



Date October 14, 2019

ABATEMENT OF PUBLIC NUISANCES AT 2719 FRANKLIN AVENUE

WHEREAS, the property located at 2719 Franklin Avenue, 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, DSV SPV1, LLC, 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 58 in NORTH UNIVERSITY PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2719 Franklin Avenue, 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:

Megan Norberg
Megan Norberg, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and TOTAL.

CERTIFICATE

I, LAURA BAUMGARTNER, Acting 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

Acting City Clerk

# 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

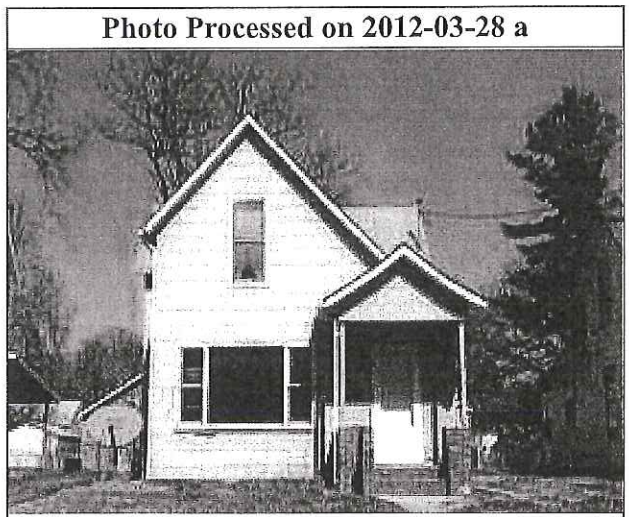
Location					
Address	2719 FRANKLIN AVE				
City	DES MOINES	Zip	50310	Jurisdiction	Des Moines
District/Parcel	080/04867-000-000	Geoparcel	7924-33-102-041	Status	Active
School	Des Moines	Nbhd/Pocket	DM65/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Andrew Rand 515-286-3368		

## Map and Current Photos - 1 Record

Click on parcel to get a new listing

2730 2720 2718 2710 1824 1820 1816  
2805 2731 2725 2719 2715 2711 2705 2701  
FRANKLIN AVE  
2726 2712 2704 2700

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



## Historical Photos

## Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	DSV SPV1 LLC	2017-10-11	16680/464

## Legal Description and Mailing Address

LOT 58 NORTH UNIVERSITY PARK	DSV SPV1 LLC 16 BERRYHILL RD STE 200 COLUMBIA, SC 29210-6433
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## Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$16,000	\$53,700	\$69,700

## Assessment Roll Notice Market Adjusted Cost Report

## Zoning - 1 Record

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

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

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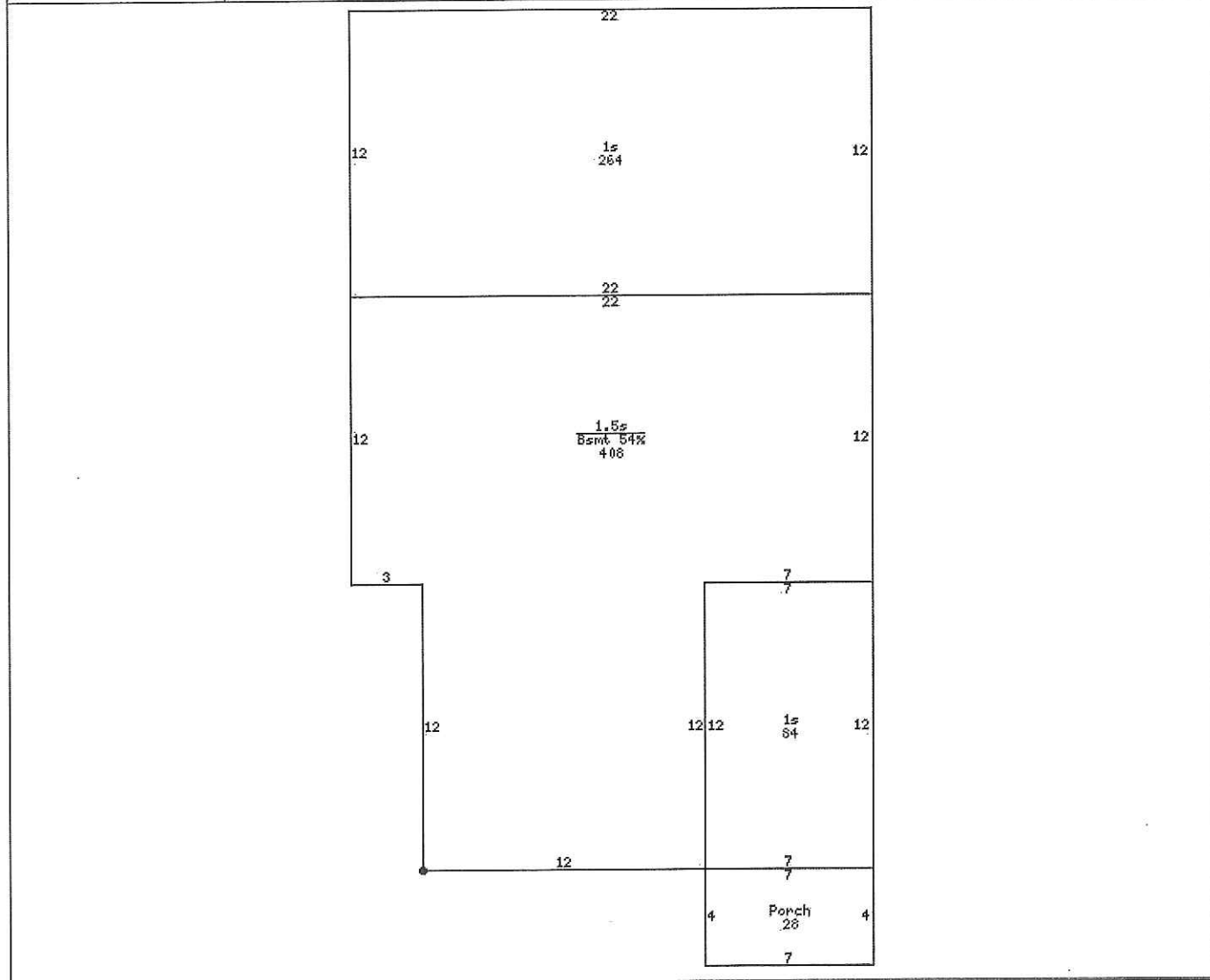
**Land**

<b>Square Feet</b>	5,360	<b>Acres</b>	0.123	<b>Frontage</b>	40.0
<b>Depth</b>	134.0	<b>Topography</b>	Normal	<b>Shape</b>	Rectangle
<b>Vacancy</b>	No	<b>Unbuildable</b>	No		

**Residences - 1 Record**

**Residence #1**

<b>Occupancy</b>	Single Family	<b>Residence Type</b>	1.5 Stories	<b>Building Style</b>	Early 20s
<b>Year Built</b>	1897	<b>Number Families</b>	1	<b>Grade</b>	5+10
<b>Condition</b>	Below Normal	<b>Total Square Foot Living Area</b>	1029	<b>Main Living Area</b>	756
<b>Upper Living Area</b>	273	<b>Basement Area</b>	220	<b>Open Porch Area</b>	28
<b>Foundation</b>	Masonry	<b>Exterior Wall Type</b>	Asbestos	<b>Roof Type</b>	Gable
<b>Roof Material</b>	Asphalt Shingle	<b>Heating</b>	Gas Forced Air	<b>Air Conditioning</b>	0
<b>Number Bathrooms</b>	1	<b>Bedrooms</b>	4	<b>Rooms</b>	7



**Detached Structures - 1 Record**

Detached Structure #101					
Occupancy	Garage	Construction Type	Masonry	Measurement Code	Dimensions
Measure 1	20	Measure 2	20	Story Height	1
Grade	4	Year Built	1955	Condition	Below Normal

Sales - 4 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
FEDERAL NATIONAL MORTGAGE ASSOCIATION	KAJA HOLDINGS 2 LLC	<u>2013-10-25</u>	\$9,850	Deed	<u>15035/172</u>
JER-ELA PROPERTIES	SALDANHA, RUI N.	<u>2007-05-23</u>	\$69,000	Deed	<u>12215/100</u>
PIKE, THOMAS A	JER-ELA PROPERTIES	<u>2001-09-14</u>	\$30,000	Deed	<u>8987/88</u>
UNKNOWN	PIKE, THOMAS A.	<u>1987-03-27</u>	\$7,000	Deed	<u>5750/212</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
KAJA HOLDINGS 2 LLC	DSV SPV1 LLC	2017-06-06	2017-10-11	Quit Claim Deed	<u>16680/464</u>
FEDERAL NATIONAL MORTGAGE ASSOCIATION	KAJA HOLDINGS 2 LLC	2013-10-25	2013-11-22	Special Warranty Deed	<u>15035/172</u>
CITIMORTGAGE INC	FEDERAL NATIONAL MORTGAGE ASSOCIATION	2013-05-23	2013-06-07	Warranty Deed Corporate	<u>14820/651</u>
MCCARTHY, BILL (Sheriff) SALDANHA, RUI N (Defendant) Also Known As SALDANHA, RUI (Defendant) NASCAR, DELORES (Defendant)	CITIMORTGAGE INC	2013-05-16	2013-06-03	Sheriffs Deed	<u>14812/27</u>

Permits - 1 Record

Year	Type	Permit Status	Application	Description
2016	Pickup	Complete	2015-07-07	review value/check condition

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$16,000	\$53,700	\$69,700
2017	<u>Assessment Roll</u>	Residential	Full	\$13,500	\$27,700	\$41,200
2016	<u>Assessment Roll</u>	Residential	Full	\$11,800	\$24,400	\$36,200
2015	<u>Assessment Roll</u>	Residential	Full	\$11,800	\$54,800	\$66,600
2013	<u>Assessment Roll</u>	Residential	Full	\$11,300	\$52,300	\$63,600
2011	<u>Assessment Roll</u>	Residential	Full	\$13,000	\$60,200	\$73,200
2009	<u>Assessment Roll</u>	Residential	Full	\$14,000	\$62,100	\$76,100
2007	<u>Assessment Roll</u>	Residential	Full	\$13,800	\$61,400	\$75,200
2005	<u>Assessment Roll</u>	Residential	Full	\$8,300	\$35,200	\$43,500
2003	<u>Assessment Roll</u>	Residential	Full	\$7,320	\$30,770	\$38,090
2002	<u>Board Action</u>	Residential	Full	\$7,600	\$26,380	\$33,980
2001	<u>Assessment Roll</u>	Residential	Full	\$7,600	\$31,520	\$39,120
1999	Assessment Roll	Residential	Full	\$4,510	\$25,080	\$29,590
1997	Assessment Roll	Residential	Full	\$4,250	\$23,620	\$27,870
1995	Assessment Roll	Residential	Full	\$3,640	\$20,210	\$23,850
1993	Assessment Roll	Residential	Full	\$3,470	\$19,250	\$22,720
1991	Assessment Roll	Residential	Full	\$3,470	\$17,610	\$21,080
1991	Was Prior Year	Residential	Full	\$3,470	\$15,310	\$18,780

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

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**DATE OF NOTICE:** April 30, 2019

**DATE OF INSPECTION:** April 01, 2019

**CASE NUMBER:** COD2019-01817

**PROPERTY ADDRESS:** 2719 FRANKLIN AVE

**LEGAL DESCRIPTION:** LOT 58 NORTH UNIVERSITY PARK

DSV SPV1 LLC  
Title Holder - JOHN PINCELLI, REG AGENT  
16 BERRYHILL RD STE 200  
COLUMBIA SC 29210-6433

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.**

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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.

Brian Anderson  
(515) 237-1412



Nid Inspector

DATE MAILED: 4/30/2019

MAILED BY: BPA

**Areas that need attention:** 2719 FRANKLIN AVE

<b>Component:</b> Shingles Flashing	<b>Defect:</b> In poor repair
<b>Requirement:</b> Compliance with International Building Code	<b>Location:</b> Main Structure
<b>Comments:</b> Repair the damaged areas on the roof and properly install flashing around the chimney.	

<b>Component:</b> Exterior Walls	<b>Defect:</b> In poor repair
<b>Requirement:</b> Compliance, International Property Maintenance Code	<b>Location:</b> Main Structure
<b>Comments:</b> Repair all damaged or missing areas of the siding.	

<b>Component:</b> Electrical System	<b>Defect:</b> In poor repair
<b>Requirement:</b> Electrical Permit	<b>Location:</b> Main Structure
<b>Comments:</b> Repair or replace the electrical system as needed.	

<b>Component:</b> Plumbing System	<b>Defect:</b> In poor repair
<b>Requirement:</b> Plumbing Permit	<b>Location:</b> Main Structure
<b>Comments:</b> Repair or replace the plumbing system as needed.	

<b>Component:</b> Mechanical System	<b>Defect:</b> In poor repair
<b>Requirement:</b> Mechanical Permit	<b>Location:</b> Main Structure
<b>Comments:</b> Repair or replace the mechanical system as needed, including the flues and chimney.	

<b>Component:</b> Foundation	<b>Defect:</b> In poor repair
<b>Requirement:</b> Building Permit	<b>Location:</b> Main Structure
<b>Comments:</b> Have the foundation inspected. A permit is required if repair or replacement work is needed.	

<b>Component:</b> Smoke Detectors	<b>Defect:</b> Not installed as required
<b>Requirement:</b> Compliance with International Fire Code & NFPA 13	<b>Location:</b> Main Structure
<b>Comments:</b> Install all required smoke detectors throughout the house.	

<b>Component:</b> Accessory Buildings	<b>Defect:</b> Structurally Unsound
<b>Requirement:</b> Building Permit	<b>Location:</b> Garage
<b>Comments:</b> Repair the interior structure supports in the garage.	



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**Component:** Windows/Window Frames  
**Requirement:** Compliance, International Property Maintenance Code  
**Comments:** Repair or replace the garage windows.  
**Defect:** In poor repair  
**Location:** Garage

**Component:** Stairs/Stoop  
**Requirement:** Compliance with International Building Code  
**Comments:** Repair the broken steps to the basement. A building permit is required if the stairway is replaced.  
**Defect:** Cracked/Broken  
**Location:** Main Structure

**Component:** See Comments  
**Requirement:** Compliance with Int Residential Code  
**Comments:** Clean up all unsanitary conditions.  
**Defect:** See Comments  
**Location:** Main Structure

**Component:** See Comments  
**Requirement:** Building Permit  
**Comments:** Obtain a fence permit to finish the privacy fence or remove.  
**Defect:** Improperly Installed  
**Location:** Garage

top

2719 Franklin Ave



10/07/2019 10:36

top

2719 Franklin Ave



10/07/2019 10:35

2719 Franklin Ave

top



10/07/2019 10:34

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