



Roll Call Number

Agenda Item Number

36

Date November 5, 2018

ABATEMENT OF PUBLIC NUISANCE AT 2500 E LEACH AVENUE

WHEREAS, the property located at 2500 E Leach 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, David L. Jones Sr. and Jessica L. Jones, and Mortgage Holder, Mortgage Research Center, LLC d/b/a Veterans United Home Loans, 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.

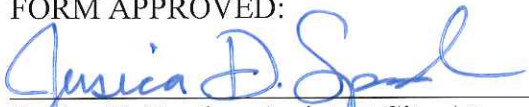
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as Lot 19 in EASTER LAKE PARK PLAT 3, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2500 E Leach 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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
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

top

2500 E. Leach Ave



04/03/2018

310

top

2500 E. Leach Ave



10/30/2018 14:20

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top

2500 E Leach Ave



10/30/2018 14:21

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Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

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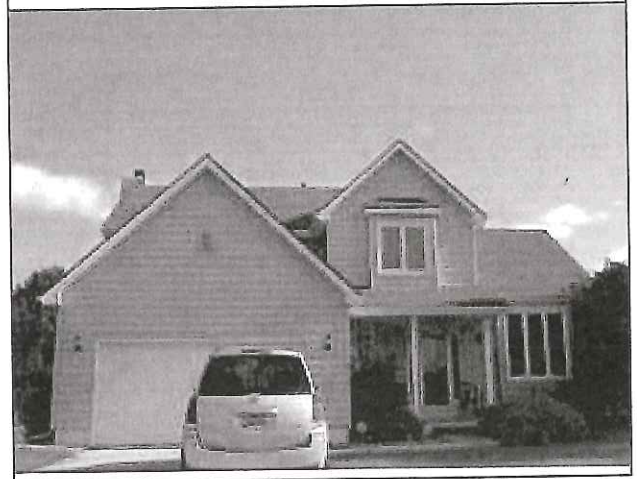
Location					
Address	2500 E LEACH AVE				
City	DES MOINES	Zip	50320	Jurisdiction	Des Moines
District/Parcel	120/01301-269-000	Geoparcels	7824-24-326-006	Status	Active
School	Des Moines	Nbhd/Pocket	DM97/B	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Patrick Zaines, ICA 515-286-3832		

Map and Current Photos - 1 Record

Click on parcel to get a new listing



Photo Processed on 2014-08-14 a



Historical Photos

A 2019 Disabled Veteran Homestead Credit application for DAVID L JONES SR was received on 2014-06-19.

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	JONES SR, DAVID L	2014-04-22	15163/337
Title Holder	2	JONES, JESSICA L	2014-04-22	15163/337

Legal Description and Mailing Address

LOT 19 EASTER LAKE PARK PLAT 3

DAVID L JONES SR
2500 E LEACH AVE
DES MOINES, IA 50320-2665

Current Values

Type	Class	Kind	Land	Bldg	Total
2018 Value	Residential	Full	\$40,000	\$164,300	\$204,300

[Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category		Name		Information	
2018 Disabled Veteran Homestead Credit		JONES SR, DAVID L		Veteran IA Code 425.15(1)(b)	
Zoning - 1 Record					
Zoning	Description	SF	Assessor Zoning		
R1-80	One Family Residential District		Residential		
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	14,940	Acres	0.343	Year Platted	1992
Topography	Normal	Shape	Irregular	Vacancy	No
Unbuildable	No				
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	2 Stories	Building Style	Conventional
Year Built	1993	Number Families	1	Grade	3-10
Condition	Normal	Total Square Foot Living Area	1926	Main Living Area	1064
Upper Living Area	862	Attached Garage Square Foot	484	Basement Area	1028
Open Porch Area	84	Deck Area	192	Foundation	Poured Concrete
Exterior Wall Type	Hardboard	Roof Type	Gable	Roof Material	Asphalt Shingle
Number Fireplaces	1	Heating	Gas Forced Air	Air Conditioning	100
Number Bathrooms	2	Number Toilet Rooms	1	Number Extra Fixtures	2
Whirlpools	1	Bedrooms	3	Rooms	6

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Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
MEADOWBROOK BUILDERS LLC	JONES SR, DAVID LOUIS <hr/> JONES, JESSICA L	2014-04-17	2014-04-22	Warranty Deed Corporate	<u>15163/337</u>
ANDRES, JENNIFER A <hr/> Formerly Known As LEESON, JENNIFER A <hr/> ANDRES, JOHN R	MEADOWBROOK BUILDERS LLC	2013-10-18	2013-10-22	Warranty Deed	<u>15001/874</u>

Permits - 3 Records

Year	Type	Permit Status	Application	Description
1996	Permit	No Add	1995-05-30	addition/fence (cost \$1,000)
1995	Permit	Complete	1993-08-09	new house
1994	Permit	Partial	1993-08-09	new house

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2017	<u>Assessment Roll</u>	Residential	Full	\$40,000	\$164,300	\$204,300
2015	<u>Assessment Roll</u>	Residential	Full	\$33,900	\$173,200	\$207,100
2013	<u>Assessment Roll</u>	Residential	Full	\$30,400	\$157,800	\$188,200
2011	<u>Assessment Roll</u>	Residential	Full	\$30,400	\$160,000	\$190,400
2009	<u>Assessment Roll</u>	Residential	Full	\$32,400	\$167,000	\$199,400
2007	<u>Assessment Roll</u>	Residential	Full	\$32,800	\$168,900	\$201,700
2005	<u>Assessment Roll</u>	Residential	Full	\$36,200	\$170,300	\$206,500
2003	<u>Assessment Roll</u>	Residential	Full	\$34,450	\$163,250	\$197,700
2001	<u>Assessment Roll</u>	Residential	Full	\$33,070	\$151,070	\$184,140
2000	<u>Assessment Roll</u>	Residential	Full	\$32,320	\$150,640	\$182,960
1999	Assessment Roll	Residential	Full	\$32,320	\$150,640	\$182,960
			Adj	\$32,320	\$85,730	\$118,050
1997	Assessment Roll	Residential	Full	\$30,990	\$114,910	\$145,900
			Adj	\$30,990	\$0	\$30,990
1995	Assessment Roll	Residential	Full	\$29,000	\$114,910	\$143,910
			Adj	\$29,000	\$0	\$29,000
1994	Assessment Roll	Residential	Full	\$24,500	\$50,000	\$74,500
			Adj	\$24,500	\$0	\$24,500
1993	Assessment Roll	Residential	Full	\$320	\$0	\$320
1993	Was Prior Year	Residential	Full	\$290	\$0	\$290



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

36

DATE OF NOTICE: June 15, 2018

DATE OF INSPECTION: April 03, 2018

CASE NUMBER: COD2018-02494

PROPERTY ADDRESS: 2500 E LEACH AVE

LEGAL DESCRIPTION: LOT 19 EASTER LAKE PARK PLAT 3

DAVID L JONES & JESSICA L JONES

Title Holder
2500 E LEACH AVE
DES MOINES IA 50320

MORTGAGE RESEARCH CENTER, LLC D/B/A
Mortgage Holder - VETERANS UNITED HOME LOANS
NATIONAL REG. AGENTS, INC.R.A
400 E COURT AVE
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 60-192 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 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

Gamy Fuller / tsy
Nid Inspector

DATE MAILED: 6/15/2018

MAILED BY: TSY

Areas that need attention: 2500 E LEACH AVE

Component:	Interior Walls /Ceiling	Defect:	Flame/Smoke Spread
Requirement:	Building Permit	Location:	Main Structure
Comments:			
Component:	Electrical System	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Main Structure
Comments:			
Component:	Plumbing System	Defect:	Flame/Smoke Spread
Requirement:	Plumbing Permit	Location:	Main Structure
Comments:			
Component:	Mechanical System	Defect:	Flame/Smoke Spread
Requirement:	Mechanical Permit	Location:	Main Structure
Comments:			
Component:	Flooring	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure
Comments:			
Component:	Windows/Window Frames	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure
Comments:			
Component:	See Comments	Defect:	
Requirement:	Permit Required	Location:	
Comments:	If house is demo- demo permit required from City of Des Moines		