



Date June 13, 2016

**ABATEMENT OF PUBLIC NUISANCES AT 1610 LELAND AVENUE**

WHEREAS, the property located at 1610 Leland Avenue, 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 Titleholder, Anubis, LLC, was notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date has failed to abate the nuisances.

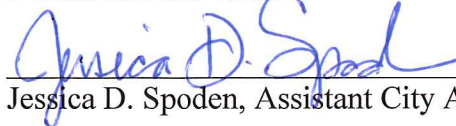
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure and garage structure on the real estate legally described as Lot 27 GEIL PLACE, PLAT 3, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1610 Leland Avenue, 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(s) 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:

  
\_\_\_\_\_  
Jessica D. Spoden, Assistant City Attorney

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



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

42

**DATE OF NOTICE:** February 15, 2016

**DATE OF INSPECTION:** August 12, 2015

**CASE NUMBER:** COD2015-04913

**PROPERTY ADDRESS:** 1610 LELAND AVE

**LEGAL DESCRIPTION:** LOT 27 GEIL PLACE PLAT 3

ANUBIS LLC  
Title Holder  
TRACI LEFF, REG. AGENT  
2015 E 9TH ST  
DES MOINES IA 50316

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.**

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.

Brian Anderson

(515) 237-1412

  
Nid Inspector

DATE MAILED: 2/15/2016

MAILED BY: JDH

**Areas that need attention:** 1610 LELAND AVE

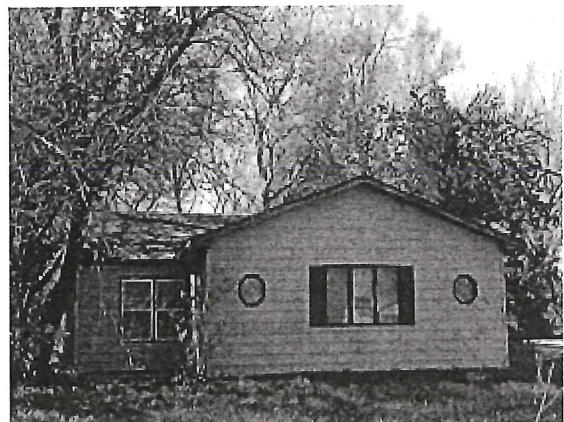
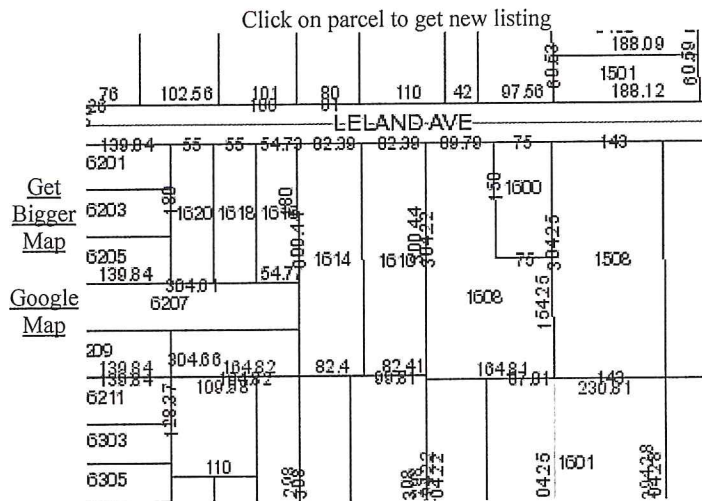
<b>Component:</b> Exterior Doors/Jams <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b> Repair or replace the exterior door and jams.	<b>Defect:</b> In poor repair <b>Location:</b> Main Structure
<b>Component:</b> Exterior Doors/Jams <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b> Repair or replace the exterior door and jams.	<b>Defect:</b> In poor repair <b>Location:</b> Garage
<b>Component:</b> Interior Walls /Ceiling <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b> Replace the damaged and missing areas of the ceiling and interior walls.	<b>Defect:</b> Collapsed <b>Location:</b> Main Structure
<b>Component:</b> Roof <b>Requirement:</b> Building Permit <b>Comments:</b> Repair or replace the roof as needed.	<b>Defect:</b> In poor repair <b>Location:</b> Main Structure
<b>Component:</b> Roof <b>Requirement:</b> Building Permit <b>Comments:</b> Repair or replace the roof as needed.	<b>Defect:</b> In poor repair <b>Location:</b> Garage
<b>Component:</b> Windows/Window Frames <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b> Repair or replace the windows as needed.	<b>Defect:</b> In poor repair <b>Location:</b> Main Structure
<b>Component:</b> Windows/Window Frames <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b> Repair or replace the windows as needed.	<b>Defect:</b> In poor repair <b>Location:</b> Garage

42

**Polk County Assessor** Iowa

[ 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>
120/01795-000-000	7824-29-478-014	B103	DM42/B	DES MOINES	ACTIVE
<b>School District</b>	<b>Tax Increment Finance District</b>	<b>Bond/Fire/Sewer/Cemetery</b>			
1/Des Moines					
<b>Street Address</b>			<b>City State Zipcode</b>		
1610 LELAND AVE			DES MOINES IA 50315-4945		



Approximate date of photo 04/21/2015

<b>Mailing Address</b>
ANUBIS LLC 2015 E 9TH ST DES MOINES, IA 50316-2002

<b>Legal Description</b>
LOT 27 GEIL PLACE PLAT 3

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	ANUBIS LLC	2015-12-15	15839/414	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	27,300	58,300	0	85,600

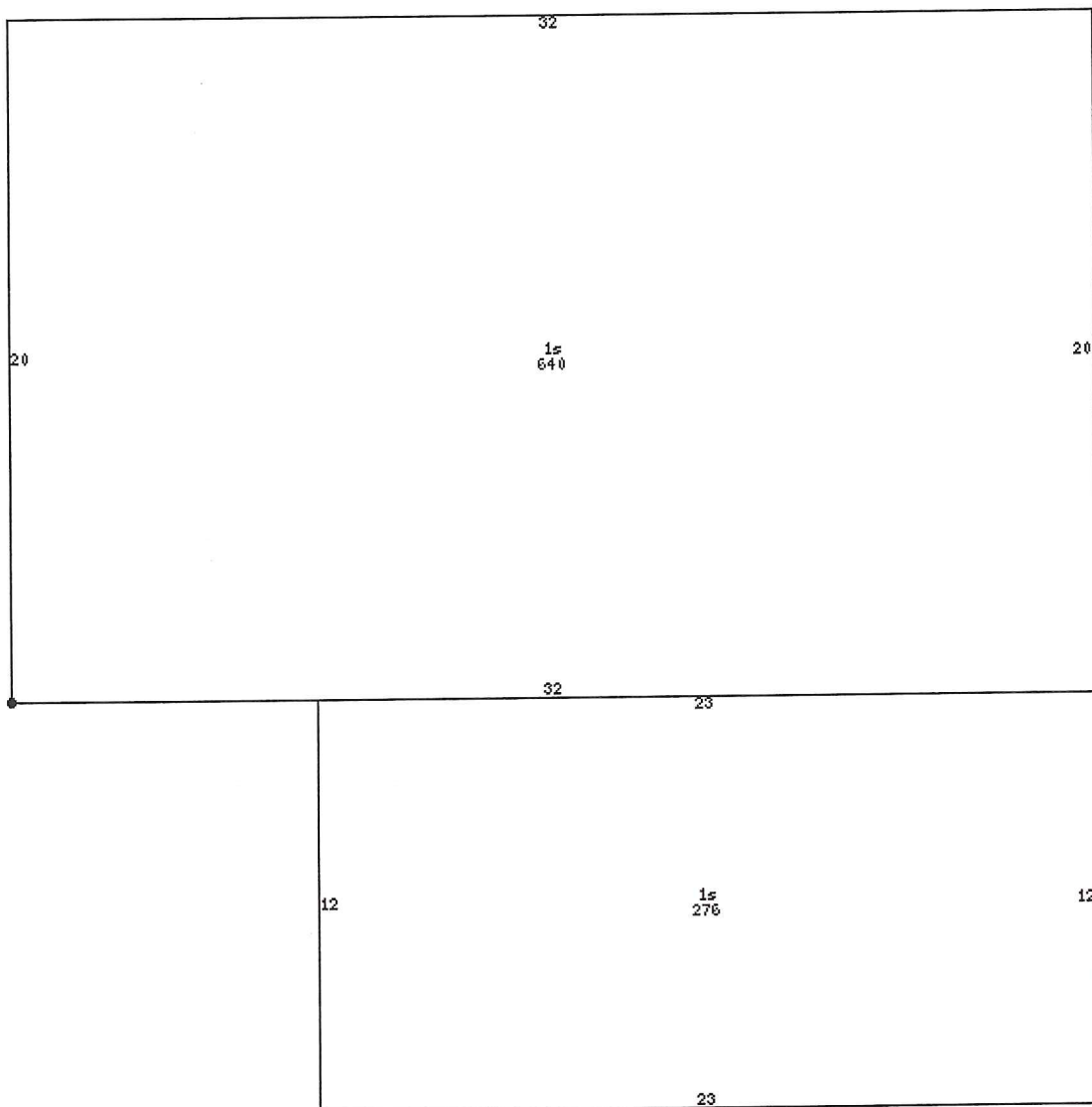
Estimate Taxes [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design  
515 283-4182

<b>Land</b>					
<b>SQUARE FEET</b>	24,720	<b>FRONTAGE</b>	82.0	<b>DEPTH</b>	300.0
<b>ACRES</b>	0.567	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

<b>Residence # 1</b>					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	S1/1 Story	<b>BLDG STYLE</b>	RN/Ranch
<b>YEAR BUILT</b>	1951	<b># FAMILIES</b>	1	<b>GRADE</b>	4
<b>GRADE ADJUST</b>	-05	<b>CONDITION</b>	NM/Normal	<b>TSFLA</b>	916
<b>MAIN LV AREA</b>	916	<b>FOUNDATION</b>	P/Poured Concrete	<b>EXT WALL TYP</b>	MT/Metal Siding
<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>	2
<b>ROOMS</b>	4				



<b>Detached # 101</b>					
<b>OCCUPANCY</b>	GAR/Garage	<b>CONSTR TYPE</b>	FR/Frame	<b>MEASCODE</b>	D/Dimensions
<b>MEASURE1</b>	20	<b>MEASURE2</b>	22	<b>STORY HEIGHT</b>	1
<b>GRADE</b>	4	<b>YEAR BUILT</b>	1960	<b>CONDITION</b>	NM/Normal
<b>COMMENT</b>	AGE ESTIMATED				

<b>Seller</b>	<b>Buyer</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Instrument</b>	<b>Book/Page</b>
SUMMIT HILL EQUITY LLC	ANUBIS LLC	2015-12-10	900	D/Deed	15839/414
ATTERSEE LLC	SUMMIT HILL EQUITY LLC	2015-11-26	85,600	D/Deed	15834/178

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	27,300	58,300	0	85,600
2013	Assessment Roll	Residential	Full	24,500	53,100	0	77,600
2011	Assessment Roll	Residential	Full	24,500	53,800	0	78,300
2009	Assessment Roll	Residential	Full	27,000	57,800	0	84,800
2007	Assessment Roll	Residential	Full	29,300	62,700	0	92,000
2005	Assessment Roll	Residential	Full	30,400	56,400	0	86,800
2003	Assessment Roll	Residential	Full	26,600	49,620	0	76,220
2001	Assessment Roll	Residential	Full	19,650	40,300	0	59,950
1999	Assessment Roll	Residential	Full	15,270	37,700	0	52,970
1997	Assessment Roll	Residential	Full	14,260	35,200	0	49,460
1995	Assessment Roll	Residential	Full	12,580	31,060	0	43,640
1993	Assessment Roll	Residential	Full	11,260	27,800	0	39,060
1991	Assessment Roll	Residential	Full	11,260	26,410	0	37,670
1991	Was Prior Year	Residential	Full	11,260	21,560	0	32,820

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)

top

1610 Leland Ave



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1610 Leland Ave



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27

top

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42

top

1610 Leland Ave



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27