Ceiling fixtures 2nd floor		
<b><u>Component:</u></b>	Electrical Other Fixtures	<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>	Outlet switches, etc, 2nd floor		
<b><u>Component:</u></b>	Interior Stairway	<b><u>Defect:</u></b>	Water Damage
<b><u>Requirement:</u></b>		<b><u>Location:</u></b>	Stairway
<b><u>Comments:</u></b>	Carpeting		

BDH 1B

<b><u>Component:</u></b> Interior Walls /Ceiling <b><u>Requirement:</u></b> Building Permit <b><u>Comments:</u></b> Holes & other major defects	<b><u>Defect:</u></b> Fire damaged <b><u>Location:</u></b> Garage
<b><u>Component:</u></b> Roof <b><u>Requirement:</u></b> Building Permit <b><u>Comments:</u></b> All joist & rafters	<b><u>Defect:</u></b> Fire damaged <b><u>Location:</u></b> Garage
<b><u>Component:</u></b> Exterior Walls <b><u>Requirement:</u></b> Building Permit <b><u>Comments:</u></b> All insulation and siding	<b><u>Defect:</u></b> Fire damaged <b><u>Location:</u></b> Main Structure
<b><u>Component:</u></b> Chimney Liner <b><u>Requirement:</u></b> Mechanical Permit <b><u>Comments:</u></b> For fire place chimney	<b><u>Defect:</u></b> Fire damaged <b><u>Location:</u></b> Living Room
<b><u>Component:</u></b> Shingles Flashing <b><u>Requirement:</u></b> Building Permit <b><u>Comments:</u></b> Shingles, roof sheeting, etc	<b><u>Defect:</u></b> Fire damaged <b><u>Location:</u></b> Roof
<b><u>Component:</u></b> Soffit/Facia/Trim <b><u>Requirement:</u></b> Building Permit <b><u>Comments:</u></b> All materials	<b><u>Defect:</u></b> Fire damaged <b><u>Location:</u></b> Roof

**BDH** 1B

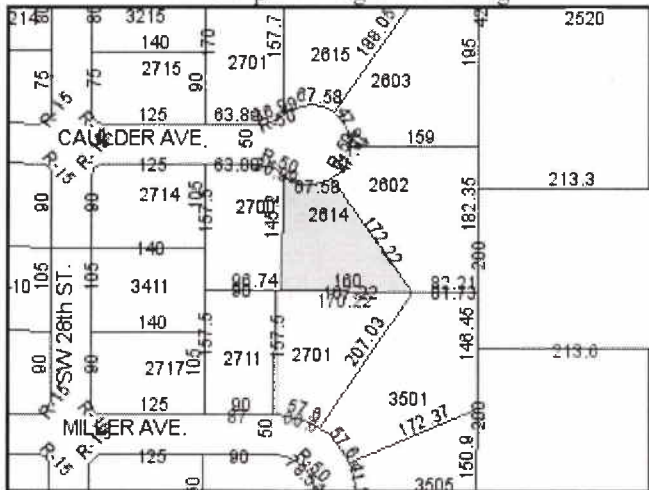


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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
010/04661-020-000	7824-20-105-013	1214	DM33/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
<b>2614 CAULDER AVE</b>			DES MOINES IA 50321-2631		

Click on parcel to get new listing

Get Bigger Map



Approximate date of photo 02/27/2003

Mailing Address
JOHN R OBERG 2614 CAULDER AVE DES MOINES, IA 50321-2631

Legal Description
LT 21 SOUTHERN GARDENS PLAT 1

Ownership	Name	Transfer	Book/Page	RevStamps
Title Holder #1	OBERG, JOHN R	08/15/1980	5033/543	93.50
Title Holder #2	OBERG, MAXINE A			

Assessment	Class	Kind	Land	Bldg	AgBd	Total

**BDH 1B**

Current	Residential	Full	34,400	143,000	0	177,400
<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>						

Taxable Value Credit	Name	Number	Info
Homestead	OBERG, JOHN R	80153	

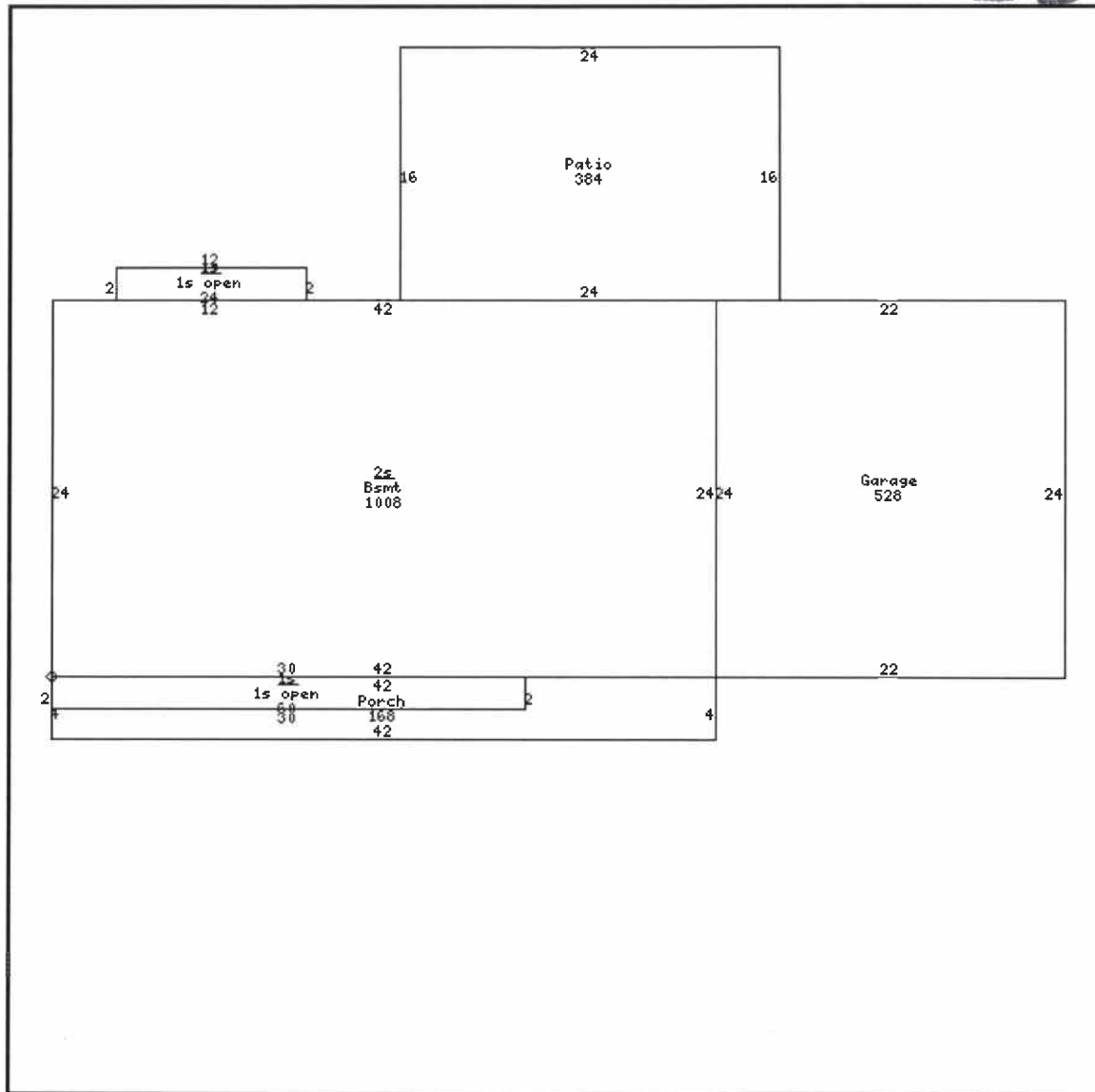
Zoning	Description	SF	Assessor Zoning
R1-80	One Family Residential District	15350	Residential

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

Land					
SQUARE FEET	15,350	ACRES	0.3520	SHAPE	CS/Cul-de-sac
TOPOGRAPHY	N/Normal				

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S2/2 Stories	BLDG STYLE	CV/Conventional
YEAR BUILT	1968	# FAMILIES	1	GRADE	3
GRADE ADJUST	-05	CONDITION	AN/Above Normal	TSFLA	2,100
MAIN LV AREA	1,008	UPPR LV AREA	1,092	ATT GAR AREA	528
BSMT AREA	1,008	FIN BMT AREA	500	FIN BMT QUAL	AP/Average Plus
OPEN PORCH	168	PATIO AREA	384	VENEER AREA	512
FOUNDATION	P/Poured Concrete	EXT WALL TYP	MS/Masonite	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	FIREPLACES	1	HEATING	A/Gas Forced Air
AIR COND	100	BATHROOMS	1	TOILET ROOMS	2
BEDROOMS	4	ROOMS	9		

**BDH 1B**



Year	Type	Status	Application	Permit/Pickup Description
Current	U/Pickup	PA/Pass	01/18/2007	RD/Fix Damage FIRE
1999	U/Pickup	CP/Complete	07/15/1998	RV/PER OWNER

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2005	Assessment Roll	Residential	Full	34,400	143,000	0	177,400
2003	Assessment Roll	Residential	Full	31,810	134,500	0	166,310
2001	Assessment Roll	Residential	Full	31,640	130,920	0	162,560
1999	Assessment Roll	Residential	Full	21,010	107,410	0	128,420
1997	Assessment Roll	Residential	Full	20,360	115,640	0	136,000
1995	Assessment Roll	Residential	Full	19,340	109,870	0	129,210



**BDH 1B**

1993	Assessment Roll	Residential	Full	16,820	95,540	0	112,360
1991	Assessment Roll	Residential	Full	16,170	91,870	0	108,040
1991	Was Prior Year	Residential	Full	16,170	84,380	0	100,550

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)

