



Roll Call Number

Agenda Item Number

38 H

Date June 26, 2017

ABATEMENT OF PUBLIC NUISANCES AT 726 27th STREET

WHEREAS, the property located at 726 27th Street, 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 public nuisance; and

WHEREAS, the Titleholder, Rally Cap Properties, LLC, was notified more than thirty days ago to repair or demolish the main structure and as of this date has failed to abate the nuisance.

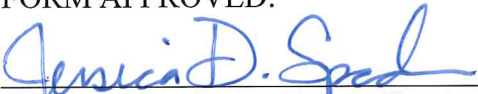
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as Lot 97 WOODLAND PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 726 27th 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 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				

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

top

724 27th St



06/15/2017 10:11

top

724 27th St



06/15/2017 10:10

top

726 27th St



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Polk County Assessor 1000

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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
030/05652-000-000	7824-05-301-015	0048	DM93/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
726 27TH ST			DES MOINES IA 50312-5122		

Click on parcel to get new listing

Get Bigger Map Google Map	CENTER ST		27TH ST	
	741	742	741	740
	737	735	737	735
	735	732	729	728
	729	730	725	724
	725	725	721	720
	723	724	717	715
	715	714	713	710
	711	710	709	710
	705	705	700	700



Approximate date of photo 04/07/2014

Mailing Address
RALLY CAP PROPERTIES 2643 BEAVER AVE STE 349 DES MOINES, IA 50310-3909

Legal Description
LOT 97 WOODLAND PLACE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	RALLY CAP PROPERTIES, LLC	2017-04-05	16429/823	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Residential	Full	18,800	60,800	0	79,600
Current	Residential	Full	17,800	58,000	0	75,800

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

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

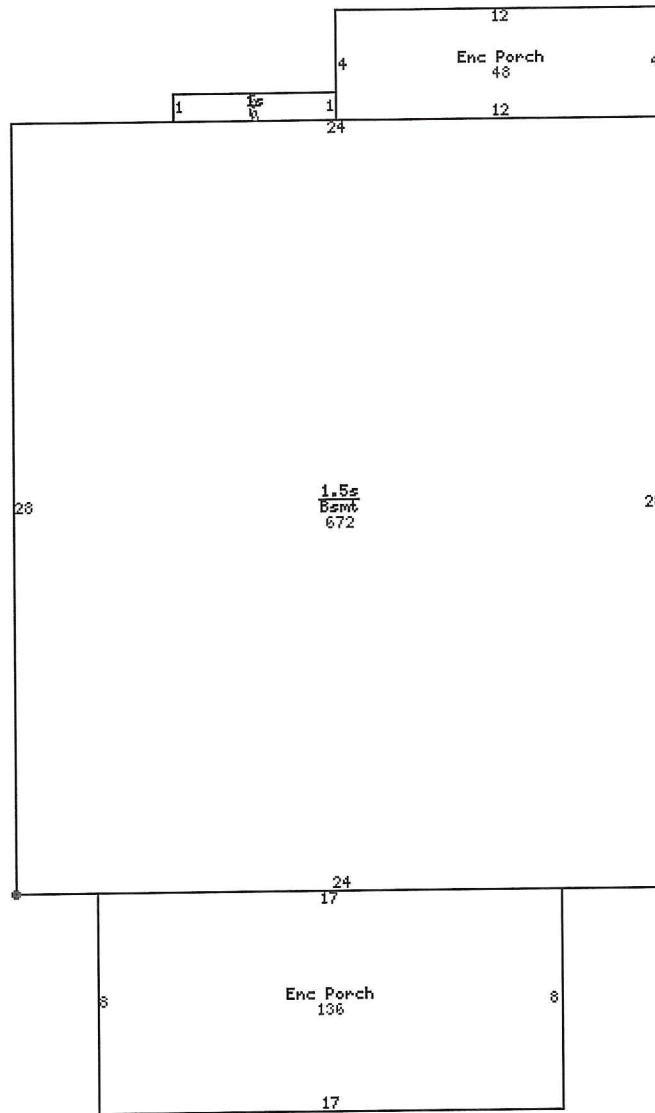
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Source: City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design
515 283-4182

Land					
SQUARE FEET	6,550	FRONTAGE	50.0	DEPTH	131.0
ACRES	0.150	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S2/2 Stories	BLDG STYLE	ET/Early 20s
YEAR BUILT	1913	# FAMILIES	1	GRADE	4
GRADE ADJUST	-05	CONDITION	BN/Below Normal	TSFLA	1,128
MAIN LV AREA	678	UPPR LV AREA	450	BSMT AREA	672
ENCL PORCH	184	FOUNDATION	B/Brick	EXT WALL TYP	MT/Metal Siding
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	100	BATHROOMS	1	XTRA FIXTURE	1
BEDROOMS	2	ROOMS	5		

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Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	16	MEASURE2	20	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1930	CONDITION	BN/Below Normal

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
ADAIR HOLDINGS LLC	RALLY CAP PROPERTIES	2017-03-08	11,000	D/Deed	16429/823

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	17,800	58,000	0	75,800
2013	Assessment Roll	Residential	Full	17,400	56,800	0	74,200
2011	Assessment Roll	Residential	Full	17,400	56,600	0	74,000
2009	Assessment Roll	Residential	Full	17,500	54,000	0	71,500
2007	Assessment Roll	Residential	Full	17,100	52,600	0	69,700

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2005	<u>Assessment Roll</u>	Residential	Full	15,500	52,200	0	67,700
2003	<u>Assessment Roll</u>	Residential	Full	13,230	44,520	0	57,750
2001	<u>Assessment Roll</u>	Residential	Full	11,400	33,580	0	44,980
1999	Assessment Roll	Residential	Full	5,900	44,490	0	50,390
1997	Assessment Roll	Residential	Full	3,930	38,450	0	42,380
1995	Assessment Roll	Residential	Full	3,580	35,060	0	38,640
1991	Assessment Roll	Residential	Full	3,100	30,340	0	33,440
1991	Was Prior Year	Residential	Full	3,100	23,140	0	26,240

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**

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DATE OF NOTICE: April 12, 2017

DATE OF INSPECTION: November 30, 2016

CASE NUMBER: COD2016-07465

PROPERTY ADDRESS: 726 27TH ST

LEGAL DESCRIPTION: LOT 97 WOODLAND PLACE

RALLY CAP PROPERTIES, LLC
Title Holder
DOCUSERV CO., REG. AGENT
3816 INGERSOLL AVE
DES MOINES IA 50312

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 60-192 and 60-191 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.

Neighborhood Inspection Division
(515) 283-4208

Nid Inspector 

DATE MAILED: 4/12/2017

MAILED BY: JDH

38H

Areas that need attention: 726 27TH ST

Component: Soffit/Facia/Trim Requirement: Comments:	Defect: Deteriorated Location:
Component: Interior Walls /Ceiling Requirement: Building Permit Comments:	Defect: In poor repair Location:
Component: Mechanical System Requirement: Mechanical Permit Comments: Including main vent.	Defect: In poor repair Location:
Component: Electrical System Requirement: Electrical Permit Comments:	Defect: In poor repair Location:
Component: Foundation Requirement: Building Permit Comments:	Defect: In poor repair Location:
Component: Brick Chimney Requirement: Building Permit Comments:	Defect: In poor repair Location:
Component: Accessory Buildings Requirement: Permit Required Comments: Garage.	Defect: In disrepair Location:
Component: Exterior Doors/Jams Requirement: Comments:	Defect: Deteriorated Location: