



460C

Date January 25, 2021

ABATEMENT OF PUBLIC NUISANCE AT 1507 SOUTHLAWN DRIVE

WHEREAS, the property located at 1507 Southlawn Drive, 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, Des Moines Saving and Loan Association, and Contract Buyer, Dean R Meyer, were notified more than thirty days ago to repair or demolish the main structure 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:

The main structure on the real estate legally described as South 180 feet of Lot 111 in FARR VIEW ACRES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1507 Southlawn Drive, 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(s) 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:

/s/ Megan Norberg
Megan Norberg, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, P. Kay Cmelik, 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

YAC

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	1507 SOUTHLAWN DR				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	120/01606-000-000	Geoparcel	7824-29-426-031	Status	Active
School	Des Moines	Nbhd/Pocket	DM34/C	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Patrick Zaines, ICA 515-286-3832		

Map and Current Photos - 1 Record

<p>Click on parcel to get a new listing</p> <p style="text-align: center;">SOUTHLAWN DR</p> <p style="text-align: center;"> Bigger Map Polk County GIS Google Map Pictometry </p>	<p>Photo Processed on 2015-04-23 a</p>
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Historical Photos

Ownership - 3 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	DES MOINES SAV & LOAN ASSN		
Contract Buyer	1	MEYER, DEAN R		
Contract Buyer	2	MEYER, JO ANN		

Legal Description and Mailing Address

S 180 F LOT 111 FARR VIEW ACRES	DES MOINES SAV & LOAN ASSN 4815 SW 14TH ST DES MOINES, IA 50315-4402
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Current Values

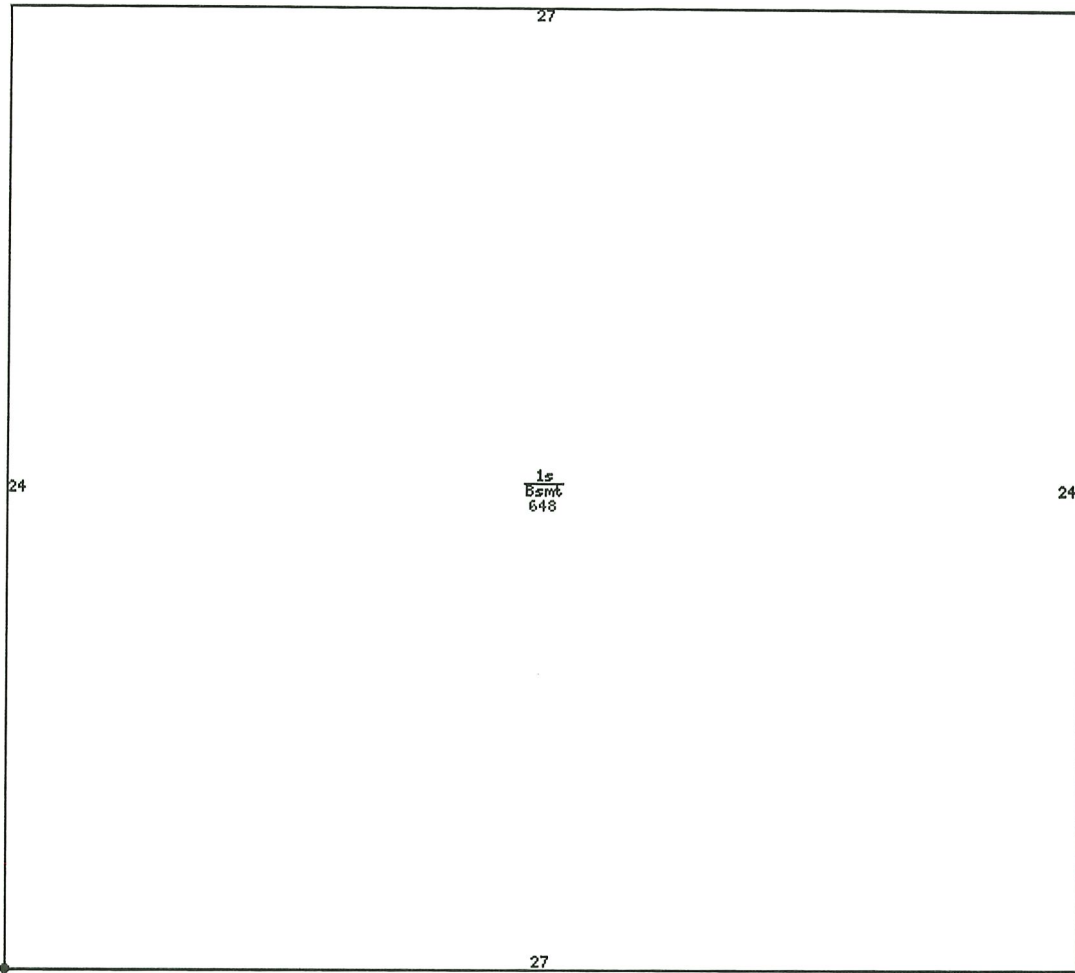
Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$27,400	\$44,500	\$71,900

Market Adjusted Cost Report

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning

Zoning	Description		SF	Assessor Zoning	
N3B	N3b Neighborhood District			Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	14,400	Acres	0.331	Frontage	80.0
Depth	180.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story	Building Style	Ranch
Year Built	1941	Number Families	1	Grade	5+10
Condition	Below Normal	Total Square Foot Living Area	648	Main Living Area	648
Basement Area	648	Foundation	Concrete Block	Exterior Wall Type	Metal Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning	0	Number Bathrooms	1	Bedrooms	2
Rooms	4				



Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$27,400	\$44,500	\$71,900
2017	<u>Assessment Roll</u>	Residential	Full	\$24,000	\$40,500	\$64,500
2015	<u>Assessment Roll</u>	Residential	Full	\$21,700	\$37,600	\$59,300
2013	<u>Assessment Roll</u>	Residential	Full	\$20,600	\$37,000	\$57,600
2011	<u>Assessment Roll</u>	Residential	Full	\$20,600	\$37,300	\$57,900
2009	<u>Assessment Roll</u>	Residential	Full	\$21,700	\$39,900	\$61,600
2007	<u>Assessment Roll</u>	Residential	Full	\$22,300	\$53,800	\$76,100
2005	<u>Assessment Roll</u>	Residential	Full	\$23,500	\$48,500	\$72,000
2003	<u>Assessment Roll</u>	Residential	Full	\$20,440	\$42,650	\$63,090
2001	<u>Assessment Roll</u>	Residential	Full	\$19,360	\$39,620	\$58,980
1999	Assessment Roll	Residential	Full	\$13,510	\$29,450	\$42,960
1997	Assessment Roll	Residential	Full	\$12,840	\$27,990	\$40,830
1995	Assessment Roll	Residential	Full	\$11,900	\$25,950	\$37,850
1993	Assessment Roll	Residential	Full	\$10,440	\$22,760	\$33,200
1993	Was Prior Year	Residential	Full	\$10,440	\$18,810	\$29,250

This template was last modified on Sat Mar 4 12:31:48 2017 .



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

46C

DATE OF NOTICE: June 17, 2020

DATE OF INSPECTION: March 16, 2020

CASE NUMBER: COD2020-01800

PROPERTY ADDRESS: 1507 SOUTHLAWN DR

LEGAL DESCRIPTION: S 180 F LOT 111 FARR VIEW ACRES

DEAN R MEYER & JO ANN MEYERS
Contract Buyer
4815 SW 14TH ST
DES MOINES IA 50315

DES MOINES SAV & LOAN ASSN
Title Holder
4815 SW 14TH ST
DES MOINES IA 50315-4402

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 60-192 and 60-191 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. The violations noted must be corrected within 30 days from date of notice. Failure to correct these violations will result in a request to the City Council 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.

Neighborhood Inspection Division

(515) 283-4046



Nid Inspector

DATE MAILED: 6/17/2020

MAILED BY: TSY

Areas that need attention: 1507 SOUTHLAWN DR

Component: See Comments Requirement: Compliance with Int Residential Code Comments: REPAIR DETERIORATED GUTTERS	Defect: Cracked/Broken Location: Main Structure Throughout
Component: Soffit/Facia/Trim Requirement: Compliance with Int Residential Code Comments: REPLACE ANY ROTTEN SOFFIT/FACIA/TRIM AND PAINT TO MATCH	Defect: Deteriorated Location: Main Structure Throughout
Component: Foundation Requirement: Compliance with Int Residential Code Comments: REPAIR FOUNDATION. OBTAIN BUILDING PERMIT AND FINALIZE	Defect: Cracked/Broken Location: Main Structure Throughout
Component: Exterior Stairs Requirement: Building Permit Comments: REPLACE STAIRS TO LANDING OBTAIN A FINAL ON BUILDING PERMIT.	Defect: Cracked/Broken Location: Main Structure Throughout
Component: Exterior Doors/Jams Requirement: Compliance with Int Residential Code Comments: REPAIR OR REPLACE DOORS AS NEEDED. DOORS MUST WORK AND FINISHED TO MATCH.	Defect: Cracked/Broken Location: Main Structure Throughout
Component: Soffit/Facia/Trim Requirement: Compliance with Int Residential Code Comments: REPAIR OR REPLACE ANY TRIM THAT DOESNT MATCH OR IS DETERIORATED/ROTTEN AND PAINT TO MATCH.	Defect: Deteriorated Location: Main Structure Throughout
Component: Exterior Walls Requirement: Compliance with Int Residential Code Comments: ANY SIDING MISSING PAINT. PAINT TO MATCH	Defect: Absence of paint Location: Main Structure Throughout
Component: Exterior Walls Requirement: Compliance with Int Residential Code Comments: REPAIR/REPLACE AND PAINT TO MATCH ANY DETERIORATED OR MISSING SIDING.	Defect: See Comments Location: Main Structure Throughout

Component:	Windows/Window Frames	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	REPAIR ANY ROT ON WINDOW FRAMES.		
Component:	Electrical System	Defect:	Missing Where Required
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	BREAKER PANEL NEEDS TO BE REWIRED AND BROUGHT UP TO CODE. OBTAIN ELECTRICAL PERMIT AND FINALIZE.		
Component:	Interior Walls /Ceiling	Defect:	Holes or major defect
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	REPAIR ANY HOLES IN WALLS AND PAINT TO MATCH.		
Component:	Electrical Lighting Fixtures	Defect:	Missing
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	INSTALL ALL MISSING FIXTURES		
Component:	Plumbing System	Defect:	Missing Where Required
Requirement:	Compliance with Uniform Plumbing Code	Location:	Main Structure Throughout
Comments:	ALL FIXTURES NEED TO BE IN WORKING ORDER AND UP TO CODE. OBTAIN A PLUMBING PERMIT AND FINALIZE.		
Component:	Hand Rails	Defect:	Cracked/Broken
Requirement:	Compliance with Int Residential Code	Location:	Main Structure
Comments:	REPLACE OR REPAIR FRONT STAIRS HANDRAIL.		

46C

1507 Southlawn Dr



01/12/2021 12:55

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