



Roll Call Number

Agenda Item Number

38B

Date April 22, 2019

ABATEMENT OF PUBLIC NUISANCES AT 2110 E WALNUT STREET

WHEREAS, the property located at 2110 E Walnut Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholders, All Known & Unknown Heirs to Michael C. Naylor, were notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date have 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 garage structure on the real estate legally described as Lot 63 in TIMMONS PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2110 E Walnut Street, have previously been declared 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

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

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.

Mayor

City Clerk



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

DATE OF NOTICE: October 22, 2018

DATE OF INSPECTION: September 26, 2018

CASE NUMBER: COD2018-07923

PROPERTY ADDRESS: 2110 E WALNUT ST

LEGAL DESCRIPTION: LOT 63 TIMMONS PLACE

MICHAEL C NAYLOR
Title Holder
339 HART AVE
DES MOINES IA 50315-5272

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.

Chris Reindl

(515) 283-4797



Nid Inspector

DATE MAILED: 10/22/2018

MAILED BY: JDH

Areas that need attention: 2110 E WALNUT ST

<u>Component:</u> Electrical System <u>Requirement:</u> Electrical Permit <u>Comments:</u>	<u>Defect:</u> Deteriorated <u>Location:</u> Throughout
<u>Component:</u> Exterior Walls <u>Requirement:</u> Building Permit <u>Comments:</u>	<u>Defect:</u> Deteriorated <u>Location:</u> Throughout
<u>Component:</u> Foundation <u>Requirement:</u> Building Permit <u>Comments:</u>	<u>Defect:</u> Cracked/Broken <u>Location:</u> Throughout
<u>Component:</u> Furnace <u>Requirement:</u> Mechanical Permit <u>Comments:</u>	<u>Defect:</u> Deteriorated <u>Location:</u> Throughout
<u>Component:</u> Interior Walls /Ceiling <u>Requirement:</u> Building Permit <u>Comments:</u>	<u>Defect:</u> Deteriorated <u>Location:</u> Throughout
<u>Component:</u> Plumbing System <u>Requirement:</u> Plumbing Permit <u>Comments:</u>	<u>Defect:</u> Deteriorated <u>Location:</u> Throughout
<u>Component:</u> Flooring <u>Requirement:</u> Building Permit <u>Comments:</u>	<u>Defect:</u> Deteriorated <u>Location:</u> Throughout
<u>Component:</u> Roof <u>Requirement:</u> Building Permit <u>Comments:</u>	<u>Defect:</u> Deteriorated <u>Location:</u> Throughout

Component: Accessory Buildings
Requirement: Building Permit

Defect: Deteriorated

Location: Garage

Comments:



[[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
040/06288-000-000	7824-02-279-019	0409	DM16/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
2110 E WALNUT ST			DES MOINES IA 50317-2265		

Click on parcel to get new listing

Get Bigger Map

Google Map

E WALNUT ST									
E WALNUT ST									



Approximate date of photo 06/07/2012

Mailing Address
MICHAEL C NAYLOR 339 HART AVE DES MOINES, IA 50315-5272

Legal Description
LOT 63 TIMMONS PLACE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	NAYLOR, MICHAEL C	2007-04-11	12143/526	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Residential	Full	14,500	11,700	0	26,200
Current	Residential	Full	12,500	46,600	0	59,100
Assessment Roll Notice						

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

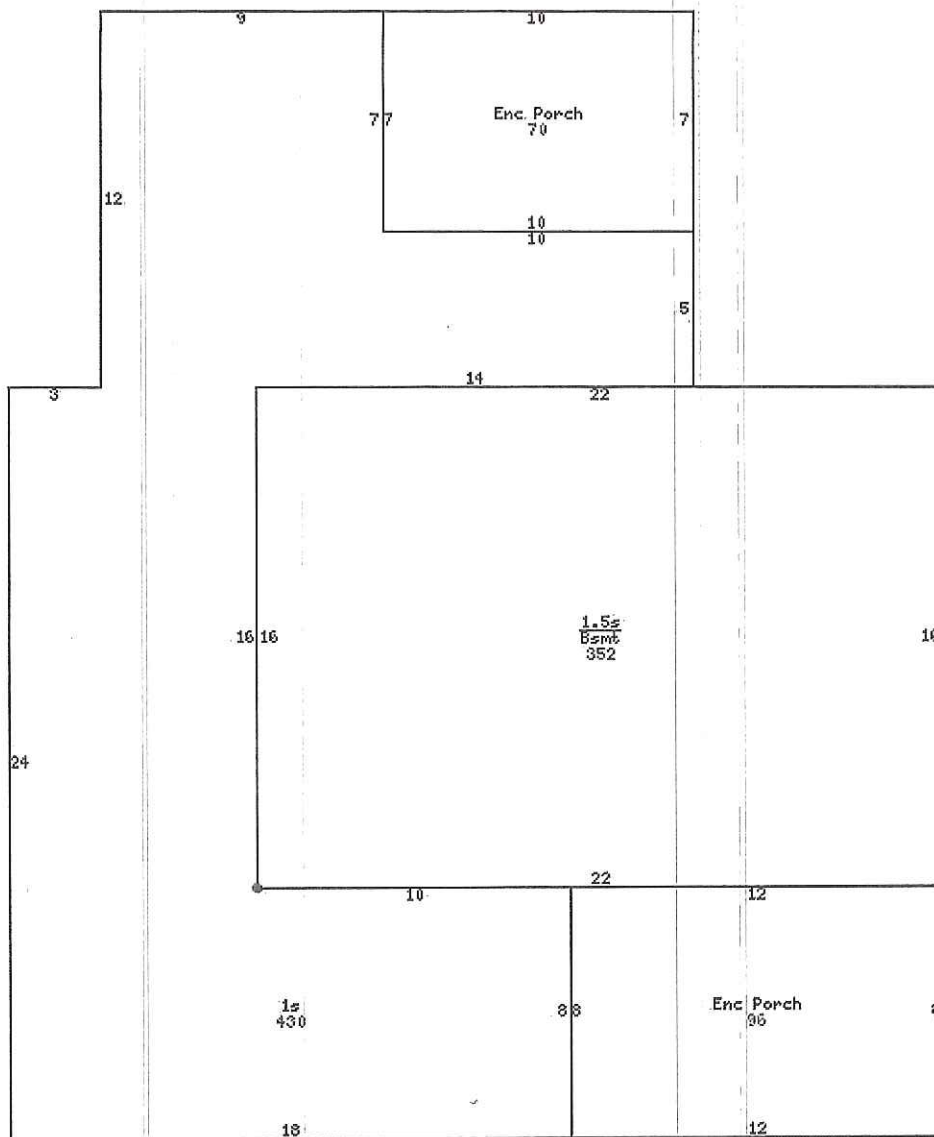
Source: City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design 515 283-4182

Land

SQUARE FEET	5,920	FRONTAGE	40.0	DEPTH	148.0
ACRES	0.136	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1

OCCUPANCY	SF/Single Family	RESID TYPE	SH/1.5 Stories	BLDG STYLE	ET/Early 20s
YEAR BUILT	1910	# FAMILIES	1	GRADE	5
GRADE ADJUST	+10	CONDITION	VP/Very Poor	TSFLA	1,018
MAIN LV AREA	782	UPPR LV AREA	236	BSMT AREA	352
ENCL PORCH	166	FOUNDATION	B/Brick	EXT WALL TYP	AS/Asbestos
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	1	BEDROOMS	3
ROOMS	6				

**Detached # 101**

OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	20	MEASURE2	22	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1980	CONDITION	NM/Normal

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Residential	Full	12,500	46,600	0	59,100
2015	Assessment Roll	Residential	Full	11,600	43,700	0	55,300
2013	Assessment Roll	Residential	Full	11,900	45,500	0	57,400
2011	Assessment Roll	Residential	Full	13,600	51,800	0	65,400
2009	Assessment Roll	Residential	Full	13,800	50,200	0	64,000
2007	Assessment Roll	Residential	Full	13,600	49,600	0	63,200
2005	Assessment Roll	Residential	Full	11,000	52,000	0	63,000
2003	Assessment Roll	Residential	Full	9,580	45,000	0	54,580

2001	<u>Assessment Roll</u>	Residential	Full	8,640	39,200	0	47,840
1999	Assessment Roll	Residential	Full	6,510	24,560	0	31,070
1997	Assessment Roll	Residential	Full	5,900	22,250	0	28,150
1995	Assessment Roll	Residential	Full	5,140	19,370	0	24,510
1993	Assessment Roll	Residential	Full	4,560	17,180	0	21,740
1990	Board Action	Residential	Full	4,560	14,540	0	19,100
1990	Assessment Roll	Residential	Full	4,560	16,240	0	20,800

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

top

2110 E. Walnut St



top

2110 E. Walnut St.



04/15/2019 13:29

top

2110 E. Walnut St



04/15/2019 13:30