

Date April 7, 2014

WHEREAS, the property located at 5911 SW 9th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder State Wide Lands LLC was notified more than thirty days ago to repair or demolish the 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 structure on the real estate legally described as Lots 17 and 18 SUBDIVISION of Block E (Except Lots 4 & 5) in THOMAS HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 5911 SW 9th 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 structure.

Moved by _____ to adopt.

FORM APPROVED:



 Vicky Long Hill, Assistant City Attorney

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.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				

MOTION CARRIED APPROVED

 Mayor

 City Clerk

Polk County Assessor

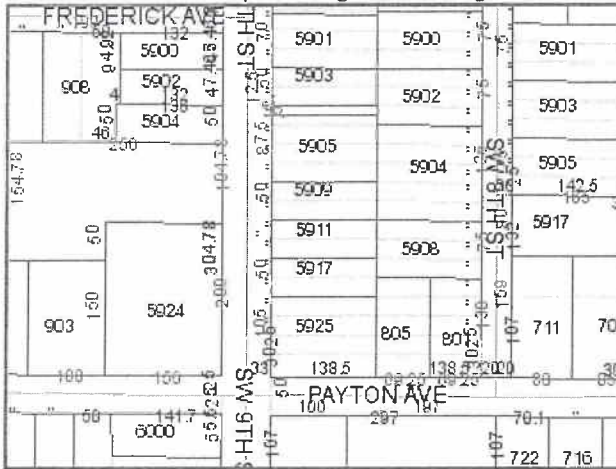
[[Home](#)] [[General Query](#)] [[Legal Query](#)] [[HomeOwner Query](#)] [[Book/Page Query](#)] [[Commercial Query](#)] [[Res Sales Query](#)] [[Comm Sales Query](#)] [[Help](#)]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
120/05417-000-000	7824-28-403-009	B141	DM42/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
5911 SW 9TH ST			DES MOINES IA 50315-5010		

Click on parcel to get new listing

[Get Bigger Map](#)

[Google Map](#)



Approximate date of photo 03/12/2008

Mailing Address
STATE WIDE LANDS LLC 58 GEORGE ST GRAYSLAKE, IL 60030-1537

Legal Description
LOTS 17 & 18 SUB DIV BLK E -EX LOTS 4 & 5- THOMAS HEIGHTS

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	STATE WIDE LANDS LLC	2011-02-02	13760/195	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Commercial	Full	27,900	21,100	0	49,000

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

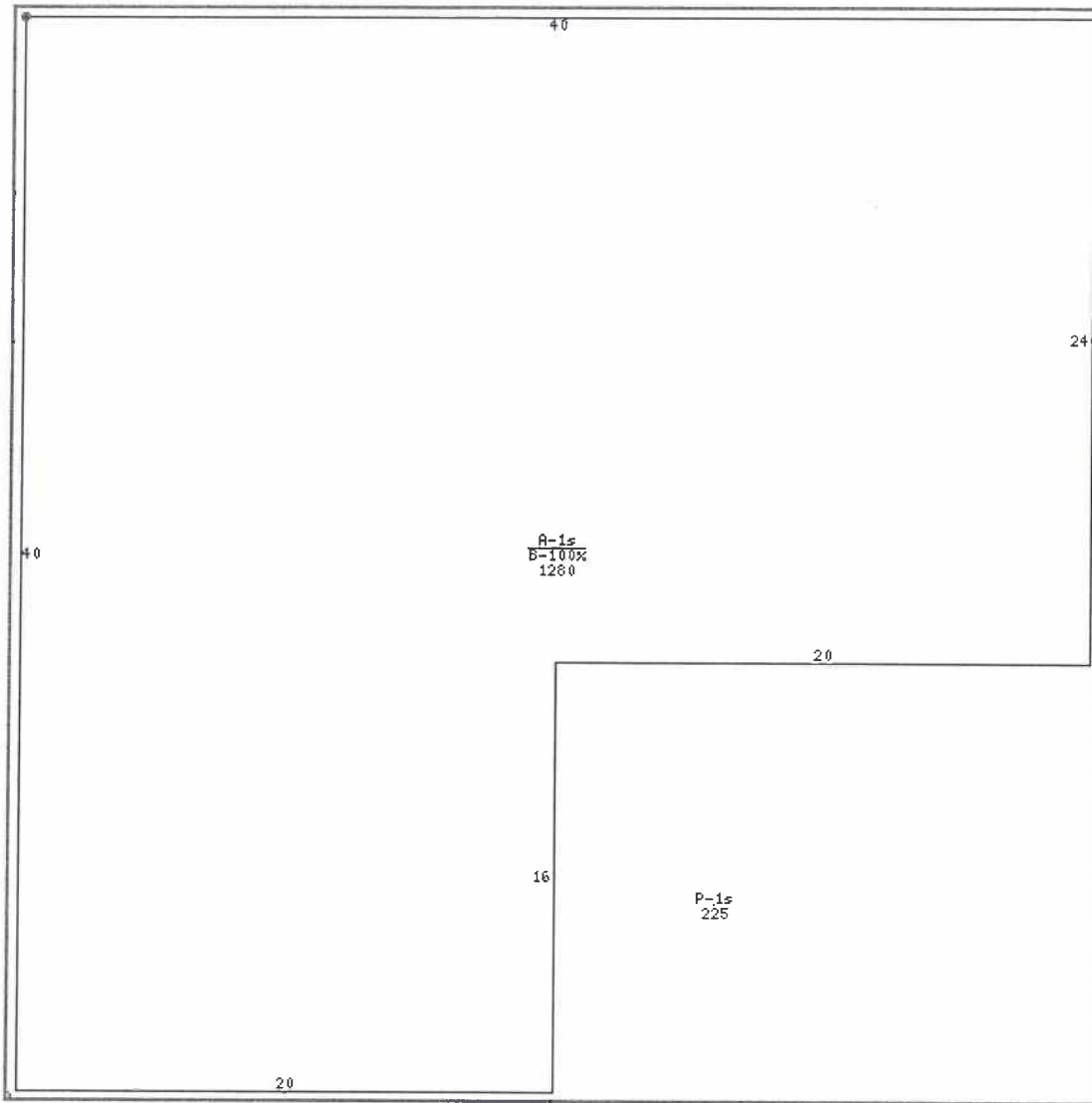
Zoning	Description	SF	Assessor Zoning
C-2	General Retail and Highway Oriented Commercial District		Highway Commercial

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

<u>Land</u>					
SQUARE FEET	6,925	FRONTAGE	50.0	DEPTH	138.0
ACRES	0.159	SHAPE	RC/Rectangle	TOPOGRAPHY	B/Blank

<u>Commercial Summary</u>					
OCCUPANCY	25/Office	WEIGHTED AGE	1947	STORY HEIGHT	1
LAND AREA	6,925	GROSS AREA	1,280	FINISH AREA	1,280
BSMT UNFIN	1,280	BSMT FINISH	0	NUMBER UNITS	0

<u>Csection # 101</u>					
OCCUPANT	SUBSCRIPTION SHOP				
SECT MULTIPL	1	OCCUPANCY	25/Office	FOUNDATION	CB/Concrete Block or Tile
EXT WALL	CT/Concrete Block or Tile	INSULATION	Y/Yes	ROOF	F/Flat
ROOF MATERL	B/Built-up	COVERED AREA	225	COVER QUAL	BN/Below Normal
WIRING	A/Adequate	PLUMBING	A/Adequate	TOTAL ST HT	1
FRAME TYPE	FR/Frame	FIREPRF CNST	N/No	BLDG CLASS	4/Frame, Concrete Blk, Tile, Tilt Up
TOT SCT AREA	2,560	GRND FL AREA	1,280	PERIMETER	160
GRADE	5	GRADE ADJUST	+00	YEAR BUILT	1947
CONDITION	BN/Below Normal				



Cgroup # 101 1					
USE CODE	400/Office General	BASE STORY	1	NUM STORIES	1
TOT GRP AREA	1,280	BASE FL AREA	1,280	HEATING	C/Central
AIR COND	Y	EXHAUST SYS	N/No		

Cgroup # 101 2					
USE CODE	005/Basement Entire	NUM STORIES	1	TOT GRP AREA	1,280
BASE FL AREA	1,280	HEATING	N/None	AIR COND	N
EXHAUST SYS	N/No				

Year	Type	Status	Application	Permit/Pickup Description
1989	U/Pickup	CA/Cancel	1984-04-23	Check on Condition of Bldg - Sale
1988	U/Pickup	PS/	1984-04-23	Check on Condition of Bldg - Sale

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	Assessment Roll	Commercial	Full	27,900	21,100	0	49,000
2011	Assessment Roll	Commercial	Full	27,900	21,100	0	49,000
2009	Assessment Roll	Commercial	Full	27,900	27,700	0	55,600
2007	Assessment Roll	Commercial	Full	27,900	27,700	0	55,600
2005	Assessment Roll	Commercial	Full	25,300	26,900	0	52,200
2003	Assessment Roll	Commercial	Full	22,000	25,100	0	47,100
2001	Assessment Roll	Commercial	Full	20,780	23,700	0	44,480
1999	Assessment Roll	Commercial	Full	10,900	23,700	0	34,600
1995	Assessment Roll	Commercial	Full	10,600	23,000	0	33,600
1993	Assessment Roll	Commercial	Full	10,100	21,900	0	32,000
1991	Assessment Roll	Commercial	Full	9,700	21,100	0	30,800
1991	Was Prior Year	Commercial	Full	9,700	17,590	0	27,290

email this page

Room 195, 111 Court Avenue, Des Moines, IA 50309
 Phone 515 286-3140 / Fax 515 286-3386
polkweb@assess.co.iowa.us



**PUBLIC NUISANCE
NOTICE OF INSPECTION
PERMIT AND DEVELOPMENT CENTER
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF DES MOINES, IOWA**

BDH 1(E)

DATE OF NOTICE: January 31, 2013

DATE OF INSPECTION: January 28, 2013

CASE NUMBER: COD2012-01536

LEGAL INTEREST HOLDERS:	
Title Holder	STATE WIDE LANDS, LLC 58 GEORGE ST GRAYSLAKE, IL 60030-1537
Registered Agent	KEITH MOLL 58 GEORGE STREET GRAYSLAKE, IL 60030

PROPERTY ADDRESS: 5911 SW 9TH ST
LEGAL DESCRIPTION: LOTS 17 & 18 SUB DIV BLK E -EX LOTS 4 & 5- THOMAS HEIGHTS

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 structure currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the structure will be placarded as unsafe to occupy pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, the structure is to remain vacant and unoccupied until occupancy is authorized by this office. If the structure is occupied, it must be vacated immediately. In accordance with Chapter 26-277 of Des Moines Municipal code, this structure is deemed unsafe, and creates a public nuisance threatening to the health and safety of the public.

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. Permits must be obtained from this department prior to commencing any repairs or demolition. Inspections must be requested and approved in accordance with the code and our policies.

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. **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 an agreement voluntarily authorizing the City to do so. However, you will be responsible for all costs associated with the abatement of the public nuisance. The City may seek a personal judgment against you for the costs of removal and assess those costs against the property.

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 Permit and Development Center.

Should you have any questions, feel free to call. I can usually be reached between 8:00am and 9:00am, Monday through Friday.



Robert Mezera
Building Inspector
Permit and Development Center
Ph: 515-237-1410

DATE MAILED: 01/31/2013

MAILED BY: RAM

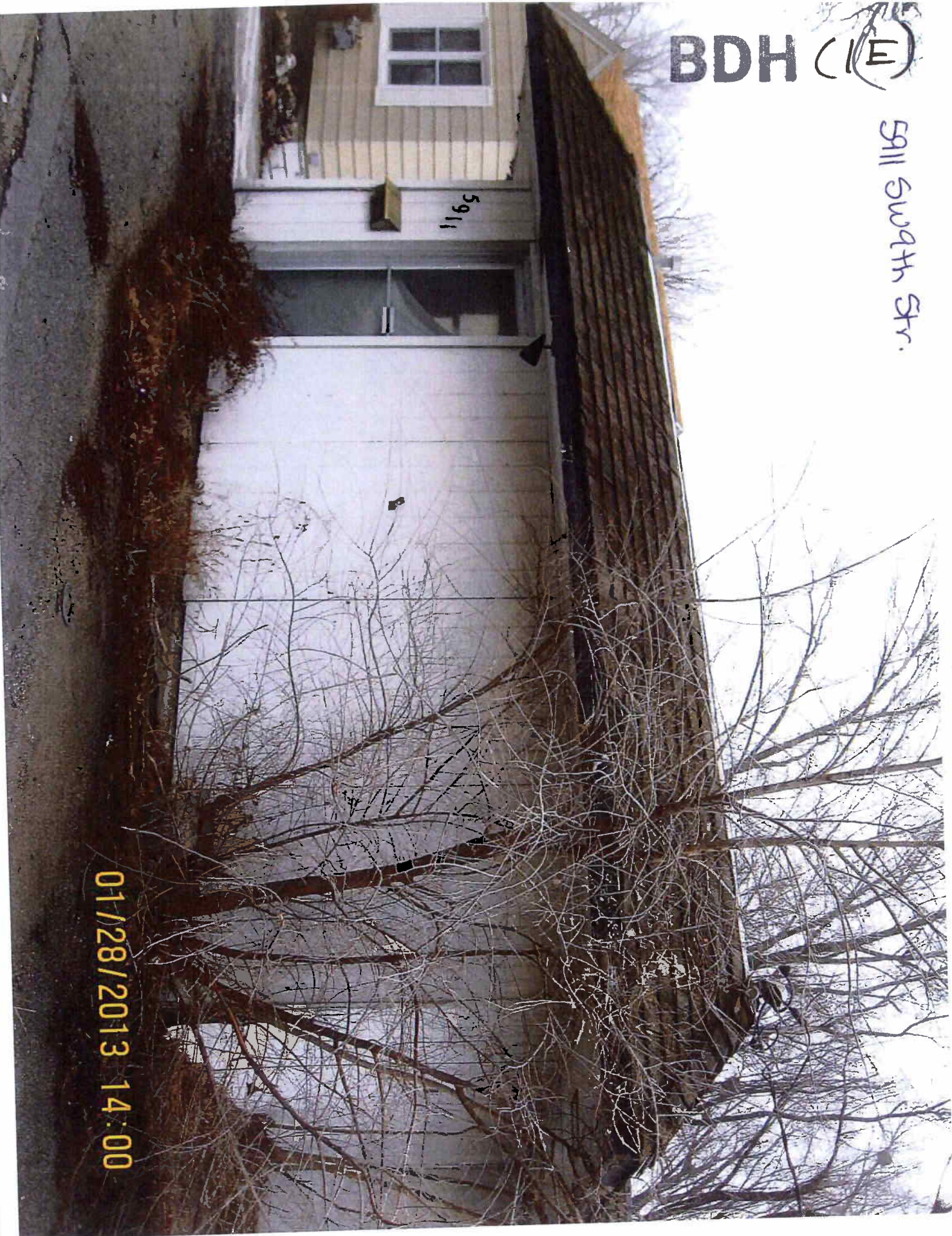
Areas that need attention:		5911 SW 9TH ST	
ID/Entered:	2013/01/28 15:05:45.5900	Complied:	
Component:	Exterior Walls	Defect:	Deteriorated
Requirement:	Building Permit	Location:	Main Structure
Comments:			
ID/Entered:	2013/01/28 14:57:17.3050	Complied:	
Component:	Interior Walls /Ceiling	Defect:	Excessive rot
Requirement:	Building Permit	Location:	Main Structure
Comments:			
ID/Entered:	2013/01/28 14:54:16.4450	Complied:	
Component:	Roof	Defect:	Holes or major defect
Requirement:	Building Permit	Location:	Main Structure
Comments:			
ID/Entered:	2013/01/28 15:03:28.7740	Complied:	
Component:	Soffit/Facia/Trim	Defect:	Excessive rot
Requirement:	Building Permit	Location:	Main Structure
Comments:			
ID/Entered:	2013/01/28 15:18:54.6500	Complied:	
Component:	Water Heater	Defect:	Disconnected Utility Water/Gas/Elec
Requirement:	Plumbing Permit	Location:	Main Structure
Comments:			
ID/Entered:	2013/01/28 15:11:33.6860	Complied:	
Component:	Electrical Lighting Fixtures	Defect:	Disconnected Utility Water/Gas/Elec
Requirement:	Electrical Permit	Location:	Throughout
Comments:			
ID/Entered:	2013/01/28 15:13:31.0360	Complied:	
Component:	Electrical Receptacles	Defect:	Disconnected Utility Water/Gas/Elec
Requirement:	Electrical Permit	Location:	Throughout
Comments:			
ID/Entered:	2013/01/28 15:10:41.4880	Complied:	
Component:	Floor Joists/Beams	Defect:	Deteriorated
Requirement:	Building Permit	Location:	Throughout
Comments:			
ID/Entered:	2013/01/28 15:07:34.2850	Complied:	
Component:	Flooring	Defect:	Deteriorated
Requirement:	Building Permit	Location:	Throughout
Comments:			

ID/Entered: 2013/01/28 15:15:01.3720	Complied:
Component: Furnace	Defect: Disconnected Utility Water/Gas/Elec
Requirement: Mechanical Permit	Location: Throughout
Comments:	
<hr/>	
ID/Entered: 2013/01/28 15:14:27.9530	Complied:
Component: Gas Lines	Defect: Disconnected Utility Water/Gas/Elec
Requirement: Mechanical Permit	Location: Throughout
Comments:	
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ID/Entered: 2013/01/28 15:15:55.2740	Complied:
Component: Water Service	Defect: Disconnected Utility Water/Gas/Elec
Requirement: Plumbing Permit	Location: Throughout
Comments:	
<hr/>	
ID/Entered: 2013/01/28 14:59:51.4170	Complied:
Component: Sub Floor	Defect: Excessive rot
Requirement: Building Permit	Location: Unknown
Comments:	

BDH



5911 SWARTH STR.



01/28/2013 14:00

BDH

Sally Swarth St

01/28/2013 14:01



BDH (E)

5911 SW 9th Street

5911

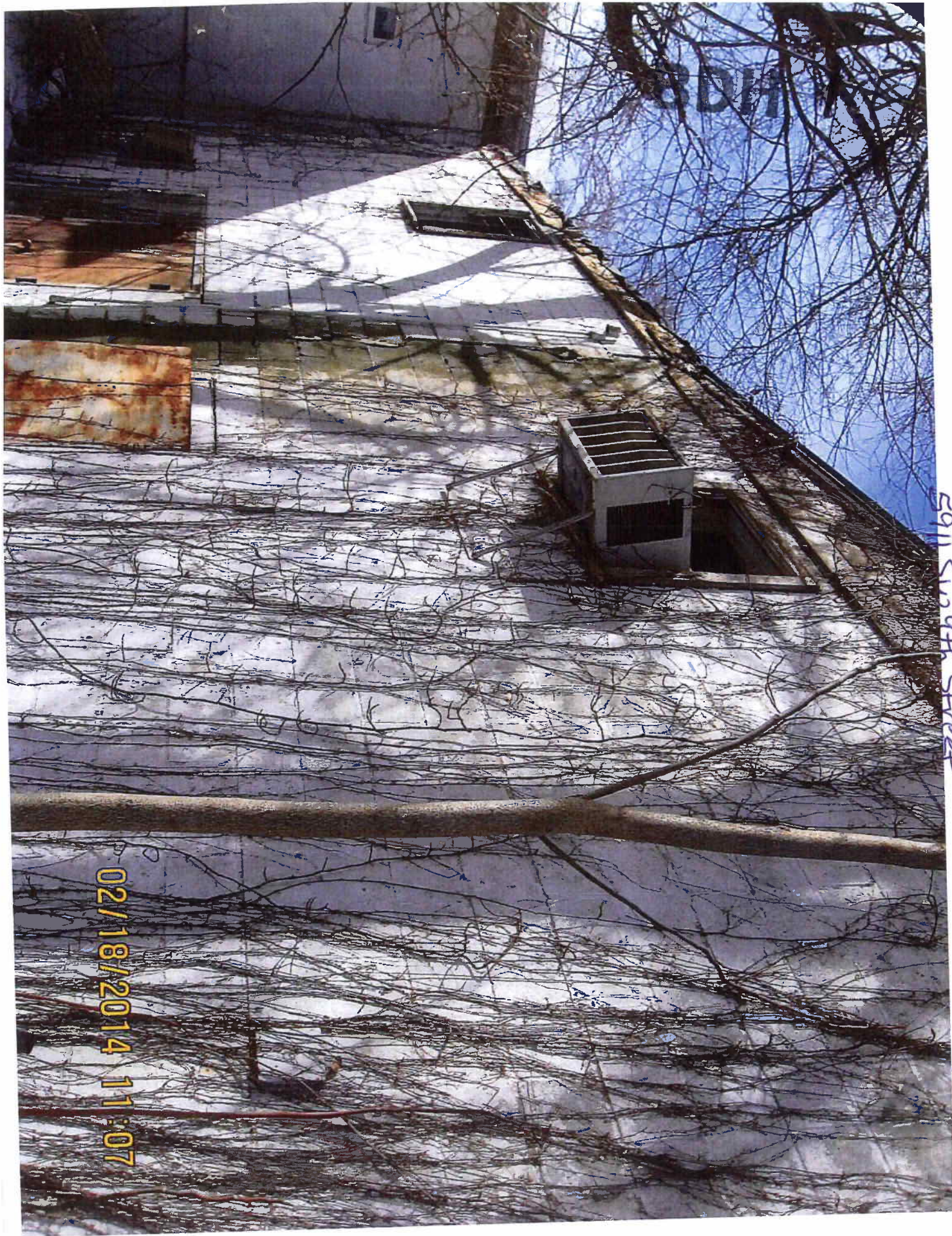
02/18/2014 11:06



5911 SW 9th Street

02/18/2014 11:06

5911



5911 SW 9th Street

02/18/2014 11:07



RDH

5911 SW 94th St
11E

02/18/2014 11:07

BDH 1 (E)

8911 SW 9TH STREET

02/18/2014 11:08

