

Agenda Item Number BDHIA

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: icky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	CERTIFICATE
COWNIE					
COLEMAN					I, DIANE RAUH, City Clerk of said City hereb
GRIESS					certify that at a meeting of the City Council o said City of Des Moines, held on the above date
HENSLEY			-		among other proceedings the above was adopted.
MAHAFFEY					
MEYER					IN WITNESS WHEREOF, I have hereunto set m
MOORE				_	hand and affixed my seal the day and year firs above written.
TOTAL					
MOTION CARRIED			A	PPROVED	
				Mayor	City Clerk

Mayor



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



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. The violations will result in a request to correct 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 COMPONETS 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

Love Ripe (SA)

Nid Inspector

DATE MAILED: 5/26/2010

MAILED BY: TSY

\CDMAPPS1\D-VOLUME\APPDATA\Tidemark\prd_41\Forms & Reports\dsmCODPubNo.rp-

BDH-IA

Areas that nee			
Component: Requirement:	Exterior Walls	Defect:	In poor repair
Comments:		Location:	Garage
		B	
<u>Component:</u> <u>Requirement:</u>	Exterior Walls	Defect:	Severly peeling paint
Comments:		Location:	Garage
Component:	Exterior Doors/Jams	Defect:	În poor repair
<u>Requirement:</u>		Location:	Garage
<u>Comments:</u>	Overhead doors		
<u>Component:</u> <u>Requirement:</u>	Exterior Doors/Jams	Defect:	In poor repair
		Location:	Garage
<u>Comments:</u>	Service doors		
Commercial			
<u>Component:</u> Requirement:	Roof	Defect:	In poor repair
<u>Requirement;</u>	Roof	<u>Defect:</u> Location:	
	Roof		
<u>Requirement:</u> <u>Comments:</u>	Roof cover	Location:	Garage
<u>Requirement;</u>			Garage See Comments
Requirement: Comments: Component: Requirement:	Roof cover See Comments	Location:	Garage See Comments
Requirement: Comments: Component:	Roof cover	Location: Defect:	Garage See Comments
Requirement: Comments: Component: Requirement: Comments:	Roof cover See Comments Grad/ground eroding beneath	Location: Defect: Location:	Garage See Comments Garage
Requirement: Comments: Component: Requirement:	Roof cover See Comments	Location: Defect: Location: Defect:	Garage See Comments Garage Structurally Unsound
Requirement: Comments: Component: Requirement: Comments: Comments:	Roof cover See Comments Grad/ground eroding beneath Foundation	Location: Defect: Location: Defect: Location:	Garage See Comments Garage Structurally Unsound
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Requirement: Comments: Component: Requirement: Comments: Component: Requirement: Comments:	Roof cover See Comments Grad/ground eroding beneath Foundation NW section of garage floor/foundation uns	Location: Defect: Location: table Defect:	Garage See Comments Garage Structurally Unsound Garage In poor repair
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Areas that need attention: 2605 LINCOLN AVE

Component:	Soffit/Facia/Tr
Requirement:	

	Defect:	Sever'	heeling	paint
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Location: Garage

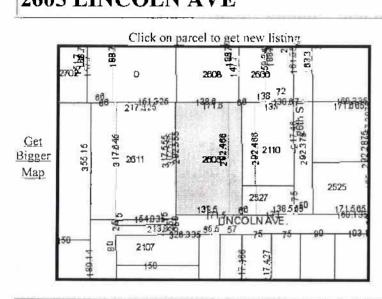
Comments:



Polk County Assessor

[Home] [<u>General Query</u>] [<u>Legal Query</u>] [<u>HomeOwner Query</u>] [<u>Book/Page Query</u>] [<u>Commercial Query</u>] [<u>Res Sales</u> <u>Query</u>] [<u>Comm Sales Query</u>] [<u>Help</u>]

District/Parcel	GeoParcel	Мар	Nbhd	Jurisdiction	Status	
080/05904-000-000	7924-33-126-005	1297	DM65/Z	DES MOINES	S ACTIVE	
School District	Tax Increment Finance District	Bond	Bond/Fire/Sewer/Cemetery			
1/Des Moines	Male of the Addition of the Ad		2 provid			
Street Address	小田福和福祉学习		City Stat	te Zipcode		
2605 LINCOL	NAVE		DES MC	DINES LA 50310-	5458	





Approximate date of photo 02/10/2004

Mailing Address

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

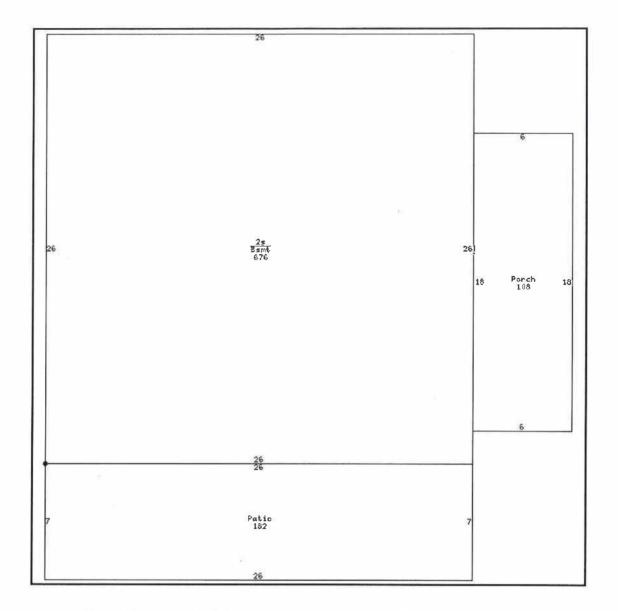
Legal Description

33F E & ADJ & ALL LOT 6 ROSS PLACE

<u>Ownership</u>	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 Ad	justed Cost Report	<u>Estimate Taxes</u> Taxe		Treasurer Ta	x Informatio	n <u>Pay</u>

Taxable V	alue Cree	dit	Name		1	Number		Info		
Homestead	1		EKAN	EM, PAUL	8	86898				
Zoning	Descri	ption			SF	Assessor Zoning				
R1-60	One Fa	mily, Low D	ensity Residenti	al District		Reside	Residential			
Source: C	ity of Des	Moines Com		oment Published gn 515 283-4200	: 2010-03-0)5 Conta	ect: Pla	ming and		
<u>Land</u>										
SQUARE FEET	Arat II	50,078	FRONTAGE	171.0	DEPTH			292.0		
ACRES		1.150	SHAPE	RC/Rectangle	TOPOGRAPHY		I	P/Problen		
Residence	<u>#</u> 1									
OCĊUPA	NCY	SF/Single Family	RESID TYPE	S2/2 Stories	BLDG ST	YLE	CV/Cor	ventiona		
YEAR BE	. 15j	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 BSMT AREA			676
OPEN PORCH		108	PATIO AREA	182	FOUNDA	TION	M/N	lasonry		
EXT WAI TYP	T	MT/Metal Siding	ROOF TYPE	GB/Gable	ROOF MATERL			Asphalt Shingle		
FIREPLA	CES	1	HEATING	A/Gas Forced Air	AIR CON	D		0		
and the second sec	and the second second	- J				a nje				



Detached # 101				7 880	
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	20	MEASURE2	22	STORÝ HEIGHT	1
GRADE	4	YEAR BUILT	1960	CONDITION	BN/Below Normal

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

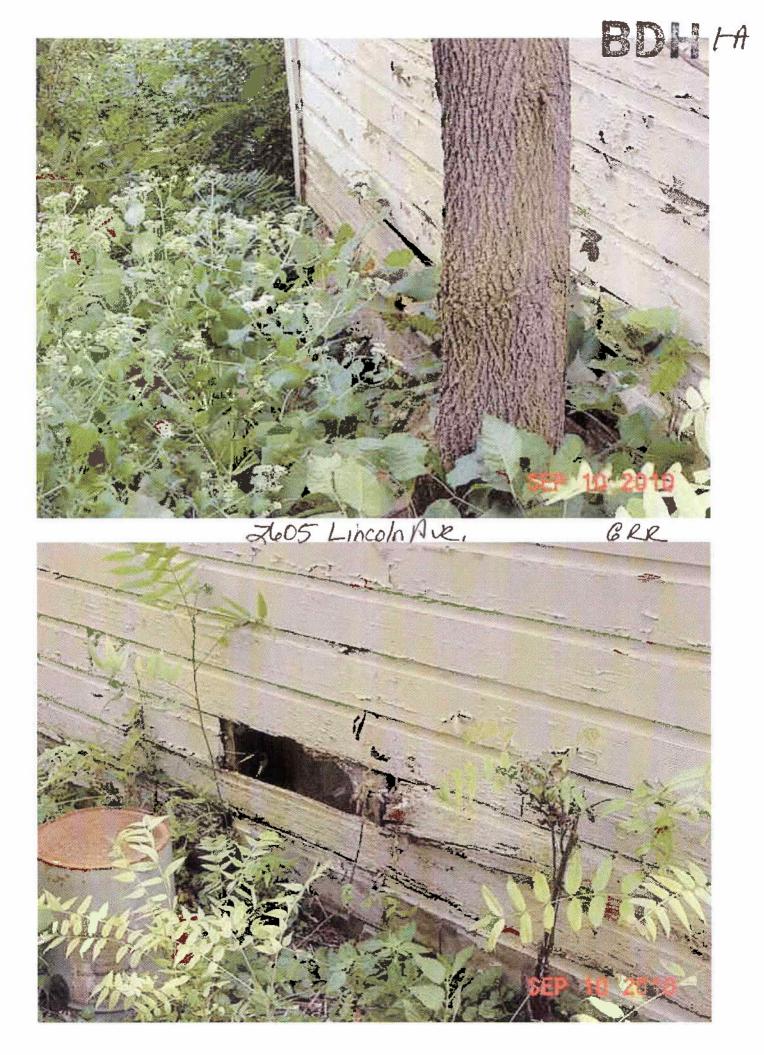
Year	Туре	Class	Kind	Land	Bldg	AgBd	Total
2009	Assessment Roll	Residential	Full	30,800	59,000	0	89,800
			-		···		

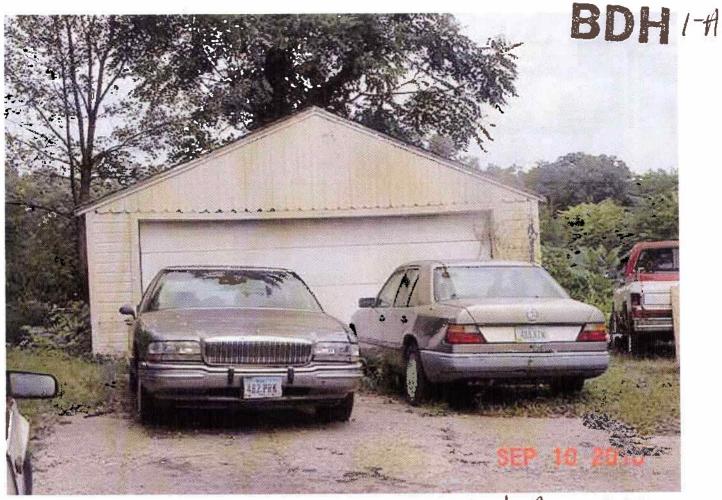
http://www.assess.co.polk.ia.us/cgi-bin/invenquery/allquery.cgi

2007	Assessment Roll	Residential	Full	30,400	58,400	0	88,800
2005	Assessment Roll	Residential	Full	31,500	59,900	0	91,400
2003	Assessment Roll	Residential	Full	28,090	53,130	0	81,220
2001	Assessment Roll	Residential	Full	23,680	42,800	0	66,480
1999	Assessment Roll	Residential	Full	7,100	51,070	0	58,170
1997	Assessment Roll	Residential	Full	6,690	48,090	0	54,780
1995	Assessment Roll	Residential	Full	5,720	41,140	0	46,860
1993	Assessment Roll	Residential	Full	5,450	39,180	0	44,630
1991	Assessment Roll	Residential	Full	5,450	35,950	0	41,400
1991	Was Prior Year	Residential	Full	5,450	31,440	0	36,890

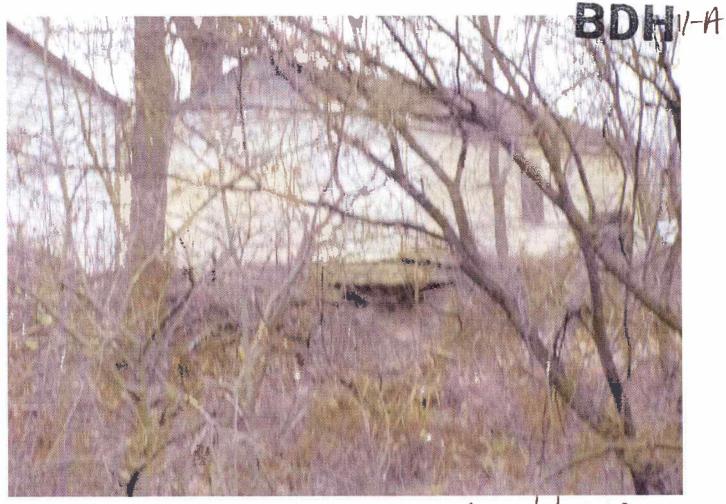
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Room 195, 111 Court Avenue, Des Moines, IA 50309 Phone 515 286-3140 / Fax 515 286-3386 polkweb@assess co.polk.ia.us





2605 Lincoln Ave - GRR



2605 Lincoln Ave -11/18/09 GRR