

Date March 10, 2014

WHEREAS, the property located at 603 SW 61st Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged 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 Robert D. Olson, Jr. and the Mortgage Holder Lederman Bonding Company were notified more than thirty days ago to repair or demolish the structures 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 and garage structure on the real estate legally described as Lots 3 and 4 in Block "C" in NATIONAL PARK ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 603 SW 61st 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				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				

MOTION CARRIED

APPROVED

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.

 Mayor

 City Clerk



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

BDH-1

DATE OF NOTICE: October 2, 2013

DATE OF INSPECTION: July 09, 2013

CASE NUMBER: COD2013-03752

PROPERTY ADDRESS: 603 SW 61ST ST

LEGAL DESCRIPTION: LOTS 3 & 4 BLK C NATIONAL PARK ADDITION

ROBERT D OLSON
Title Holder
220 3RD ST
WEST DES MOINES IA 50265

LEDERMAN BONDING COMPANY
Mortgage Holder - DAVID LEDERMAN, RA
712 SYCAMORE ST
WATERLOO IA 50703

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.

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.

Eric Moore
(515) 283-4759



Nid Inspector

DATE MAILED: 10/2/2013

MAILED BY: JDH

Areas that need attention: 603 SW 61ST ST

<p><u>Component:</u> Exterior Walls <u>Requirement:</u> <u>Comments:</u></p>	<p><u>Defect:</u> Deteriorated <u>Location:</u></p>
<p><u>Component:</u> Exterior Walls <u>Requirement:</u> <u>Comments:</u></p>	<p><u>Defect:</u> Holes or major defect <u>Location:</u></p>
<p><u>Component:</u> Exterior Walls <u>Requirement:</u> <u>Comments:</u></p>	<p><u>Defect:</u> In disrepair <u>Location:</u></p>
<p><u>Component:</u> Exterior Doors/Jams <u>Requirement:</u> <u>Comments:</u></p>	<p><u>Defect:</u> Missing Sections <u>Location:</u></p>
<p><u>Component:</u> Exterior Walls <u>Requirement:</u> <u>Comments:</u></p>	<p><u>Defect:</u> Not Weather Tight <u>Location:</u></p>
<p><u>Component:</u> Exterior Walls <u>Requirement:</u> <u>Comments:</u></p>	<p><u>Defect:</u> Water Damage <u>Location:</u></p>
<p><u>Component:</u> Windows/Window Frames <u>Requirement:</u> <u>Comments:</u></p>	<p><u>Defect:</u> Excessive rot <u>Location:</u></p>
<p><u>Component:</u> Windows/Window Frames <u>Requirement:</u> <u>Comments:</u></p>	<p><u>Defect:</u> Cracked/Broken <u>Location:</u></p>

Component: Windows/Window Frames	Defect: Severly peeling paint
Requirement:	Location:
Comments:	

Component: Windows/Window Frames	Defect: Water Damage
Requirement:	Location:
Comments:	

Component: Window Glazing/Paint	Defect: Inadequate
Requirement:	Location:
Comments:	

Component: Window Glazing/Paint	Defect: not impervious to water
Requirement:	Location:
Comments:	

Component: Window Glazing/Paint	Defect: In poor repair
Requirement:	Location:
Comments:	

Component: Window Glazing/Paint	Defect: Severly peeling paint
Requirement:	Location:
Comments:	

Component: Stairs/Stoop	Defect: In disrepair
Requirement:	Location: Basement
Comments:	

Component: Stairs/Stoop	Defect: Holes or major defect
Requirement:	Location: Basement
Comments:	

Component: Stairs/Stoop	Defect: Inadequate
Requirement:	Location: Basement
Comments:	

Component: Hand Rails
Requirement:
Comments:
Defect: Not Supplied
Location: Basement

Component: Foundation
Requirement:
Comments: Basement stairway walls
Defect: Loose Brick
Location: Basement

Component: Foundation
Requirement:
Comments: Basement stairway walls
Defect: Missing Mortars
Location: Basement

Component: Foundation
Requirement:
Comments: Basement stairway walls
Defect: Missing Sections
Location: Basement

Component: Foundation
Requirement:
Comments: Different areas of exterior
Defect: In disrepair
Location: Unknown

Component: Foundation
Requirement:
Comments: Different areas of exterior
Defect: Holes or major defect
Location: Unknown

Component: Brick Chimney
Requirement:
Comments:
Defect: Holes or major defect
Location:

Component: Brick Chimney
Requirement:
Comments:
Defect: Missing Mortars
Location:

Component: Brick Chimney
Requirement:
Comments:
Defect: not impervious to water
Location:

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Component: Soffit/Facia/Trim Requirement: Comments:	Defect: Deteriorated Location:
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Component: Soffit/Facia/Trim Requirement: Comments:	Defect: In disrepair Location:
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Component: Soffit/Facia/Trim Requirement: Comments:	Defect: Water Damage Location:
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Component: Soffit/Facia/Trim Requirement: Comments:	Defect: Holes or major defect Location:
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Component: Roof Requirement: Comments: SE under overhang.	Defect: Holes or major defect Location:
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Component: Roof Requirement: Comments: Around SE roof vent	Defect: Fire damaged Location:
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Component: Electrical System Requirement: Electrical Permit Comments: Must be done by licensed welectrician	Defect: Fire damaged Location: Throughout
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Component: Electrical System Requirement: Electrical Permit Comments: No power	Defect: Not Supplied Location:
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Component: Wiring Requirement: Electrical Permit Comments:	Defect: Fire damaged Location: Attic
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Component: Electrical Other Fixtures
Requirement: Electrical Permit
Defect: Fire damaged
Location: Kitchen
Comments: bathroom, Kitchen, Center bedroom

Component: Interior Walls /Ceiling
Requirement: Building Permit
Defect: Fire damaged
Location:
Comments:

Component: Interior Walls /Ceiling
Requirement: Building Permit
Defect: Water Damage
Location:
Comments:

Component: Interior Walls /Ceiling
Requirement: Building Permit
Defect: Holes or major defect
Location:
Comments:

Component: Wiring
Requirement:
Defect: Exposed
Location:
Comments: Several areas

Component: Smoke Detectors
Requirement:
Defect: Not Supplied
Location: Throughout
Comments:

Component: Flooring
Requirement:
Defect: Water Damage
Location: Throughout
Comments:

Component: Interior Walls /Ceiling
Requirement:
Defect: Absence of paint
Location:
Comments:

Component: Electrical Lighting Fixtures
Requirement:
Defect: In disrepair
Location:
Comments:

Component:	Electrical Receptacles	Defect:	Not installed as required
Requirement:		Location:	
Comments:	Also needs covers		
Component:	Floor Joists/Beams	Defect:	Water Damage
Requirement:	Building Permit	Location:	
Comments:			
Component:	Floor Joists/Beams	Defect:	In disrepair
Requirement:		Location:	
Comments:			
Component:	Sub Floor	Defect:	Water Damage
Requirement:	Building Permit	Location:	
Comments:			
Component:	Interior Walls /Ceiling	Defect:	Fire damaged
Requirement:	Building Permit	Location:	
Comments:	Ceiling joists effected by fire.		
Component:	Plumbing System	Defect:	Fire damaged
Requirement:	Plumbing Permit	Location:	Throughout
Comments:	Water was off at time of fire and allplumbing systems, (waste,supply,hotandcoldside,aswellas waterheater),all work to be done by licensed plumber.		
Component:	Mechanical System	Defect:	Fire damaged
Requirement:	Mechanical Permit	Location:	Throughout
Comments:	Entire Mechanical system needs to be checked for safe operable service by reputable company. Must provide invoice. All ducting is in ceiling.		
Component:	Water Service	Defect:	Not Supplied
Requirement:		Location:	
Comments:			
Component:	Accessory Buildings	Defect:	Absence of paint
Requirement:		Location:	Garage
Comments:	Roof siding and doors.		

Component: Accessory Buildings

Defect: In disrepair

Requirement:

Location: Garage

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Comments:

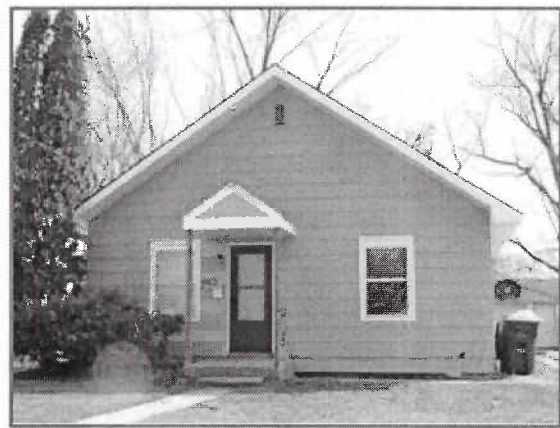


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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
090/05395-000-000	7825-11-452-012	0607	DM47/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
I/Des Moines					
Street Address			City State Zipcode		
603 SW 61ST ST			DES MOINES IA 50312-1605		

Click on parcel to get new listing

Get Bigger Map
Google Map



Approximate date of photo 03/14/2004

Mailing Address
ROBERT D OLSON JR 603 SW 61ST ST DES MOINES, IA 50312-1605

Legal Description
LOTS 3 & 4 BLK C NATIONAL PARK ADDITION

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	OLSON, ROBERT D JR	2003-10-13	10208/774	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	16,300	41,400	0	57,700

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

Zoning	Description	SF	Assessor Zoning

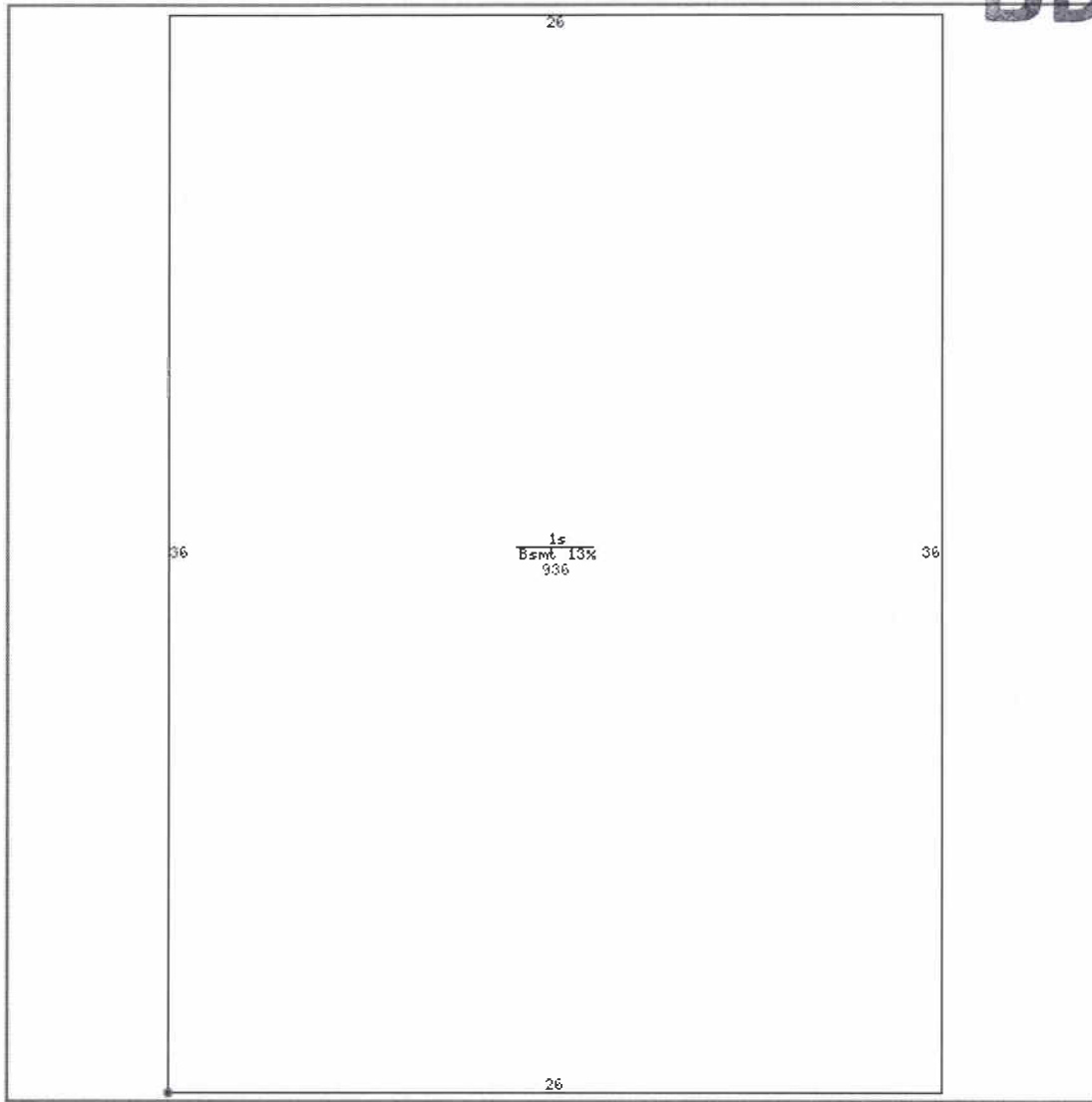
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R1-60	One Family, Low Density Residential District	Residential
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182		

<u>Land</u>					
SQUARE FEET	6,500	FRONTAGE	50.0	DEPTH	130.0
ACRES	0.149	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

<u>Residence # 1</u>					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1916	# FAMILIES	1	GRADE	4
GRADE ADJUST	-10	CONDITION	BN/Below Normal	TSFLA	936
MAIN LV AREA	936	BSMT AREA	122	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	0	BATHROOMS	1
BEDROOMS	3	ROOMS	6		

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Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	16	MEASURE2	22	GRADE	5
YEAR BUILT	1960	CONDITION	BN/Below Normal		
COMMENT	MOVED IN EXISTING GAR AGE ESTIM BP#62782				

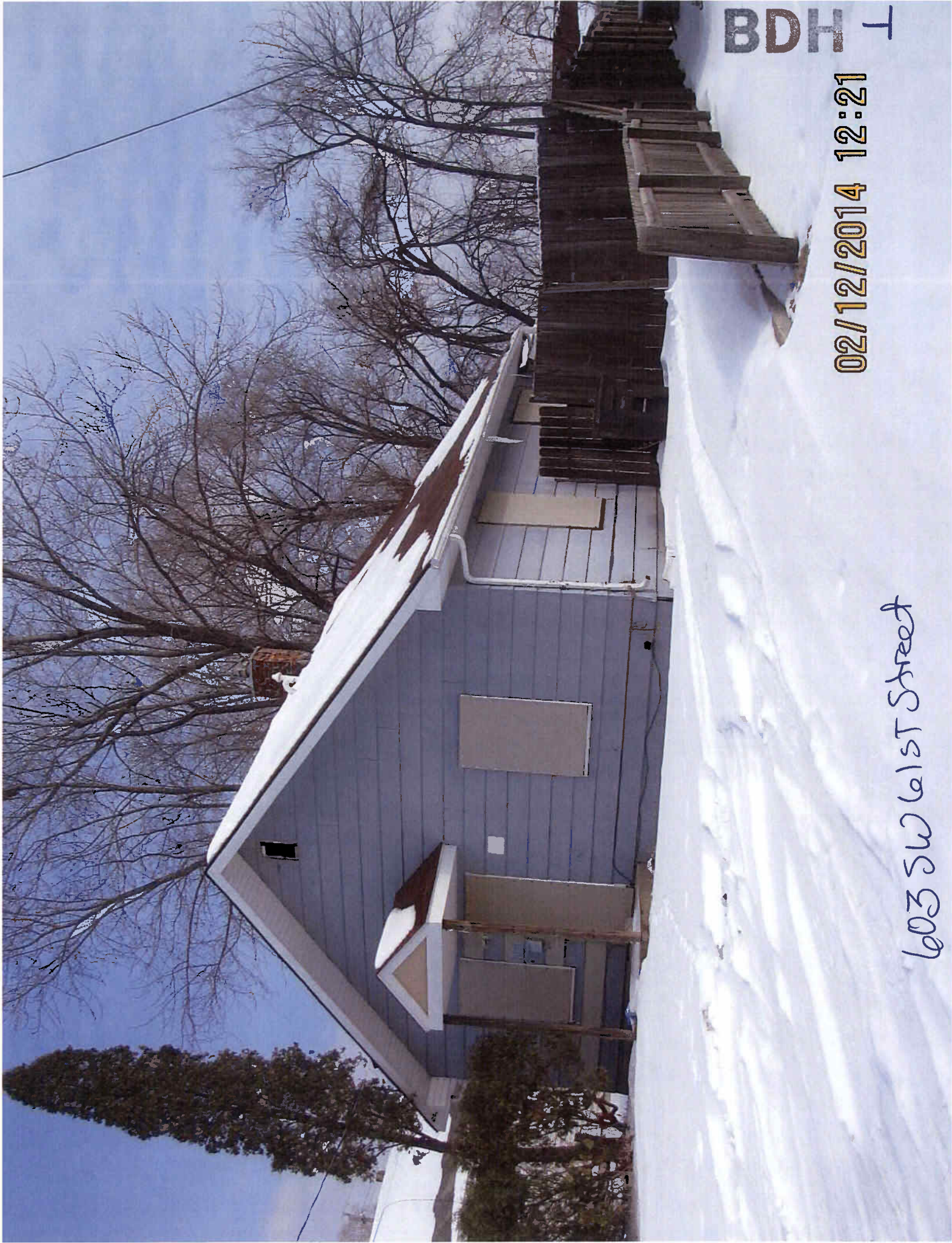
Year	Type	Status	Application	Permit/Pickup Description
1997	P/Permit	CP/Complete	1996-05-13	NC/GARAGE (352 sf) (Cost \$5,237)
1995	P/Permit	CP/Complete	1993-09-21	Alterations
1994	P/Permit	PR/Partial	1993-09-21	Alterations
1994	P/Permit	CP/Complete	1993-08-12	Flood Damage Repair
1992	U/Pickup	CP/Complete	1992-02-24	Repairs

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Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	Assessment Roll	Residential	Full	16,300	41,400	0	57,700
2011	Assessment Roll	Residential	Full	16,300	40,900	0	57,200
2009	Assessment Roll	Residential	Full	16,900	41,000	0	57,900
2007	Assessment Roll	Residential	Full	16,100	43,500	0	59,600
2005	Assessment Roll	Residential	Full	11,100	37,200	0	48,300
2003	Assessment Roll	Residential	Full	9,630	34,660	0	44,290
2002	Assessment Roll	Residential	Full	9,050	28,650	0	37,700
2001	Assessment Roll	Residential	Full	9,050	28,650	0	37,700
			Adj	9,050	23,650	0	32,700
1999	Assessment Roll	Residential	Full	5,150	37,340	0	42,490
			Adj	5,150	32,340	0	37,490
1997	Assessment Roll	Residential	Full	4,200	30,480	0	34,680
			Adj	4,200	25,480	0	29,680
1995	Assessment Roll	Residential	Full	3,560	25,000	0	28,560
			Adj	3,560	20,000	0	23,560
1994	Assessment Roll	Residential	Full	3,560	10,000	0	13,560
			Adj	3,560	8,700	0	12,260
1993	Assessment Roll	Residential	Full	3,560	18,950	0	22,510
			Adj	3,560	13,950	0	17,510
1992	Assessment Roll	Residential	Full	3,300	13,700	0	17,000
			Adj	3,300	8,700	0	12,000
1992	Was Prior Year	Residential	Full	3,300	9,350	0	12,650

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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



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603 SW 61st Street

DEAD
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603 SW 61st Street

603 SW 61st Street

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603 SW 61st Street

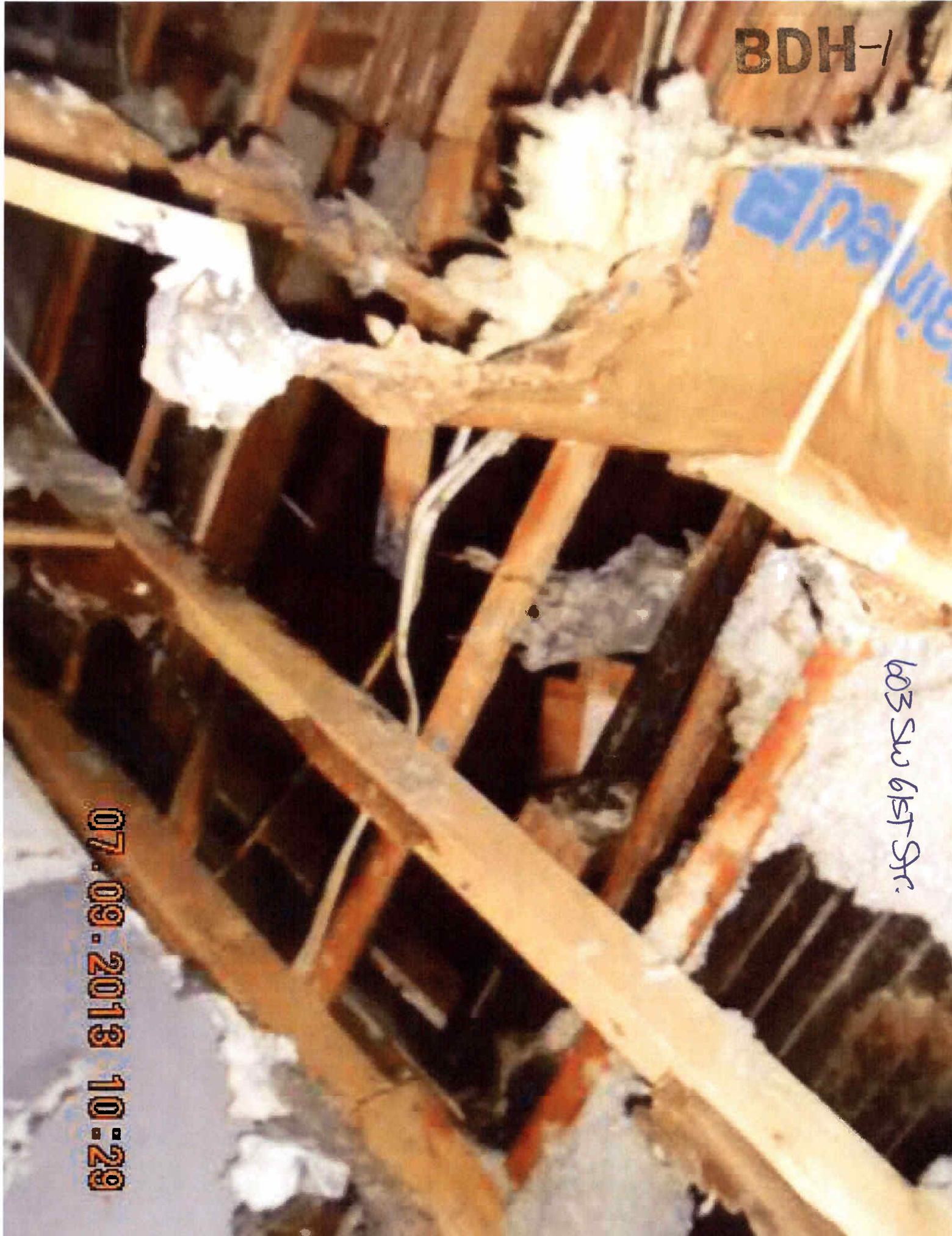
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