

Date May 6, 2019

ABATEMENT OF PUBLIC NUISANCES AT 3822 GLEN ELLEN DRIVE

WHEREAS, the property located at 3822 Glen Ellen Drive, 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 Titleholder, U.S. Bank, N.A. a/k/a U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust, was notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date has failed to abate the nuisances.

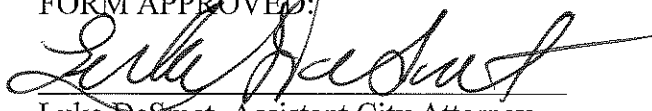
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure and garage structure on the real estate legally described as Lot 107 in SHERIDAN PARK PLAT NO. 2, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3822 Glen Ellen Drive, 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:



Luke DeSmet, 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



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

27H

DATE OF NOTICE: February 13, 2019

DATE OF INSPECTION: October 05, 2018

CASE NUMBER: COD2018-08119

PROPERTY ADDRESS: 3822 GLEN ELLEN DR

LEGAL DESCRIPTION: LOT 107 SHERIDAN PARK PLAT NO 2

MERLE L BROWN
Title Holder
3822 GLEN ELLEN DR
DES MOINES IA 50317-3946

AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST
Mortgage Holder - US BANK NA AKA US BANK TRST NA
C T CORP. SYSTEM, REG. AGENT
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

Nid Inspector

DATE MAILED: 2/13/2019



MAILED BY: JDH

Component:	Plumbing System	Defect:	In disrepair
Requirement:	Plumbing Permit	Location:	Main Structure Throughout
Comments:			
Component:	Soffit/Facia/Trim	Defect:	Deteriorated
Requirement:	Compliance with International Building Code	Location:	Main Structure
Comments:			
Component:	Sub Floor	Defect:	Deteriorated
Requirement:	Compliance with International Building Code	Location:	Kitchen
Comments:			
Component:	Shingles Flashing	Defect:	In poor repair
Requirement:	Compliance with Int Residential Code	Location:	Garage
Comments:			
Component:	Exterior Doors/Jams	Defect:	Not installed as required
Requirement:	Compliance with Int Residential Code	Location:	Garage
Comments:			
Component:	Exterior Walls	Defect:	In disrepair
Requirement:	Compliance with Int Residential Code	Location:	Garage
Comments:			
Component:	Electrical System	Defect:	In poor repair
Requirement:	Electrical Permit	Location:	Main Structure
Comments:			



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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
060/07927-207-000	7923-28-153-013	0956	DM01/C	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
3822 GLEN ELLEN DR			DES MOINES IA 50317-3946		

Click on parcel to get new listing

Get Bigger Map

Google Map



Approximate date of photo 06/29/2011

Mailing Address
CALIBER HOME LOANS 3701 REGENT BLVD IRVING, TX 75063

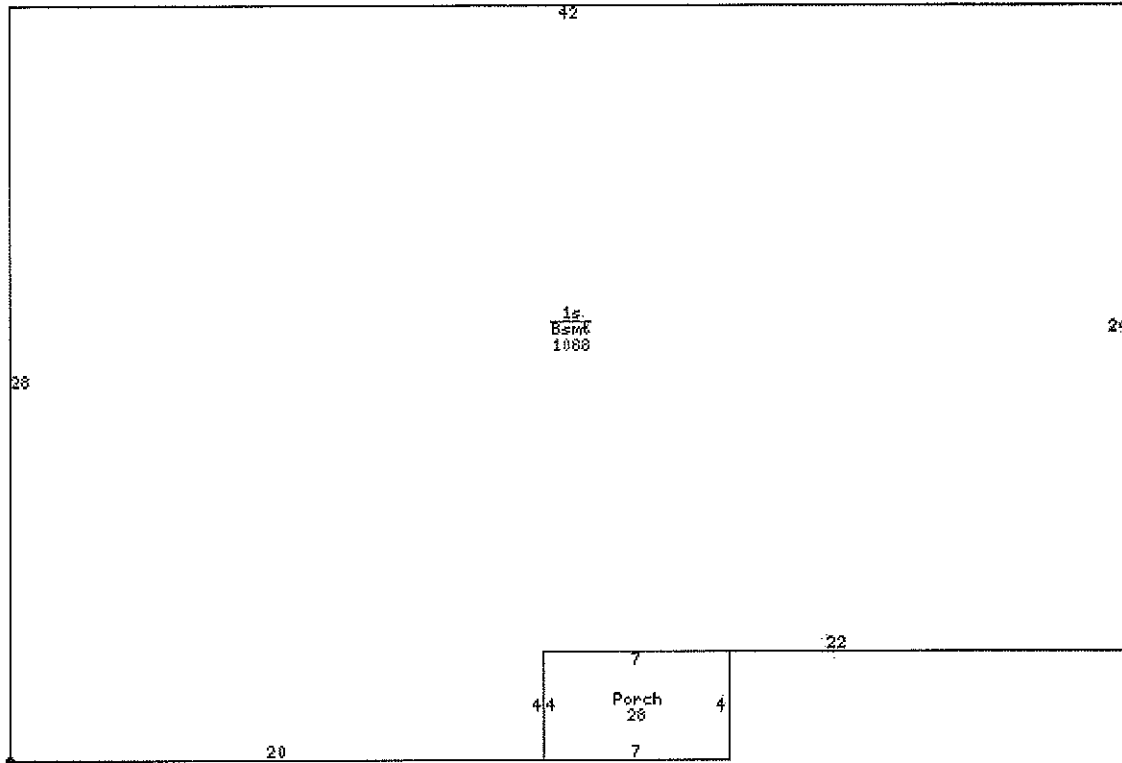
Legal Description
LOT 107 SHERIDAN PARK PLAT NO 2

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	US BANK TRUST NA (TRUSTEE)	2019-03-12	17257/836	
Title Holder #2	LSF10 MASTER PARTICIPATION TRUST			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Residential	Full	27,700	109,300	0	137,000
Current	Residential	Full	23,900	96,900	0	120,800

[Assessment Roll Notice](#)

Taxable Value Credit	Name	Number	Info



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	24	MEASURE2	28	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1965	CONDITION	NM/Normal

Detached # 102					
OCCUPANCY	PTR/Roofed Patio	MEASCODE	D/Dimensions	MEASURE1	10
MEASURE2	24	GRADE	6	YEAR BUILT	1965
CONDITION	PR/Poor				

Year	Type	Status	Application	Permit/Pickup Description
1989	U/Pickup	CP/Complete	1988-09-23	A/C

Year	Type	Class	Kind	Land	Bldg	AgBd	Total

2017	<u>Assessment Roll</u>	Residential	Full	23,900	96,900	0	120,800
2015	<u>Assessment Roll</u>	Residential	Full	22,000	90,500	0	112,500
2013	<u>Assessment Roll</u>	Residential	Full	20,400	86,600	0	107,000
2011	<u>Assessment Roll</u>	Residential	Full	20,400	87,000	0	107,400
2009	<u>Assessment Roll</u>	Residential	Full	22,300	94,700	0	117,000
2007	<u>Assessment Roll</u>	Residential	Full	21,700	92,000	0	113,700
2005	<u>Assessment Roll</u>	Residential	Full	21,200	88,100	0	109,300
2003	<u>Assessment Roll</u>	Residential	Full	18,950	79,150	0	98,100
2001	<u>Assessment Roll</u>	Residential	Full	18,530	73,600	0	92,130
1999	Assessment Roll	Residential	Full	13,440	71,640	0	85,080
1997	Assessment Roll	Residential	Full	12,570	67,020	0	79,590
1995	Assessment Roll	Residential	Full	11,420	60,890	0	72,310
1993	Assessment Roll	Residential	Full	9,950	53,060	0	63,010
1991	Assessment Roll	Residential	Full	9,350	49,880	0	59,230
1989	Assessment Roll	Residential	Full	9,350	45,190	0	54,540

[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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