

**Date** March 14, 2011

WHEREAS, the property located at 2718 Glover 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 that the collapsed garage structure now requires administrative removal; and

WHEREAS, the Titleholders Melissa A. Lafon and James D. Lafon were served notice of the public nuisance and notice of administrative removal regarding the garage structure more than 30 days ago and have failed to abate the nuisance; and

WHEREAS, the Department of Engineering of the City of Des Moines shall take all necessary action to demolish and remove said garage structure; and

WHEREAS, the City of Des Moines should collect the costs of said demolition as an assessment to be levied against the real estate.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

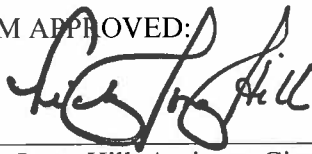
The garage structure on the real estate legally described as S 50F -EX W 100F- LOT 12 BELL PLACE, now included in and forming a part of the city of Des Moines, Polk County, Iowa, and locally known as 2718 Glover Avenue has previously been declared a public nuisance;

BE IT FURTHER RESOLVED:

That this matter be referred to the Department of Engineering to take all necessary action to demolish and remove said garage structure as an administrative removal and the costs incurred for the demolition of the garage structure located at 2718 Glover Avenue shall be collected by assessment against the real estate property.

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				
<b>TOTAL</b>				

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-**(

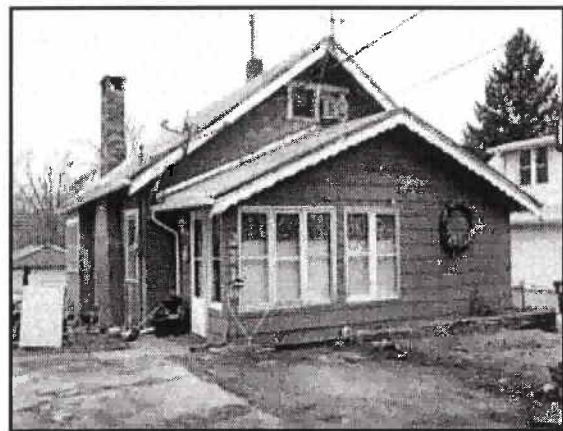
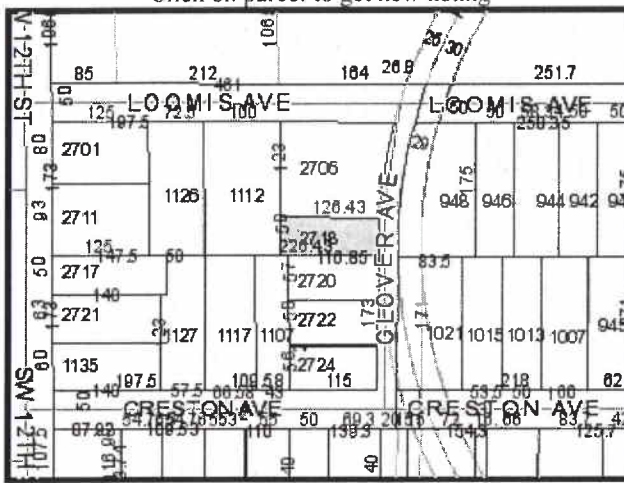
**Polk County Assessor** 

[ 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
010/00194-000-000	7824-16-327-012	1279	DM28/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
<b>2718 GLOVER AVE</b>			DES MOINES IA 50315-1813		

Click on parcel to get new listing

Get Bigger Map



Approximate date of photo 02/26/2009

Mailing Address
MELISSA A LAFON 2718 GLOVER AVE DES MOINES, IA 50315-1813

Legal Description
S 50F -EX W 100F- LOT 12 BELL PLACE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	LAFON, MELISSA A	2000-08-31	8579/475	
Title Holder #2	LAFON, JAMES D			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	18,200	53,400	0	71,600

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

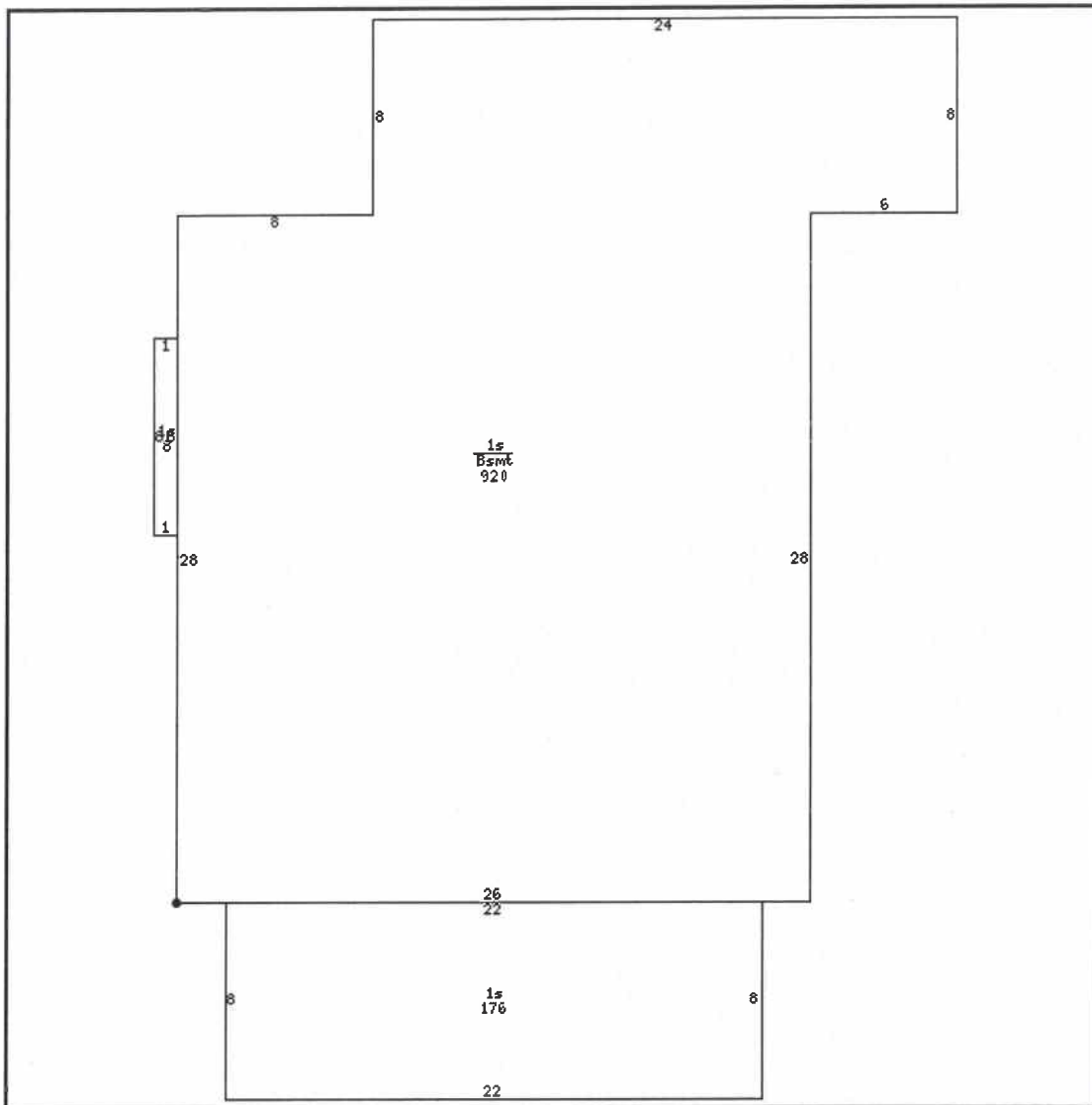
Taxable Value Credit	Name	Number	Info
Homestead	LAFON, MELISSA A	1138	

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
*Condition	Docket_no 14361		

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

Land					
<b>SQUARE FEET</b>	6,250	<b>FRONTAGE</b>	50.0	<b>DEPTH</b>	125.0
<b>ACRES</b>	0.143	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

Residence # 1					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	S1/1 Story	<b>BLDG STYLE</b>	BG/Bungalow
<b>YEAR BUILT</b>	1914	<b># FAMILIES</b>	1	<b>GRADE</b>	4
<b>GRADE ADJUST</b>	-05	<b>CONDITION</b>	BN/Below Normal	<b>TSFLA</b>	1,104
<b>MAIN LV AREA</b>	1,104	<b>BSMT AREA</b>	920	<b>FOUNDATION</b>	P/Poured Concrete
<b>EXT WALL TYP</b>	ST/Stucco	<b>ROOF TYPE</b>	GB/Gable	<b>ROOF MATERL</b>	A/Asphalt Shingle
<b>FIREPLACES</b>	1	<b>HEATING</b>	A/Gas Forced Air	<b>AIR COND</b>	0
<b>BATHROOMS</b>	1	<b>BEDROOMS</b>	2	<b>ROOMS</b>	4



Detached # 101									
OCCUPANCY	GAR/Garage	CONSTR TYPE		FR/Frame		MEASCODE		D/Dimensions	
MEASURE1	12	MEASURE2	20	STORY HEIGHT	1				
GRADE	4	YEAR BUILT	1970	CONDITION	NM/Normal				

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2009	Assessment Roll	Residential	Full	18,200	53,400	0	71,600
2007	Assessment Roll	Residential	Full	17,000	55,500	0	72,500
2005	Assessment Roll	Residential	Full	16,000	47,200	0	63,200
2003	Assessment Roll	Residential	Full	15,170	44,440	0	59,610

2001	Assessment Roll	Residential	Full	9,320	36,940	0	46,260
1999	Assessment Roll	Residential	Full	7,510	43,830	0	51,340
1997	Assessment Roll	Residential	Full	6,610	38,580	0	45,190
1995	Assessment Roll	Residential	Full	5,820	33,950	0	39,770
1993	Board Action	Residential	Full	5,340	31,150	0	36,490
1993	Assessment Roll	Residential	Full	5,340	31,150	0	36,490
1991	Assessment Roll	Residential	Full	4,850	28,320	0	33,170
1991	Was Prior Year	Residential	Full	4,850	25,130	0	29,980

email this page

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



1105-2011

2710 Glenview St. #11



BDH - 1

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

**BDH-1**

**DATE OF NOTICE: February 16, 2011**

**DATE OF INSPECTION: February 08, 2011**

**CASE NUMBER: COD2011-00670**

**PROPERTY ADDRESS: 2718 GLOVER AVE**

**LEGAL DESCRIPTION: S 50F -EX W 100F- LOT 12 BELL PLACE**

MELISSA A LAFON & JAMES D LAFON  
Title Holder  
2718 GLOVER AVE  
DES MOINES IA 50315-1813

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.**

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.

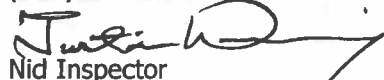
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from 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 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.

Justin S. Denning

(515) 237-1484

  
Nid Inspector

DATE MAILED: 2/16/2011

MAILED BY: KMD

**Areas that need attention:** 2718 GLOVER AVE

<b><u>Component:</u></b> Roof	<b><u>Defect:</u></b> Collapsed
<b><u>Requirement:</u></b> Building Permit	<b><u>Location:</u></b> Garage
<b><u>Comments:</u></b> Roof has collapsed	

<b><u>Component:</u></b> Exterior Walls	<b><u>Defect:</u></b> In poor repair
<b><u>Requirement:</u></b>	<b><u>Location:</u></b> Garage
<b><u>Comments:</u></b> Walls are rotten/peeling	

<b><u>Component:</u></b> Exterior Doors/Jams	<b><u>Defect:</u></b> In poor repair
<b><u>Requirement:</u></b>	<b><u>Location:</u></b> Garage
<b><u>Comments:</u></b>	

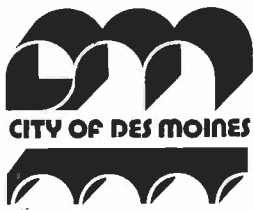
## NOTICE OF ADMINISTRATIVE REMOVAL

TITLEHOLDER: Melissa A Lafon  
James D Lafon  
2718 Glover Ave  
Des Moines, IA 50315

Date of Notice: February, 16 2011

Property located at: 2718 Glover Ave

Legally described as: S 50F -EX W 100F- LOT 12 BELL PLACE



COMMUNITY DEVELOPMENT  
DEPARTMENT  
NEIGHBORHOOD INSPECTION DIVISION  
602 ROBERT D. RAY DRIVE  
DES MOINES, IOWA 50309-1881  
(515) 283-4046

ALL-AMERICA CITY  
1949, 1976, 1981  
2003

You are hereby notified that I, as the Housing Code Enforcement Officer of the City of Des Moines, have determined that the housing structure(s) on the above described real estate is a public nuisance and threatening to health and safety of the public. Accordingly, you are ordered to demolish and remove said structure(s), or cause it to be demolished and removed, and to level the ground upon which it stands within 14 days after receipt of this notice. In the event said structure is not removed and the ground leveled within that time period, the matter of its removal shall be considered and voted upon at a public hearing by the City Council sitting as the Des Moines Board of Health at its meeting in City Council Chambers, City Hall, East 1st and Locust Streets, at 4:30 p.m. on March 14<sup>th</sup> 2011.

If you decide to remove the building(s), 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.

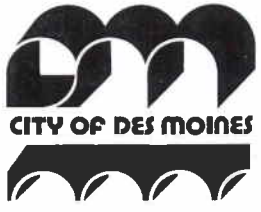
If you wish to present evidence in resistance to the above determination or to otherwise contest such intended action at such hearing, then you must file a written statement with the City Clerk within five (5) days of receipt of this notice by personal service or by certified mail setting forth the reasons why such action should not be ordered by the Board of Health. Failure to file such statement shall be deemed a waiver of your right to contest the proposed action to present evidence in resistance of the determination of the Housing Code Enforcement Officer.

At such hearing you have the right to be represented by an attorney, although it is not required. The hearing will be informal. If the Board of Health, upon such

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hearing, confirms the above determination, it shall order prompt demolition and removal and the leveling of such property and direct that all of the costs attendant to such action, including administrative costs, be either assessed against the property or collected from the owner. If the Board of Health, upon such hearing, determines that further time should be allowed for the owner to demolish and remove the structure it may extend the time within which such action shall be taken to a date certain but shall otherwise confirm the above determination and order the actions hereinabove set forth. If the Board of Health, upon such hearing, determines that such property should not be demolished, it will revoke such determination and direct such other action as it deems appropriate in the circumstances.

If you have any questions, please call the Housing Code Enforcement Office at 283-4046. A copy of the violation report is attached.



COMMUNITY DEVELOPMENT  
DEPARTMENT  
NEIGHBORHOOD INSPECTION DIVISION  
602 ROBERT D. RAY DRIVE  
DES MOINES, IOWA 50309-1881  
(515) 283-4046

A handwritten signature in black ink, appearing to read 'Ben Bishop', written over a horizontal line.

Ben Bishop  
Housing Code Enforcement Administrator

ALL-AMERICA CITY  
1949, 1976, 1981  
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