

Date May 10, 2010

WHEREAS, the property located at 7301 Fleur Drive, #42, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure (mobile home) in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder Catherine Carson and the Contract Buyers: Jerry R. Saylor, Mary L. Saylor, and Frankie L. Argenial, 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, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure (mobile home) on the real estate legally described as -EX BEG 2092.74F N & 33F E OF S ¼ COR OF SEC THN N529F E 20.96F SWLY ALNG CRV 529.26F W and 5.08F TO POB- E 1012F N 362F & S 365F N 529F W 308F N 25A NW ¼ SE ¼ LESS RD SEC 32-78-24, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 7301 Fleur Drive, #42, 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 main structure.

Moved by _____ to adopt.

FORM APPROVED:


Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

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.

_____ City Clerk

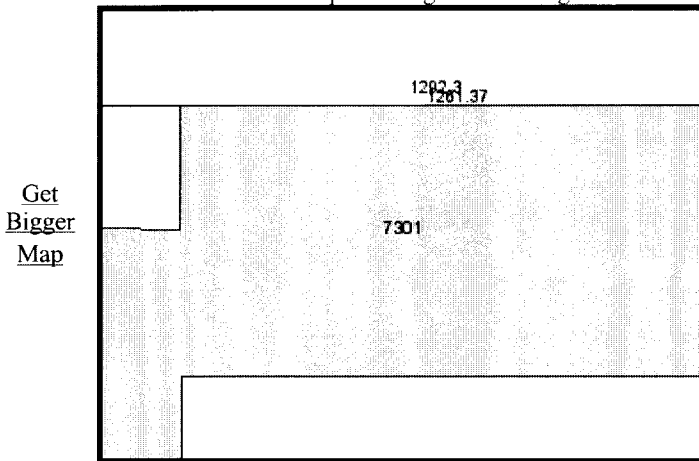
BDH-1A



[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
120/07330-001-000	7824-32-401-005	B160	DM43/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
7301 FLEUR DR			DES MOINES IA 50321		

Click on parcel to get new listing



Get Bigger Map



Approximate date of photo 03/05/2008
 Click on photo to see all 3 photos

Mailing Address
SAYLOR PROPERTIES JERRY R SAYLOR 106 E ROBINSON ST KNOXVILLE, IA 50138-2329

Legal Description
-EX BEG 2092.74F N & 33F E OF S1/4 COR OF SEC THN N529F E 20.96F SWLY ALNG CRV 529.26F W 5.08F TO POB- E 1012F N 362F & S 365F N 529F W 308F N 25A NW 1/4 SE 1/4 LESS RD SEC 32-78-24

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	CARSON, CATHERINE	1987-11-17	5795/156	
Contract Buyer #1	SAYLOR, JERRY R	1998-12-02	8078/216	
Contract Buyer #2	SAYLOR, MARY L			

Assessment	Class	Kind	Land	Bldg	AgBd	Total

Current	Commercial	Full	636,000	505,000	0	1,141,000
Estimate Taxes Polk County Treasurer Tax Information Pay Taxes						

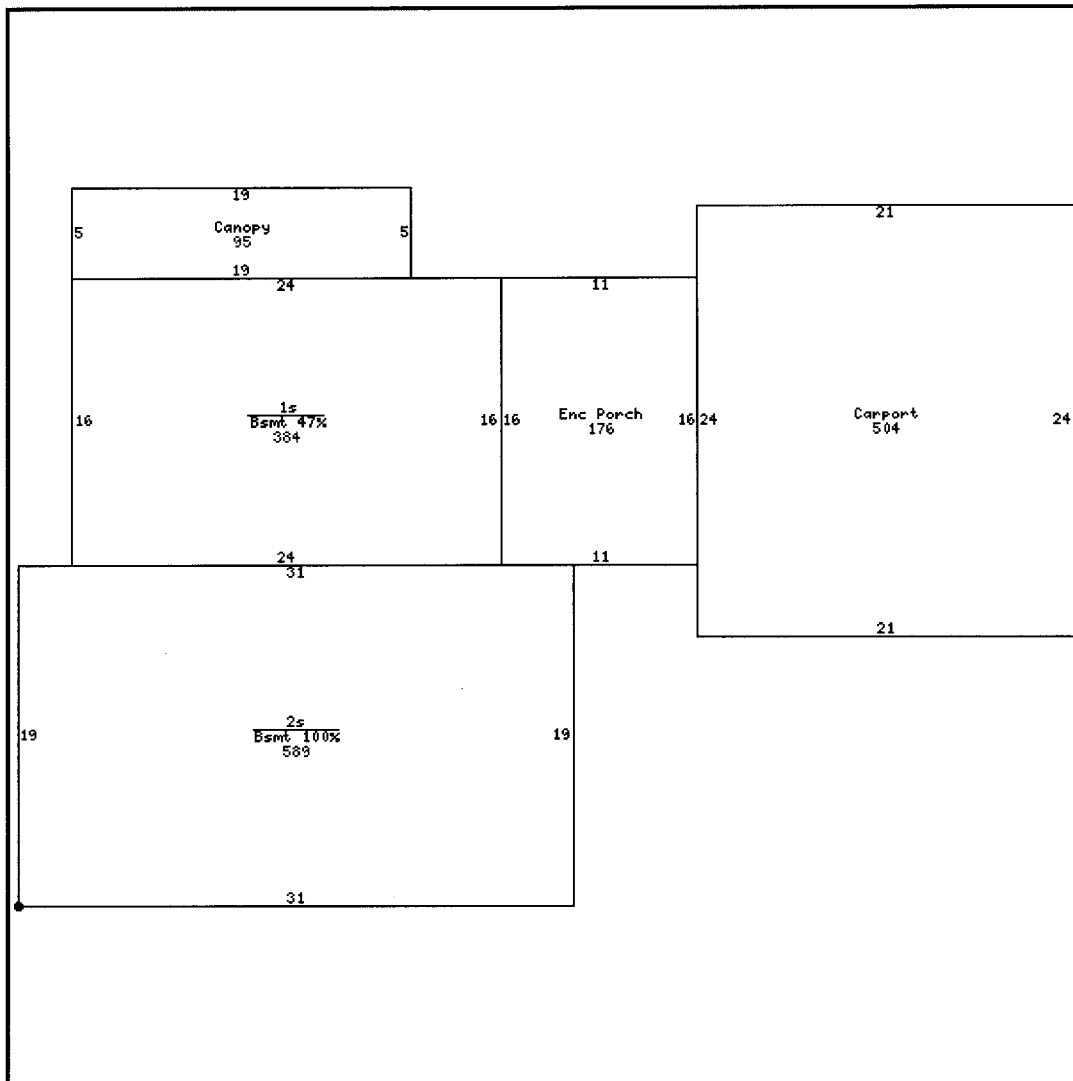
Zoning	Description	SF	Assessor Zoning
R-5	Mobile Home Residential District	361686	Mobile Home Park
C-2	General Retail and Highway Oriented Commercial District	109445	Highway Commercial
R1-80	One Family Residential District	2888	Residential

Source: City of Des Moines Community Development **Published:** 2010-03-05 **Contact:** Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	474,020	ACRES	10.882	SHAPE	RC/Rectangle
TOPOGRAPHY	B/Blank				

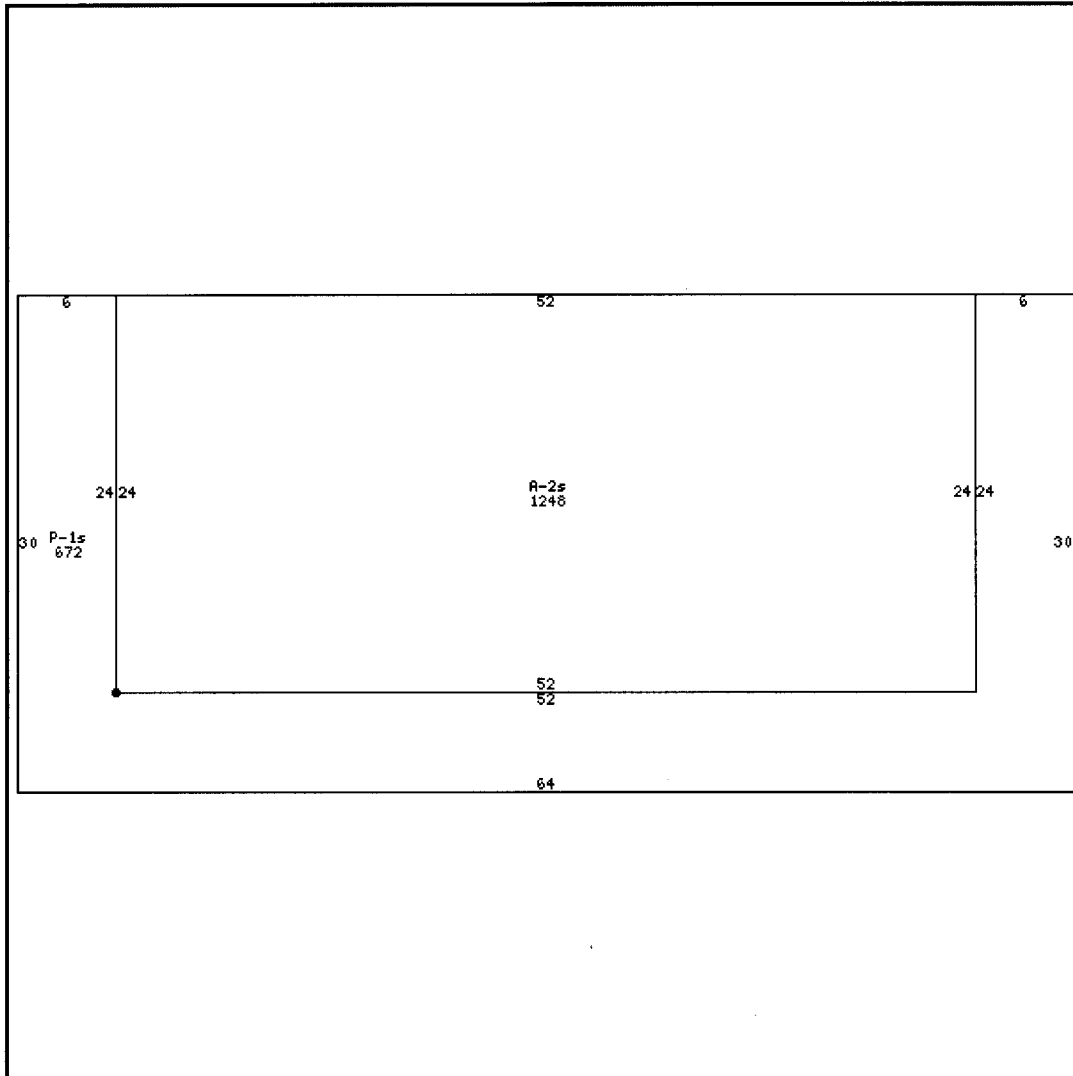
Commercial Summary					
OCCUPANCY	23/Mobile Home Park	WEIGHTED AGE	1932	STORY HEIGHT	2
LAND AREA	474,020	GROSS AREA	4,058	FINISH AREA	4,058
BSMT UNFIN	769	BSMT FINISH	0	NUMBER UNITS	1

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S2/2 Stories	YEAR BUILT	1890
# FAMILIES	1	GRADE	3	GRADE ADJUST	-05
CONDITION	AN/Above Normal	TSFLA	1,562	MAIN LV AREA	973
UPPR LV AREA	589	BSMT AREA	769	ENCL PORCH	176
CANOPY AREA	95	CARPORT AREA	504	EXT WALL TYP	BR/Brick
%BRICK	100	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
FIREPLACES	1	HEATING	A/Gas Forced Air	AIR COND	0
BATHROOMS	1	TOILET ROOMS	1	BEDROOMS	2
ROOMS	6				



Csection # 101					
OCCUPANT	CARSON MOBILE HOME PARK				
SECT MULTIPL	1	OCCUPANCY	23/Mobile Home Park	FOUNDATION	CN/Concrete
EXT WALL	SS/Siding/Shingle	INSULATION	Y/Yes	ROOF	H/Hip
ROOF MATERL	S/Shingle	LANDINGS SF	672	LANDING QUAL	NM/Normal
WIRING	A/Adequate	PLUMBING	A/Adequate	TOTAL ST HT	2
FRAME TYPE	FR/Frame	FIREPRF CNST	N/No	BLDG CLASS	4/Frame/Concrete Block/Tile/Concrete Tilt Up
TOT SCT AREA	2,496	GRND FL AREA	1,248	PERIMETER	152
GRADE	4	GRADE	+00	YEAR BUILT	1972

	ADJUST	
CONDITION	NM/Normal	
MISC IMPR	2 SAUNAS & 2 SHOWERS	
COMMENT	P=OP	
COMMENT	1ST FLR-STORM SHELTER,STGE,TOILET ROOMS	
COMMENT	2ND FLR-CLUB HOUSE	



Cgroup # 101 1					
USE CODE	703/Common Area	BASE STORY	2	NUM STORIES	1
TOT GRP AREA	1,248	BASE FL AREA	1,248	WALL HEIGHT	9
HEATING	C/Central	AIR COND	Y	EXHAUST SYS	N/No

Cgroup # 101 2					
USE CODE	703/Common Area	BASE STORY	1	NUM STORIES	1
TOT GRP AREA	1,248	BASE FL AREA	1,248	HEATING	C/Central
AIR COND	Y	EXHAUST SYS	N/No		

Detached # 101					
OCCUPANCY	SHD/Shed	CONSTR TYPE	MA/Masonry	MEASCODE	D/Dimensions
MEASURE1	18	MEASURE2	24	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1939	CONDITION	NM/Normal
COMMENT	STGE BLDG NEXT TO DWELLING				

Detached # 201					
OCCUPANCY	SHD/Shed	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	16	MEASURE2	23	GRADE	5
YEAR BUILT	1939	CONDITION	BN/Below Normal		
COMMENT	ATT.TO C.B.18X24 STGE BLDG				

Detached # 301					
OCCUPANCY	MHP/Mobile Home Pads	MEASCODE	Q/Quantity	MEASURE1	70
GRADE	2	YEAR BUILT	1971	CONDITION	NM/Normal

Detached # 401					
OCCUPANCY	SHD/Shed	CONSTR TYPE	FR/Frame	MEASCODE	S/Square Feet
MEASURE1	120	GRADE	6	YEAR BUILT	1971
CONDITION	PR/Poor				

Detached # 501					
OCCUPANCY	SWC/Swimming Pool/Commercial	CONSTR TYPE	MA/Masonry	MEASCODE	D/Dimensions
MEASURE1	24	MEASURE2	51	GRADE	4
YEAR BUILT	1972	CONDITION	NM/Normal		
COMMENT	INCL APRON & POOL HOUSE				

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Detached # 601					
OCCUPANCY	FCH/Chain Link Fence	MEASCODE	D/Dimensions	MEASURE1	220
MEASURE2	6	GRADE	4	YEAR BUILT	1972
CONDITION	NM/Normal				

Detached # 701					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	16	MEASURE2	22	GRADE	4
YEAR BUILT	1977	CONDITION	NM/Normal		
COMMENT	LOT 1				
COMMENT	AGE ESTIMATED				

Detached # 801					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	14	MEASURE2	22	GRADE	4
YEAR BUILT	1977	CONDITION	BN/Below Normal		
COMMENT	LOT 66				
COMMENT	AGE ESTIMATED				

Detached # 901					
OCCUPANCY	SHD/Shed	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	12	MEASURE2	16	GRADE	4
YEAR BUILT	1985	CONDITION	NM/Normal		
COMMENT	LOT 33				
COMMENT	AGE ESTIMATED				

Detached # 1001					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	14	MEASURE2	22	GRADE	4
YEAR BUILT	1977	CONDITION	BN/Below Normal		
COMMENT	LOT 35				
COMMENT	AGE ESTIMATED				

Detached # 1101					

OCCUPANCY	SHD/Shed	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	12	MEASURE2	16	GRADE	4
YEAR BUILT	1977	CONDITION	BN/Below Normal		
COMMENT	LOT 15				
COMMENT	AGE EST.				

Detached # 1201

OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	14	MEASURE2	26	GRADE	4
YEAR BUILT	1977	CONDITION	NM/Normal		
COMMENT	LOT 14				
COMMENT	AGE EST.				

Detached # 1301

OCCUPANCY	CPT/Carport	CONSTR TYPE	ST/Steel	MEASCODE	D/Dimensions
MEASURE1	12	MEASURE2	20	GRADE	6
YEAR BUILT	1977	CONDITION	BN/Below Normal		
COMMENT	LOT 38				
COMMENT	AGE EST.				

Detached # 1401

OCCUPANCY	CPT/Carport	CONSTR TYPE	ST/Steel	MEASCODE	D/Dimensions
MEASURE1	12	MEASURE2	20	GRADE	6
YEAR BUILT	1977	CONDITION	BN/Below Normal		
COMMENT	LOT 10				
COMMENT	AGE EST.				

Detached # 1501

OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	S/Square Feet
MEASURE1	20	MEASURE2	20	GRADE	4
YEAR BUILT	1977	CONDITION	BN/Below Normal		
COMMENT	LOT 6				
COMMENT	AGE EST.				

Detached # 1601									
OCCUPANCY	GAR/Garage	CONSTR TYPE		FR/Frame		MEASCODE		D/Dimensions	
MEASURE1	20	MEASURE2	20	STORY HEIGHT				1	
GRADE	4	YEAR BUILT	2001	CONDITION				NM/Normal	

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
CARSON, CATHERINE	SAYLOR, JERRY R	1998-12-02	920,000	C/Contract	8078/216 Multiple Parcels

Year	Type	Status	Application	Permit/Pickup Description
2002	P/Permit	CP/Complete	2001-07-09	NC/GARAGE (400 sf)
1999	U/Pickup	CP/Complete	1999-02-23	RV/REVAL

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2009	<u>Assessment Roll</u>	Commercial	Full	636,000	505,000	0	1,141,000
2007	<u>Assessment Roll</u>	Commercial	Full	636,000	505,000	0	1,141,000
2005	<u>Assessment Roll</u>	Commercial	Full	577,000	490,000	0	1,067,000
2003	<u>Assessment Roll</u>	Commercial	Full	502,000	458,000	0	960,000
2002	<u>Assessment Roll</u>	Commercial	Full	474,020	431,780	0	905,800
2001	<u>Assessment Roll</u>	Commercial	Full	474,020	425,980	0	900,000
1999	Assessment Roll	Commercial	Full	366,000	439,000	0	805,000
1998	Assessment Roll	Commercial	Full	261,750	314,200	0	575,950
1998	Was Prior Year	Commercial	Full	261,750	314,200	0	575,950

[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: February 10, 2010

DATE OF INSPECTION:

CASE NUMBER: COD2010-00269

PROPERTY ADDRESS: 7301 FLEUR DR

LEGAL DESCRIPTION: -EX BEG 2092.74F N & 33F E OF S1/4 COR OF SEC THN N529F E 20.96F SWLY ALNG CRV
 529.26F W 5.08F TO POB- E 1012F N 362F & S 365F N 529F W 308F N 25A NW 1/4 SE 1/4
 JERRY R & MARY L SAYLOR LESS RD SEC 32-78-24

Contract Buyer
 106 E ROBINSON ST
 KNOXVILLE IA 50138-2329

FRANKIE L ARGENIAL
 Contract Buyer
 938 HEROLD AVE APT 2
 DES MOINES IA 50315

CATHERINE CARSON
 Title Holder
 921 BLUE ST
 NORWALK IA 50211

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. 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.

Areas that need attention: 7301 FLEUR DR

<p>Component: Functioning Water Closet Requirement: Plumbing Permit Comments: Have your contractor obtain a City of Des Moines plumbing permit and attend the City of Des Moines Plumbing Inspector's inspection.</p>	<p>Defect: Not installed as required Location: Bathroom</p>
<p>Component: Electrical Receptacles Requirement: Electrical Permit Comments: Have your contractor obtain a City of Des Moines electrical permit and attend the City of Des Moines Electrical Inspector's inspection.</p>	<p>Defect: In poor repair Location: Throughout</p>
<p>Component: Electrical System Requirement: Electrical Permit Comments: Have your contractor obtain a City of Des Moines electrical permit and attend the City of Des Moines Electrical Inspector's inspection.</p>	<p>Defect: In poor repair Location: Throughout</p>
<p>Component: Exterior Doors/Jams Requirement: Building Permit Comments: Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.</p>	<p>Defect: Deteriorated Location: Main Structure</p>
<p>Component: Flooring Requirement: Building Permit Comments: Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.</p>	<p>Defect: Holes or major defect Location: Throughout</p>
<p>Component: Furnace Requirement: Mechanical Permit Comments: Have your contractor obtain a City of Des Moines mechanical permit and attend the City of Des Moines Mechanical Inspector's inspection.</p>	<p>Defect: In poor repair Location: Boiler/Furnace Room</p>
<p>Component: Smoke Detectors Requirement: Building Permit Comments: Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.</p>	<p>Defect: Missing Where Required Location: Throughout</p>
<p>Component: Interior Walls /Ceiling Requirement: Building Permit Comments: Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.</p>	<p>Defect: Holes or major defect Location: Throughout</p>

Component:	Water Heater	Defect:	Not installed as required
Requirement:	Plumbing Permit	Location:	Bedroom
Comments:	Have your contractor obtain a City of Des Moines plumbing permit and attend the City of Des Moines Plumbing Inspector's inspection.		

Component:	Windows/Window Frames	Defect:	In poor repair
Requirement:	Compliance, International Property Maintenance Code	Location:	Bedroom
Comments:	Repair the bedroom window.		

Component:	Ground Fault Circuit Interrupters	Defect:	Missing
Requirement:	Electrical Permit	Location:	Throughout
Comments:	Have your contractor obtain a City of Des Moines electrical permit and attend the City of Des Moines Electrical Inspector's inspection.		

Component:	Roof	Defect:	Leaks
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure
Comments:	Repair the roof.		

Component:	Water Service	Defect:	Disconnected Utility
Requirement:	Plumbing Permit		Water/Gas/Electric
		Location:	Throughout
Comments:	Have your contractor obtain a City of Des Moines plumbing permit and attend the City of Des Moines Plumbing Inspector's inspection.		

Component:	Plumbing System	Defect:	Not installed as required
Requirement:	Plumbing Permit	Location:	Throughout
Comments:	Have your contractor obtain a City of Des Moines plumbing permit and attend the City of Des Moines Plumbing Inspector's inspection.		