



Date November 8, 2010

WHEREAS, the property located at 4521 46<sup>th</sup> Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged 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 Estate of Melanie Sheldahl and all Known and Unknown Heirs; Steven Mayo, Heir, and Erika Sheldahl, Heir; and Mortgage Holder Regions Bank d/b/a Regions Mortgage, Successor by Merger to Union Planters Bank, were notified more than thirty days ago to repair or demolish the fire-damaged main structure 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, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure on the real estate legally described as LOT 21 BEAVER WOODS, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 4521 46<sup>th</sup> 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 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 main structure.

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

FORM APPROVED:

  
Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
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



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

**BDH-1B**

**DATE OF NOTICE: August 12, 2010**

**DATE OF INSPECTION: June 03, 2010**

**CASE NUMBER: COD2010-04077**

**PROPERTY ADDRESS: 4521 46TH ST**

**LEGAL DESCRIPTION: LOT 21 BEAVER WOODS**

MELANIE SHELDAHL  
 Title Holder  
 DECEASED

STEVEN MAYO  
 Heir  
 3605 FOREST AVE  
 DES MOINES IA 50311

ERIKA SHELDAHL  
 Heir  
 516 12TH AVE NE APT 15  
 SAINT PETERSBURG FL 33701

REGIONS BANK D/B/A REGIONS MORTGAGE,SUCCESSOR BY  
 Mortgage Holder - MERGER TO UNION PLANTERS BANK  
 CORP. SERV. COMPANY, REG.AGENT  
 505 5TH AVENUE SUITE 729  
 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.**

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.

Richard Bright

(515) 283-4245

  
Nid Inspector

DATE MAILED: 8/12/2010

MAILED BY: TSY

**Areas that need attention:** 4521 46TH ST

<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>	Kitchen
<b><u>Comments:</u></b>	110 & 220		
<b><u>Component:</u></b>	Gas Lines	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Mechanical Permit	<b><u>Location:</u></b>	Kitchen
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Ductwork	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Mechanical Permit	<b><u>Location:</u></b>	Kitchen
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Plumbing System	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Plumbing Permit	<b><u>Location:</u></b>	Kitchen
<b><u>Comments:</u></b>	Supply & wastelines- no complete access due to obstructions		
<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>	Kitchen
<b><u>Comments:</u></b>	And structure- renovation permit required		
<b><u>Component:</u></b>	Smoke Detectors	<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>	Update system		
<b><u>Component:</u></b>	Interior Walls /Ceiling	<b><u>Defect:</u></b>	Smoke Damage
<b><u>Requirement:</u></b>		<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			



**BDH-1B**

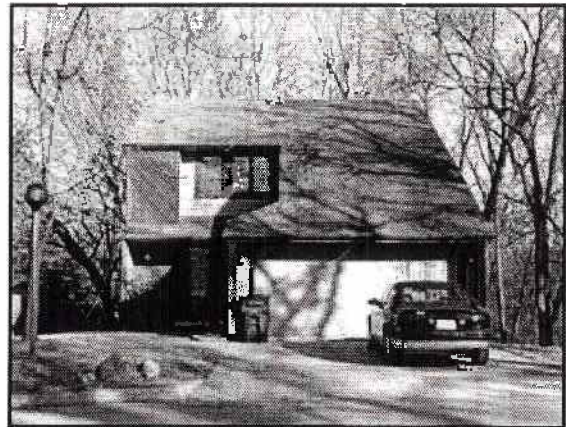
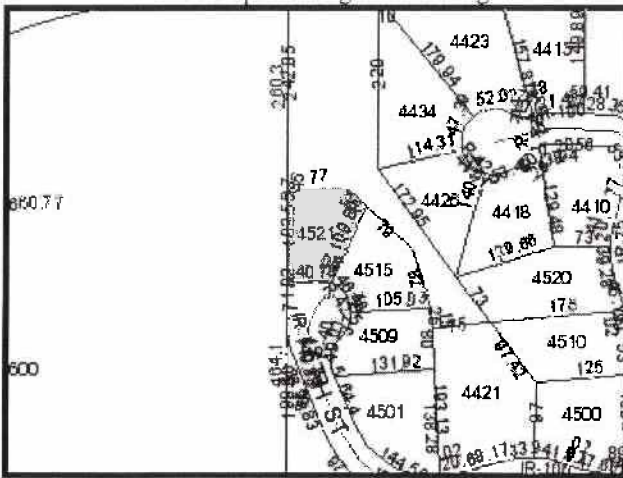
**Polk County Assessor** 

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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
100/01501-021-000	7924-19-227-001	1035	DM70/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
13/Johnston					
Street Address			City State Zipcode		
4521 46TH ST			DES MOINES IA 50310-3798		

Click on parcel to get new listing

[Get Bigger Map](#)



Approximate date of photo 01/27/2006

Mailing Address
MELANIE SHELDAHL 4521 46TH ST DES MOINES, IA 50310-3798

Legal Description
LOT 21 BEAVER WOODS

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	SHELDAHL, MELANIE	1998-09-15	8009/8	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	39,300	140,700	0	180,000

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



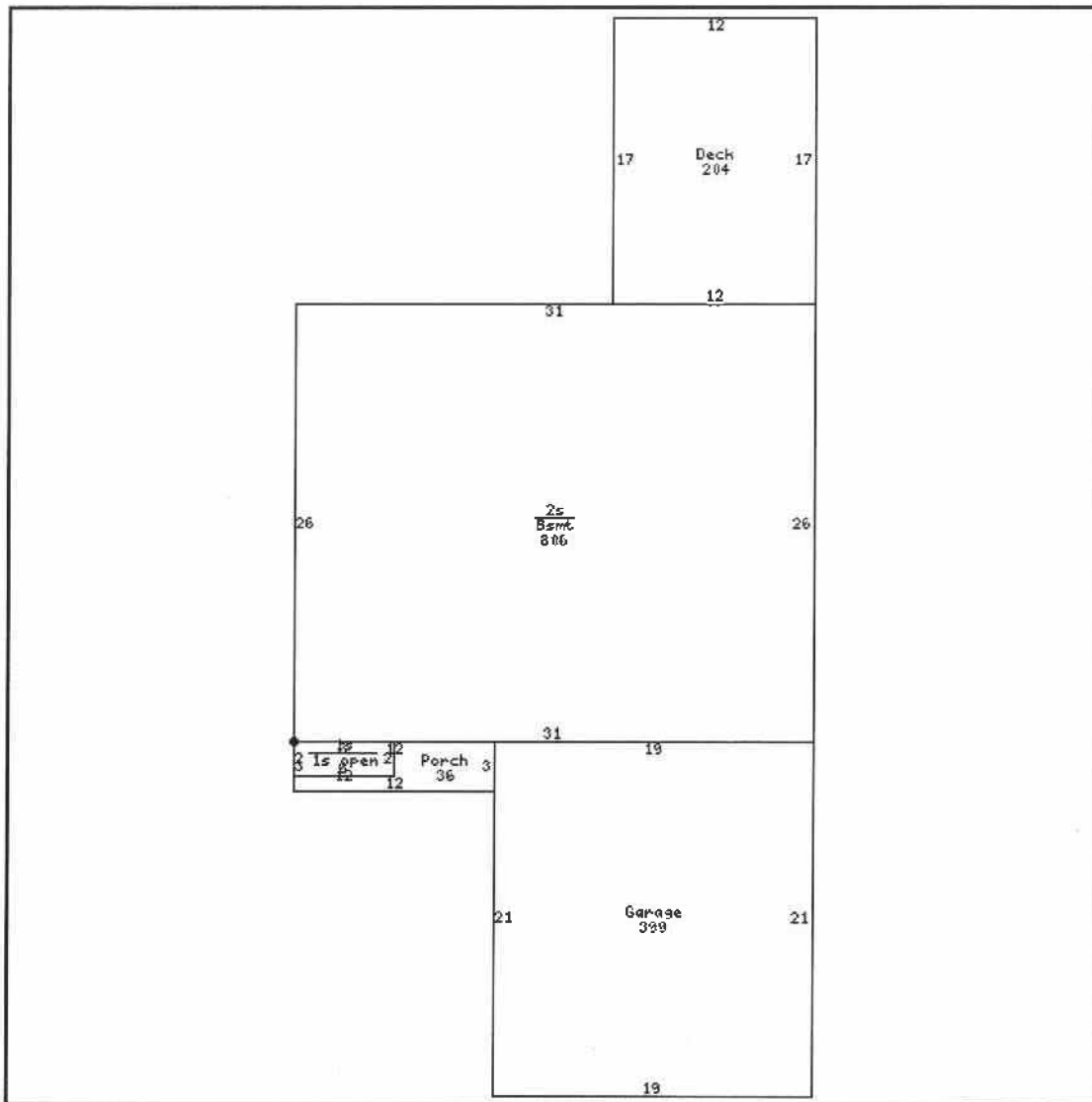
Taxable Value Credit	Name	Number	Info
Homestead	SHELDAHL, MELANIE	53729	

Zoning	Description	SF	Assessor Zoning
R-6	Planned Residential Development		Multi-Family Residential

Source: City of Des Moines Community Development Published: 2010-03-05 Contact: Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	10,000	FRONTAGE	58.1	ACRES	0.230
SHAPE	CI/Curved Irregular	TOPOGRAPHY	N/Normal		

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S2/2 Stories	BLDG STYLE	CV/Conventional
YEAR BUILT	1987	# FAMILIES	1	GRADE	3
GRADE ADJUST	-10	CONDITION	NM/Normal	TSFLA	1,624
MAIN LV AREA	806	UPPR LV AREA	818	ATT GAR AREA	399
BSMT AREA	806	FIN BMT AREA	403	FIN BMT QUAL	AP/Average Plus
OPEN PORCH	36	DECK AREA	204	FOUNDATION	C/Concrete Block
EXT WALL TYP	MS/Hardboard	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
FIREPLACES	1	HEATING	A/Gas Forced Air	AIR COND	100
BATHROOMS	2	XTRA FIXTURE	1	BEDROOMS	2
ROOMS	5				



Year	Type	Status	Application	Permit/Pickup Description
2003	U/Pickup	CP/Complete	2001-05-31	RV/REVAL
2002	U/Pickup	PA/Pass	2001-05-31	RV/REVAL
1988	P/Permit	CP/Complete	1986-10-23	New House

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2009	Assessment Roll	Residential	Full	39,300	140,700	0	180,000
2007	Assessment Roll	Residential	Full	39,300	140,700	0	180,000
2005	Assessment Roll	Residential	Full	36,200	141,100	0	177,300
2003	Assessment Roll	Residential	Full	32,770	128,400	0	161,170
2001	Board Action	Residential	Full	31,550	118,940	0	150,490
2001	Assessment Roll	Residential	Full	31,550	118,940	0	150,490

