



Date February 22, 2016

ABATEMENT OF PUBLIC NUISANCE AT 2734 59th Street

WHEREAS, the property located at 2734 59th Street, 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

WHEREAS, the Titleholders, Robert P. Ripperger and Debbie L. Ripperger; Mortgage Holder, First American Funding, LLC; and Mortgage Holder, Housing and Urban Development were notified by personal service more than thirty days ago to repair or demolish the garage structure and as of this date have failed to abate the nuisance.

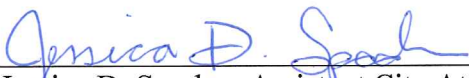
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The garage structure on the real estate legally described as The West 119 feet of the East 159 feet of Lot 12 in WHITEHALL ACRES, 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 2734 59th 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(s) 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 garage structure.

Moved by _____ to adopt.

FORM APPROVED:



Jessica D. Spoden, Assistant City Attorney

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

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.

MOTION CARRIED

APPROVED

Mayor

City Clerk



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

DATE OF NOTICE: November 13, 2015 **DATE OF INSPECTION:** August 19, 2015

CASE NUMBER: COD2015-04831

PROPERTY ADDRESS: 2734 59TH ST

LEGAL DESCRIPTION: W 119 F E 159 F LOT 12 WHITE HALL ACRES NO 2

ROBERT P RIPPERGER & DEBBIE L RIPPERGER
Title Holder
2734 59TH ST
DES MOINES IA 50322

FIRST AMERICAN FUNDING, LLC
Mortgage Holder
IRA BAILEY, REG. AGENT
140 MOUNTAIN AVE
SPRINGFIELD NJ 07081

HOUSING & URBAN DEVELOPMENT
Mortgage Holder
STEVEN EGGLESTON, FO DIR.
210 WALNUT ST ROOM 239
DES MOINES IA 50309

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 date 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 COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.

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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.

Dennis Rule

(515) 283-4114



Nid Inspector

DATE MAILED: 11/13/2015

MAILED BY: JDH

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Areas that need attention: 2734 59TH ST

Component: Roof Requirement: Building Permit Comments:	Defect: Excessive rot Location: Garage
Component: Exterior Walls Requirement: Complainece with Int Residential Code Comments:	Defect: Deteriorated Location: Garage
Component: Soffit/Facia/Trim Requirement: Building Permit Comments:	Defect: Excessive rot Location: Garage
Component: Shingles Flashing Requirement: Building Permit Comments:	Defect: Deteriorated Location: Garage

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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
100/13226-000-000	7925-25-431-011	0220	DM63/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
2734 59TH ST			DES MOINES IA 50322-5142		

Click on parcel to get new listing

	2801	6001	5911	5909	5903	5901	5817	5813	5809	5805	5801
	60	02.5	02.5	75	75	60	"	"	"	60	66.6
	NEW YORK AVE										
	2794	2734	2735	2734	2731	2730	2729	2725	2722	2721	2718
	114	107	114	118	119	136	136	135.5	135.5	130	130
Get Bigger Map	2794	2734	2735	2734	2731	2730	2729	2725	2722	2721	2718
	140	107	114	118	119	136	136	135.5	135.5	130	130
Google Map	2728	2724	2718	2714	2713	2712	2711	2710	2709	2708	2707
	120	120	120	120	120	120	120	120	120	120	120
	2728	2724	2718	2714	2713	2712	2711	2710	2709	2708	2707
	160	120	120	120	120	120	120	120	120	120	120



Approximate date of photo 04/21/2010

Mailing Address
ROBERT P RIPPERGER 2734 59TH ST DES MOINES, IA 50322-5142

Legal Description
W 119 F E 159 F LOT 12 WHITE HALL ACRES NO 2

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	RIPPERGER, ROBERT P	2000-05-30	8505/478	157.60
Title Holder #2	RIPPERGER, DEBBIE L			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	23,600	91,900	0	115,500

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

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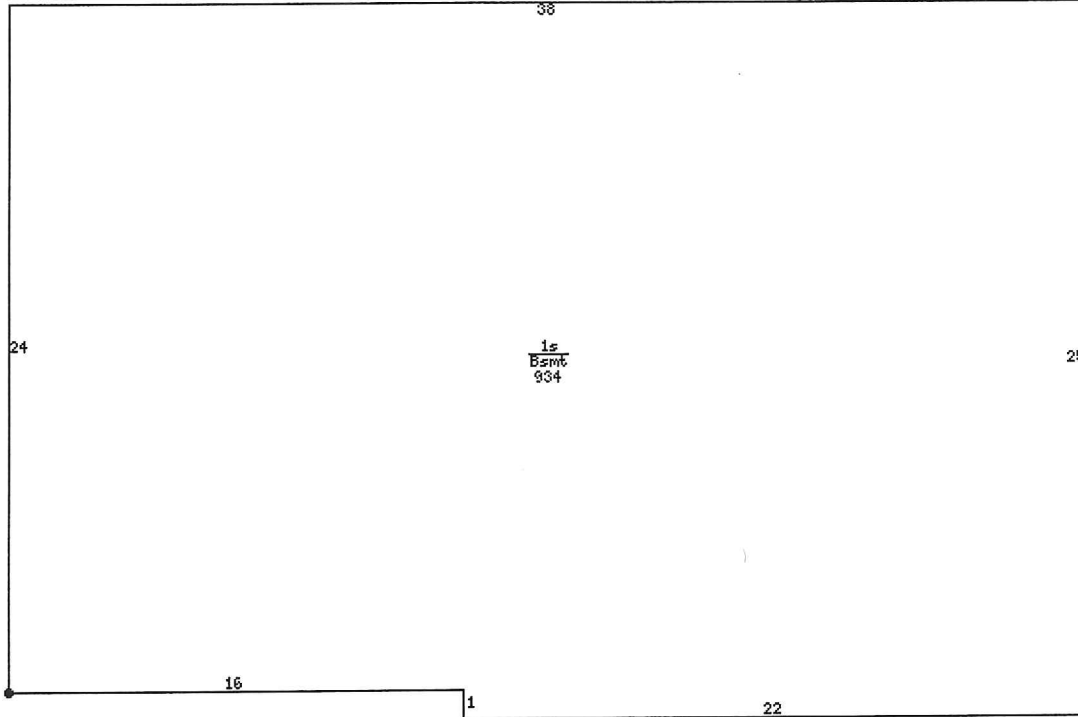
Taxable Value Credit	Name	Number	Info
Homestead	RIPPERGER, DEBBIE L	76138	

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

Land					
SQUARE FEET	6,783	FRONTAGE	57.0	DEPTH	119.0
ACRES	0.156	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	RN/Ranch
YEAR BUILT	1959	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	AN/Above Normal	TSFLA	934
MAIN LV AREA	934	BSMT AREA	934	VENEER AREA	312
FOUNDATION	C/Concrete Block	EXT WALL TYP	WS/Wood Siding	ROOF TYPE	H/Hip
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	100
BATHROOMS	1	BEDROOMS	3	ROOMS	5

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Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	16	MEASURE2	30	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1978	CONDITION	NM/Normal

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
HOLMES, KEVIN E	RIPPERGER, ROBERT P	2000-05-23	99,000	D/Deed	8505/478
HAVER, JEFFREY L	HOLMES, KEVIN E.	1996-08-03	80,500	D/Deed	7474/438
	HAVER, JEFFREY		62,900	D/Deed	6293/804

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LECHELT, DAVID M		1990-08- 23			
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Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	23,600	91,900	0	115,500
2013	Assessment Roll	Residential	Full	22,400	89,500	0	111,900
2011	Assessment Roll	Residential	Full	22,400	89,900	0	112,300
2009	Assessment Roll	Residential	Full	23,400	93,600	0	117,000
2007	Assessment Roll	Residential	Full	23,400	93,600	0	117,000
2005	Assessment Roll	Residential	Full	15,500	98,100	0	113,600
2003	Assessment Roll	Residential	Full	13,920	88,770	0	102,690
2001	Assessment Roll	Residential	Full	14,280	85,620	0	99,900
1999	Assessment Roll	Residential	Full	12,750	77,200	0	89,950
1997	Assessment Roll	Residential	Full	11,960	72,420	0	84,380
1995	Assessment Roll	Residential	Full	10,910	66,080	0	76,990
1993	Assessment Roll	Residential	Full	9,540	57,790	0	67,330
1991	Assessment Roll	Residential	Full	9,540	50,260	0	59,800
1991	Was Prior Year	Residential	Full	9,540	43,940	0	53,480

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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

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02/15/2016 10:00

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