

Date February 21, 2022

**ABATEMENT OF PUBLIC NUISANCE AT 2416 56<sup>th</sup> STREET**

WHEREAS, the property located at 2416 56<sup>th</sup> Street, 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, Kellie D. Aldrich, was notified more than thirty days ago to repair or demolish the main 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:

The main structure on the real estate legally described as The North ½ of the East 200 feet of Lot 25 in COLONIAL ACRES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa and locally known as 2416 56<sup>th</sup> 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(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.  
Second by \_\_\_\_\_

FORM APPROVED:

  
\_\_\_\_\_  
Judy K. Parks-Kruse, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
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

32D



City of Des Moines  
400 Robert D. Ray Drive  
Des Moines, IA 50309

Case Number: NUIS-2021-000034

Case Type: Public Nuisance

**Notice of  
Violation**

Case Opened: 10/07/2021

Date of Notice: 11/03/2021

Date of Inspection: 10/08/2021

KELLIE D ALDRICH  
2416 56TH ST  
DES MOINES IA 50310-1139

Address of Property: 2416 56TH ST, DES MOINES IA 50310  
Parcel Number: 792430353057  
Legal Description: N 1/2 E 200 FT LOT 25 COLONIAL ACRES

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the time set out in this notice (below under "Compliance Due Date") to abate the following violation(s) and complete the required remedial action.

**VIOLATION(S)**

Violation	Corrective Action	Compliance Due Date
60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	<p>Vacate and secure the structure or premises, OR, demolish the structure after obtaining required demolition permit, OR, repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause that is a threat to life or health.</p> <p>HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTRE. WORK MUST BE DONE BY A LICENSED MECHANICAL</p>	11/22/2021

CONTRACTOR.

HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTRE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.

HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELEC TRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTRE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.

60-192(3) - Dangerous Structure or Premise  
- Damaged

Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

11/22/2021

REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND DOOR JAMS AND MUST BE IN GOOD WORKING ORDER.

REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.

REPAIR OR REPLACE ALL DAMAGED OR MISSING DOORS AND OR JAMS AS NEEDED. OBTAIN FINAL ON PERMIT REQUIRED IF CHANGING OPENING SIZE

REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.

OBTAIN FINAL ON PERMIT TO REPAIR OR REPLACE OF ANY DAMAGED OR MISSING EXTERIOR WALLS.

REPAIR OR REPLACE. IN COMPLIANCE WITH INTERNATIONAL RESIDENTIAL BUILDING CODE.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR PROPERLY REMEDIATE ALL MOLD. PROVIDE COPY OF INVOICE.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING: FRAMING, SHEETING, AND COVERINGS. PERMIT REQUIRED FOR REPLACEMENT OF ALL

STRUCTURAL COMPONENTS.

REPAIR/REPLACE ANY BROKEN, MISSING, DAMAGED OR ROTTED SIDING. ANY REPAIRS TO THE STRUCTURE WILL REQUIRE A BUILDING PERMIT.

If not occupied, 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**. 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 may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

**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.** Should you have any 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 over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

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

Thank you for your help,

Respectfully,

A handwritten signature in black ink that reads "Scott Clauson". The signature is written in a cursive style with a large, prominent "S" at the beginning.

Scott Clauson

Neighborhood Inspector

Neighborhood Services

602 Robert D. Ray Drive, Des Moines, IA 50309

SAClauson@dmgov.org



01-25-2022 11:37 AM

32D



01-25-2022 11:37 AM



01-25-2022 11:37 AM





01-25-2022 11:37 AM

32D



01-25-2022 11:38 AM

# 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](mailto:polkweb@assess.co.polk.ia.us)

Location					
<b>Address</b>	2416 56TH ST				
<b>City</b>	DES MOINES	<b>Zip</b>	50310	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	100/03048-000-000	<b>Geoparcel</b>	7924-30-353-057	<b>Status</b>	<a href="#">Active</a>
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM63/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northwest Des Moines	<b>Appraiser</b>	Braxton Peats 515-286-3839		

### Map and Current Photos - 1 Record

Click on parcel to get a new listing

2513	2514	56TH ST	2501
2509	2508		
2505	2504 2502		2425
2501	2420		
2419	2418		2417
2415	2412		2411
2411	2410		
2405	2408		2401
	2400		

[Bigger Map](#) [Polk County GIS](#)  
[Google Map](#) [Pictometry](#)

Photo Processed on 2013-06-07 a



### [Historical Photos](#)

### Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	ALDRICH, KELLIE D	2009-04-22	<a href="#">13004/506</a>

### Legal Description and Mailing Address

N 1/2 E 200 FT LOT 25 COLONIAL ACRES	KELLIE D ALDRICH 2416 56TH ST DES MOINES, IA 50310-1139
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### Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Residential	Full	\$40,700	\$96,700	\$137,400

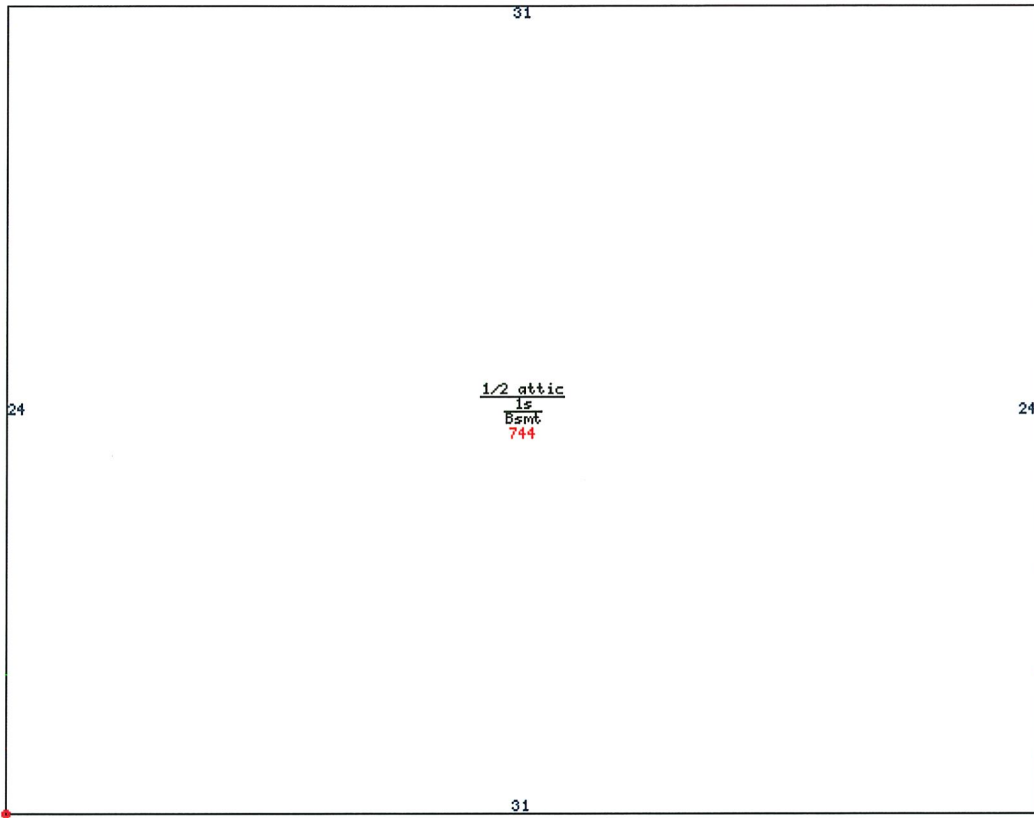
[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

### Auditor Adjustments to Value

Category	Name	Information
<a href="#">2021 Homestead Credit</a>	ALDRICH, KELLIE D	Application <a href="#">#98358</a>

### Zoning - 1 Record

<b>Zoning</b>	<b>Description</b>			<b>SF</b>	<b>Assessor Zoning</b>
N3B	N3b Neighborhood District				Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
<b>Land</b>					
<b>Square Feet</b>	10,000	<b>Acres</b>	0.230	<b>Frontage</b>	50.0
<b>Depth</b>	200.0	<b>Topography</b>	Normal	<b>Shape</b>	Rectangle
<b>Vacancy</b>	No	<b>Unbuildable</b>	No		
<b>Residences - 1 Record</b>					
<b>Residence #1</b>					
<b>Occupancy</b>	Single Family	<b>Residence Type</b>	1 Story Finished Attic	<b>Building Style</b>	Conventional
<b>Year Built</b>	1947	<b>Number Families</b>	1	<b>Grade</b>	4-05
<b>Condition</b>	Normal	<b>Total Square Foot Living Area</b>	1004	<b>Main Living Area</b>	744
<b>Attic Finished Area</b>	260	<b>Basement Area</b>	744	<b>Foundation</b>	Concrete Block
<b>Exterior Wall Type</b>	Brick	<b>Brick%</b>	100	<b>Roof Type</b>	Gable
<b>Roof Material</b>	Asphalt Shingle	<b>Heating</b>	Gas Forced Air	<b>Air Conditioning</b>	0
<b>Number Bathrooms</b>	1	<b>Bedrooms</b>	2	<b>Rooms</b>	4



**Detached Structures - 2 Records**

**Detached Structure #101**

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	14	Measure 2	20	Story Height	1
Grade	5	Year Built	1952	Condition	Below Normal

**Detached Structure #102**

Occupancy	Roofed Patio

**Sales - 2 Records**

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
RAISCH, MAXINE	ALDRICH, ROBERT L.	<a href="#">2001-10-31</a>	\$79,000	Deed	<a href="#">9058/133</a>
PAGE-BUECHLER, MARY E	RAISCH, MAXINE	<a href="#">1991-03-18</a>	\$44,500	Deed	<a href="#">6351/557</a>

**Permits - 1 Record**

Year	Type	Permit Status	Application	Reason	Reason1

Year	Type	Permit Status	Application	Reason	Reason1
Current	Permit	Pass	2021-12-14	Fix Damage	FIRE

#### Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<a href="#">Assessment Roll</a>	Residential	Full	\$40,700	\$96,700	\$137,400
2019	<a href="#">Assessment Roll</a>	Residential	Full	\$37,100	\$89,000	\$126,100
2017	<a href="#">Assessment Roll</a>	Residential	Full	\$32,700	\$80,300	\$113,000
2015	<a href="#">Assessment Roll</a>	Residential	Full	\$29,200	\$73,300	\$102,500
2013	<a href="#">Assessment Roll</a>	Residential	Full	\$28,900	\$74,200	\$103,100
2011	<a href="#">Assessment Roll</a>	Residential	Full	\$28,900	\$74,500	\$103,400
2009	<a href="#">Assessment Roll</a>	Residential	Full	\$28,800	\$74,500	\$103,300
2007	<a href="#">Assessment Roll</a>	Residential	Full	\$28,800	\$74,500	\$103,300
2005	<a href="#">Assessment Roll</a>	Residential	Full	\$24,200	\$68,600	\$92,800
2003	<a href="#">Assessment Roll</a>	Residential	Full	\$22,170	\$63,490	\$85,660
2001	<a href="#">Assessment Roll</a>	Residential	Full	\$20,160	\$55,390	\$75,550
1999	Assessment Roll	Residential	Full	\$12,930	\$52,450	\$65,380
1997	Assessment Roll	Residential	Full	\$12,130	\$49,200	\$61,330
1995	Assessment Roll	Residential	Full	\$11,070	\$44,890	\$55,960
1993	Assessment Roll	Residential	Full	\$9,680	\$39,260	\$48,940
1991	Assessment Roll	Residential	Full	\$9,680	\$33,780	\$43,460
1991	Was Prior Year	Residential	Full	\$9,680	\$31,590	\$41,270

This template was last modified on Thu Jun 3 19:39:49 2021 .