



Roll Call Number

Agenda Item Number

49F

Date October 3, 2022

ABATEMENT OF PUBLIC NUISANCE AT 400 E JACKSON AVENUE

WHEREAS, the property located at 400 E Jackson Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Connie S. Marshall, was notified more than thirty days ago to repair or demolish the 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:

The garage structure on the real estate legally described as The West 1/2 of Lot 25 and all of Lot 26 in Block 12 in SECOND PLAT OF CLIFTON HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 400 E Jackson Avenue, 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 garage structure.

Moved by _____ to adopt.
Second by _____

FORM APPROVED:

Judy K. Parks-Kruse
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, Laura Baumgartner, 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



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

Case Number: NUIS-2022-000144	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 07/11/2022
	Date of Notice: 07/18/2022
Date of Inspection: 07/11/2022	

CONNIE S MARSHALL
 400 E JACKSON AVE
 DES MOINES IA 50315

Address of Property: **400 E JACKSON AVE, DES MOINES IA 50315**
 Parcel Number: **782410331008**
 Legal Description:

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
60-191 - Vacation and Abatement	Garage Only!! Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.	08/23/2022
60-192(3) - Dangerous Structure or Premise - Damaged	Garage Only!! 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. Garage roof structure is unsafe.	08/23/2022

60-192(5) - Dangerous Structure or Premise
- Dilapidated or Deteriorated

Garage Only!!

08/23/2022

Repair or replace the building or structure, or part of a structure which is likely to partially or completely collapse because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

Garage only.

REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT

REPLACE ALL DAMAGED ROOFING COMPONENTS BY LICENSED CONTRACTOR. BUILDING PERMIT REQUIRED IF REPLACING SHEETING.

60-194 - Defacing and Removing Placard

Garage Only!!

08/23/2022

Replace or restore defaced or removed placard.

60-195 - Emergency Measures to Vacate

Garage Only!!

08/23/2022

Immediately vacate the building or structure.

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,



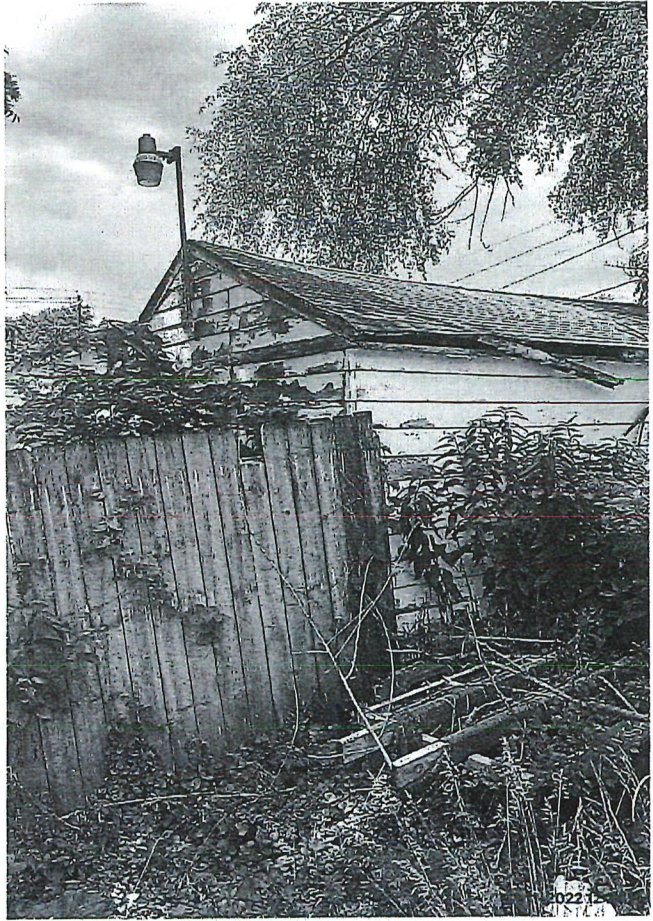
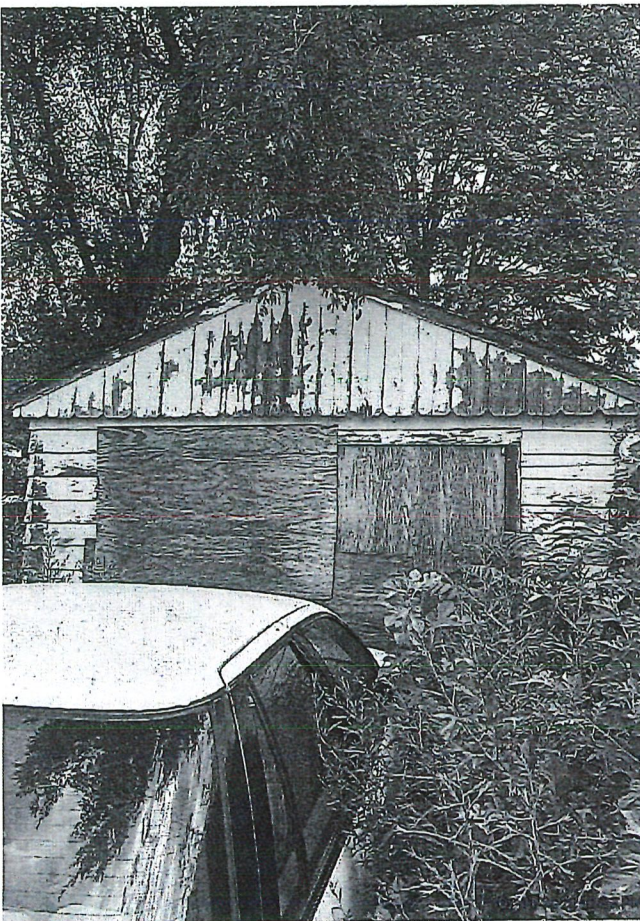
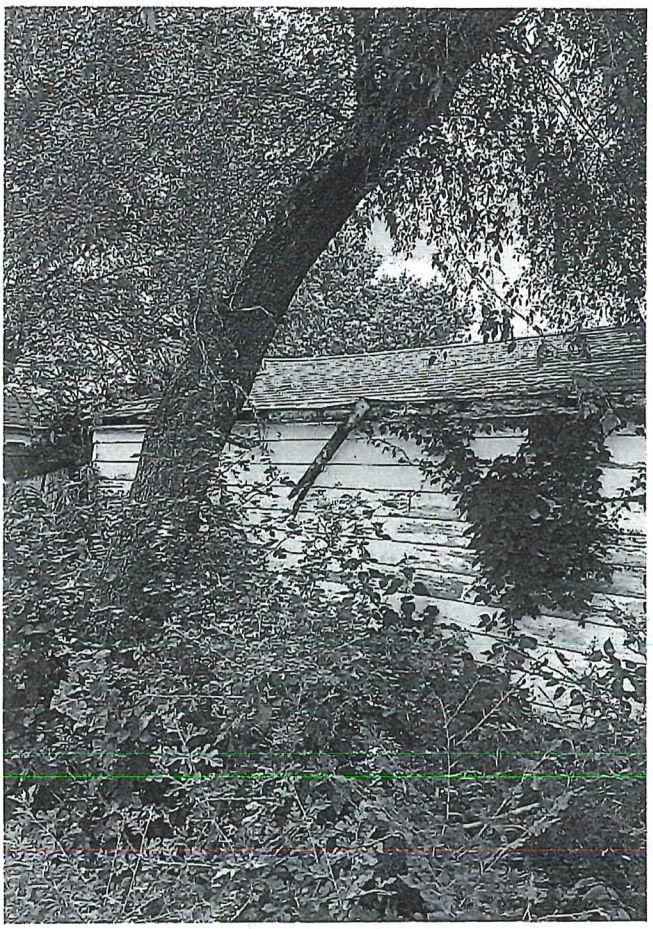
Scott Clauson

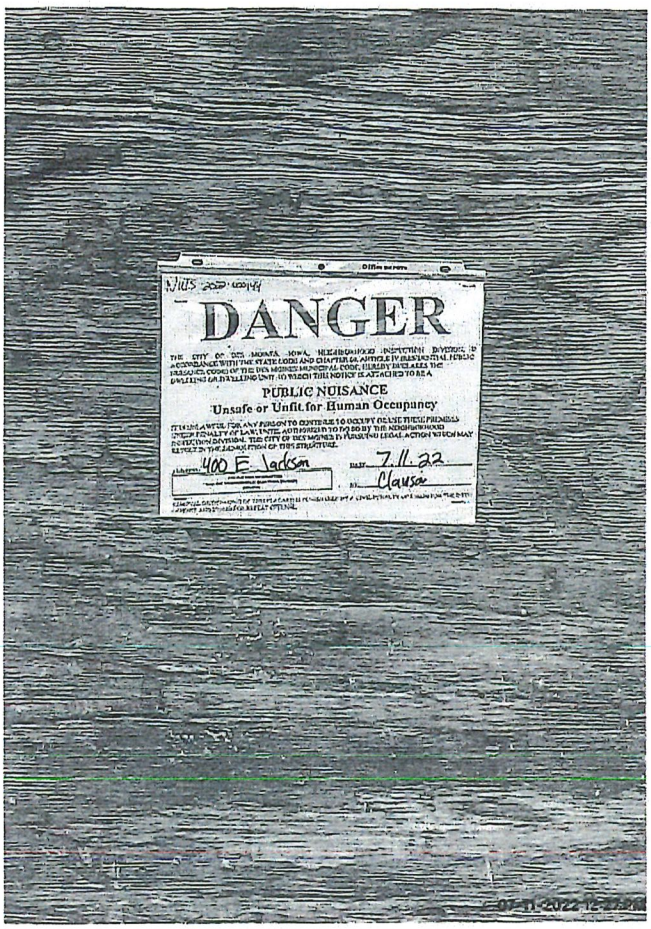
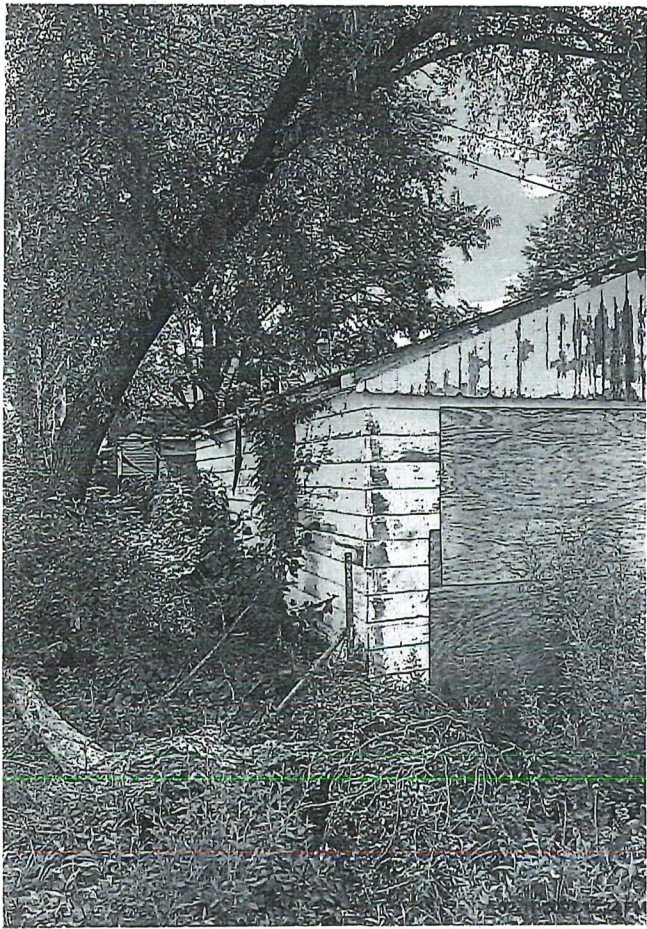
Neighborhood Inspector

Neighborhood Services

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

SAClauson@dmgov.org





Polk County Assessor

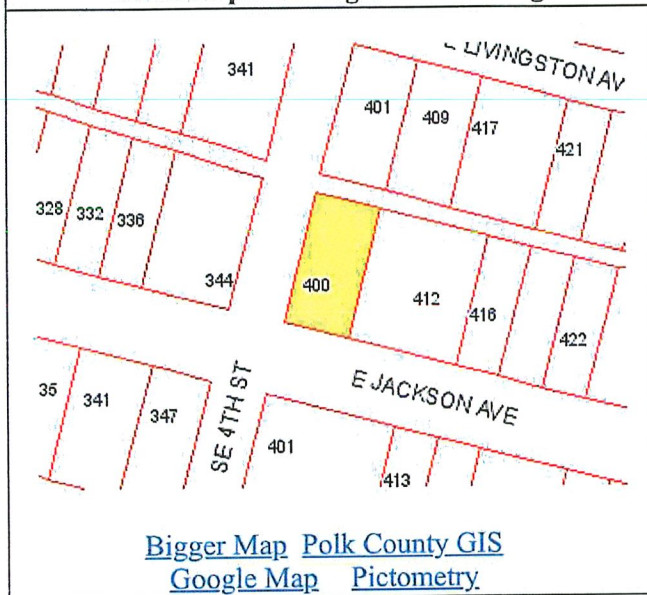
111 Court Avenue #195
Des Moines, IA 50309-0904

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

Location					
Address	400 E JACKSON AVE				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	020/00567-001-000	Geoparcels	7824-10-331-008	Status	Active
School	Des Moines	Nbhd/Pocket	DM23/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Joseph Peterson 515-286-3011		

Map and Current Photos - 1 Record

Click on parcel to get a new listing



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

Photo Processed on 2014-03-25 a



[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	MARSHALL, CONNIE S	2004-10-15	10777/344

Legal Description and Mailing Address

W 1/2 LT 25 & ALL LT 26 BLK 12 SECOND PLAT OF CLIFTON HEIGHTS

CONNIE S MARSHALL
400 E JACKSON AVE
DES MOINES, IA 50315-1324

Current Values

Type	Class	Kind	Land	Bldg	Total
2022 Value	Residential	Full	\$16,800	\$54,100	\$70,900

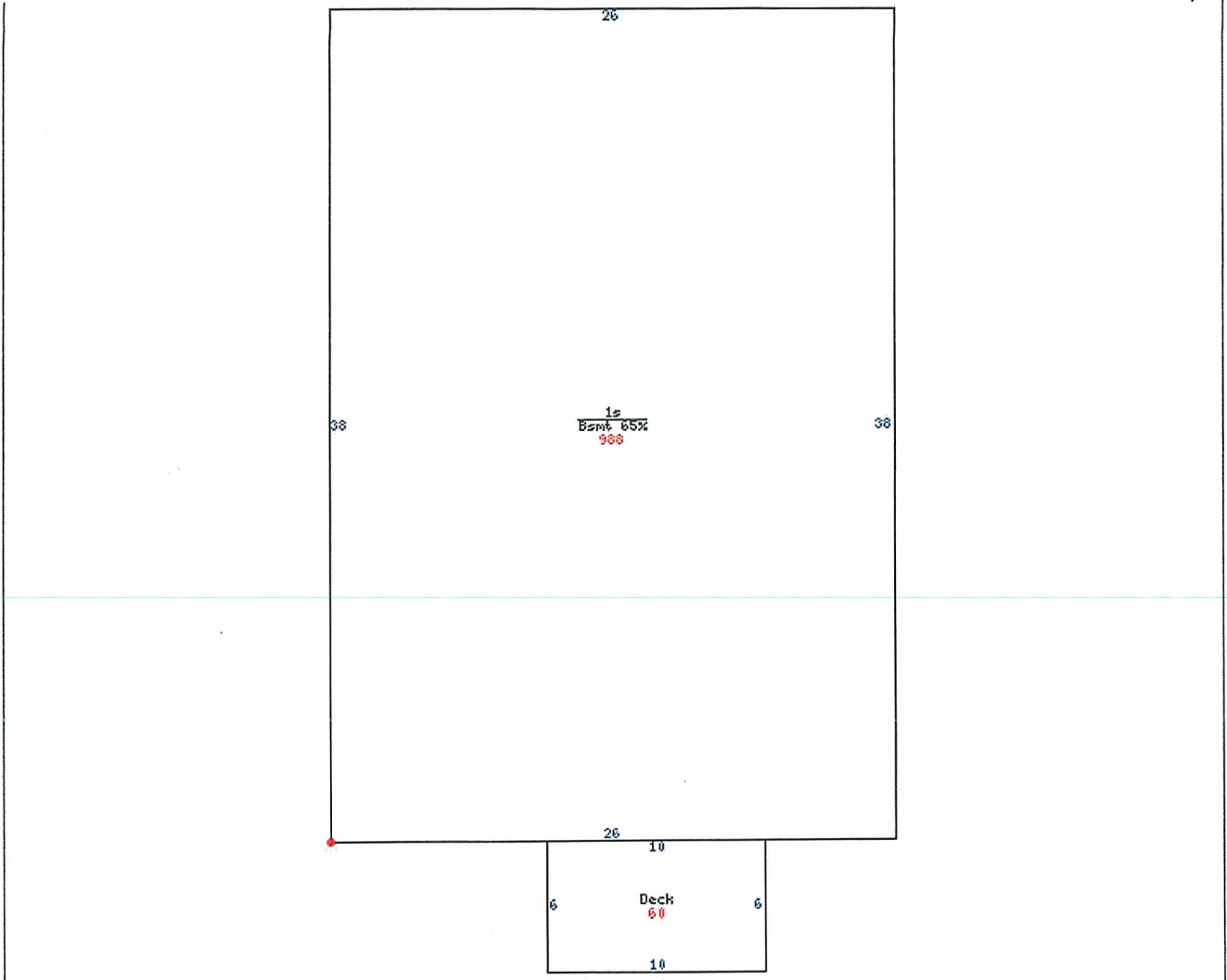
[Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
2021 Homestead Credit	MARSHALL, CONNIE S	Application #53440

Zoning - 1 Record

Zoning	Description			SF	Assessor Zoning
NX1	NX1 Neighborhood Mix District				Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	7,200	Acres	0.165	Frontage	60.0
Depth	120.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story	Building Style	Conventional
Year Built	1900	Number Families	1	Grade	4-10
Condition	Below Normal	Total Square Foot Living Area	988	Main Living Area	988
Basement Area	642	Deck Area	60	Foundation	Concrete Block
Exterior Wall Type	Metal Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	1
Bedrooms	3	Rooms	5		



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	14	Measure 2	22	Story Height	1
Grade	4	Year Built	1959	Condition	Below Normal

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
LESTER, WANDA M	MARSHALL, CONNIE S	1994-12-08	\$30,000	Contract	8294/587

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$16,800	\$54,100	\$70,900
2019	Assessment Roll	Residential	Full	\$14,700	\$47,100	\$61,800
2017	Assessment Roll	Residential	Full	\$13,300	\$42,500	\$55,800
2015	Assessment Roll	Residential	Full	\$12,500	\$40,600	\$53,100
2013	Assessment Roll	Residential	Full	\$12,700	\$41,400	\$54,100
2011	Assessment Roll	Residential	Full	\$12,700	\$41,100	\$53,800

Yr	Type	Class	Kind	Land	Bldg	Total
2009	Assessment Roll	Residential	Full	\$13,300	\$41,800	\$55,100
2007	Assessment Roll	Residential	Full	\$13,300	\$41,800	\$55,100
2005	Assessment Roll	Residential	Full	\$11,100	\$42,000	\$53,100
2003	Assessment Roll	Residential	Full	\$10,170	\$38,200	\$48,370
2001	Assessment Roll	Residential	Full	\$9,460	\$31,040	\$40,500
1999	Assessment Roll	Residential	Full	\$5,870	\$38,080	\$43,950
1997	Assessment Roll	Residential	Full	\$5,240	\$33,970	\$39,210
1997	Was Prior Year	Residential	Full	\$4,920	\$31,880	\$36,800

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400 E Jackson Ave

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09-14-2022 10:12 AM

