



Roll Call Number

Agenda Item Number

25H

Date April 20, 2020

ABATEMENT OF PUBLIC NUISANCE AT 2818 E 27th STREET

WHEREAS, the property located at 2818 E 27th 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 Titleholder, Craig Properties, LLC, and Mortgage Holder, Guthrie County State Bank, 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 The South 20 feet of Lot 119 and the North 40 feet of Lot 120 in GRANDVIEW HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2818 E 27th 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:

/s/ Megan Norberg
Megan Norberg, Assistant City Attorney

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

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.

MOTION CARRIED APPROVED

Mayor

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	2818 E 27TH ST				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	060/05222-000-000	Geoparcels	7923-30-427-008	Status	Active
School	Des Moines	Nbhd/Pocket	DM10/A	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Victor Scaglione 515-286-3898		

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 2013-09-10 a

Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	CRAIG PROPERTIES LLC	2014-11-12	15380/742

Legal Description and Mailing Address

S 20F LOT 119 & N 40F LOT 120 GRAND VIEW HEIGHTS	CRAIG PROPERTIES LLC POB 12238 DES MOINES, IA 50312-9404
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Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$19,100	\$96,300	\$115,400

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)

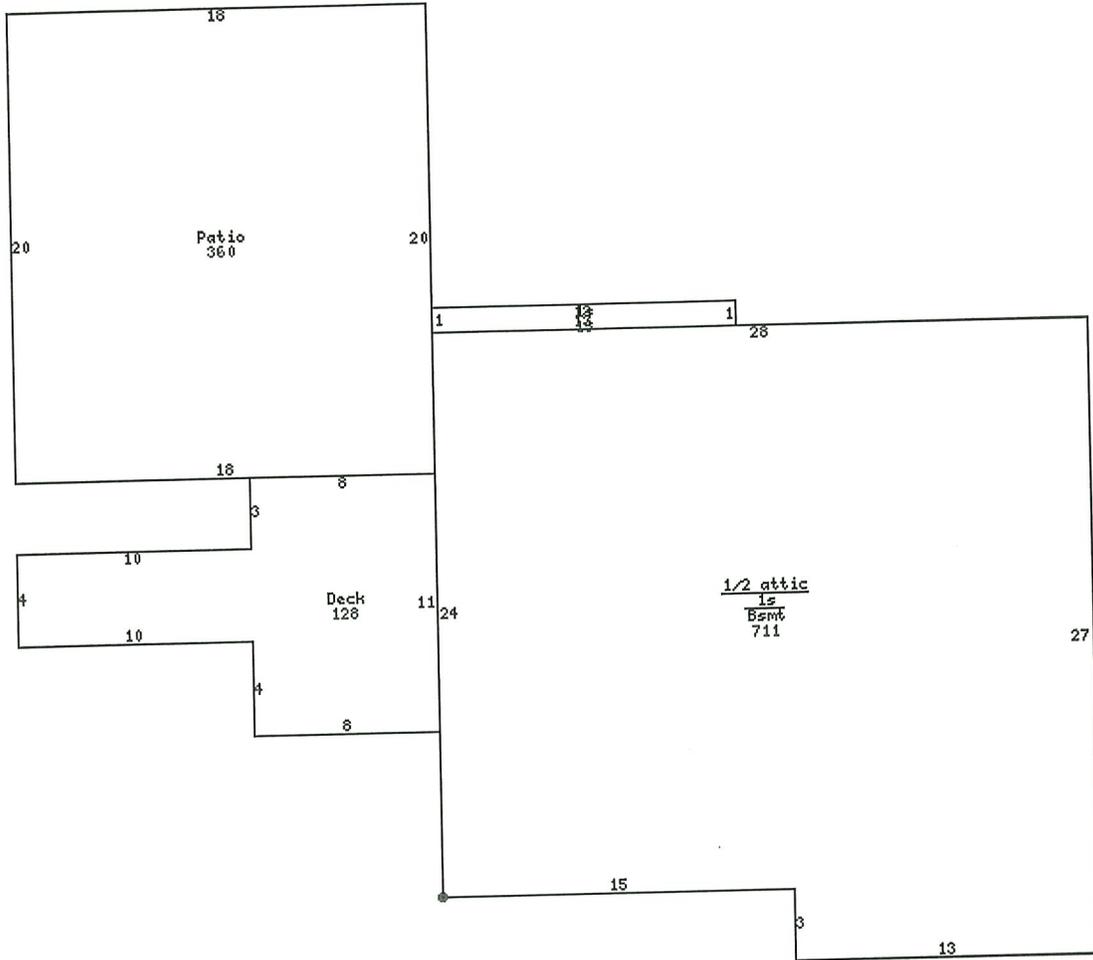
Land

Square Feet	9,000	Acres	0.207	Frontage	60.0
Depth	150.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1

Occupancy	Single Family	Residence Type	1 Story Finished Attic	Building Style	Cape Cod
Year Built	1955	Number Families	1	Grade	4+00
Condition	Very Good	Total Square Foot Living Area	973	Main Living Area	724
Attic Finished Area	249	Basement Area	711	Deck Area	128
Patio Area	360	Foundation	Concrete Block	Exterior Wall Type	Asbestos
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning	100	Number Bathrooms	1	Number Toilet Rooms	1
Bedrooms	4	Rooms	5		



Sales - 6 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
MP PROPERTY MANAGEMENT, LLC	ROBERTS, RAYMOND	<u>2012-04-01</u>	\$95,000	Contract	<u>14222/403</u>
FEDERAL NATIONAL MORTGAGE ASSOC	MP PROPERTY MANAGEMENT	<u>2011-12-28</u>	\$56,500	Deed	<u>14110/591</u>
SDR INVESTMENTS, LLC	JACOBS, BILLIE J.	<u>2007-05-18</u>	\$102,500	Deed	<u>12207/480</u>
FIRST UNION NATL BK OF DELAWARE	SDR INVESTMENTS LC	<u>2006-01-12</u>	\$51,900	Deed	<u>11589/245</u>
CHAPMAN, FORESTINE H	BOWLING, DANIEL R	<u>1992-08-17</u>	\$39,900	Deed	<u>6721/457</u>
DE ANNA L HOFERT BECK	CHAPMAN, ARTHUR	<u>1989-08-01</u>	\$37,000	Deed	<u>6133/771</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
MP PROPERTY MANAGEMENT LLC	CRAIG PROPERTIES LLC	2014-11-11	2014-11-12	Warranty Deed	<u>15380/742</u>
ROBERTS, RAYMOND	MP PROPERTY MANAGEMENT	2013-12-18	2014-01-09	Forfeiture of Contract	<u>15078/456</u>
MP PROPERTY MANAGEMENT, LLC	ROBERTS, RAYMOND	2012-04-04	2012-04-04	Contract	<u>14222/403</u>

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$19,100	\$96,300	\$115,400
2017	<u>Board Action</u>	Residential	Full	\$16,300	\$83,800	\$100,100
2017	<u>Assessment Roll</u>	Residential	Full	\$16,300	\$83,800	\$100,100
2015	<u>Assessment Roll</u>	Residential	Full	\$14,800	\$77,600	\$92,400
2013	<u>Assessment Roll</u>	Residential	Full	\$15,100	\$81,000	\$96,100
2011	<u>Assessment Roll</u>	Residential	Full	\$15,100	\$81,200	\$96,300
2009	<u>Assessment Roll</u>	Residential	Full	\$15,700	\$84,800	\$100,500
2007	<u>Assessment Roll</u>	Residential	Full	\$15,700	\$84,800	\$100,500
2005	<u>Assessment Roll</u>	Residential	Full	\$15,400	\$74,500	\$89,900
2003	<u>Assessment Roll</u>	Residential	Full	\$13,470	\$65,760	\$79,230
2001	<u>Assessment Roll</u>	Residential	Full	\$12,440	\$58,760	\$71,200
1999	Assessment Roll	Residential	Full	\$8,400	\$54,000	\$62,400
1997	Assessment Roll	Residential	Full	\$7,630	\$49,050	\$56,680
1995	Assessment Roll	Residential	Full	\$6,770	\$43,510	\$50,280
1993	Assessment Roll	Residential	Full	\$6,490	\$41,690	\$48,180
1991	Assessment Roll	Residential	Full	\$6,490	\$36,580	\$43,070
1991	Was Prior Year	Residential	Full	\$6,490	\$31,890	\$38,380

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

DATE OF NOTICE: February 3, 2020

DATE OF INSPECTION: October 21, 2019

CASE NUMBER: COD2019-06867

PROPERTY ADDRESS: 2818 E 27TH ST

LEGAL DESCRIPTION: S 20F LOT 119 & N 40F LOT 120 GRAND VIEW HEIGHTS

CRAIG PROPERTIES LLC
Title Holder
LISA K PENDROY, REG. AGENT
1103 SE BIRCH LN
ANKENY IA 50021

GUTHRIE COUNTY STATE BANK
Mortgage Holder
MICHAEL UNDERWOOD, PRESIDENT
505 E MAIN ST
PANORA IA 50216

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.

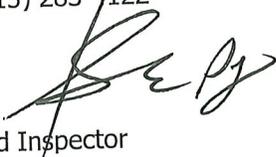
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from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

Kevin Pyles

(515) 283-4122



Nid Inspector

DATE MAILED: 2/3/2020

MAILED BY: JDH

Areas that need attention: 2818 E 27TH ST

Component:	Exterior Walls	Defect:	Fire damaged
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Have structure checked for any defects. Repair/replace any fire damaged materials. Any repairs to the structure may require a building permit.		
Component:	Flooring	Defect:	Fire damaged
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Replace any fire/water damaged flooring.		
Component:	Electrical System	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Repair or replace		
Component:	Wiring	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Repair or replace		
Component:	Windows/Window Frames	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Repair/replace any fire damaged windows and frames. Any repairs to the structure may require a building permit.		
Component:	Interior Walls /Ceiling	Defect:	Fire damaged
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair/replace any smoke or fire damaged walls or ceiling.		
Component:	Mechanical System	Defect:	Disconnected Utility Water/Gas/Electric
Requirement:	Mechanical Permit	Location:	Main Structure Throughout
Comments:	Hire licensed contractor to verify the operation and safety of the mechanical system		
Component:	Smoke Detectors	Defect:	Fire damaged
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Replace all smoke detectors.		

<u>Component:</u>	Plumbing System	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Plumbing Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Repair or replace		
<u>Component:</u>	Ductwork	<u>Defect:</u>	Flame/Smoke Spread
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Have ductwork cleased and inspected to ensure safety to occupants.		
<u>Component:</u>	Interior Walls /Ceiling	<u>Defect:</u>	Flame/Smoke Spread
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Have all walls and ceilings cleaned to remove somke residue.		

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2818 E 27th St



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2818 E 27th St



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