



Roll Call Number

Agenda Item Number

43B

Date December 18, 2017

ABATEMENT OF PUBLIC NUISANCE AT 2527 51ST STREET

WHEREAS, the property located at 2527 51st 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 a public nuisance; and

WHEREAS, the Titleholder, WH Properties, LLC, and Mortgage Holder, Central Bank, 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.

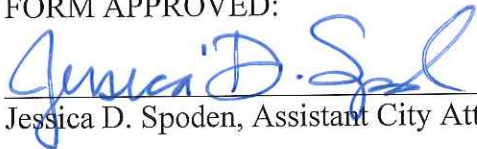
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as Lot 90 Except the South 52 feet and the South 10 feet of Lot 91 in DEERFOOT ACRES PLAT 2, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2527 51st 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				

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: July 12, 2017

DATE OF INSPECTION: June 01, 2017

CASE NUMBER: COD2017-03761

PROPERTY ADDRESS: 2527 51ST ST

LEGAL DESCRIPTION: S 10 F LT 91 & ALL LT 90 -EX S 52 F- DEERFOOT ACRES PLAT 2

WH PROPERTIES LLC
Title Holder
TJ WELTON, REG. AGENT
3705 GRAND AVE
DES MOINES IA 50312

CENTRAL BANK
Mortgage Holder
ATTN: JOHN BROWN, PRESIDENT
4018 UNIVERSITY AVE
DES MOINES IA 50311

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.

Neighborhood Inspection Division

(515) 283-4200 ⁴¹¹⁴

Nid Inspector



DATE MAILED: 7/12/2017

MAILED BY: PEA

Areas that need attention: 2527 51ST ST

Component:	Ductwork	Defect:	Flame/Smoke Spread
Requirement:	Compliance with Int Residential Code	Location:	Throughout
Comments:	Have Ducts Cleaned		

Component:	Electrical Service	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Throughout
Comments:			

Component:	Flooring	Defect:	Fire damaged
Requirement:	Compliance with Int Residential Code	Location:	
Comments:			

Component:	Furnace	Defect:	Flame/Smoke Spread
Requirement:	Mechanical Permit	Location:	
Comments:			

Component:	Mechanical System	Defect:	Flame/Smoke Spread
Requirement:	Mechanical Permit	Location:	
Comments:			

Component:	Plumbing System	Defect:	Fire damaged
Requirement:	Plumbing Permit	Location:	
Comments:			

Component:	Roof	Defect:	Fire damaged
Requirement:	Compliance with Int Residential Code	Location:	
Comments:			

Component:	Windows/Window Frames	Defect:	Flame/Smoke Spread
Requirement:	Compliance with Int Residential Code	Location:	
Comments:			

Component: Floor Joists/Beams

Requirement: Building Permit

Defect: Fire damaged

Location:

Comments:

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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
100/04027-000-000	7924-30-378-007	0651	DM61/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
2527 51ST ST			DES MOINES IA 50310		

Click on parcel to get new listing

Get Bigger Map	Google Map	2520	2521	2520
		2512	2519 203.38	2510 203.38
		2505	2511 203.5	2510 203.5
		2505	2503 203.82	2502 203.82
		2520	2527	2502
		2516	2525 203.74	2510 203.74
		2514	2515	2510
		2510	203.87	2500 203.87
		2505	2511	2505
		2502	2505	2505



Approximate date of photo 06/04/2013

Mailing Address
WH PROPERTIES LLC 3705 GRAND AVE DES MOINES, IA 50312-2805

Legal Description
S 10 F LT 91 & ALL LT 90 -EX S 52 F- DEERFOOT ACRES PLAT 2

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	WH PROPERTIES LLC	2017-05-03	16465/372	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	33,300	115,700	0	149,000

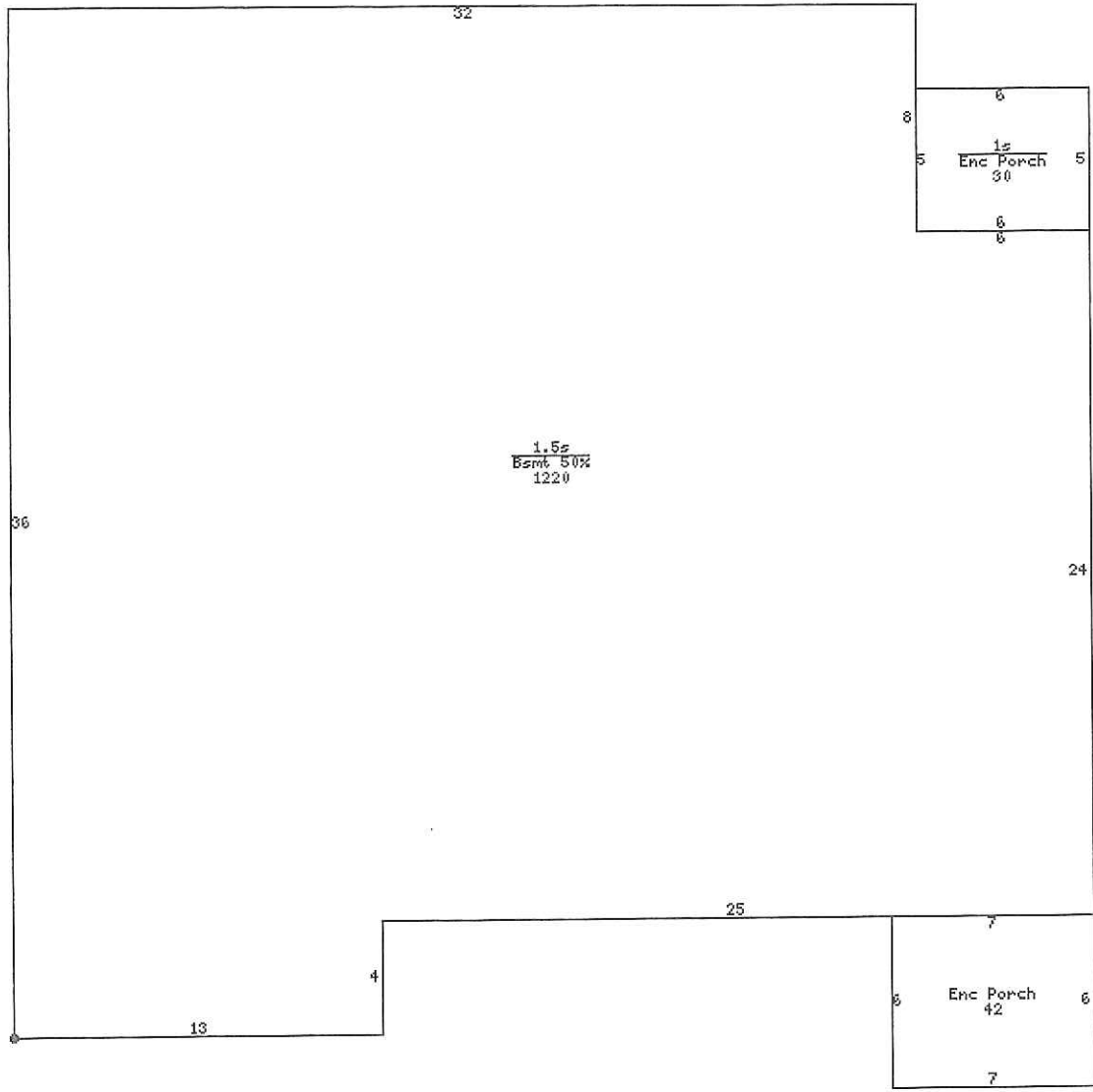
[Assessment Roll Notice](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

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

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

Land					
SQUARE FEET	10,608	FRONTAGE	52.0	DEPTH	204.0
ACRES	0.244	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	BA/Bi-attached	RESID TYPE	SH/1.5 Stories	BLDG STYLE	CV/Conventional
YEAR BUILT	1950	# FAMILIES	1	GRADE	4
GRADE ADJUST	+10	CONDITION	AN/Above Normal	TSFLA	1,451
MAIN LV AREA	1,220	UPPR LV AREA	231	BSMT AREA	610
ENCL PORCH	72	FOUNDATION	C/Concrete Block	EXT WALL TYP	BR/Brick
%BRICK	100	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	100	BATHROOMS	1
BEDROOMS	4	ROOMS	5		



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	11	MEASURE2	24	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1950	CONDITION	NM/Normal
COMMENT	Joint Ownership				

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DYNAMIC ENTERPRISES CORP	LONGNECKER, LLC	2017-01-13	242,500	D/Deed	16346/200 Multiple Parcels
OWEN, MARABELL	POTENTIAL PROPERTIES, LLC	2008-06-13	115,000	D/Deed	12707/495 Multiple Parcels

Year	Type	Status	Application	Permit/Pickup Description
Current	P/Permit	CA/Cancel	2018-07-06	RD/Fix Damage FIRE Sqft 1451 Cost Estimate 127800

2009	P/Permit	CP/Complete	2008-07-30	AL/REMODEL (760 sf)
2009	U/Pickup	CP/Complete	2008-06-03	RV/BOARD OF REVIEW
2009	U/Pickup	CP/Complete	2008-05-06	RV/REINSPECT

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Residential	Full	33,300	115,700	0	149,000
2015	Assessment Roll	Residential	Full	29,400	104,800	0	134,200
2013	Board Action	Residential	Full	29,100	106,000	0	135,100
			Adj	29,100	72,800	0	101,900
2013	Assessment Roll	Residential	Full	29,100	124,700	0	153,800
			Adj	29,100	72,800	0	101,900
2011	Assessment Roll	Residential	Full	29,100	125,400	0	154,500
			Adj	29,100	72,800	0	101,900
2010	Assessment Roll	Residential	Full	30,400	127,100	0	157,500
			Adj	30,400	72,800	0	103,200
2009	Assessment Roll	Residential	Full	30,400	127,100	0	157,500
2008	Board Action	Residential	Full	30,400	72,800	0	103,200
2007	Assessment Roll	Residential	Full	30,400	113,600	0	144,000
2005	Assessment Roll	Residential	Full	21,200	108,300	0	129,500
2003	Assessment Roll	Residential	Full	19,370	100,120	0	119,490
2001	Assessment Roll	Residential	Full	17,580	88,020	0	105,600
1999	Assessment Roll	Residential	Full	13,510	47,750	0	61,260
1997	Board Action	Residential	Full	12,350	43,650	0	56,000
1997	Assessment Roll	Residential	Full	13,420	73,630	0	87,050
1995	Assessment Roll	Residential	Full	12,350	67,740	0	80,090
1993	Assessment Roll	Residential	Full	11,340	62,210	0	73,550
1991	Assessment Roll	Residential	Full	10,070	55,250	0	65,320
1991	Was Prior Year	Residential	Full	10,070	47,850	0	57,920

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

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