

Date May 7, 2018

ABATEMENT OF PUBLIC NUISANCE AT 3636 KINSEY AVENUE

WHEREAS, the property located at 3636 Kinsey Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and accessory structures in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Total Truck Plus, Inc., was notified more than thirty days ago to repair or demolish the main structure and accessory structures and as of this date has failed to abate the nuisances.

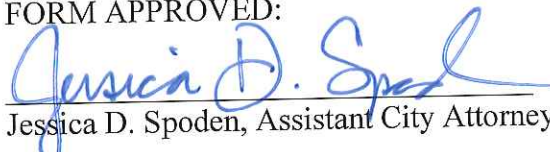
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure and accessory structures on the real estate legally described as Lot 68 in GRAY'S WOODS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3636 Kinsey Avenue, has previously been declared a 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

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.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

_____ City Clerk



28D

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

DATE OF NOTICE: February 23, 2018

DATE OF INSPECTION: February 06, 2018

CASE NUMBER: COD2018-00402

PROPERTY ADDRESS: 3636 KINSEY AVE

LEGAL DESCRIPTION: LOT 68 GRAYS WOODS

TOTAL TRUCK PLUS INC
Title Holder
HUGO GUAMNA, REG. AGENT
122 WILLIS AVE
PERRY IA 50220

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) 283-4208

Nid Inspector



DATE MAILED: 2/23/2018

MAILED BY: JDH

Areas that need attention: 3636 KINSEY AVE

Component: Electrical Service	Defect: In poor repair
Requirement: Electrical Permit	Location: Main Structure
Comments:	
Component: Electrical System	Defect: In poor repair
Requirement: Compliance with National Electrical Code	Location: Main Structure
Comments:	
Component: Plumbing System	Defect: Inadequate
Requirement: Plumbing Permit	Location: Main Structure
Comments:	
Component: Mechanical System	Defect: Inadequate
Requirement: Mechanical Permit	Location: Main Structure
Comments:	
Component: Roof	Defect: Inadequate
Requirement: Building Permit	Location: Garage
Comments:	
Component: Roof	Defect: In poor repair
Requirement: Building Permit	Location: Main Structure
Comments:	
Component: Foundation	Defect: In poor repair
Requirement: Building Permit	Location: Main Structure
Comments:	
Component: Exterior Walls	Defect: In disrepair
Requirement:	Location: Throughout
Comments:	

Component: Landings
Requirement: Building Permit
Defect: In poor repair
Location: Main Structure
Comments:

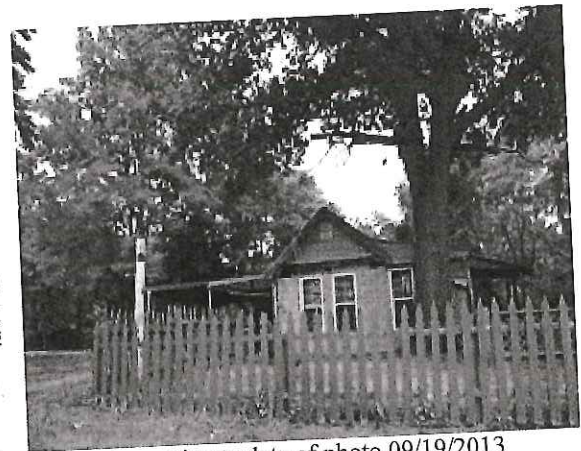
Component: Windows/Window Frames
Requirement: Building Permit
Defect: In disrepair
Location: Throughout
Comments:

28D

Polk County Assessor Iowa

[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
060/05622-000-000	7923-32-428-009	1293	DM13/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address	City State Zipcode				
3636 KINSEY AVE	DES MOINES IA 50317-6749				



Approximate date of photo 09/19/2013

Mailing Address
TOTAL TRUCK PLUS INC 2707 67TH ST DES MOINES, IA 50322-4912

Legal Description
LOT 68 GRAYS WOODS

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	TOTAL TRUCK PLUS INC	2011-06-30	13894/455	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	16,500	26,300	0	42,800

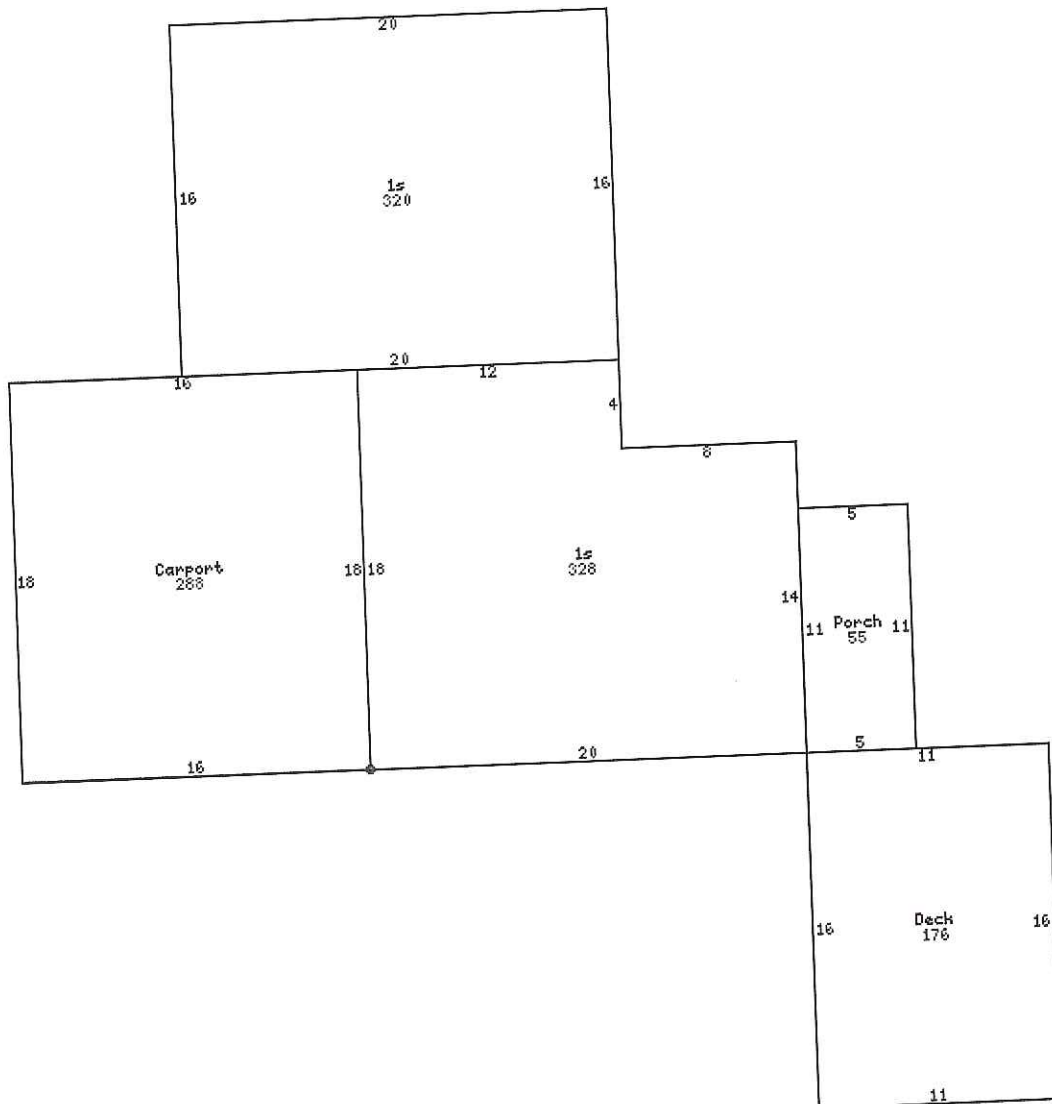
Estimate Taxes Polk County Treasurer Tax Information Pay Taxes

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	16,400	FRONTAGE	50.0	DEPTH	328.0
ACRES	0.376	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1936	# FAMILIES	1	GRADE	5
GRADE ADJUST	-05	CONDITION	PR/Poor	TSFLA	648
MAIN LV AREA	648	OPEN PORCH	55	DECK AREA	176
CARPORT AREA	288	FOUNDATION	C/Concrete Block	EXT WALL TYP	MT/Metal Siding
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	F/Floor Wall
AIR COND	0	BATHROOMS	1	BEDROOMS	1
ROOMS	3				



28D

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
FEDERAL NATIONAL MORTGAGE ASSOC	TOTAL TRUCK PLUS, INC	2011-06-20	6,000	D/Deed	13894/455
BARTLOW, ROWENE ESTATE	MURRAY, KNUTE J	2005-11-16	17,500	D/Deed	11421/72

Year	Type	Status	Application	Permit/Pickup Description
2015	U/Pickup	NA/No Add	2013-10-14	AL/REHAB
2014	U/Pickup	PA/Pass	2013-10-14	AL/REHAB

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Residential	Full	16,500	26,300	0	42,800
2015	Assessment Roll	Residential	Full	15,500	25,500	0	41,000
2013	Assessment Roll	Residential	Full	14,400	40,600	0	55,000
2011	Assessment Roll	Residential	Full	14,400	40,700	0	55,100
2009	Assessment Roll	Residential	Full	16,300	44,500	0	60,800
2007	Assessment Roll	Residential	Full	15,800	43,000	0	58,800
2005	Assessment Roll	Residential	Full	17,500	35,700	0	53,200
2003	Assessment Roll	Residential	Full	14,980	30,880	0	45,860
2001	Assessment Roll	Residential	Full	15,560	27,700	0	43,260
1999	Assessment Roll	Residential	Full	2,820	25,580	0	28,400
1997	Assessment Roll	Residential	Full	2,550	23,170	0	25,720
1995	Assessment Roll	Residential	Full	2,210	20,080	0	22,290
1993	Board Action	Residential	Full	2,080	18,930	0	21,010
1993	Assessment Roll	Residential	Full	2,080	18,930	0	21,010
1990	Board Action	Residential	Full	2,080	17,020	0	19,100
1990	Assessment Roll	Residential	Full	2,080	19,120	0	21,200

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

28D
3636 Kinsey Ave



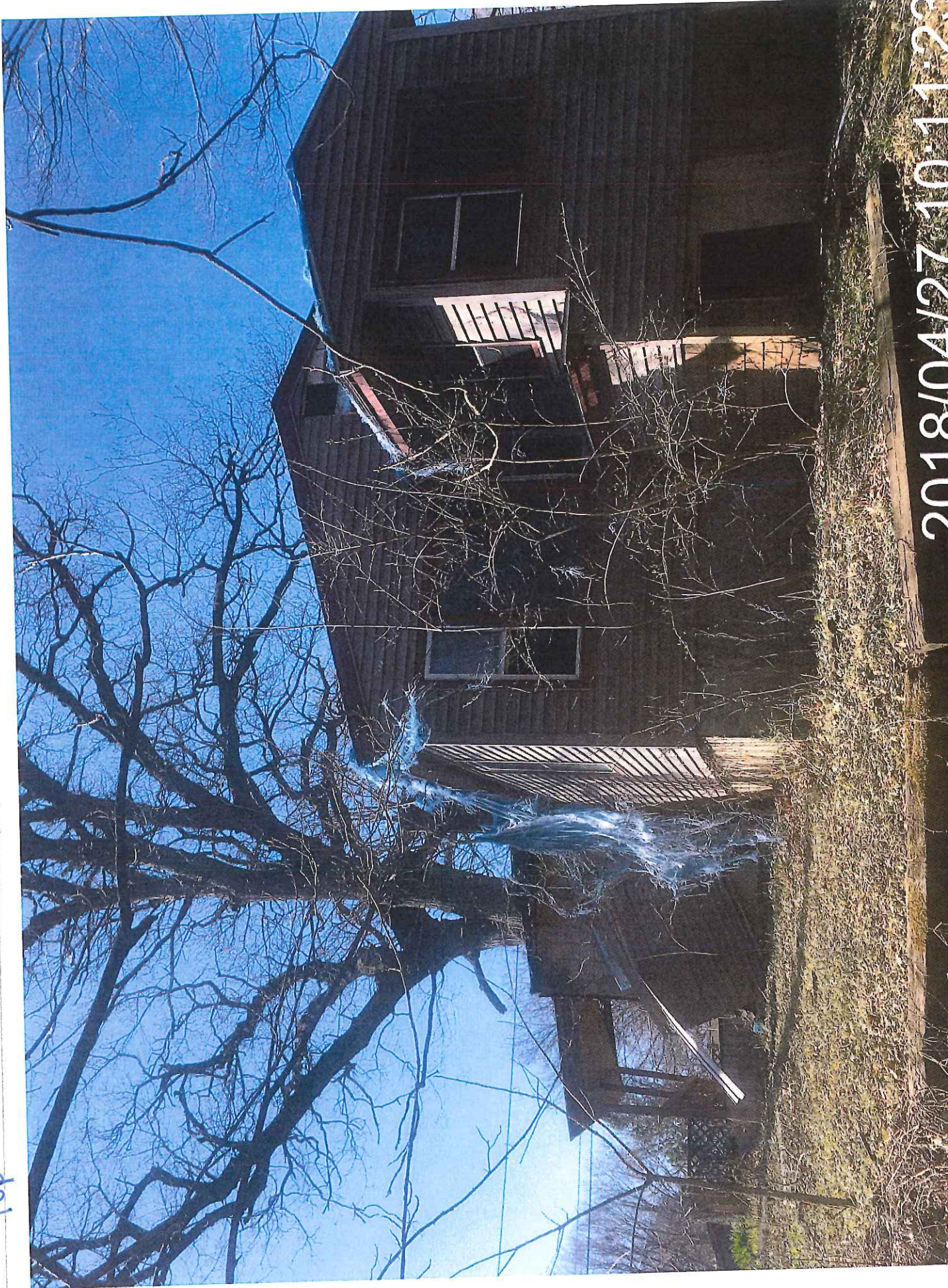
28D

2018/04/27 10:11:16

28D

3636 Kinsey Ave

top



2018/04/27 10:11:28

top

3636 Kinsey Ave

28D



2018/04/27 10:12:00 28D