

Date October 24, 2011

WHEREAS, the property located at 1809 Larnard Drive, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present conditions constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the Titleholder Charles E. Karns and the Mortgage Holder J.P. Morgan Chase were notified more than thirty days ago via publication to repair or demolish the main structure and garage structure and as of this date have failed to abate the nuisance.

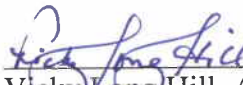
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure and garage structure on the real estate legally described as LOT 5 TOMS HEIGHTS PLAT NO 2, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1809 Larnard Drive, 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 main structure and 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	
_____ 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

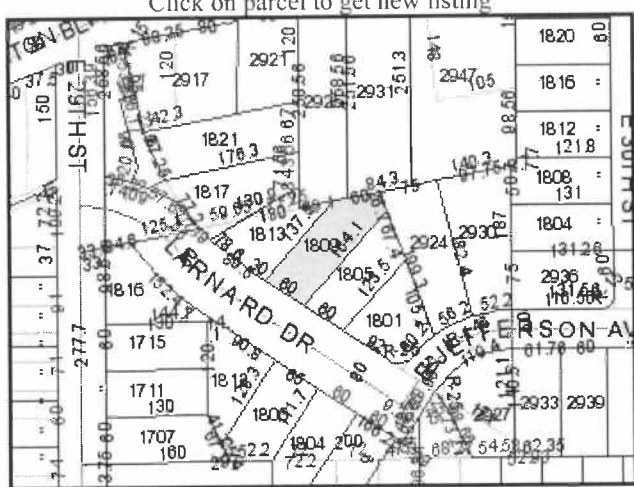
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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
060/08369-000-000	7923-32-151-009	1147	DM11/B	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1809 LARNARD DR			DES MOINES IA 50317-8646		

Click on parcel to get new listing

[Get Bigger Map](#)

[Google Map](#)




Approximate date of photo 12/16/2004

Mailing Address
CHARLES E KARNs 1809 LARNARD DR DES MOINES, IA 50317-8646

Legal Description
LOT 5 TOMS HEIGHTS PLAT NO 2

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	KARNs, CHARLES E	1987-09-18	5774/280	51.15

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	19,300	69,700	0	89,000

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

Taxable Value Credit	Name	Number	Info
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BDHID

Homestead	<u>KARNS, CHARLES E</u>	44211
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Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

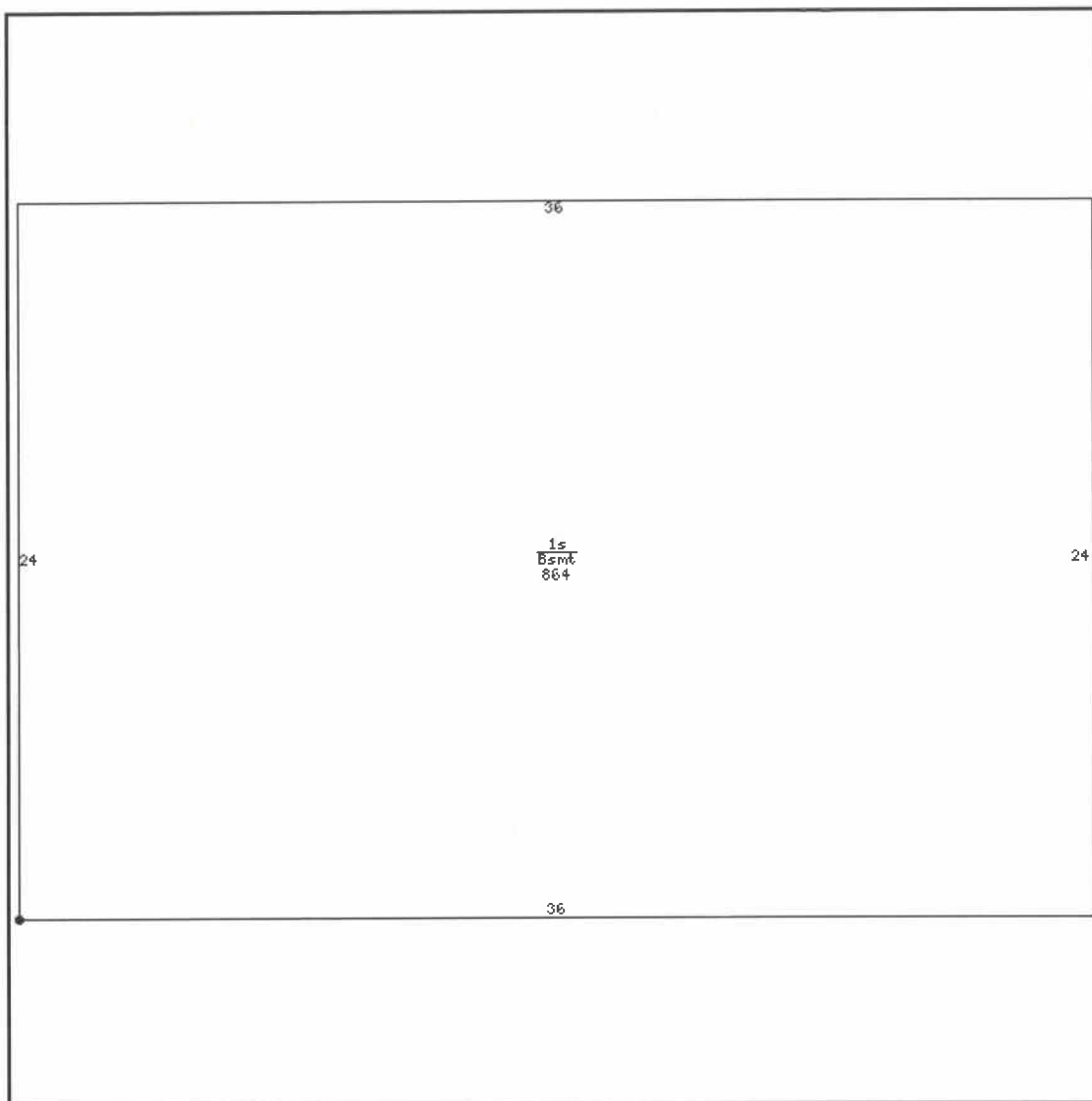
Source: City of Des Moines Community Development Published: 2011-05-25 Contact: Planning and Urban Design 515 283-4200

Land

SQUARE FEET	9,600	FRONTAGE	60.0	DEPTH	160.0
ACRES	0.220	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1

OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	RN/Ranch
YEAR BUILT	1957	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	BN/Below Normal	TSFLA	864
MAIN LV AREA	864	BSMT AREA	864	FIN BMT AREA	600
FIN BMT QUAL	LO/Low	FOUNDATION	P/Poured Concrete	EXT WALL TYP	MS/Hardboard
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	100	BATHROOMS	2	XTRA FIXTURE	1
BEDROOMS	3	ROOMS	5		



Detached # 101

OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	30	MEASURE2	24	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1985	CONDITION	NM/Normal

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
SCHRECKENGAST, REX R.	KARNS, CHARLES E.	1987-09-02	47,000	D/Deed	5774/280

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	Assessment Roll	Residential	Full	19,300	69,700	0	89,000

BDH ID

2009	<u>Assessment Roll</u>	Residential	Full	20,800	74,500	0	95,300
2007	<u>Assessment Roll</u>	Residential	Full	19,500	69,900	0	89,400
2005	<u>Assessment Roll</u>	Residential	Full	21,700	79,700	0	101,400
2003	<u>Assessment Roll</u>	Residential	Full	18,180	67,260	0	85,440
2001	<u>Assessment Roll</u>	Residential	Full	16,280	57,030	0	73,310
1999	Assessment Roll	Residential	Full	11,540	68,640	0	80,180
1997	Assessment Roll	Residential	Full	10,390	61,780	0	72,170
1995	Assessment Roll	Residential	Full	9,620	57,190	0	66,810
1993	Assessment Roll	Residential	Full	8,470	50,360	0	58,830
1991	Assessment Roll	Residential	Full	8,470	46,180	0	54,650
1991	Was Prior Year	Residential	Full	8,470	40,770	0	49,240

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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



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

BDH | D

DATE OF NOTICE: August 23, 2011

DATE OF INSPECTION: November 17, 2010

CASE NUMBER: COD2010-08090

PROPERTY ADDRESS: 1809 LARNARD DR

LEGAL DESCRIPTION: LOT 5 TOMS HEIGHTS PLAT NO 2

CHARLES E KARNS
 Title Holder
 1809 LARNARD DR
 DES MOINES IA 50317-8646

J.P. MORGAN CHASE
 Mortgage Holder
 CT CORP. SYS. REG. AGENT
 1300 E 9TH ST
 CLEVELAND OH 44114

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.

BDH ID

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.

Jim Nelson

(515) 283-4197


Nid Inspector

DATE MAILED: 8/23/2011

MAILED BY: TSY

Areas that need attention: 1809 LARNARD DR

<p>Component: Mechanical System Requirement: Mechanical Permit Comments: Furnance has not work for years replace</p>	<p>Defect: In poor repair Location: Main Structure</p>
<p>Component: Plumbing System Requirement: Plumbing Permit Comments: No water for years</p>	<p>Defect: In poor repair Location: Main Structure</p>
<p>Component: Shingles Flashing Requirement: Comments: replace roof covering</p>	<p>Defect: In disrepair Location: Main Structure</p>
<p>Component: Soffit/Facia/Trim Requirement: Comments: various locations</p>	<p>Defect: Deteriorated Location: Main Structure</p>
<p>Component: Exterior Walls Requirement: Comments:</p>	<p>Defect: Absence of paint Location: Main Structure</p>
<p>Component: Exterior Walls Requirement: Comments:</p>	<p>Defect: Absence of paint Location: Garage</p>
<p>Component: Exterior Walls Requirement: Comments:</p>	<p>Defect: Deteriorated Location: Main Structure</p>
<p>Component: Exterior Walls Requirement: Comments:</p>	<p>Defect: Deteriorated Location: Garage</p>

Component: Shingles Flashing	Defect: In disrepair
Requirement:	Location: Garage
Comments: Replace shingles	

BDH ID

Component: Soffit/Facia/Trim	Defect: Deteriorated
Requirement:	Location: Garage
Comments: various locations	

