



Date March 9, 2020

ABATEMENT OF PUBLIC NUISANCES AT 2436 LYON STREET

WHEREAS, the property located at 2436 Lyon Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and accessory structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholders, RHC-1, LLC and All Known and Unknown Heirs to Ronald Wolfe, were notified more than thirty days ago to repair or demolish the main structure and accessory 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 accessory structure on the real estate legally described as Lots 43 & 44 Block 16 YORK'S CHOICE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2436 Lyon 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:

Megan Norberg, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

I, P. Kay Cmelik, 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.

City Clerk

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

DATE OF NOTICE: December 19, 2019

DATE OF INSPECTION: December 05, 2019

CASE NUMBER: COD2019-08057

PROPERTY ADDRESS: 2436 LYON ST

LEGAL DESCRIPTION: LOTS 43 & 44 BLK 16 YORKS CHOICE

RONALD WOLFE
Title Holder
2436 LYON ST
DES MOINES IA 50317

RHC-1 LLC
Title Holder
DAVID ELKIN, REG. AGENT
315 E 5TH ST STE 5
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.

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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.

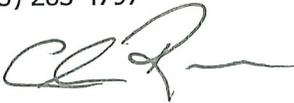
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from 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.

Chris Reindl

(515) 283-4797



Nid Inspector

DATE MAILED: 12/19/2019

MAILED BY: JDH

Areas that need attention: 2436 LYON ST

Component:	Electrical Service	Defect:	Improperly Installed
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Repair or replace		
Component:	Exterior Walls	Defect:	Deteriorated
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Repair or replace		
Component:	Exterior Walls	Defect:	In disrepair
Requirement:	Building Permit	Location:	Accessory Building Throughou
Comments:	Repair or replace		
Component:	Wiring	Defect:	Improperly Installed
Requirement:	Electrical Permit	Location:	Accessory Building Throughou
Comments:	Repair or replace		
Component:	Mechanical System	Defect:	In disrepair
Requirement:	Mechanical Permit	Location:	Main Structure Throughout
Comments:	Repair or replace.		
Component:	Window Glazing/Paint	Defect:	Cracked/Broken
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair or replace		
Component:	Exterior Doors/Jams	Defect:	In poor repair
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure
Comments:	Repair or replace		
Component:	Plumbing System	Defect:	In poor repair
Requirement:	Compliance with Uniform Plumbing Code	Location:	Main Structure Throughout
Comments:	repair or replace		

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	2436 LYON ST				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	050/03904-000-000	Geoparcels	7824-01-130-024	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

E 25TH ST
LYON ST

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

Photo Processed on 2010-11-01 a

Historical Photos

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	RHC-1 LLC	2019-04-22	17298/626
Title Holder	2	WOLFE, RONALD	1988-09-20	5951/220

Legal Description and Mailing Address

LOTS 43 & 44 BLK 16 YORKS CHOICE	BRIAN KAY 2001 25TH ST S SAINT CLOUD, MN 56301-9073
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Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$16,800	\$63,500	\$80,300

Assessment Roll Notice Market Adjusted Cost Report

Zoning - 1 Record

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

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
UNKNOWN	WOLFE, RONALD	<u>1988-09-19</u>	\$8,000	Deed	<u>5951/220</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
MALONEY, MARY (Treasurer)	RHC-1 LLC	2019-04-12	2019-04- 22	Tax Sale Deed	<u>17298/626</u>

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$16,800	\$63,500	\$80,300
2017	<u>Assessment Roll</u>	Residential	Full	\$14,500	\$55,000	\$69,500
2015	<u>Assessment Roll</u>	Residential	Full	\$13,500	\$51,700	\$65,200
2013	<u>Assessment Roll</u>	Residential	Full	\$14,200	\$54,700	\$68,900
2011	<u>Assessment Roll</u>	Residential	Full	\$16,100	\$62,000	\$78,100
2009	<u>Assessment Roll</u>	Residential	Full	\$16,500	\$61,000	\$77,500
2007	<u>Assessment Roll</u>	Residential	Full	\$16,300	\$60,300	\$76,600
2005	<u>Assessment Roll</u>	Residential	Full	\$14,700	\$46,500	\$61,200
2003	<u>Assessment Roll</u>	Residential	Full	\$13,160	\$40,960	\$54,120
2001	<u>Assessment Roll</u>	Residential	Full	\$11,980	\$37,640	\$49,620
1999	Assessment Roll	Residential	Full	\$7,620	\$24,270	\$31,890
1997	Assessment Roll	Residential	Full	\$6,900	\$21,980	\$28,880
1995	Assessment Roll	Residential	Full	\$6,010	\$19,140	\$25,150
1993	Assessment Roll	Residential	Full	\$5,330	\$16,970	\$22,300
1990	Board Action	Residential	Full	\$5,330	\$14,270	\$19,600
1990	Assessment Roll	Residential	Full	\$5,330	\$15,970	\$21,300
1989	Board Action	Residential	Full	\$5,330	\$6,920	\$12,250

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