*	Roll	Call	Num	ber
Date	A	pril 15	5, 2015	



WHEREAS, the property located at 2750 Kinsey Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged 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, M.G. Daviston Trust, M.G. Davis, Trustee, was notified more than thirty days ago to repair or demolish the fire-damaged main structure and garage 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 main structure and garage structure on the real estate legally described as Lots 143 and 144, BOULEVARD ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2750 Kinsey Avenue, have 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 structures.

Moved by	to adopt.

FORM APPROVED:

Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				
MOTION CARRIED			API	PROVED

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
Wayor	city citin



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



DATE OF NOTICE: January 28, 2015

DATE OF INSPECTION:

January 22, 2015

CASE NUMBER:

COD2015-00330

PROPERTY ADDRESS:

2750 KINSEY AVE

LEGAL DESCRIPTION:

LOTS 143 & 144 BOULEVARD ADDITION

M G DAVISTON (TRUST)
Title Holder - M G DAVIS TRUSTEE
2750 KINSEY AVE
DES MOINES IA 50317-8357

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. The violations noted must be corrected within 30 days from data of 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 (515) 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 (515) 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: 1/28/2015

MAILED BY: JDH



Areas that need attention: 2750 KINSEY AVE

Component:

Roof

Building Permit

Defect:

Fire damaged

Requirement:

Location: Main Structure

Comments:

Component:

Exterior Walls

Defect:

In poor repair

Requirement:

Complaince with Int Residential Code

Comments:

Siding in very poor repair.

Location: Main Structure

Component: Requirement: Shingles Flashing

Defect:

Deteriorated

Comments:

Complaince with Int Residential Code

Location: Roof

Component:

Requirement:

Electrical Service

Defect:

Fire damaged

Comments:

Compliance with National Electrical Code

Location: Throughout

Component:

Requirement:

Accessory Buildings

Building Permit

Defect:

not impervious to water

Comments:

No siding

Location: Garage

Component: **Requirement:** **Accessory Buildings Building Permit**

Defect:

See Comments

Comments:

Shingles bad.

Location: Garage

Component:

Accessory Buildings

Defect:

See Comments

Requirement:

Building Permit

Location: Garage

Comments:

Lean-to shed in poor repair.



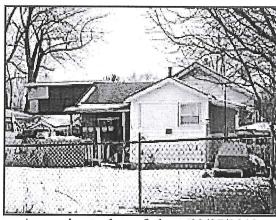
Polk County Assessor

[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
060/00340-000-000	7923-31-428-010	0321	DM14/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines	5/Accent UR				
Street Address			City Stat	e Zipcode	
2750 KINSEY AVE			DES MO	INES IA 50317-	8357





Approximate date of photo 02/07/2012

Mailing Address

M G DAVIS (TRUSTEE) 2750 KINSEY AVE DES MOINES, IA 50317-8357

Legal Description

LOTS 143 & 144 BOULEVARD ADDITION

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	M G DAVISTON (TRUST)	2000-10-02	8605/35	
Title Holder #2	DAVIS (TRUSTEE), M G			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Residential	Full	17,900	26,100	0	44,000
Current	Residential	Full	16,400	24,500	0	40,900

<u>Market Adjusted Cost Report</u> Assessment Roll Notice Estimate Taxes Polk County Treasurer

Tax Information Pay Taxes

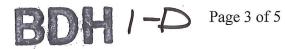


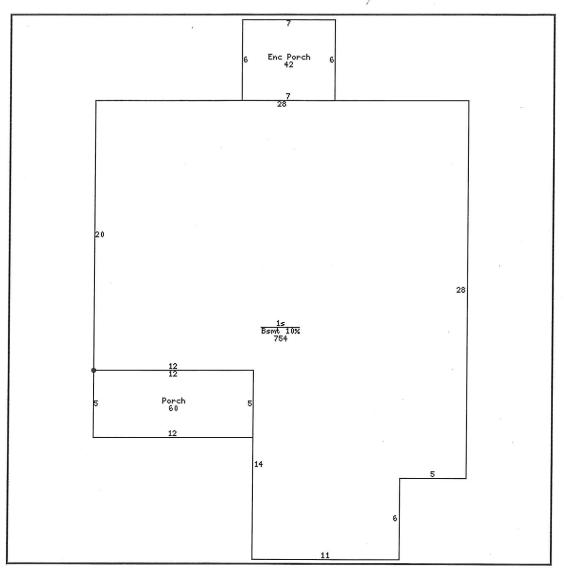
Taxable Value Credit	Name	Number	Info
Homestead	DAVIS (TRUSTEE), M G	39624	
Military	DAVIS, HARRISON S	62026	Korean

Zoning	Description	SF	Assessor Zoning			
R1-60	One Family, Low Density Residential District		Residential			
Source: City	Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182					

Land					
SQUARE FEET	9,760	FRONTAGE	80.0	DEPTH	122.0
ACRES	0.224	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1				,	
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1925	# FAMILIES	1	GRADE	5
GRADE ADJUST	+05	CONDITION	PR/Poor	TSFLA	754
MAIN LV AREA	754	BSMT AREA	75	OPEN PORCH	60
ENCL PORCH	42	FOUNDATION	M/Masonry		WS/Wood Siding
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	N/No Heat
AIR COND	0	BATHROOMS	1	BEDROOMS	2
ROOMS	4			0	





Detached # 101					
***************************************	LTO/Lean-to	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	12	MEASURE2	12	STORY HEIGHT	1
GRADE	5	YEAR BUILT	1970	CONDITION	NM/Normal
COMMENT EST AGE, NOT ON PERM. FOUNDATION					

Detached # 201					
OCCUPANCY	CPT/Carport	CONSTR TYPE	ST/Steel	MEASCODE	D/Dimensions
MEASURE1	12	MEASURE2	18	GRADE	5
YEAR BUILT	2000	CONDITION	NM/Normal		
		*			



CARPORT NOT ON PERM. FOUNDATION COMMENT

Detached # 301								
OCCUPANCY	CPT/Carport	CONSTR TYPE	ST/Steel	MEASCODE	D/Dimensions			
MEASURE1	12	MEASURE2	21	GRADE	5			
YEAR BUILT	2004	CONDITION	NM/Normal					
COMMENT	CARPORT NOT ON PERM. FOUNDATION							

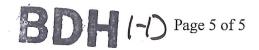
Detached # 401					
OCCUPANCY	GAR/Garage	MEASCODE	D/Dimensions	MEASURE1	13
MEASURE2		STORY HEIGHT	1	GRADE	4
YEAR BUILT	2005	CONDITION	NM/Normal		

Detached # 501								
OCCUPANCY	SHD/Shed	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions			
MEASURE1	13	MEASURE2	22	STORY HEIGHT	1			
GRADE	4	YEAR BUILT	2007	CONDITION	NM/Normal			

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
OVERTON, ESTA M. ESTATE	DAVIS, MARILYN	<u>1997-07-</u> <u>22</u>	20,000	D/Deed	7736/786

Year	Туре	Status	Application	Permit/Pickup Description
2010	P/Permit	CP/Complete	2006-10-20	NC/SHED (286 sf)
2009	P/Permit	PP/Pass/Partial	2006-10-20	NC/SHED (286 sf)
2008	P/Permit	PP/Pass/Partial	2006-10-20	NC/SHED (286 sf)
2007	P/Permit	PA/Pass	2006-10-20	NC/SHED (286 sf)
2007	P/Permit	CP/Complete	2005-07-15	NC/GARAGE (468 sf)
2006	P/Permit	PR/Partial	2005-07-15	NC/GARAGE (468 sf)
2005	U/Pickup	NA/No Add	2004-08-24	RV/REVIEW PROPERTY
2005	P/Permit	CA/Cancel	2004-06-29	AL/GARAGE

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	Assessment Roll	Residential	Full	16,400	24,500	0	40,900



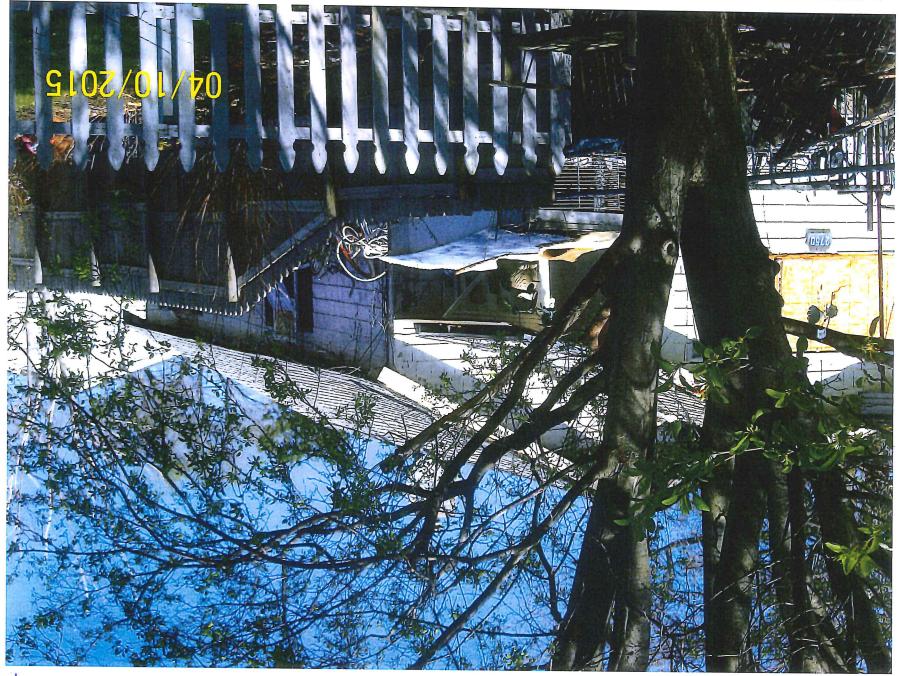
2011	Assessment Roll	Residential	Full	16,400	25,100	0	41,500
2010	Assessment Roll	Residential	Full	17,600	27,200	.0	44,800
2009	Assessment Roll	Residential	Full	17,600	23,800	.0	41,400
2007	Assessment Roll	Residential	Full	17,600	23,800	0	41,400
2006	Assessment Roll	Residential	Full	15,900	17,700	0	33,600
2005	Assessment Roll	Residential	Full	15,900	16,800	0	32,700
2003	Assessment Roll	Residential	Full	14,400	15,810	0	30,210
2001	Assessment Roll	Residential	Full	12,740	13,190	0	25,930
1999	Assessment Roll	Residential	Full	7,460	14,040	0	21,500
1998	Board Action	Residential	Full	6,760	9,290	0	16,050
1997	Board Action	Residential	Full	6,760	18,700	0	25,460
1997	Assessment Roll	Residential	Full	6,760	18,700	0	25,460
1995	Assessment Roll	Residential	Full	6,150	17,020	0	23,170
1993	Assessment Roll	Residential	Full	5,310	14,690	0	20,000
1991	Assessment Roll	Residential	Full	5,310	12,690	0	18,000
1991	Was Prior Year	Residential	Full	5,310	10,730	0	16,040

email this page

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

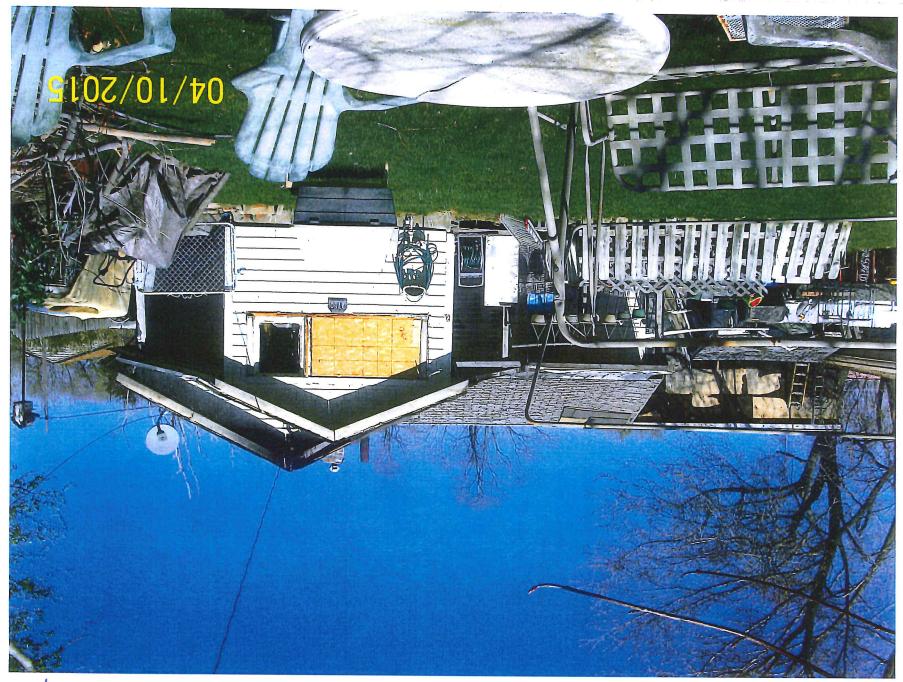


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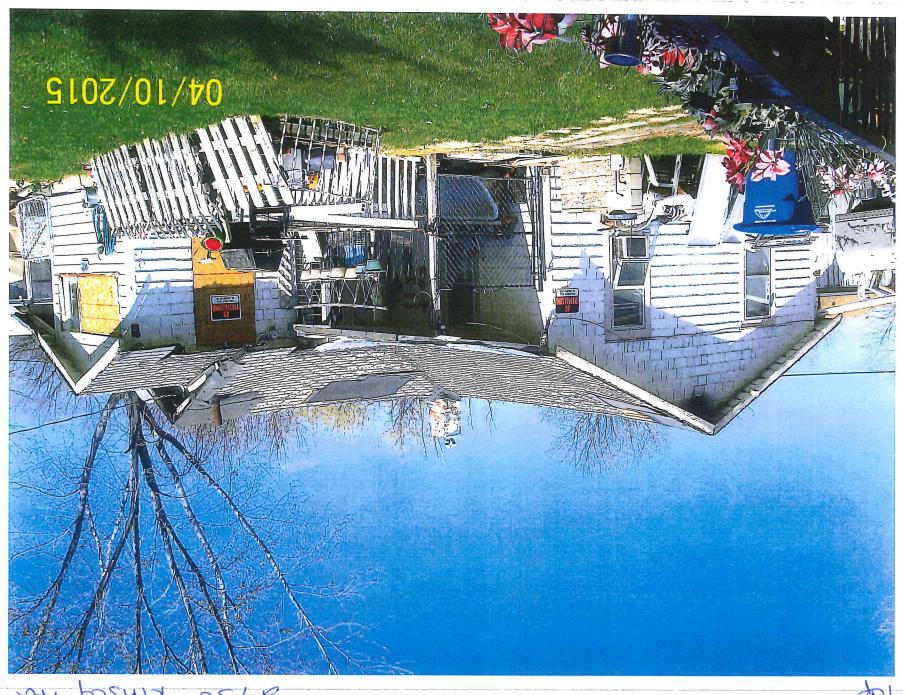
ANA WILLY ALTE

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3750 Kinsty Ave

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