



Date December 5, 2016

ABATEMENT OF PUBLIC NUISANCE AT 1937 COURTLAND DRIVE

WHEREAS, the property located at 1937 Courtland Drive, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Brones Rentals, LLC and the Mortgage Holder, Iowa State Bank, were notified more than thirty days ago to repair or demolish the main 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 on the real estate legally described as The south 50 feet of the following described property: That part of Lot 6 lying South of Indianola venue (as now located) of the Official Plat of the SE 1/4 of Section 9, Township 78 North, Range 24, West of the 5th P.M. now in and forming a part of the City of Des Moines, Iowa (except that part beginning at a point 60 feet East of the Southwest Corner of said Lot 6, thence East on the South line of Lot 6, 205.5 feet to the Southeast Corner of Lot 6, thence Northwesterly along the South line of Indianola road as now located, 161 feet, thence Southwesterly to point of beginning.), and locally known as 1937 Courtland Drive, 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 structure.

Moved by _____ to adopt.

FORM APPROVED:

Jessica D. Spoden (signature)

Jessica D. Spoden, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GATTO, GRAY, HENSLEY, MOORE, WESTERGAARD, and TOTAL. Includes MOTION CARRIED and APPROVED indicators.

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

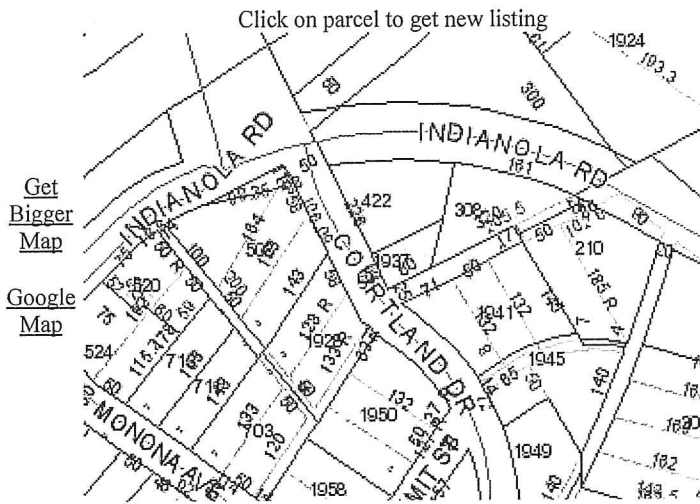
City Clerk

33 E

Polk County Assessor 

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 [[Comm Sales Query](#)] [[Help](#)]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
020/02917-000-000	7824-09-478-002	0565	DM26/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
I/Des Moines					
Street Address			City State Zipcode		
1937 COURTLAND DR			DES MOINES IA 50315-1120		



Approximate date of photo 09/30/2010

Mailing Address
BRONES RENTALS LLC 2515 300TH ST LAUREL, IA 50141-9501

Legal Description
-EX BEG 60F E OF SW COR THN E 205.5F NWLY 161F SWLY TO POB- S 50F LOT 6 OP SE 1/4 SEC 9-78-24

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	BRONES RENTALS LLC	2016-03-01	15909/743	

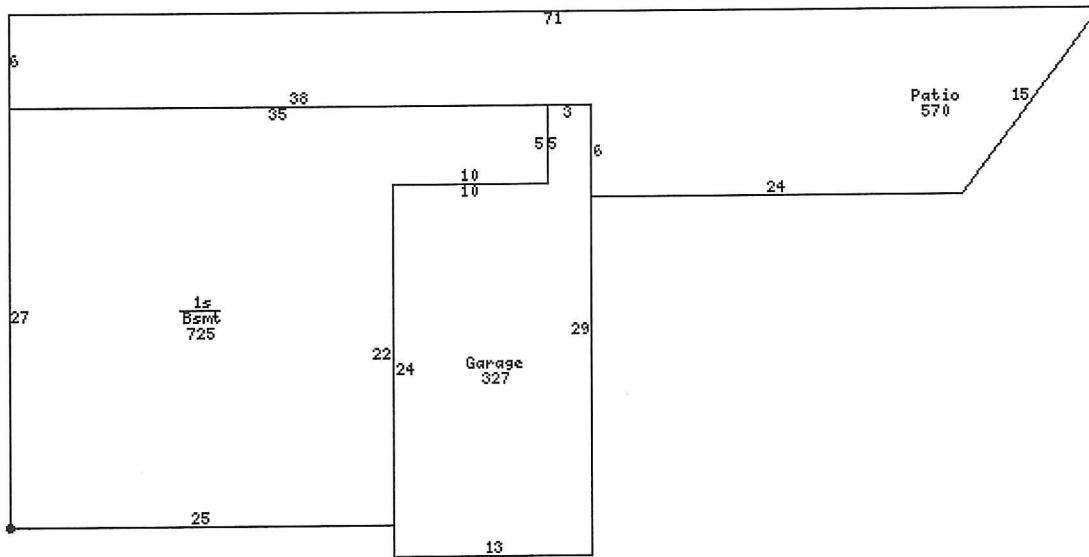
Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	7,100	71,300	0	78,400
Estimate Taxes Polk County Treasurer Tax Information Pay Taxes						

Zoning	Description	SF	Assessor Zoning
C-2	General Retail and Highway Oriented Commercial District		Highway Commercial
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182			

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Land					
SQUARE FEET	4,000	FRONTAGE	50.0	ACRES	0.092
SHAPE	IR/Irregular	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	-05	CONDITION	NM/Normal	TSFLA	725
MAIN LV AREA	725	ATT GAR AREA	327	BSMT AREA	725
%GAR BRICK	100	PATIO AREA	570	FOUNDATION	C/Concrete Block
EXT WALL TYP	BR/Brick	%BRICK	100	ROOF TYPE	H/Hip
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	0
BATHROOMS	1	BEDROOMS	1	ROOMS	3



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Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	7,100	71,300	0	78,400
2013	Assessment Roll	Residential	Full	6,900	70,500	0	77,400
2011	Assessment Roll	Residential	Full	6,900	70,800	0	77,700
2009	Assessment Roll	Residential	Full	7,200	75,700	0	82,900
2007	Assessment Roll	Residential	Full	7,100	74,800	0	81,900
2005	Assessment Roll	Residential	Full	5,700	68,300	0	74,000
2003	Assessment Roll	Residential	Full	5,030	62,270	0	67,300
2001	Assessment Roll	Residential	Full	4,880	64,920	0	69,800
1999	Assessment Roll	Residential	Full	6,080	60,480	0	66,560
1997	Assessment Roll	Residential	Full	5,410	53,860	0	59,270
1995	Assessment Roll	Residential	Full	4,920	48,960	0	53,880
1993	Assessment Roll	Residential	Full	4,600	45,760	0	50,360
1991	Assessment Roll	Residential	Full	4,180	41,600	0	45,780
1991	Was Prior Year	Residential	Full	4,180	41,400	0	45,580

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



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

33 E

DATE OF NOTICE: July 6, 2016

DATE OF INSPECTION: April 27, 2016

CASE NUMBER: COD2016-02448

PROPERTY ADDRESS: 1937 COURTLAND DR

LEGAL DESCRIPTION: -EX BEG 60F E OF SW COR THN E 205.5F NWLY 161F SWLY TO POB- S 50F LOT 6 OP SE 1/4 SEC 9-78-24

BRONES RENTALS LLC
Title Holder
JON D BRONES, REG. AGENT
2515 300TH ST
LAUREL IA 50141-9501

IOWA STATE BANK
Mortgage Holder
RICHARD D FRYE, EXECUTIVE VP
627 E LOCUST ST
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.

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.

Mike F Lehman



(515) 283-4299

Nid Inspector

DATE MAILED: 6/9/2016

MAILED BY: JDH

Areas that need attention: 1937 COURTLAND DR

<u>Component:</u>	Shingles Flashing	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Roof
<u>Comments:</u>			
<u>Component:</u>	Foundation	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	Main Structure
<u>Comments:</u>			
<u>Component:</u>	Landings	<u>Defect:</u>	Collapsed
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	Main Structure
<u>Comments:</u>			

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1937 Courtland Dr.



11/28/2016 15:03

MSL

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11/28/2016 15:02



1937 Courtyard Dr.

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