



**Roll Call Number**

**Agenda Item Number**

600

**Date** November 23, 2015

**ABATEMENT OF PUBLIC NUISANCES AT 2727 Linden Street**

WHEREAS, the property located at 2727 Linden Street, 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 condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholders, Unknown Heirs of Charlotte Fay and Unknown Heirs of Earlene Maness, were notified more than thirty days ago 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:

The main structure and garage structure on the real estate legally described as The West 40 feet of the south 114 feet of Lot 52 INGERSOLL PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2727 Linden Street, have previously been declared public nuisances;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisances, and should the owner fail to abate the nuisances, 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:

Luke DeSmet, Assistant City Attorney

**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.

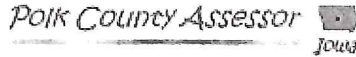
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

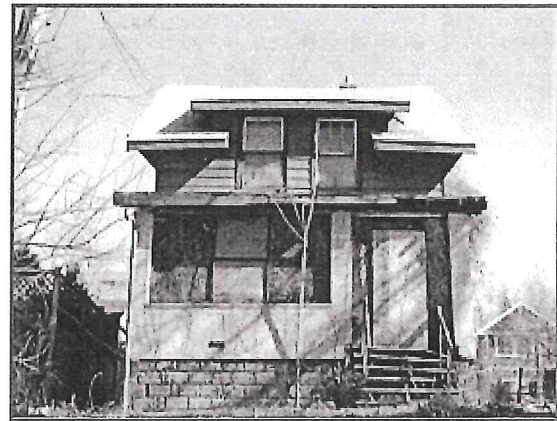
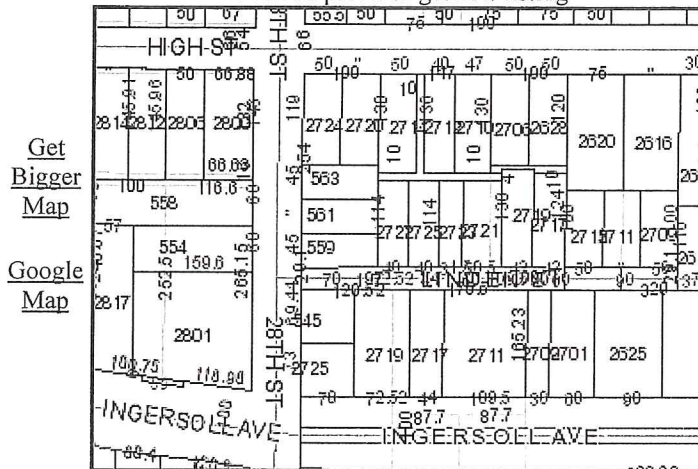
\_\_\_\_\_  
City Clerk



[ [Home](#) ] [ [General Query](#) ] [ [Legal Query](#) ] [ [HomeOwner Query](#) ] [ [Book/Page Query](#) ] [ [Commercial Query](#) ] [ [Res Sales Query](#) ] [ [Comm Sales Query](#) ] [ [Help](#) ]

<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
030/02974-000-000	7824-05-352-018	0057	DM93/Z	DES MOINES	ACTIVE
<b>School District</b>	<b>Tax Increment Finance District</b>	<b>Bond/Fire/Sewer/Cemetery</b>			
I/Des Moines					
<b>Street Address</b>			<b>City State Zipcode</b>		
2727 LINDEN ST			DES MOINES IA 50312-5243		

Click on parcel to get new listing



Approximate date of photo 04/15/2014

<b>Mailing Address</b>
CHARLOTTE FAY 2727 LINDEN ST DES MOINES, IA 50312-5243

<b>Legal Description</b>
W 40 F S 114 F LOT 52 INGERSOLL PLACE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	FAY, CHARLOTTE			
Contract Buyer #1	MANESS, EARLENE	1976-10-15	4635/876	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	13,300	27,700	0	41,000

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

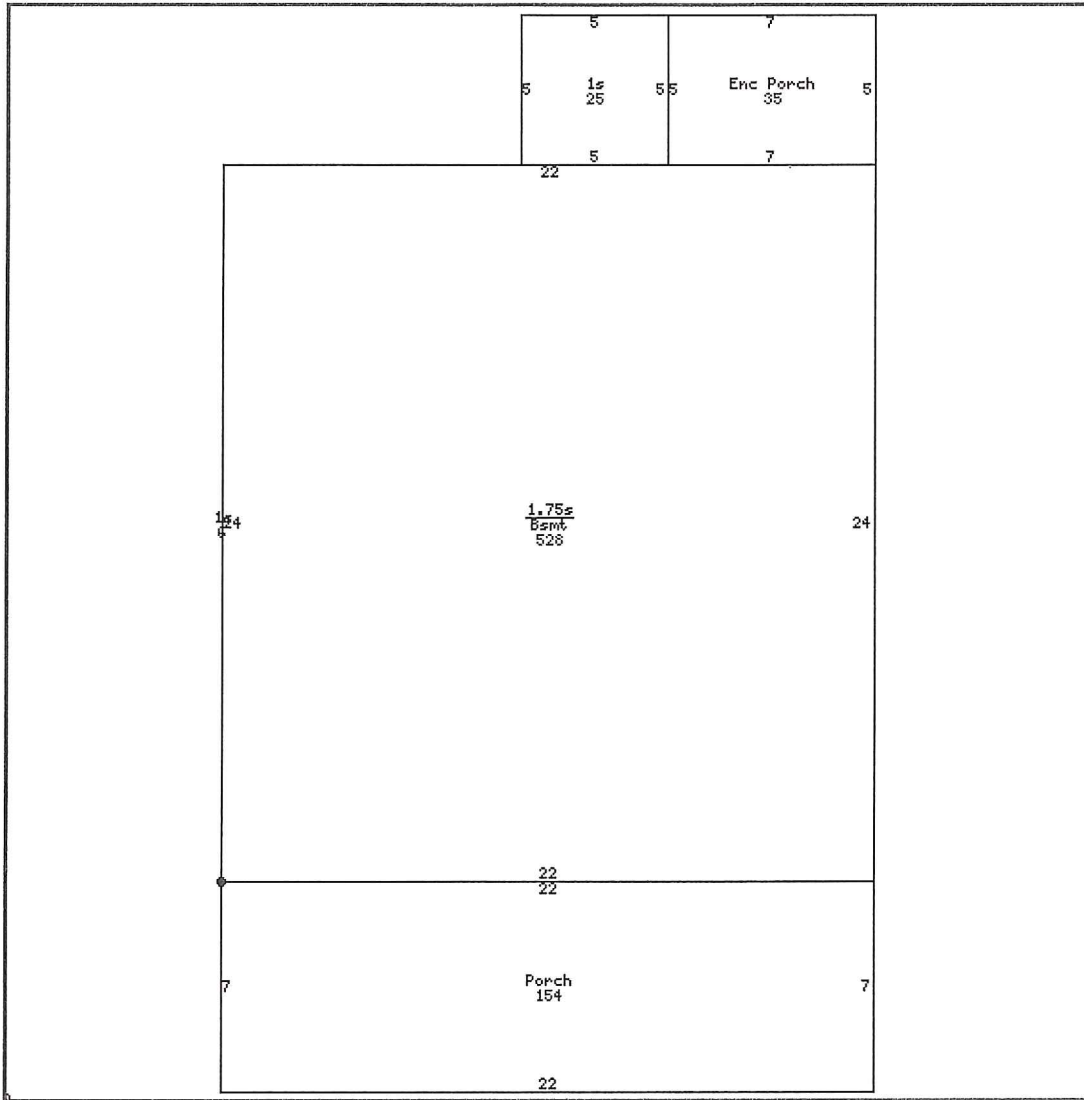
600

<b>Zoning</b>	<b>Description</b>	<b>SF</b>	<b>Assessor Zoning</b>
R-2A	General Residential District		Multi-Family Residential
<b>Source:</b> City of Des Moines Community Development <b>Published:</b> 2012-03-20 <b>Contact:</b> Planning and Urban Design 515 283-4182			

<b>Land</b>					
<b>SQUARE FEET</b>	4,560	<b>FRONTAGE</b>	40.0	<b>DEPTH</b>	114.0
<b>ACRES</b>	0.105	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

<b>Residence # 1</b>					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	S2/2 Stories	<b>YEAR BUILT</b>	1913
<b># FAMILIES</b>	1	<b>GRADE</b>	4	<b>GRADE ADJUST</b>	-05
<b>CONDITION</b>	PR/Poor	<b>TSFLA</b>	1,034	<b>MAIN LV AREA</b>	559
<b>UPPR LV AREA</b>	475	<b>BSMT AREA</b>	528	<b>OPEN PORCH</b>	154
<b>ENCL PORCH</b>	35	<b>FOUNDATION</b>	B/Brick	<b>EXT WALL TYP</b>	MF/Mixed Frame
<b>ROOF TYPE</b>	GB/Gable	<b>ROOF MATERL</b>	A/Asphalt Shingle	<b>HEATING</b>	A/Gas Forced Air
<b>AIR COND</b>	0	<b>BATHROOMS</b>	1	<b>BEDROOMS</b>	3
<b>ROOMS</b>	6				





Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	13,300	27,700		41,000
2013	Assessment Roll	Residential	Full	12,200	25,500	0	37,700
2011	Assessment Roll	Residential	Full	12,200	25,400	0	37,600
2009	Board Action	Residential	Full	13,500	48,000	0	61,500
2009	Assessment Roll	Residential	Full	13,500	48,000	0	61,500
2007	Assessment Roll	Residential	Full	13,100	46,800	0	59,900
2005	Board Action	Residential	Full	9,800	44,600	0	54,400
2005	Assessment Roll	Residential	Full	9,800	44,600	0	54,400
2003	Assessment Roll	Residential	Full	8,690	39,050	0	47,740
2001	Assessment Roll	Residential	Full	8,300	32,960	0	41,260
1999	Assessment Roll	Residential	Full	5,040	22,160	0	27,200

60c

1997	Assessment Roll	Residential	Full	3,360	19,150	0	22,510
1995	Assessment Roll	Residential	Full	3,060	17,460	0	20,520
1991	Assessment Roll	Residential	Full	2,650	15,110	0	17,760
1991	Was Prior Year	Residential	Full	2,650	16,540	0	19,190

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



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

**DATE OF NOTICE: July 27, 2011**

**DATE OF INSPECTION:**

**July 06, 2011**

**CASE NUMBER:** COD2011-04568

**PROPERTY ADDRESS:** 2727 LINDEN ST

**LEGAL DESCRIPTION:** W 40 F S 114 F LOT 52 INGERSOLL PLACE

CHARLOTTE FAY  
Title Holder  
DECEASED

EARLENE MANESS  
Contract Buyer  
DECEASED

PATRICIA MOTLEY  
Heir  
FOR EARLEN MANESS  
604 E SUMMER ST  
MONROE CITY MO 63456

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.**

60c

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.

Tim O'Brien  
(515) 283-4011

Nid Inspector

DATE MAILED: 7/27/2011

MAILED BY: TSY

**Areas that need attention:**

2727 LINDEN ST

<b>Component:</b> Roof <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> In poor repair <b>Location:</b> Main Structure
<b>Component:</b> Exterior Walls <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> In poor repair <b>Location:</b> Main Structure
<b>Component:</b> Exterior Doors/Jams <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> In poor repair <b>Location:</b> Main Structure
<b>Component:</b> Shingles Flashing <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> In poor repair <b>Location:</b> Main Structure
<b>Component:</b> Soffit/Facia/Trim <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> In poor repair <b>Location:</b> Main Structure
<b>Component:</b> Stairs/Stoop <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> In poor repair <b>Location:</b> Main Structure
<b>Component:</b> Water Service <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Disconnected Utility Water/Gas/Electric <b>Location:</b> Main Structure
<b>Component:</b> Electrical Service <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Inadequate <b>Location:</b> Main Structure



600

<b><u>Component:</u></b> Interior Walls /Ceiling <b><u>Requirement:</u></b> <b><u>Comments:</u></b>	<b><u>Defect:</u></b> In poor repair <b><u>Location:</u></b> Throughout
<b><u>Component:</u></b> Flooring <b><u>Requirement:</u></b> <b><u>Comments:</u></b>	<b><u>Defect:</u></b> In poor repair <b><u>Location:</u></b> Throughout
<b><u>Component:</u></b> Smoke Detectors <b><u>Requirement:</u></b> <b><u>Comments:</u></b>	<b><u>Defect:</u></b> Not Supplied <b><u>Location:</u></b> Throughout
<b><u>Component:</u></b> Roof <b><u>Requirement:</u></b> <b><u>Comments:</u></b> Detached garage	<b><u>Defect:</u></b> In poor repair <b><u>Location:</u></b> Garage
<b><u>Component:</u></b> Exterior Walls <b><u>Requirement:</u></b> <b><u>Comments:</u></b> Detached garage	<b><u>Defect:</u></b> In poor repair <b><u>Location:</u></b> Garage



60C

top

2727 Linden St



13/11/2015



top

2727 Linden St



13/11/2015



60C

top

2727 Linden St



13/11/2015