



Roll Call Number

Agenda Item Number
BDH 1-B

Date October 8, 2012

WHEREAS, the property located at 1509 E. 36th Court, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged main structure, garage structure, and accessory structure in their present conditions constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the Titleholders Larry L. Allen and Deborah E. Allen and Mortgage Holder CitiFinancial were notified more than thirty days ago to repair or demolish the fire-damaged main structure, garage structure, and accessory 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 fire-damaged main structure, garage structure, and accessory structure on the real estate legally described as LOTS 110 & 111 GRAYS WOODS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1509 E. 36th Court, 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 fire-damaged main structure, garage structure, and accessory 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				

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

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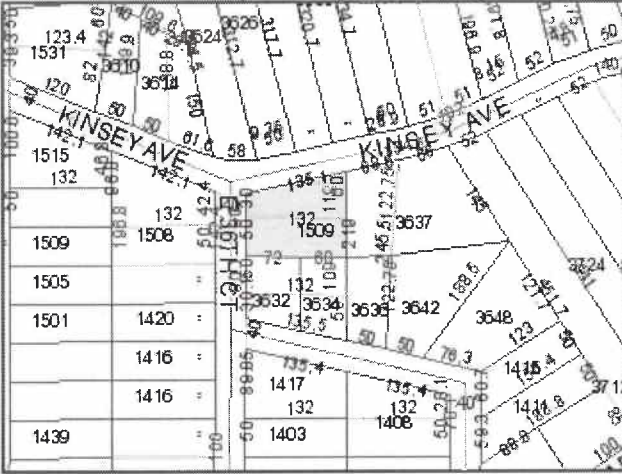
Polk County Assessor 

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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
060/05663-000-000	7923-32-429-001	1293	DM13/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
I/Des Moines					
Street Address			City State Zipcode		
1509 E 36TH CT			DES MOINES IA 50317-6715		

Click on parcel to get new listing

Get Bigger Map
Google Map




Approximate date of photo 12/27/2004

Mailing Address

LARRY L ALLEN
136 SE 33RD ST
DES MOINES, IA 50317-7311

Legal Description

LOTS 110 & 111 GRAYS WOODS

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	ALLEN, LARRY L	2005-02-23	10947/473	
Title Holder #2	ALLEN, DEBORAH E			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	13,200	68,400	0	81,600

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

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Taxable Value Credit	Name	Number	Info
Homestead	ALLEN, LARRY L	52903	

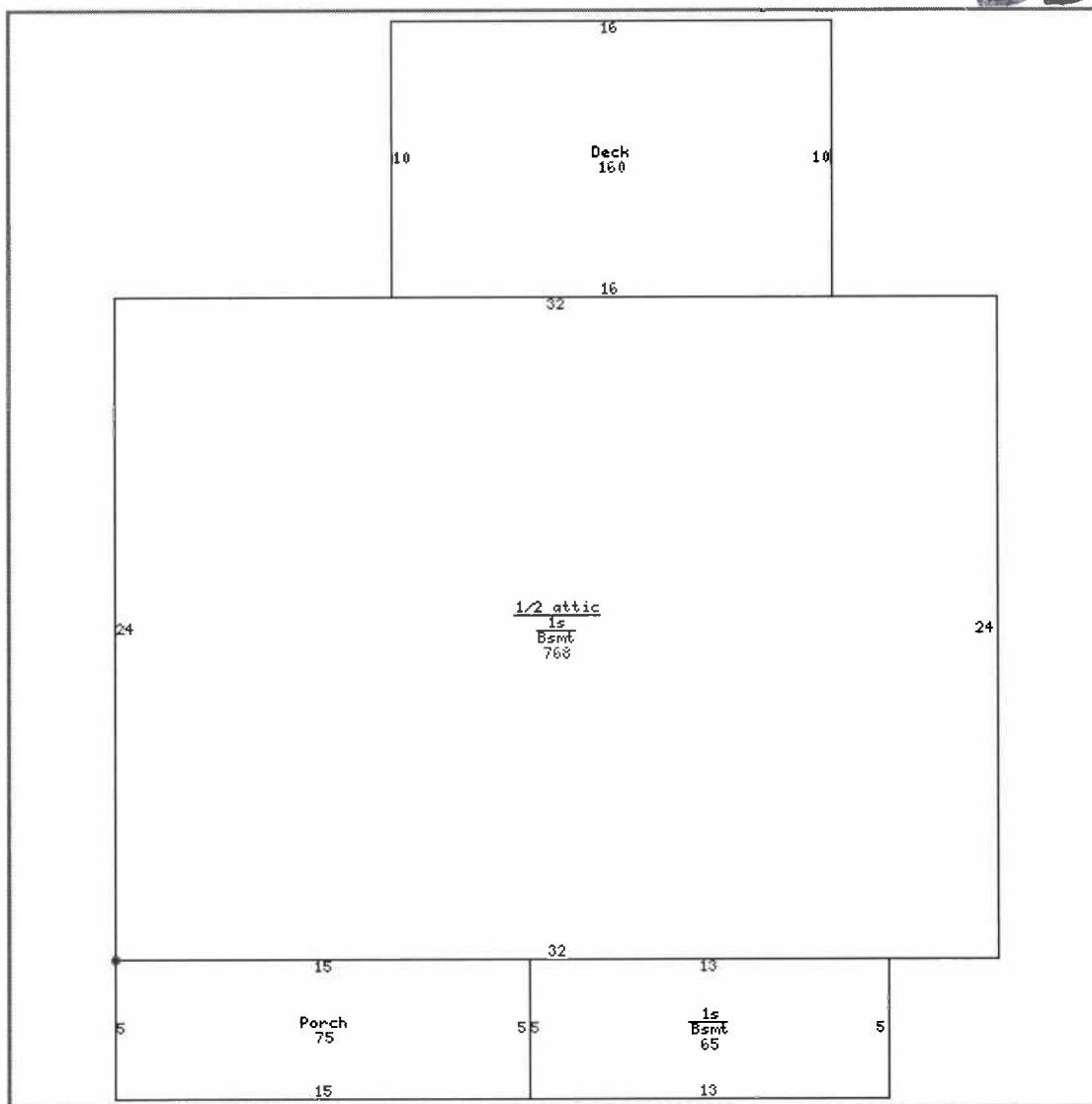
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182

Land					
SQUARE FEET	12,500	FRONTAGE	80.0	ACRES	0.287
SHAPE	RT/Rectangular	TOPOGRAPHY	N/Normal		

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	FA/1 Story with Finished Attic	BLDG STYLE	CC/Cape Cod
YEAR BUILT	1948	# FAMILIES	1	GRADE	4
GRADE ADJUST	-05	CONDITION	NM/Normal	TSFLA	1,102
MAIN LV AREA	833	ATTIC FINISH	269	BSMT AREA	833
OPEN PORCH	75	DECK AREA	160	FOUNDATION	C/Concrete Block
EXT WALL TYP	MT/Metal Siding	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	100	BATHROOMS	1
BEDROOMS	4	ROOMS	6		

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Detached # 101

OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	
MEASURE1	20	MEASURE2	24	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1968	CONDITION	NM/Normal

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
MARASCO, MICHAEL A	ALLEN, LARRY L	1999-07-17	81,000	C/Contract	8288/735
OLIVER, DOROTHY L. ESTATE	MARASCO, MICHAEL A.	1999-06-11	45,000	D/Deed	8239/877

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Year	Type	Status	Application	Permit/Pickup Description
2012	P/Permit	NA/No Add	2011-05-12	RD/FIRE
1990	P/Permit	CP/Complete	1989-04-17	Open Wood Deck

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	Assessment Roll	Residential	Full	13,200	68,400	0	81,600
2009	Assessment Roll	Residential	Full	14,800	75,800	0	90,600
2007	Assessment Roll	Residential	Full	14,200	73,200	0	87,400
2005	Assessment Roll	Residential	Full	16,700	71,000	0	87,700
2003	Assessment Roll	Residential	Full	14,300	61,410	0	75,710
2001	Assessment Roll	Residential	Full	15,420	56,820	0	72,240
1999	Assessment Roll	Residential	Full	9,510	45,900	0	55,410
1997	Assessment Roll	Residential	Full	8,610	41,580	0	50,190
1995	Board Action	Residential	Full	7,460	36,040	0	43,500
1995	Assessment Roll	Residential	Full	7,460	37,620	0	45,080
1993	Board Action	Residential	Full	7,030	35,470	0	42,500
1993	Assessment Roll	Residential	Full	7,030	36,860	0	43,890
1990	Board Action	Residential	Full	7,030	32,870	0	39,900
1990	Assessment Roll	Residential	Full	7,030	37,270	0	44,300

[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



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

BDH 1-B

DATE OF NOTICE: June 14, 2011

DATE OF INSPECTION: April 01, 2011

CASE NUMBER: COD2011-02312

PROPERTY ADDRESS: 1509 E 36TH CT

LEGAL DESCRIPTION: LOTS 110 & 111 GRAYS WOODS

LARRY L ALLEN & DEBORAH E ALLEN
Title Holder
136 SE 33RD
DES MOINES IA 50317

CITIFINANCIAL, INC.
Mortgage Holder
C T CORPORATION SYSTEM, R. AG.
500 EAST COURT AVENUE
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 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.

Kevin King

(515) 283-4559


Nid Inspector

DATE MAILED: 6/14/2011

MAILED BY: TSY

Areas that need attention: 1509 E 36TH CT

Component: Roof	Defect: Fire damaged
Requirement:	Location: Roof
Comments: Building permit required if rafters/trusses need to be replaced.	
Component: Shingles Flashing	Defect: Fire damaged
Requirement:	Location: Main Structure
Comments:	
Component: Exterior Walls	Defect: Fire damaged
Requirement:	Location: Main Structure
Comments:	
Component: Windows/Window Frames	Defect: Fire damaged
Requirement:	Location: Main Structure
Comments:	
Component: Soffit/Facia/Trim	Defect: Fire damaged
Requirement:	Location: Main Structure
Comments:	
Component: Interior Walls /Ceiling	Defect: Fire damaged
Requirement:	Location: Main Structure
Comments:	
Component: Floor Joists/Beams	Defect: Fire damaged
Requirement: Building Permit	Location: Main Structure
Comments:	
Component: Wiring	Defect: Fire damaged
Requirement: Electrical Permit	Location: Main Structure
Comments:	

Component: Accessory Buildings

Defect:

Requirement:

Location: Main Structure

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Comments:

If structure is demolished garage will also need to be removed.

