



Roll Call Number

Agenda Item Number

BDH-1A

Date September 13, 2010

WHEREAS, the property located at 2605 Lincoln 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 Titleholders Paul Ekanem and Frances Evans Ekanem and the Mortgage Holder Equicredit Corporation were notified more than thirty days ago to repair or demolish the garage 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 garage structure on the real estate legally described as 33F E & ADJ & ALL LOT 6 ROSS PLACE, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2605 Lincoln 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 owners 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.

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	

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



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

BDH-1A

DATE OF NOTICE: May 26, 2010

DATE OF INSPECTION: August 04, 2009

CASE NUMBER: COD2009-05433

PROPERTY ADDRESS: 2605 LINCOLN AVE

LEGAL DESCRIPTION: 33F E & ADJ & ALL LOT 6 ROSS PLACE

PAUL EKANEM & FRANCES EVANS EKANEM
 Title Holder
 2605 LINCOLN AVE
 DES MOINES IA 50310-5458

EQUICREDIT CORPORATION
 Mortgage Holder
 CT CORPORATION SYS. REG.AGENT
 1200 SOUTH PINE ISLAND ROAD
 PLANTATION FL 33324

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 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 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 Polk 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.

Gene Rife
(515) 283-4018



Nid Inspector

DATE MAILED: 5/26/2010

MAILED BY: TSY

Areas that need attention: 2605 LINCOLN AVE

Component:	Exterior Walls	Defect:	In poor repair
Requirement:		Location:	Garage
Comments:			
Component:	Exterior Walls	Defect:	Severly peeling paint
Requirement:		Location:	Garage
Comments:			
Component:	Exterior Doors/Jams	Defect:	In poor repair
Requirement:		Location:	Garage
Comments:	Overhead doors		
Component:	Exterior Doors/Jams	Defect:	In poor repair
Requirement:		Location:	Garage
Comments:	Service doors		
Component:	Roof	Defect:	In poor repair
Requirement:		Location:	Garage
Comments:	Roof cover		
Component:	See Comments	Defect:	See Comments
Requirement:		Location:	Garage
Comments:	Grad/ground eroding beneath		
Component:	Foundation	Defect:	Structurally Unsound
Requirement:		Location:	Garage
Comments:	NW section of garage floor/foundation unstable		
Component:	Soffit/Facia/Trim	Defect:	In poor repair
Requirement:		Location:	Garage
Comments:			

Component: Soffit/Facia/Tr

Requirement:

Comments:

Defect: Sever' peeling paint

Location: Garage

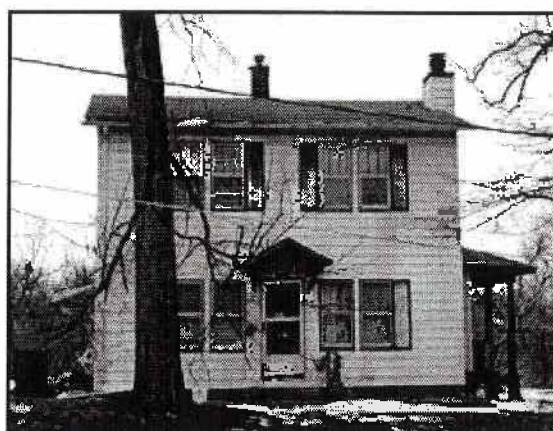
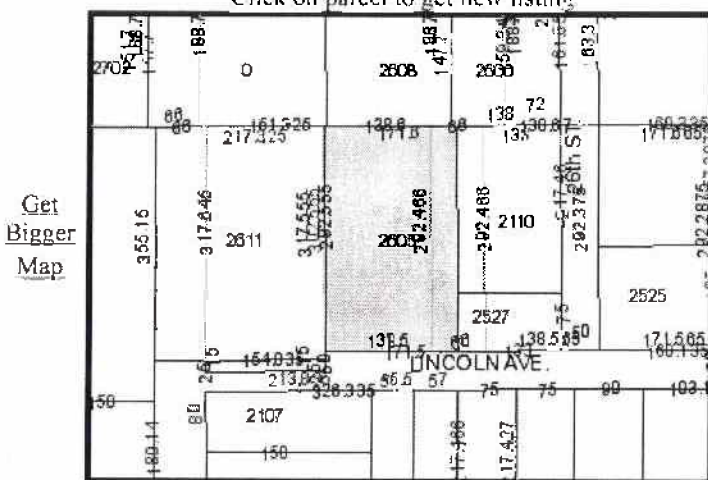
BD/IA

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
080/05904-000-000	7924-33-126-005	1297	DM65/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
2605 LINCOLN AVE			DES MOINES IA 50310-5458		

Click on parcel to get new listing



Approximate date of photo 02/10/2004

Mailing Address
PAUL EKANEM 2605 LINCOLN AVE DES MOINES, IA 50310-5458

Legal Description
33F E & ADJ & ALL LOT 6 ROSS PLACE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	EKANEM, PAUL	1998-06-26	7941/634	79.20
Title Holder #2	EVANS EKANEM, FRANCES			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	30,800	59,000	0	89,800

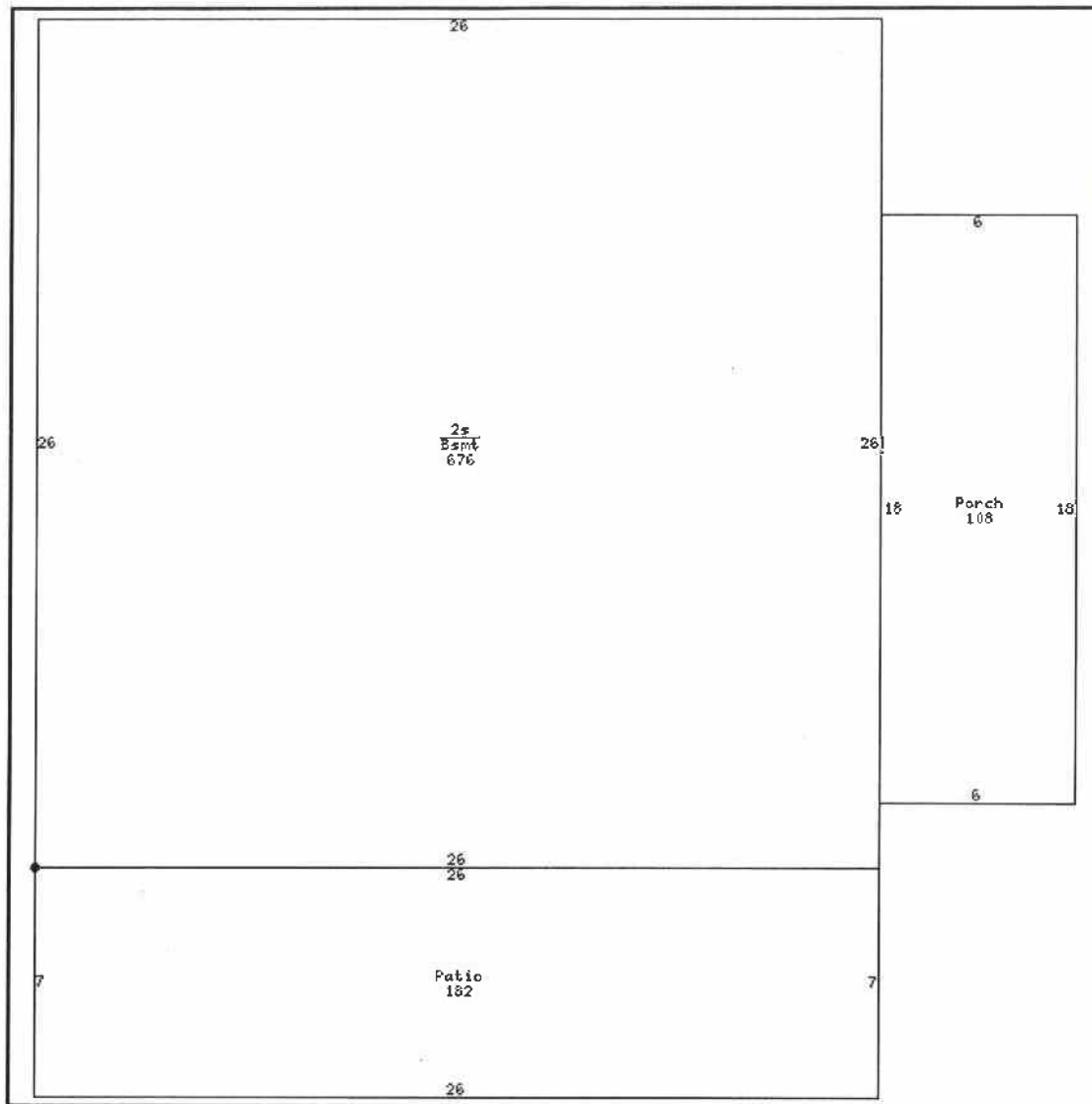
[Market Adjusted Cost Report](#) [Estimate Taxes](#) [Polk County Treasurer](#) [Tax Information](#) [Pay Taxes](#)

Taxable Value Credit	Name	Number	Info
Homestead	EKANEM, PAUL	86898	

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
Source: City of Des Moines Community Development Published: 2010-03-05 Contact: Planning and Urban Design 515 283-4200			

Land					
SQUARE FEET	50,078	FRONTAGE	171.0	DEPTH	292.0
ACRES	1.150	SHAPE	RC/Rectangle	TOPOGRAPHY	P/Problem

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S2/2 Stories	BLDG STYLE	CV/Conventional
YEAR BUILT	1906	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	BN/Below Normal	TSFLA	1,352
MAIN LV AREA	676	UPPR LV AREA	676	BSMT AREA	676
OPEN PORCH	108	PATIO AREA	182	FOUNDATION	M/Masonry
EXT WALL TYP	MT/Metal Siding	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
FIREPLACES	1	HEATING	A/Gas Forced Air	AIR COND	0
BATHROOMS	1	BEDROOMS	3	ROOMS	6



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	20	MEASURE2	22	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1960	CONDITION	BN/Below Normal

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DUNLAP, GEORGE S	ECKANUM, PAUL	1998-06-10	50,000	D/Deed	7941/634

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2009	Assessment Roll	Residential	Full	30,800	59,000	0	89,800

