



Date July 24, 2017

ABATEMENT OF PUBLIC NUISANCE AT 2726 ASHBY AVENUE

WHEREAS, the property located at 2726 Ashby Avenue, 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, Douglas D. Bonesteel, and Mortgage Holder, J.P. Morgan Chase Bank, NA aka J.P. Morgan Chase & Co, were 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 3 in DOUDNA HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2726 Ashby Avenue, 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

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GATTO, GRAY, HENSLEY, MOORE, WESTERGAARD, and 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



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

DATE OF NOTICE: April 11, 2017

DATE OF INSPECTION: December 20, 2016

CASE NUMBER: COD2016-07795

PROPERTY ADDRESS: 2726 ASHBY AVE

LEGAL DESCRIPTION: LOT 3 DOUDNA HEIGHTS

DOUGLAS D BONESTEEL

Title Holder

4141 15TH ST

DES MOINES IA 50313

J.P. MORGAN CHASE BANK, NA A/K/A

Mortgage Holder - J.P. MORGAN CHASE & CO

C T CORP. SYS. REG. AGENT

111 EIGHTH AVE - 13TH FLOOR

NEW YORK NY 10017

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.

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.

Kevin King

(515) 283-4559


Nid Inspector

DATE MAILED: 4/11/2017


MAILED BY: JDH

Areas that need attention: 2726 ASHBY AVE

Component: Roof Requirement: Building Permit Comments:	Defect: Fire damaged Location: Main Structure
Component: Electrical System Requirement: Electrical Permit Comments:	Defect: Fire damaged Location: Main Structure
Component: Mechanical System Requirement: Mechanical Permit Comments:	Defect: Fire damaged Location: Main Structure
Component: Plumbing System Requirement: Plumbing Permit Comments:	Defect: Fire damaged Location: Main Structure
Component: Floor Joists/Beams Requirement: Building Permit Comments: above garage	Defect: Fire damaged Location: Main Structure
Component: Flooring Requirement: Compliancpe with Int Residential Code Comments: above garage	Defect: Fire damaged Location: Main Structure
Component: Interior Walls /Ceiling Requirement: Building Permit Comments: fire resistant materials required since it is an attached garage	Defect: Fire damaged Location: Main Structure
Component: Exterior Doors/Jams Requirement: Compliancpe with Int Residential Code Comments:	Defect: Fire damaged Location:

<u>Component:</u>		<u>Defect:</u>	
<u>Requirement:</u>		<u>Location:</u>	
<u>Comments:</u>			
<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure
<u>Comments:</u>			
<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure
<u>Comments:</u>			
<u>Component:</u>	Furnace	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Mechanical Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>			
<u>Component:</u>	Soffit/Facia/Trim	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure
<u>Comments:</u>			
<u>Component:</u>	Wiring	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>			
<u>Component:</u>	Sub Floor	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Main Structure
<u>Comments:</u>	above garage		

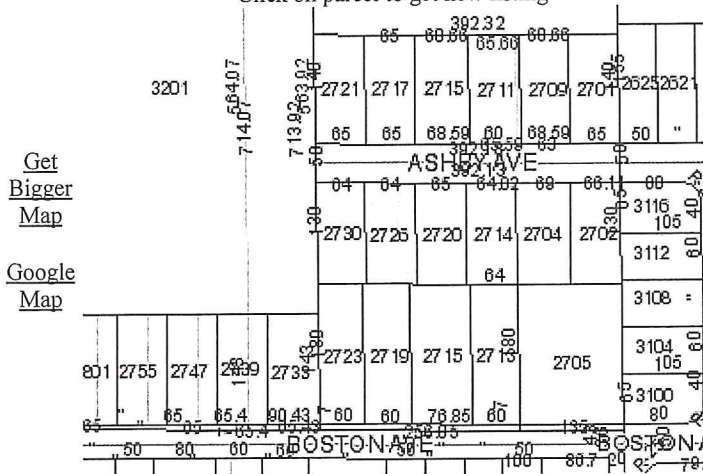
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Polk County Assessor 

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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
080/01453-003-000	7924-28-152-012	0844	DM65/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
2726 ASHBY AVE			DES MOINES IA 50310-5630		

Click on parcel to get new listing



Approximate date of photo 09/21/2016

Mailing Address
DOUGLAS D BONESTEEL 2726 ASHBY AVE DES MOINES, IA 50310-5630

Legal Description
LOT 3 DOUDNA HEIGHTS

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	BONESTEEL, DOUGLAS D	2001-11-06	9058/851	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	21,000	90,100	0	111,100

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

Taxable Value Credit	Name	Number	Info
Homestead	BONESTEEL, DOUGLAS D	31347	

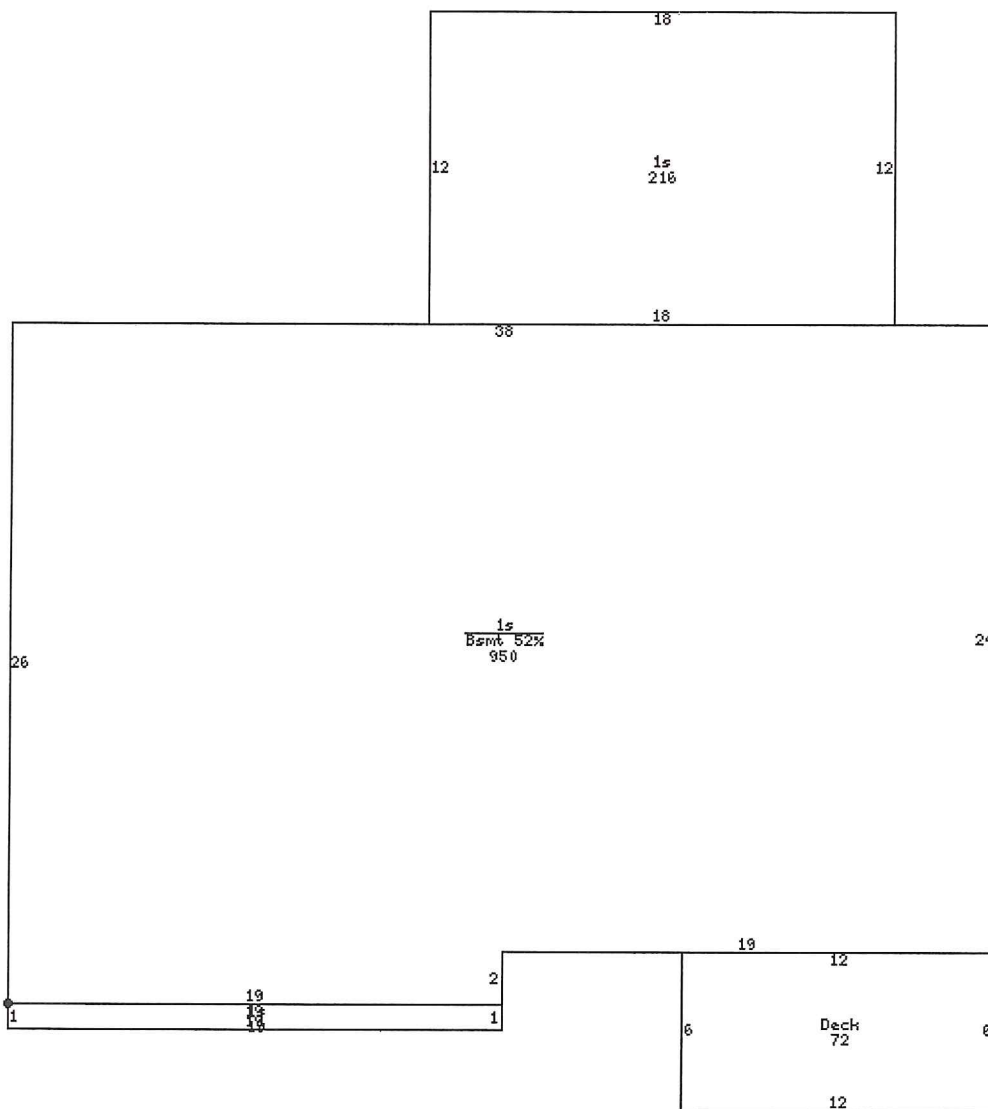
Zoning	Description	SF	Assessor Zoning

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		

Land					
SQUARE FEET	8,320	FRONTAGE	64.0	DEPTH	130.0
ACRES	0.191	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	SL/Split Level	BLDG STYLE	3S/3 Split
YEAR BUILT	1963	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	AN/Above Normal	TSFLA	1,185
MAIN LV AREA	1,185	BSMT AREA	494	DECK AREA	72
VENEER AREA	152	FOUNDATION	C/Concrete Block	EXT WALL TYP	MS/Hardboard
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	BSMT GAR CAP	1
HEATING	A/Gas Forced Air	AIR COND	100	BATHROOMS	1
BEDROOMS	3	ROOMS	5		

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Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DAVIES, BRENDA G.	BONESTEEL, DOUGLAS D.	1989-04-27	46,500	D/Deed	6095/64

Year	Type	Status	Application	Permit/Pickup Description
Current	P/Permit	TW/To Work	2017-01-06	RD/Fix Damage FIRE Cost Estimate 125000
1994	U/Pickup	CP/Complete	1993-11-08	Porch Conversion

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Residential	Full	21,000	90,100	0	111,100
2015	Assessment Roll	Residential	Full	18,300	79,800	0	98,100
2013	Assessment Roll	Residential	Full	17,100	75,200	0	92,300
2011	Assessment Roll	Residential	Full	19,600	87,700	0	107,300
2009	Assessment Roll	Residential	Full	19,800	86,600	0	106,400
2007	Assessment Roll	Residential	Full	19,600	85,600	0	105,200

2005	<u>Assessment Roll</u>	Residential	Full	17,500	83,800	0	101,300
2003	<u>Assessment Roll</u>	Residential	Full	15,260	73,920	0	89,180
2001	<u>Assessment Roll</u>	Residential	Full	12,630	59,240	0	71,870
1999	Assessment Roll	Residential	Full	11,520	65,110	0	76,630
1997	Assessment Roll	Residential	Full	10,850	61,310	0	72,160
1995	Assessment Roll	Residential	Full	9,280	52,450	0	61,730
1994	Assessment Roll	Residential	Full	8,840	49,950	0	58,790
1993	Assessment Roll	Residential	Full	8,840	48,630	0	57,470
1991	Assessment Roll	Residential	Full	8,840	44,470	0	53,310
1991	Was Prior Year	Residential	Full	8,840	38,660	0	47,500

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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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