



Roll Call Number

Agenda Item Number
BDH 1A

Date June 9, 2014

WHEREAS, the property located at 503 SE 8th 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 Richard R. Channon, Jr. was notified more than thirty days ago to repair or demolish the fire-damaged 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 The North 40 feet of Lot 2, Block 49, TOWN OF DEMOINE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 503 SE 8th 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.

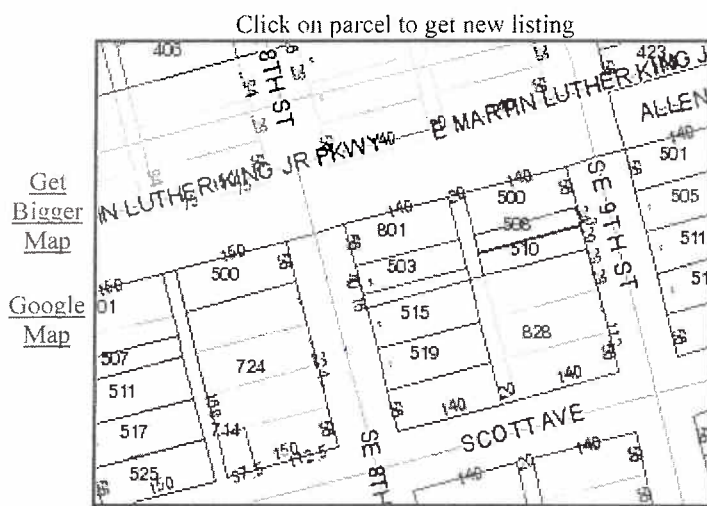
Mayor

City Clerk

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
040/01364-000-000	7824-10-207-002	0389	DM90/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines	52/Riverpoint UR				
Street Address			City State Zipcode		
503 SE 8TH ST			DES MOINES IA 50309-5011		



Approximate date of photo 03/05/2014

Mailing Address
RICHARD R CHANNON JR 503 SE 8TH ST DES MOINES, IA 50309-5011

Legal Description
N 40 F LOT 2 BLK 49 TOWN OF DE MOINE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	CHANNON, RICHARD R JR	1995-06-13	7208/466	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	10,000	41,600	0	51,600

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

Taxable Value Credit	Name	Number	Info
Homestead	CHANNON, RICHARD R JR	21896	

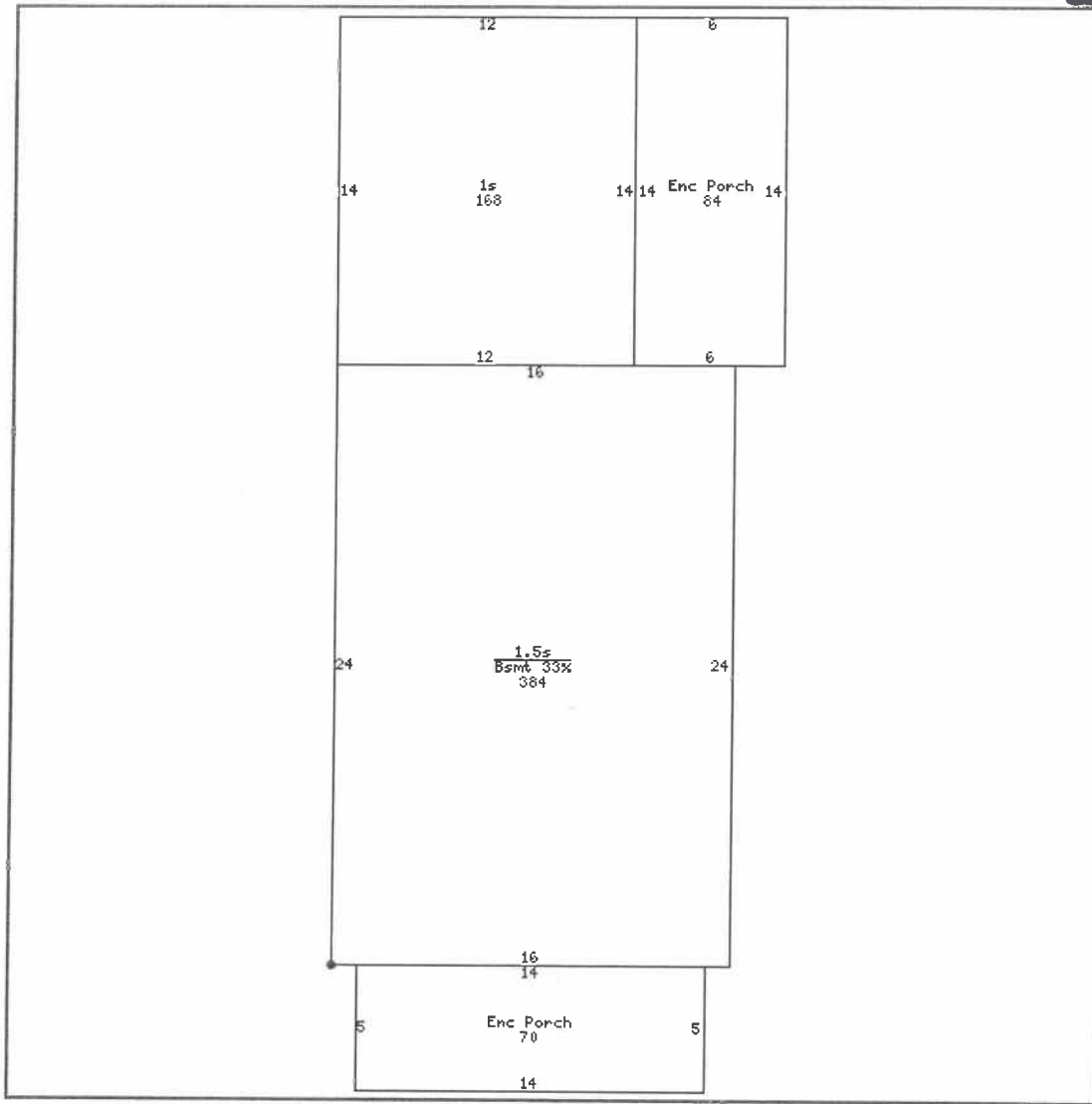
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Zoning	Description	SF	Assessor Zoning
R-2A	General Residential District		Multi-Family Residential
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182			

<u>Land</u>					
SQUARE FEET	5,600	FRONTAGE	40.0	DEPTH	140.0
ACRES	0.129	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

<u>Residence # 1</u>					
OCCUPANCY	SF/Single Family	RESID TYPE	SH/1.5 Stories	BLDG STYLE	ET/Early 20s
YEAR BUILT	1890	# FAMILIES	1	GRADE	5
GRADE ADJUST	+10	CONDITION	BN/Below Normal	TSFLA	809
MAIN LV AREA	552	UPPR LV AREA	257	BSMT AREA	127
ENCL PORCH	154	FOUNDATION	P/Poured Concrete	EXT WALL TYP	WS/Wood Siding
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	BMT FL EARTH	100
HEATING	A/Gas Forced Air	AIR COND	0	BATHROOMS	1
BEDROOMS	3	ROOMS	5		

BDH IA



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	
MEASURE1	20	MEASURE2	30	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1973	CONDITION	BN/Below Normal

Year	Type	Status	Application	Permit/Pickup Description
2000	P/Permit	NA/No Add	1999-09-29	AD/FENCE

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	Assessment Roll	Residential	Full	10,000	41,600	0	51,600
2011	Board Action	Residential	Full	10,000	41,100	0	51,100

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2011	<u>Assessment Roll</u>	Residential	Full	10,000	41,100	0	51,100
2009	<u>Assessment Roll</u>	Residential	Full	8,600	33,700	0	42,300
2007	<u>Assessment Roll</u>	Residential	Full	8,500	33,300	0	41,800
2005	<u>Assessment Roll</u>	Residential	Full	4,600	35,100	0	39,700
2003	<u>Assessment Roll</u>	Residential	Full	3,790	28,770	0	32,560
2001	<u>Assessment Roll</u>	Residential	Full	3,990	20,660	0	24,650
1999	<u>Assessment Roll</u>	Residential	Full	1,050	14,190	0	15,240
1997	<u>Assessment Roll</u>	Residential	Full	700	12,110	0	12,810
1995	<u>Assessment Roll</u>	Residential	Full	660	11,400	0	12,060
1993	<u>Assessment Roll</u>	Residential	Full	620	10,650	0	11,270
1993	Was Prior Year	Residential	Full	560	9,610	0	10,170

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 1A

DATE OF NOTICE: April 11, 2014

DATE OF INSPECTION: March 14, 2014

CASE NUMBER: COD2013-02519

PROPERTY ADDRESS: 503 SE 8TH ST

LEGAL DESCRIPTION: N 40 F LOT 2 BLK 49 TOWN OF DE MOINE

RICHARD R CHANNON JR
Title Holder
924 SE 9TH
DES MOINES IA 50309

GREATER DES MOINES HABITAT FOR HUMANITY INC
Lien Holder
2200 E EUCLID AVE
DES MOINES IA 50317

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.

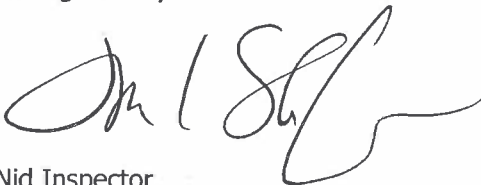
ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.

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: 4/11/2014

MAILED BY: JDH

Areas that need attention: 503 SE 8TH ST

<p><u>Component:</u> Interior Walls /Ceiling <u>Requirement:</u> Building Permit <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u></p>
<p><u>Component:</u> Exterior Walls <u>Requirement:</u> Building Permit <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u></p>
<p><u>Component:</u> Soffit/Facia/Trim <u>Requirement:</u> Complaine with Int Residential Code <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u></p>
<p><u>Component:</u> Windows/Window Frames <u>Requirement:</u> Complaine with Int Residential Code <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u></p>
<p><u>Component:</u> Electrical System <u>Requirement:</u> Electrical Permit <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u></p>
<p><u>Component:</u> Mechanical System <u>Requirement:</u> Mechanical Permit <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u></p>
<p><u>Component:</u> Floor Joists/Beams <u>Requirement:</u> Building Permit <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u></p>
<p><u>Component:</u> Roof <u>Requirement:</u> Building Permit <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u></p>

Component: Shingles Flash

Requirement: Complaine v Int Residential Code

Defect: Fire damaged

Location:

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Comments:

503 SE 8th Street



06.03.2014 13:21

503 SE 8th Street

BDH

06.03.2014 13:22



503 SE 8th Street



06.03.2014 13:22

503 SE 8th Street

BDH 14

04.29.2013 12:45

