



Date September 23, 2019

ABATEMENT OF PUBLIC NUISANCE AT 2901 MAPLE STREET

WHEREAS, the property located at 2901 Maple 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 Titleholders, Alejandra A. Reyes Rodriguez and Jose A. Garcia Munoz, 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 One (1) and the North Half (N 1/2) of the vacated East/West alley lying South of and adjoining said Lot 1 in Block Nine (9) in FARWELL PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2901 Maple 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:

[Handwritten signature of Luke DeSmet]

Luke DeSmet, 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**

43H

DATE OF NOTICE: July 10, 2019

DATE OF INSPECTION: June 13, 2019

CASE NUMBER: COD2019-03394

PROPERTY ADDRESS: 2901 MAPLE ST

LEGAL DESCRIPTION: N 1/2 ALLEY S & ADJ & ALL LOT 1 BLK 9 FARWELL PLACE

ALEJANDRA A REYES RODRIGUEZ

Title Holder
1334 E 9TH ST
DES MOINES IA 50316

JOSE A GARCIA MUNOZ

Title Holder
1334 E 9TH ST
DES MOINES IA 50316

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: 7/10/2019

MAILED BY: JDH

Areas that need attention: 2901 MAPLE ST

Component: Exterior Walls	Defect: Deteriorated
Requirement: Building Permit	Location: Main Structure Throughout
Comments:	
Component: Shingles Flashing	Defect: Deteriorated
Requirement: Building Permit	Location: Main Structure
Comments:	
Component: Electrical System	Defect: Deteriorated
Requirement: Electrical Permit	Location: Main Structure Throughout
Comments:	
Component: Mechanical System	Defect: Deteriorated
Requirement: Mechanical Permit	Location: Main Structure Throughout
Comments:	
Component: Plumbing System	Defect: Deteriorated
Requirement: Plumbing Permit	Location: Main Structure Throughout
Comments:	
Component: Soffit/Facia/Trim	Defect: Absence of paint
Requirement: Complaine with Int Residential Code	Location: Main Structure Throughout
Comments:	
Component: Windows/Window Frames	Defect: In poor repair
Requirement: Complaine with Int Residential Code	Location: Main Structure Throughout
Comments:	

Polk County Assessor

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

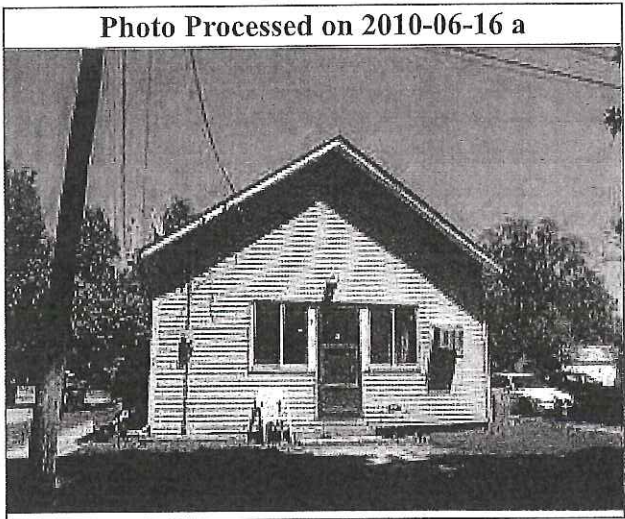
(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	2901 MAPLE ST				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	050/01398-001-000	Geoparcels	7824-01-233-001	Status	Active
School	Des Moines	Nbhd/Pocket	DM16/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Joe Tursi 515-286-3151		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)



Historical Photos

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	REYES RODRIGUEZ, ALEJANDRA A	2018-11-09	17141/314
Title Holder	2	GARCIA MUNOZ, JOSE A	2018-11-09	17141/314

Legal Description and Mailing Address

N 1/2 ALLEY S & ADJ & ALL LOT 1 BLK 9 FARWELL PLACE	ALEJANDRA A REYES RODRIGUEZ 1334 E 9TH ST DES MOINES, IA 50316
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Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$17,500	\$32,200	\$49,700

Assessment Roll Notice Market Adjusted Cost Report

Zoning - 1 Record

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

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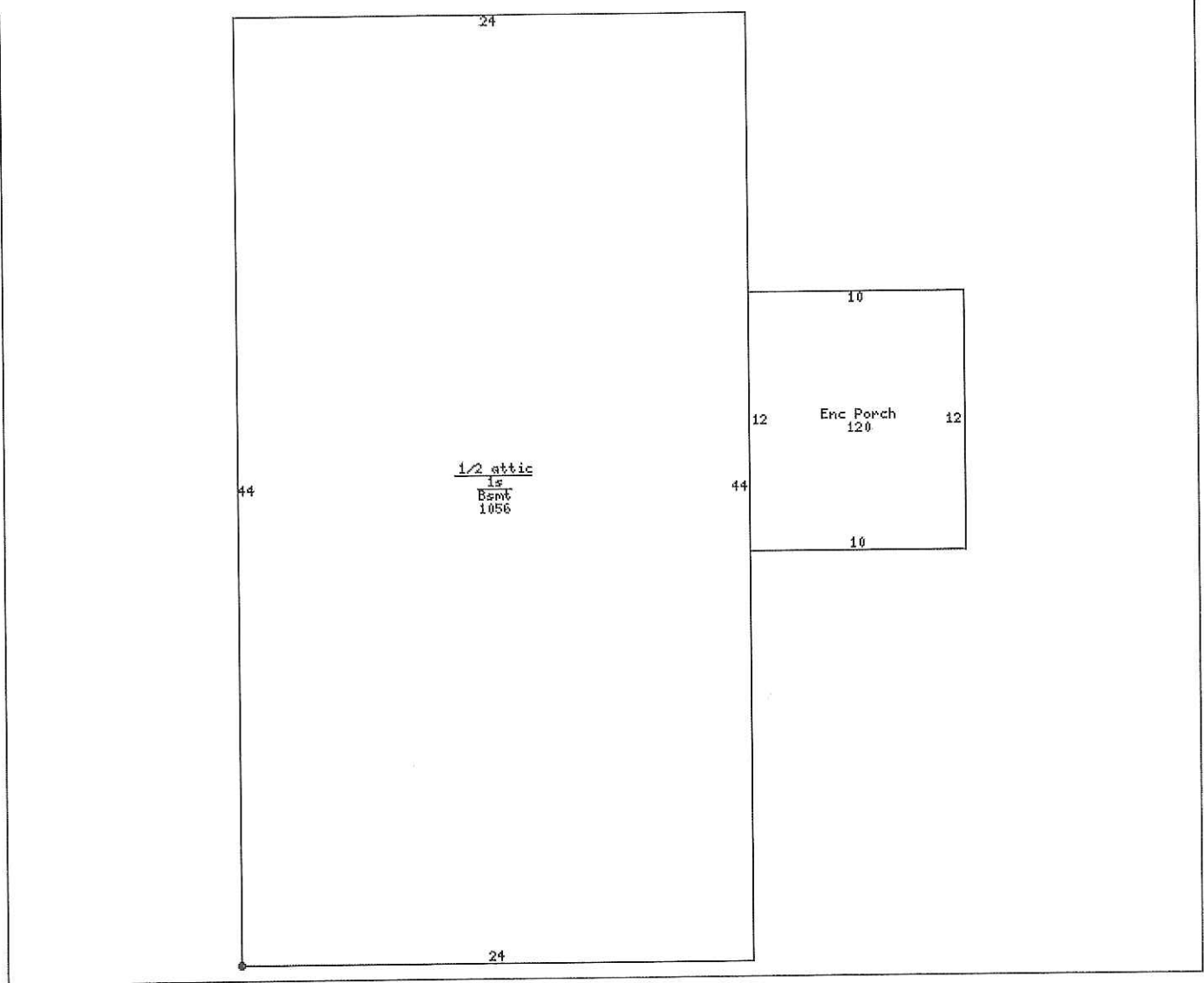
Land

Square Feet	7,644	Acres	0.175	Frontage	52.0
Depth	147.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1

Occupancy	Single Family	Residence Type	1 Story Finished Attic	Building Style	Early 20s
Year Built	1921	Number Families	1	Grade	4+00
Condition	Poor	Total Square Foot Living Area	1426	Main Living Area	1056
Attic Finished Area	370	Basement Area	1056	Enclosed Porch Area	120
Foundation	Poured Concrete	Exterior Wall Type	Vinyl Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	0
Number Bathrooms	1	Bedrooms	3	Rooms	5



Sales - 3 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
ACC HOLDING LLC	RODRIGUEZ, ALEJANDRA A. REYES	<u>2018-10-31</u>	\$22,000	Deed	<u>17141/314</u>
S.R.S., INC	STODGEL, ALBERT	<u>1991-10-17</u>	\$29,900	Contract	<u>6450/962</u>
WACHT, WAYNE N	S.R.S., INC	<u>1991-06-24</u>	\$9,000	Deed	<u>6394/410</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
ACC HOLDING LLC	REYES RODRIGUEZ, ALEJANDRA A GARCIA MUNOZ, JOSE ANTONIO	2018-10-31	2018-11-09	Warranty Deed	<u>17141/314</u>
LACEY, BEN (Agent)	ACC HOLDING LLC	2018-04-17	2018-04-19	Tax Sale Deed	<u>16888/926</u>

Permits - 4 Records

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Year	Type	Permit Status	Application	Description
Current	Pickup	To Work	2018-12-10	review value/per sale
2019	Pickup	Pass	2018-12-10	review value/per sale
2008	Pickup	Complete	2007-09-05	review value/per owner
2000	Pickup	Complete	1999-07-13	remove/garage

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$17,500	\$32,200	\$49,700
2017	<u>Assessment Roll</u>	Residential	Full	\$15,100	\$50,300	\$65,400
2015	<u>Assessment Roll</u>	Residential	Full	\$14,000	\$47,100	\$61,100
2013	<u>Assessment Roll</u>	Residential	Full	\$14,000	\$47,500	\$61,500
2011	<u>Assessment Roll</u>	Residential	Full	\$16,000	\$53,900	\$69,900
2009	<u>Assessment Roll</u>	Residential	Full	\$17,500	\$58,600	\$76,100
2008	<u>Assessment Roll</u>	Residential	Full	\$17,300	\$57,900	\$75,200
2007	<u>Assessment Roll</u>	Residential	Full	\$17,300	\$69,200	\$86,500
2005	<u>Assessment Roll</u>	Residential	Full	\$15,500	\$40,200	\$55,700
2003	<u>Assessment Roll</u>	Residential	Full	\$14,000	\$36,540	\$50,540
2001	<u>Assessment Roll</u>	Residential	Full	\$11,660	\$29,350	\$41,010
2000	<u>Assessment Roll</u>	Residential	Full	\$8,080	\$21,650	\$29,730
1999	Assessment Roll	Residential	Full	\$8,080	\$28,510	\$36,590
1997	Assessment Roll	Residential	Full	\$7,320	\$25,820	\$33,140
1995	Assessment Roll	Residential	Full	\$6,370	\$22,480	\$28,850
1993	Assessment Roll	Residential	Full	\$5,650	\$19,930	\$25,580
1990	Board Action	Residential	Full	\$5,650	\$16,950	\$22,600
1990	Assessment Roll	Residential	Full	\$5,650	\$18,950	\$24,600

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