

**Date** ..... March 11, 2013

WHEREAS, the property located at 1241 6<sup>th</sup> Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the 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 Tina L. Galvan, was notified more than thirty days ago to repair or demolish the main 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 main structure on the real estate legally described as N 12.5 F LOT 56 & S 1/2 LOT 57 GRAND PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1241 6<sup>th</sup> Avenue, 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 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				

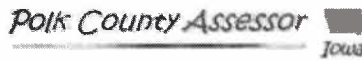
**CERTIFICATE**

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

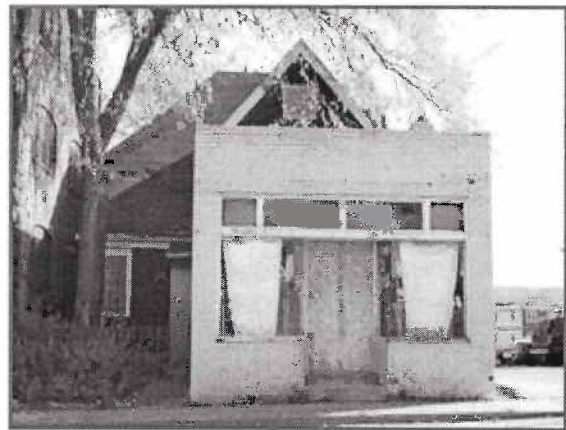
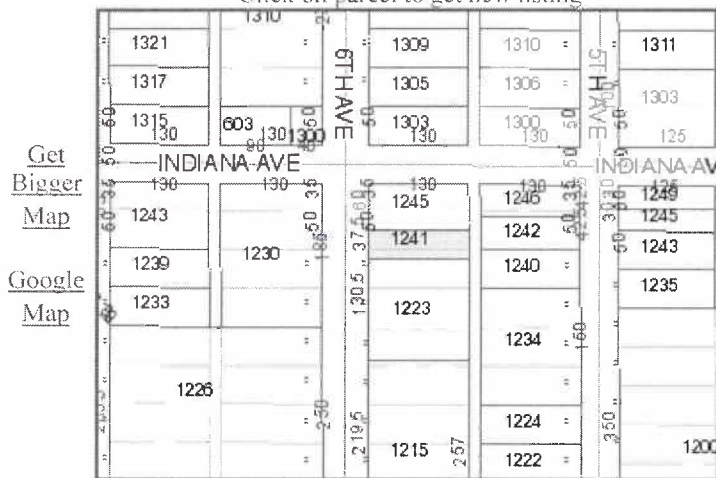
**BDH 1-B**



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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
080/02763-000-000	7924-34-458-002	0142	DM79/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines	51/Des Moines Sixth Ave Amen				
Street Address			City State Zipcode		
<b>1241 6TH AVE</b>			DES MOINES IA 50314		

Click on parcel to get new listing



Approximate date of photo 10/25/2011

Mailing Address
TINA L GALVAN 811 BURR OAKS DR UNIT 1306 WEST DES MOINES, IA 50266-6652

Legal Description
N 12.5 F LOT 56 & S 1/2 LOT 57 GRAND PARK

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	GALVAN, TINA L	2010-08-17	13543/654	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Commercial	Full	13,100	14,900	0	28,000

[Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

Zoning	Description	SF	Assessor Zoning

**BDH 1-B**

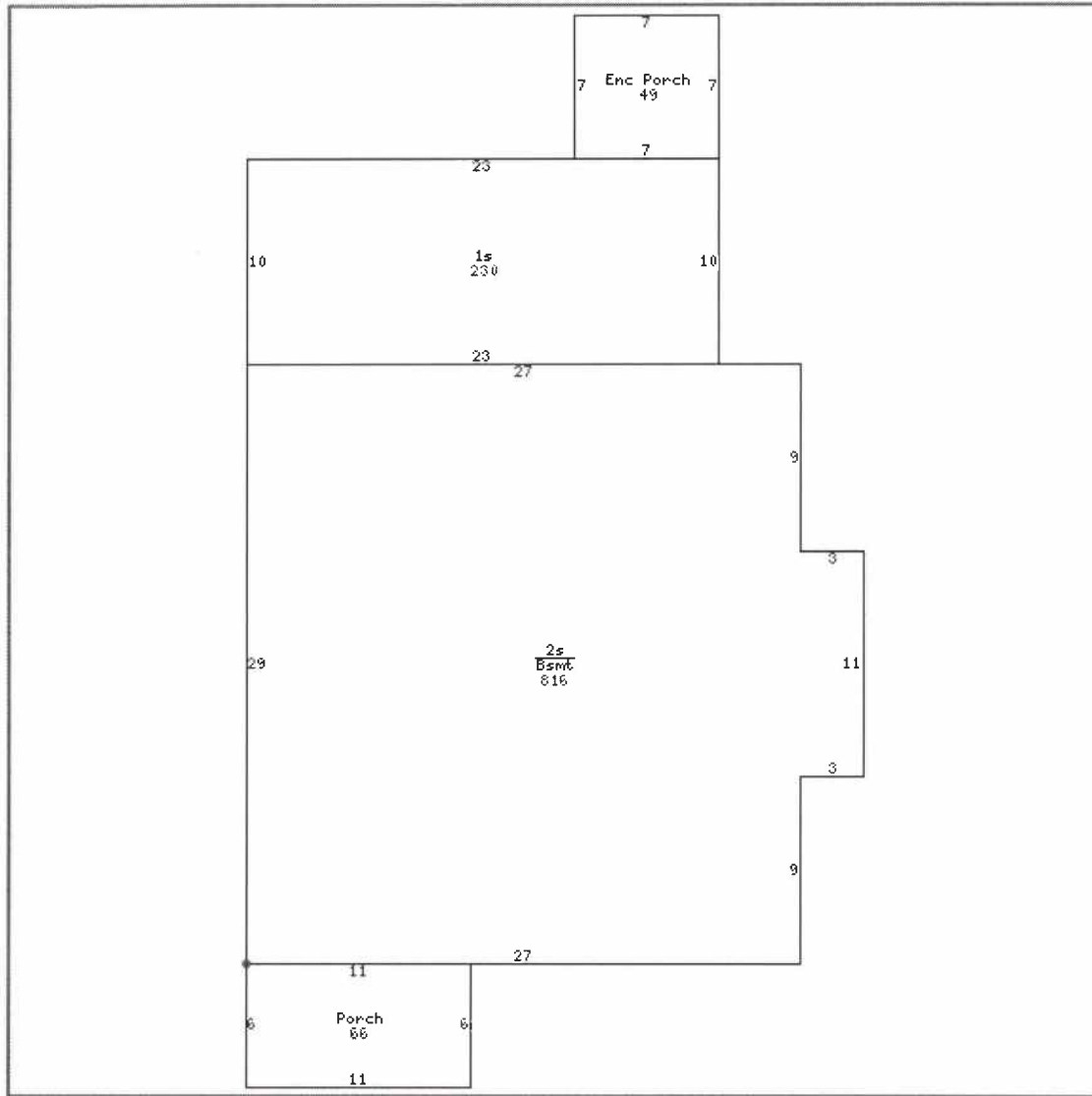
C-1	Neighborhood Retail Commercial District		Commercial
*Condition	Docket_no 14361		
<b>Source:</b> City of Des Moines Community Development <b>Published:</b> 2012-03-20 <b>Contact:</b> Planning and Urban Design 515 283-4182			

Land					
SQUARE FEET	4,875	FRONTAGE	37.0	DEPTH	130.0
ACRES	0.112	SHAPE	RC/Rectangle	TOPOGRAPHY	B/Blank

Commercial Summary					
OCCUPANCY	35/Retail	WEIGHTED AGE	1898	STORY HEIGHT	2
LAND AREA	4,875	GROSS AREA	2,375	FINISH AREA	2,375
BSMT UNFIN	816	BSMT FINISH	0	NUMBER UNITS	1

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S2/2 Stories	YEAR BUILT	1890
# FAMILIES	1	GRADE	5	GRADE ADJUST	+05
CONDITION	VP/Very Poor	TSFLA	1,862	MAIN LV AREA	1,046
UPPR LV AREA	816	BSMT AREA	816	OPEN PORCH	66
ENCL PORCH	49	EXT WALL TYP	OT/Other	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	0	BATHROOMS	1
TOILET ROOMS	1				

**BDH 1-B**

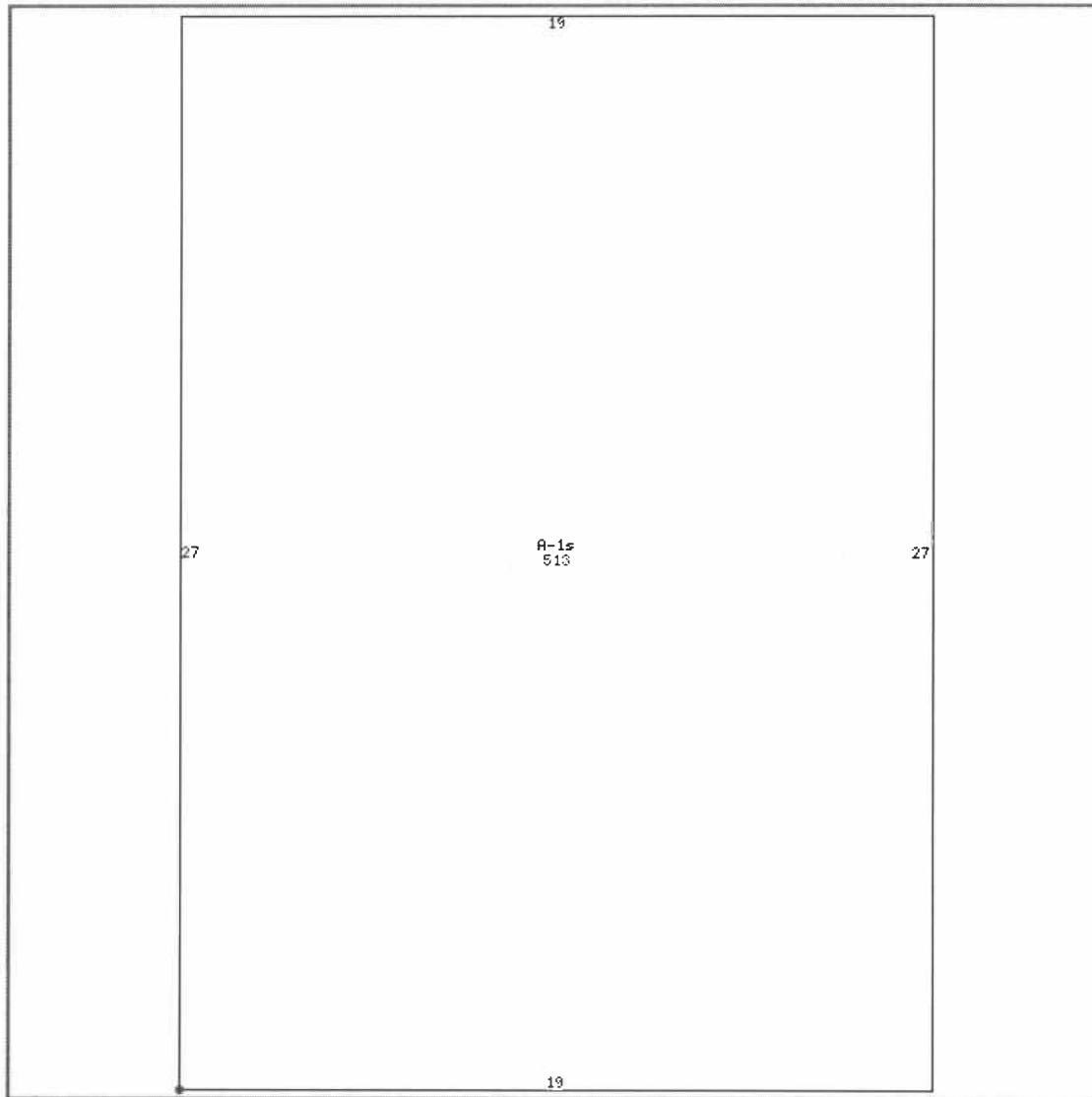


Csection # 101					
<b>SECT MULTIPL</b>	1	<b>OCCUPANCY</b>	35/Retail	<b>FOUNDATION</b>	CN/Concrete
<b>SUBMERGED</b>	N/No	<b>EXT WALL</b>	BB/Brick Block Tile	<b>INSULATION</b>	Y/Yes
<b>ROOF</b>	G/Gable	<b>ROOF MATERL</b>	S/Shingle	<b>WIRING</b>	A/Adequate
<b>PLUMBING</b>	A/Adequate	<b>TOTAL ST HT</b>	1	<b>FRAME TYPE</b>	FR/Frame
<b>FIREPRF CNST</b>	N/No	<b>BLDG CLASS</b>	2/Brick or Masonry	<b>TOT SCT AREA</b>	513
<b>GRND FL AREA</b>	513	<b>PERIMETER</b>	92	<b>GRADE</b>	5



**BDH 1-B**

<b>GRADE ADJUST</b>	+00	<b>YEAR BUILT</b>	1940	<b>CONDITION</b>	PR/Poor
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<b>Cgroup # 101 1</b>					
<b>USE CODE</b>	215/Retail Small	<b>BASE STORY</b>	1	<b>NUM STORIES</b>	1
<b>TOT GRP AREA</b>	513	<b>BASE FL AREA</b>	513	<b>HEATING</b>	C/Central
<b>AIR COND</b>	Y	<b>EXHAUST SYS</b>	N/No		

<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
	HOWELL, HENRY	2007-11-			

**BDHI-B**

BRYSON, MELVIN	M	16	50,000	C/Contract	12461/955
CAMPBELL, JEFFREY	BRYSON, MELVIN	2003-11-14	45,000	C/Contract	10275/638
GALINSKY, ELI & BARBARA	CAMPBELL, JEFFERY	1997-12-10	45,000	C/Contract	7787/267

Year	Type	Status	Application	Permit/Pickup Description
2012	U/Pickup	NA/No Add	2011-09-22	RV/REINSPECT

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	Assessment Roll	Commercial	Full	13,100	14,900	0	28,000
2009	Assessment Roll	Commercial	Full	13,100	14,900	0	28,000
2007	Assessment Roll	Commercial	Full	13,100	17,700	0	30,800
2005	Assessment Roll	Commercial	Full	11,800	17,200	0	29,000
2003	Assessment Roll	Commercial	Full	10,300	16,100	0	26,400
2001	Assessment Roll	Commercial	Full	9,750	15,200	0	24,950
1999	Assessment Roll	Commercial	Full	10,000	15,200	0	25,200
1993	Board Action	Commercial	Full	9,750	14,790	0	24,540
1993	Assessment Roll	Commercial	Full	10,100	15,400	0	25,500
1991	Board Action	Commercial	Full	9,750	14,790	0	24,540
1991	Assessment Roll	Commercial	Full	9,750	17,650	0	27,400
1991	Was Prior Year	Commercial	Full	9,750	14,790	0	24,540

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-B**

**DATE OF NOTICE: August 17, 2011**

**DATE OF INSPECTION:**

**CASE NUMBER:** COD2008-04920

**PROPERTY ADDRESS:** 1241 6TH AVE

**LEGAL DESCRIPTION:** N 12.5 F LOT 56 & S 1/2 LOT 57 GRAND PARK

TINA L GALVAN  
Title Holder  
811 BURR OAKS DR UNIT 1306  
WEST DES MOINES IA 50266

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.**

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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.

Robert Reynolds  
(515) 283-4128



Nid Inspector

DATE MAILED: 8/17/2011

MAILED BY: TSY



