

**Date** October 21, 2013

WHEREAS, the property located at 1801 7<sup>th</sup> Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present conditions constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the Titleholder Tristan M. Silvey, was notified more than thirty days ago to repair or demolish the main structure and garage 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 and garage structure on the real estate legally described as LOT 8 BLK 6 POLK COUNTY HOMESTEAD & TRUST CO ADD, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1801 7<sup>th</sup> Street, have 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 structures.

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** 1B

*Polk County Assessor* Iowa

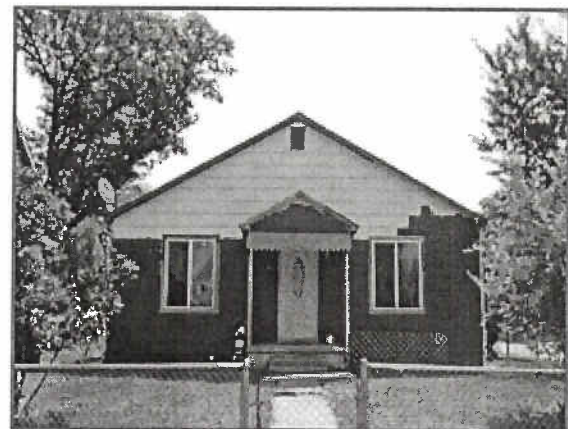
[ [Home](#) ] [ [General Query](#) ] [ [Legal Query](#) ] [ [HomeOwner Query](#) ] [ [Book/Page Query](#) ] [ [Commercial Query](#) ] [ [Res Sales Query](#) ] [ [Comm Sales Query](#) ] [ [Help](#) ]

<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
080/05243-000-000	7924-34-253-006	0704	DM79/Z	DES MOINES	ACTIVE
<b>School District</b>	<b>Tax Increment Finance District</b>	<b>Bond/Fire/Sewer/Cemetery</b>			
1/Des Moines	51/Des Moines Sixth Ave Amen				
<b>Street Address</b>			<b>City State Zipcode</b>		
1801 7TH ST			DES MOINES IA 50314-2904		

Click on parcel to get new listing

Get Bigger Map  
Google Map

1821	1818	1823	1822	1829	514
		1819	1818		57
1815	1814	1813	1814	1815	2
	1812	1809	1810		
1805	1808	1801	1802		
132.08	132.08	128.08	128.08		
66.04	66.04	132.08	132.08		
1731	1730	1735	1730		
1723	1724	1733			
1721		1721	1714		
1715	1720				
1713		1715		1717	



Approximate date of photo 06/26/2013

<b>Mailing Address</b>
TRISTAN M SILVEY 1801 7TH ST DES MOINES, IA 50314-2904

<b>Legal Description</b>
LOT 8 BLK 6 POLK COUNTY HOMESTEAD & TRUST CO ADD

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	SILVEY, TRISTAN M	2012-11-15	14533/276	2.40

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	5,200	22,400	0	27,600

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

Taxable Value Credit	Name	Number	Info

BDH 1B

Pending Homestead	SILVEY, TRISTAN M	287083	
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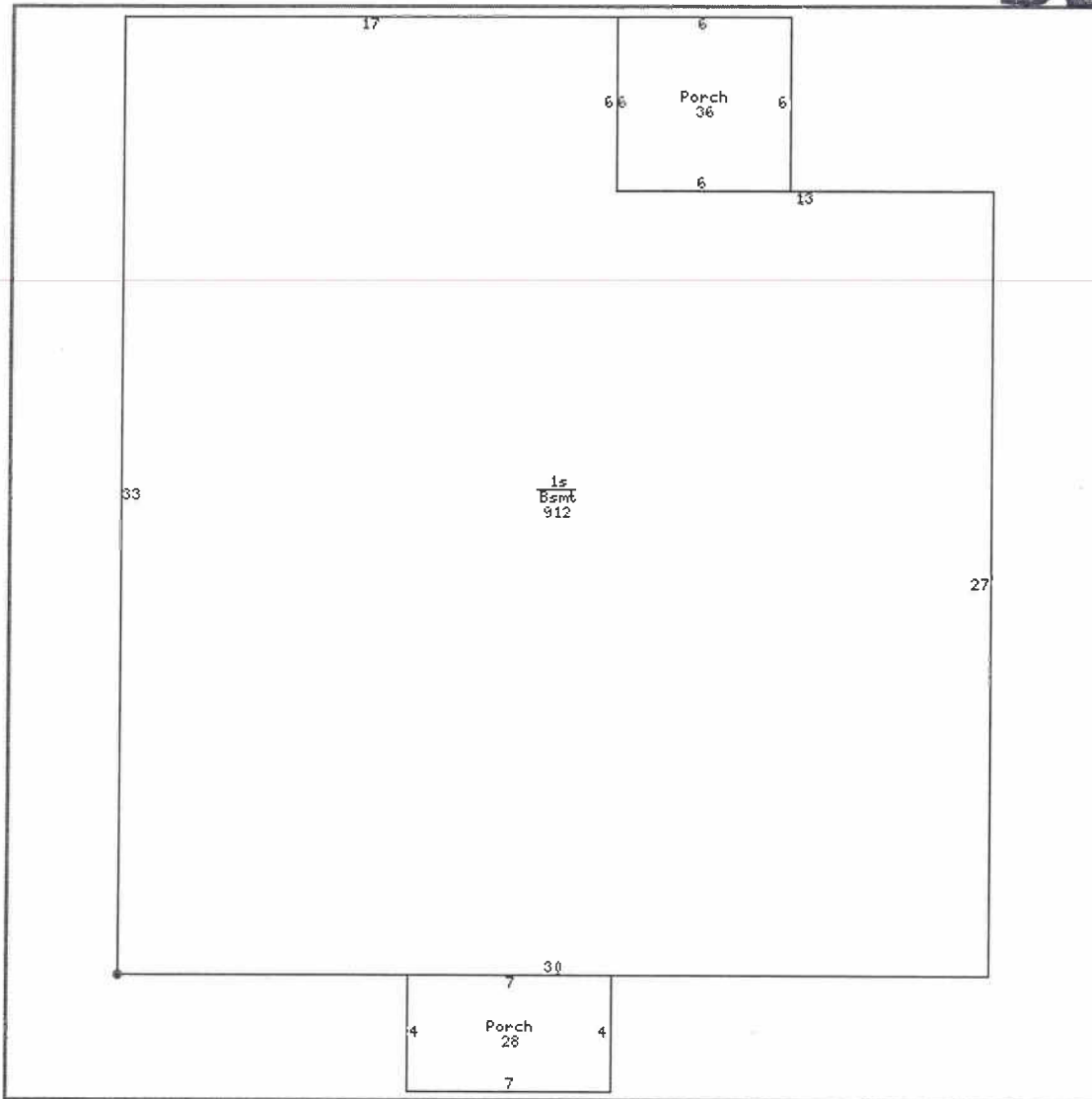
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
*Condition	Docket_no Gambling Games Prohibition		

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

Land					
SQUARE FEET	6,656	FRONTAGE	52.0	DEPTH	128.0
ACRES	0.153	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	CV/Conventional
YEAR BUILT	1950	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	PR/Poor	TSFLA	912
MAIN LV AREA	912	BSMT AREA	912	OPEN PORCH	64
FOUNDATION	C/Concrete Block	EXT WALL TYP	MS/Hardboard	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	100
BATHROOMS	1	BEDROOMS	2	ROOMS	4

**BDH** 1B



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	24	MEASURE2	24	STORY HEIGHT	1
GRADE	6	YEAR BUILT	2009	CONDITION	VP/Very Poor
COMMENT	YEAR BUILT ESTIMATED				

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
JACQUEZ, SHEILA	SILVEY, TRISTAN	2012-11-15	2,000	D/Deed	14533/276
RYAN, TAMMY	BONILLA, CARLOS I	1994-12-22	5,060	D/Deed	7135/93

Year	Type	Status	Application	Permit/Pickup Description

**BDH** 1B

Current	U/Pickup	CA/Cancel	2013-07-02	RV/Review Value BOARD OF REVIEW
2007	P/Permit	CA/Cancel	2004-05-12	NC/GARAGE (576 sf)
2006	P/Permit	NA/No Add	2004-07-13	AD/SWIMMING POOL
2006	P/Permit	PR/Partial	2004-05-12	NC/GARAGE (576 sf)
2005	P/Permit	PA/Pass	2004-07-13	AD/SWIMMING POOL
2005	P/Permit	PA/Pass	2004-05-12	NC/GARAGE (576 sf)
1995	P/Permit	NA/No Add	1994-03-03	Fencing

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	Board Action	Residential	Full	5,200	22,400	0	27,600
2013	Assessment Roll	Residential	Full	5,200	42,900	0	48,100
2011	Assessment Roll	Residential	Full	5,200	44,900	0	50,100
2009	Assessment Roll	Residential	Full	5,300	46,200	0	51,500
2007	Assessment Roll	Residential	Full	5,600	48,600	0	54,200
2006	Assessment Roll	Residential	Full	5,800	57,100	0	62,900
2005	Assessment Roll	Residential	Full	5,800	55,400	0	61,200
2003	Assessment Roll	Residential	Full	4,610	43,030	0	47,640
2001	Assessment Roll	Residential	Full	3,480	30,890	0	34,370
1999	Assessment Roll	Residential	Full	4,460	17,550	0	22,010
1997	Assessment Roll	Residential	Full	3,650	14,360	0	18,010
1995	Assessment Roll	Residential	Full	3,280	12,900	0	16,180
1989	Assessment Roll	Residential	Full	2,840	11,160	0	14,000

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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)



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

**BDH 1B**

**DATE OF NOTICE: September 11, 2013**

**DATE OF INSPECTION:**

**CASE NUMBER:** COD2012-06156

**PROPERTY ADDRESS:** 1801 7TH ST

**LEGAL DESCRIPTION:** LOT 8 BLK 6 POLK COUNTY HOMESTEAD & TRUST CO ADD

TRISTAN M SILVEY  
 Title Holder  
 1801 7TH ST  
 DES MOINES IA 50314

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.

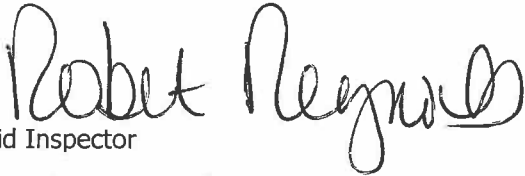
**ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.**

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 (515) 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 (515) 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.



Nid Inspector

DATE MAILED: 9/11/2013

MAILED BY: JDH

**Areas that need attention:** 1801 7TH ST

<b>Component:</b> Waste Lines <b>Requirement:</b> Plumbing Permit <b>Comments:</b>	<b>Defect:</b> Improperly Installed <b>Location:</b> Main Structure
<b>Component:</b> Electrical Receptacles <b>Requirement:</b> Electrical Permit <b>Comments:</b>	<b>Defect:</b> In disrepair <b>Location:</b> Main Structure
<b>Component:</b> Exterior Doors/Jams <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Absence of paint <b>Location:</b> Main Structure
<b>Component:</b> Exterior Walls <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Absence of paint <b>Location:</b> Main Structure
<b>Component:</b> Foundation <b>Requirement:</b> Engineering Report <b>Comments:</b>	<b>Defect:</b> Cracked/Broken <b>Location:</b> Main Structure
<b>Component:</b> Foundation <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Cracked/Broken <b>Location:</b> Main Structure
<b>Component:</b> General Grade Around Structure <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Insufficient water drainage <b>Location:</b> Main Structure
<b>Component:</b> Hand Rails <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Not Supplied <b>Location:</b> Main Structure



