



Date March 9, 2020

ABATEMENT OF PUBLIC NUISANCE AT 2507 E 16th STREET

WHEREAS, the property located at 2507 E 16th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Christy Van Gundy, and the Mortgage Holder, Specialized Loan Servicing, LLC, were notified more than thirty days ago to repair or demolish the garage 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 garage structure on the real estate legally described as Lot 6, EXCEPT the South 10 feet, in JOHNSON-SMITH HEIGHTS PLAT NO. 3, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2507 E 16th 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 garage structure.

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



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

31K

DATE OF NOTICE: January 7, 2020

DATE OF INSPECTION: October 14, 2019

CASE NUMBER: COD2019-03959

PROPERTY ADDRESS: 2507 E 16TH ST

LEGAL DESCRIPTION: -EX S 10 F- LT 6 JOHNSON SMITH HTS PLT 3

CHRISTY VAN GUNDY A/K/A CHRISTY CRONIN

Title Holder
2507 E 16TH ST
DES MOINES IA 50316-1836

SPECIALIZED LOAN SERVICING LLC
Mortgage Holder
UNITED AGENT GROUP INC, R.A.
3106 INGERSOLL AVE
DES MOINES IA 50312

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.

31K

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.

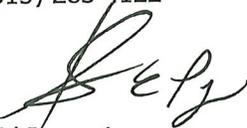
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from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

Kevin Pyles

(515) 283-4122



Nid Inspector

DATE MAILED: 1/7/2020

MAILED BY: JDH

31K

Areas that need attention: 2507 E 16TH ST

<u>Component:</u>	Roof	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Repair holes in roof. Any structural repairs requires a permit		
<u>Component:</u>	Electrical system Grounded	<u>Defect:</u>	See Comments
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Hire licensed electrical contractor to verify safety of electrical system.		
<u>Component:</u>	Accessory Buildings	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Garage Throughout
<u>Comments:</u>	Have structure checked for any defects. Any repairs to the structure may require a building permit.		
<u>Component:</u>	Shingles Flashing	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Garage
<u>Comments:</u>	Replace shingles one layer per code.		
<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	Absence of paint
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Garage
<u>Comments:</u>	Paint overhead doors		

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	2507 E 16TH ST				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	110/03625-006-000	Geoparcels	7924-25-377-006	Status	<u>Active</u>
School	Des Moines	Nbhd/Pocket	DM07/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Andrew Rand 515-286-3368		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

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

Photo Processed on 2005-02-08 a

Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	VAN GUNDY, CHRISTY	2005-12-09	<u>11436/565</u>

Legal Description and Mailing Address

-EX S 10 F- LT 6 JOHNSON SMITH HTS PLT 3	CHRISTY VAN GUNDY 2507 E 16TH ST DES MOINES, IA 50316-1836
--	--

Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$18,000	\$104,300	\$122,300

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Auditor Adjustments to Value

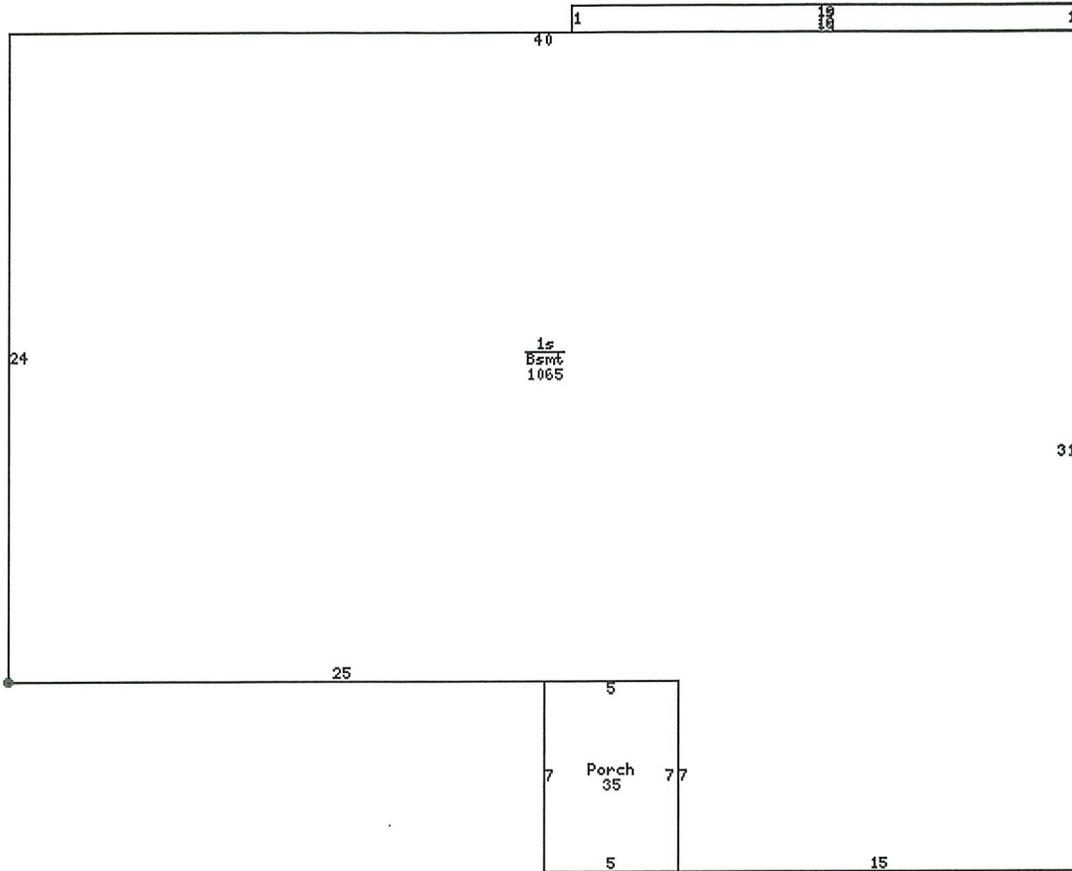
Category	Name	Information
<u>2019 Homestead Credit</u>	VAN GUNDY, CHRISTY	Application #189079

Zoning - 1 Record

31K

Zoning	Description			SF	Assessor Zoning
R1-60	One Family, Low Density Residential District				Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	8,040	Acres	0.185	Frontage	60.0
Depth	134.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story	Building Style	Ranch
Year Built	1966	Number Families	1	Grade	4+05
Condition	Above Normal	Total Square Foot Living Area	1084	Main Living Area	1084
Basement Area	1065	Open Porch Area	35	Veneer Area	188
Foundation	Poured Concrete	Exterior Wall Type	Metal Siding	Roof Type	Hip
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	100
Number Bathrooms	1	Number Toilet Rooms	1	Bedrooms	3
Rooms	5				

31K



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	22	Measure 2	23	Story Height	1
Grade	4	Year Built	1967	Condition	Normal

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
VAN GUNDY, ZELDA	VAN GUNDY, CHRISTY	<u>2005-12-01</u>	\$133,000	Deed	<u>11436/565</u>

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$18,000	\$104,300	\$122,300
2017	<u>Assessment Roll</u>	Residential	Full	\$16,800	\$100,200	\$117,000
2015	<u>Assessment Roll</u>	Residential	Full	\$15,200	\$92,100	\$107,300
2013	<u>Assessment Roll</u>	Residential	Full	\$15,200	\$95,300	\$110,500
2011	<u>Assessment Roll</u>	Residential	Full	\$15,200	\$95,600	\$110,800
2009	<u>Board Action</u>	Residential	Full	\$15,100	\$93,500	\$108,600
2009	<u>Assessment Roll</u>	Residential	Full	\$15,100	\$93,500	\$108,600
2007	<u>Assessment Roll</u>	Residential	Full	\$15,100	\$93,500	\$108,600

Yr	Type	Class	Kind	Land	Bldg	Total
2005	<u>Assessment Roll</u>	Residential	Full	\$16,400	\$85,100	\$101,500
2003	<u>Board Action</u>	Residential	Full	\$14,430	\$75,700	\$90,130
2003	<u>Assessment Roll</u>	Residential	Full	\$14,430	\$87,280	\$101,710
2001	<u>Assessment Roll</u>	Residential	Full	\$13,920	\$68,420	\$82,340
1999	Assessment Roll	Residential	Full	\$11,580	\$61,990	\$73,570
1997	Assessment Roll	Residential	Full	\$11,080	\$60,890	\$71,970
1995	Assessment Roll	Residential	Full	\$9,780	\$53,720	\$63,500
1993	Assessment Roll	Residential	Full	\$8,660	\$47,580	\$56,240
1991	Assessment Roll	Residential	Full	\$8,660	\$45,570	\$54,230
1991	Was Prior Year	Residential	Full	\$8,660	\$41,810	\$50,470

This template was last modified on Sat Mar 4 12:31:48 2017 .

top

31K
2507 E. 16th St



02/28/2020 12:28

top

2507 E. 16th St 31K



31K