

Agenda Item Number	
	1
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Date	June	11.	2012	

WHEREAS, the property located at 2501 24<sup>th</sup> Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the structure (nursing home) in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder Quincy Place LLC was notified more than thirty days ago to repair or demolish the structure and as of this date has 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 structure on the real estate legally described as N 220F MEAS ON E LN LT 25 & ALL LT 26 MURRAY HILL, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2501 24<sup>th</sup> Street, 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 structure.

Moved by	to adopt.
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FORM APPROVED:

Vicky Long Hill, Assistant City Attorney

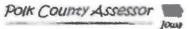
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED			A	PPROVED

### 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.

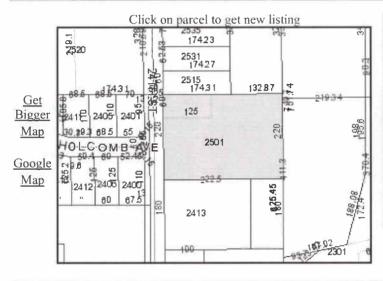
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk
City Citi



[ Home ] [ General Query ] [ Legal Query ] [ HomeOwner Query ] [ Book/Page Query ] [ Commercial Query ] [ Res Sales Query ] [ HomeOwner Query ] [ HoweOwner Query ] [

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status	
080/04548-001-000 7924-28-379-012			DM65/Z	DES MOINES	ACTIVE	
School District Tax Increment Finance District			Bond/Fire/Sewer/Cemetery			
1/Des Moines						
Street Address			City Stat	e Zipcode	TO THE REAL PROPERTY.	
2501 24TH ST			DES MC	DINES IA 50310		





Approximate date of photo 03/29/2006

### **Mailing Address**

QUINCY PLACE LLC HUNTER MANAGEMENT 2201 MAIN ST EVANSTON, IL 60202-1519

# **Legal Description**

N 220F MEAS ON E LN LT 25 & ALL LT 26 MURRAY HILL

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	QUINCY PLACE LLC	1997-10-31	7759/245	2239.20

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Commercial	Full	113,000	90,000	0	203,000
	Estimate Taxes	Polk County Tro	easurer Tax Info	rmation Pa	y Taxes	

				THE RESERVE TO SERVE
Zoning	Description	SF	Assessor Zoning	



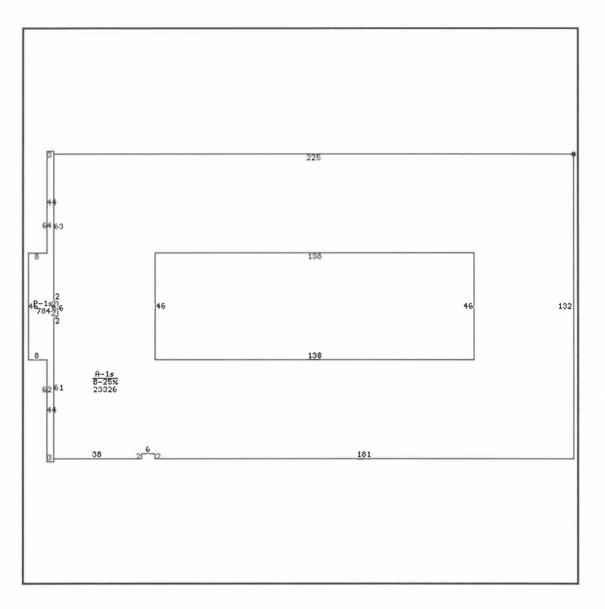
R-3	Multiple Family Residential District	Multi-Family Residential
*Condition	Docket_no <u>14799</u>	

Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	67,540	FRONTAGE	220.0	DEPTH	307.0
ACRES	1.551	SHAPE	RC/Rectangle	TOPOGRAPHY	B/Blank

Commercial Sum	mary				
OCCUPANCY	24/Nursing Home	WEIGHTED AGE	1965	STORY HEIGHT	1
LAND AREA	67,540	GROSS AREA	23,325	FINISH AREA	23,325
BSMT UNFIN	5,832	BSMT FINISH	0	NUMBER UNITS	0

<u>Csection #</u> 101					
SECT MULTIPL	1	OCCUPANCY	24/Nursing Home	FOUNDATION	CN/Concrete
SUBMERGED	N/No	EXT WALL	SS/Siding/Shingle	BRK VEN	1,068
INSULATION	Y/Yes	ROOF	G/Gable	ROOF MATERL	S/Shingle
COVERED AREA	784	COVER QUAL	NM/Normal	WIRING	A/Adequate
PLUMBING	A/Adequate	TOTAL ST HT	1	FRAME TYPE	FR/Frame
FIREPRF CNST	N/No	BLDG CLASS	4/Frame/Concrete Block/Tile/Concrete Tilt Up	TOT SCT AREA	29,157
GRND FL AREA	23,326	PERIMETER	720	GRADE	4
GRADE ADJUST	+00	YEAR BUILT	1965	YEAR REMODEL	1968
CONDITION	BN/Below Normal				
MISC IMPR	COURT YAI	RD-CENTER OF	BLDG		



Cgroup # 101 1					
USE CODE	150/Nursing Home	BASE STORY	and the second contract of the second contrac	NUM STORIES	1
TOT GRP AREA	23,325	BASE FL AREA	23,325	NUMBER UNITS	122
HEATING	C/Central	AIR COND	Y	EXHAUST SYS	N/No

<b>Cgroup # 101 2</b>		TO STATE OF STATE OF	THE RESERVE		
USE CODE	005/Basement Entire	NUM STORIES	1	TOT GRP AREA	5,832
BASE FL AREA	5,832	HEATING	N/None	AIR COND	N



EXHAUST SYS

N/No

Detached # 101					
OCCUPANCY	PVC/Concrete Paving	MEASCODE	S/Square Feet	MEASURE1	1,980
GRADE	4	YEAR BUILT	1965	CONDITION	BN/Below Normal

Detached # 201					
OCCUPANCY	PVA/Asphalt Paving	MEASCODE	S/Square Feet	MEASURE1	8,000
GRADE	4	YEAR BUILT	1970	CONDITION	BN/Below Normal

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
PLEASANT CARE LIVING CENTER INC	QUINCY PLACE, LLC	<u>1997-</u> <u>10-30</u>	1,200,000	D/Deed	7759/245
INC POLK CO HEALTH SVCS	CRYSTAL MANOR CARE CENTER, INC.	<u>1988-</u> <u>10-13</u>	115,000	C/Contract	5972/295

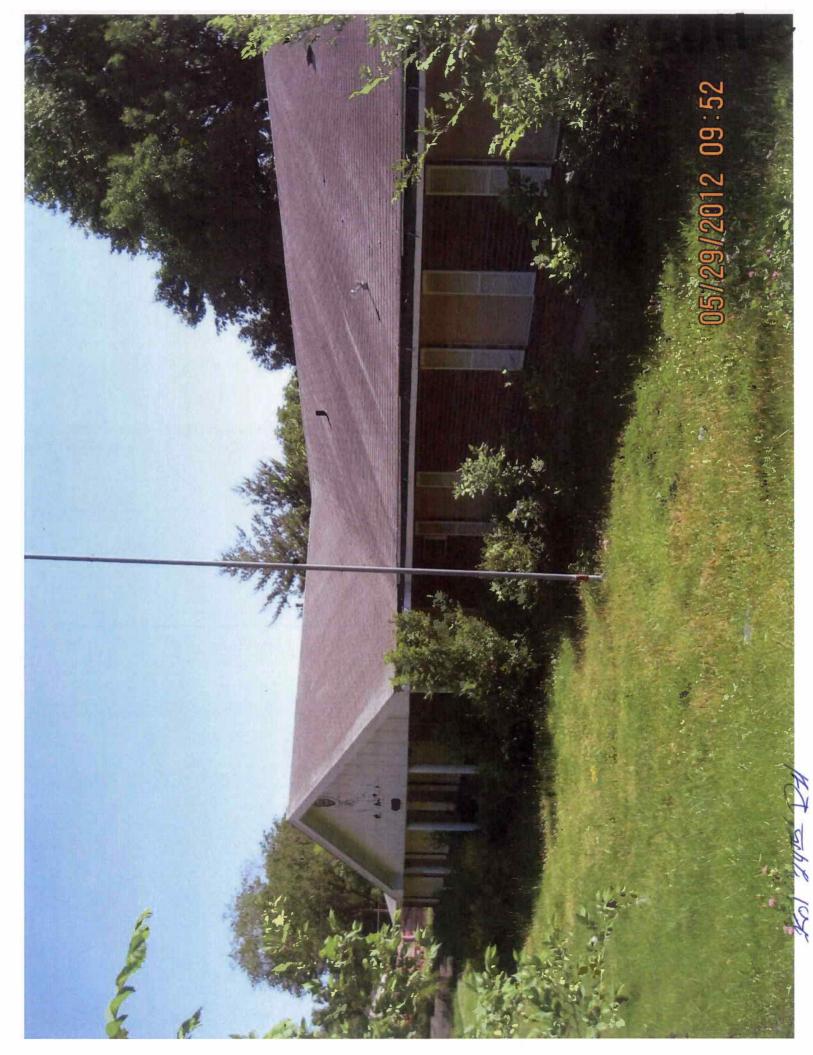
Year	Type	Status	Application	Permit/Pickup Description
2009	U/Pickup	NA/No Add	2006-06-06	RV/BOARD OF REVIEW
2008	U/Pickup	PA/Pass	2006-06-06	RV/BOARD OF REVIEW
2007	U/Pickup	PP/Pass/Partial	2006-06-06	RV/BOARD OF REVIEW
1999	U/Pickup	CP/Complete	1999-02-10	RV/REVAL

0011		Class	Kind	Land	Bldg	AgBd	Total
2011	Assessment Roll	Commercial	Full	113,000	90,000	0	203,000
2009	Assessment Roll	Commercial	Full	113,000	101,000	0	214,000
2007	Assessment Roll	Commercial	Full	113,000	101,000	0	214,000
2006	Board Action	Commercial	Full	102,000	98,000	0	200,000
2005	Assessment Roll	Commercial	Full	102,000	926,000	0	1,028,000
2003	Assessment Roll	Commercial	Full	89,000	865,000	0	954,000
2001	Assessment Roll	Commercial	Full	84,430	816,000	0	900,430
1999	Assessment Roll	Commercial	Full	108,000	816,000	0	924,000
1993	Assessment Roll	Commercial	Full	105,000	533,000	0	638,000

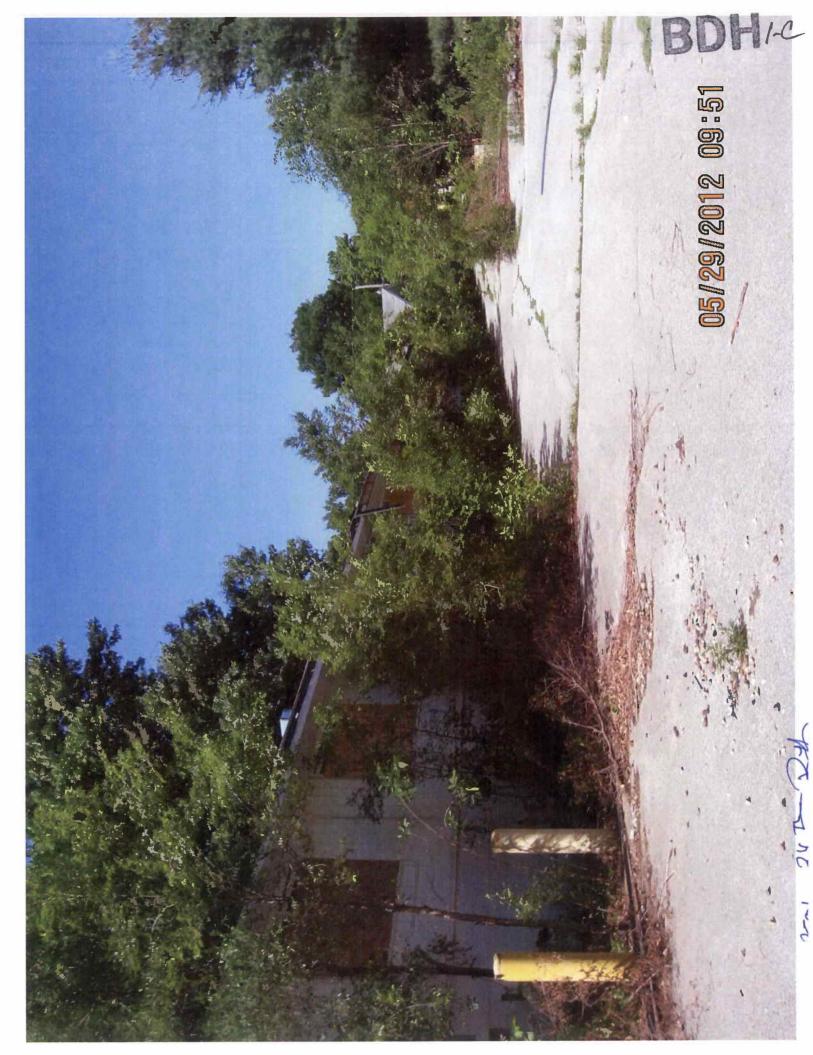
1989	Board Action	Commercial	Full	101,310	512,440	0	613,750
1989	Assessment Roll	Commercial	Full	101,310	716,880	0	818,190

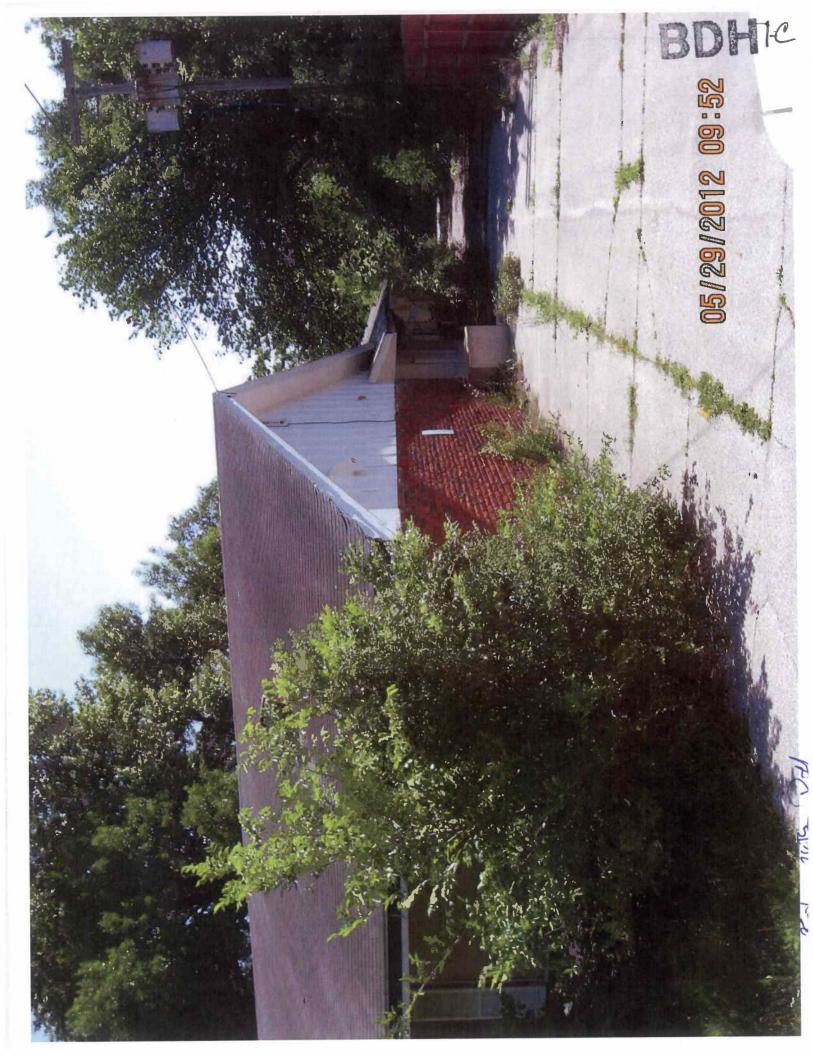
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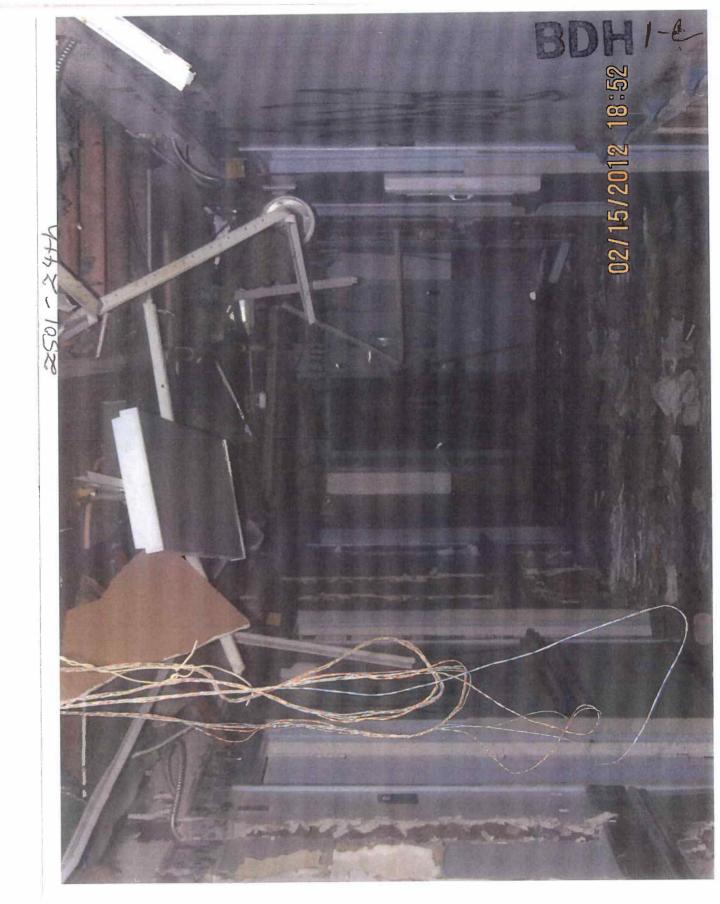
Room 195, 111 Court Avenue, Des Moines, IA 50309 Phone 515 286-3140 / Fax 515 286-3386 polkweb@assess.co.polk.ia.us

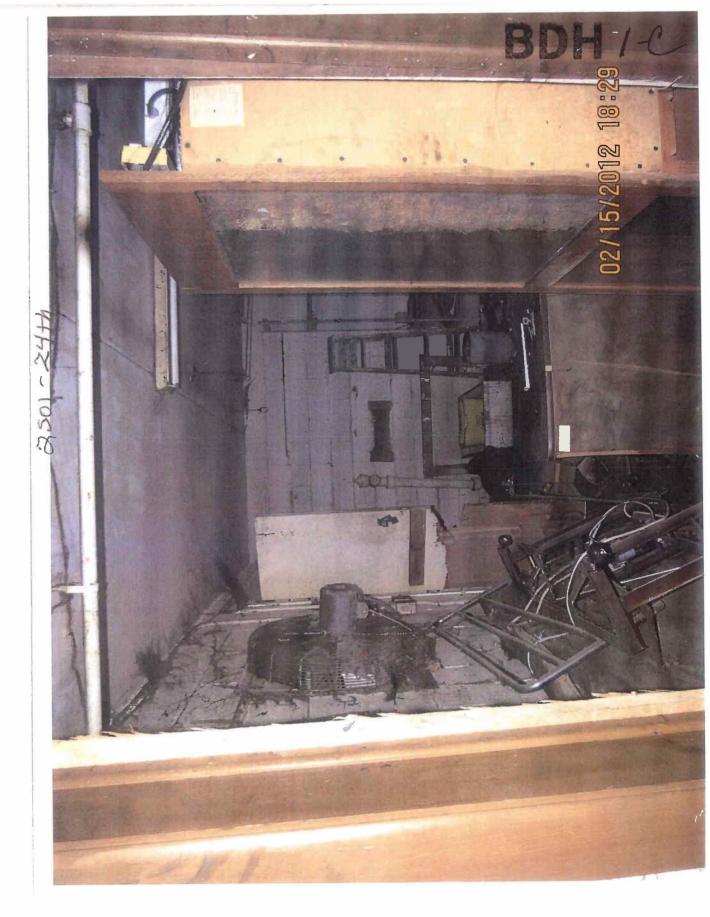














# PUBLIC NUISANCE NOTICE OF INSPECTION PERMIT AND DEVELOPMENT CENTER COMMUNITY DEVELOPMENT DEPARTMENT CITY OF DES MOINES, IOWA



DATE OF NOTICE: March 9, 2012

**DATE OF INSPECTION:** 

February 17, 2012

**CASE NUMBER: COD2011-06236** 

LEGAL INTEREST	LEGAL INTEREST HOLDERS:			
Title Holder	QUINCY PLACE LLC			
	LAWRENCE SCHWARTZ,-REG.AGENT			
	8170 N MC CORMICK BLVD #219			
	SKOKIE, IL 60076			

**PROPERTY ADDRESS:** 

2501 24TH ST

LEGAL DESCRIPTION:

N 220F MEAS ON E LN LT 25 & ALL LT 26 MURRAY HILL

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 structure currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the structure will be placarded as unsafe to occupy pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, the structure is to remain vacant and unoccupied until occupancy is authorized by this office. If the structure is occupied, it must be vacated immediately. In accordance with Chapter 26-277 of Des Moines Municipal code, this structure is deemed unsafe, and creates a public nuisance threatening to the health and safety of the public.

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. Permits must be obtained from this department prior to commencing any repairs or demolition. Inspections must be requested and approved in accordance with the code and our policies.

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. **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 an agreement voluntarily authorizing the City to do so. However, you will be responsible for all costs associated with the abatement of the public nuisance. The City may seek a personal judgment against you for the costs of removal and assess those costs against the property.

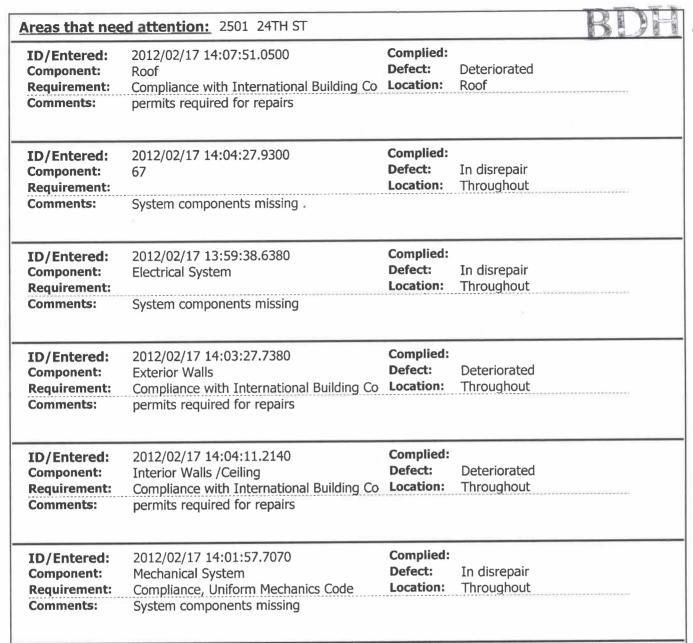
If you no longer own the property, notify us in writing of the name, address, and telephone number of the new owner. A copy of the real estate contract or deed, if it has not been recorded at the Polk county Recorder's Office, shall likewise be furnished to the Permit and Development Center.

Should you have any questions, feel free to call. I can usually be reached between 8:00am and 9:00am, Monday through Friday.

Russell L. Legler BUILDING INSPECTOR Permit and Development Center

**DATE MAILED: 3/9/2012** 

MAILED BY: RLL
MAILED BY: RLL
MAILED BY: RLL





In disrepair

Throughout

Complied:

Defect:

Location:

2012/02/17 14:03:06.8820

System components missing.

Compliance with Uniform Plumbing Code

Plumbing System

**ID/Entered:** 

Component:

Requirement: Comments: