



Roll Call Number

Agenda Item Number

25J

Date April 20, 2020

ABATEMENT OF PUBLIC NUISANCE AT 600 FULTON DRIVE

WHEREAS, the property located at 600 Fulton Drive, 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, Roy C. Worthington, was notified more than thirty days ago to repair or demolish the main structure and as of this date has 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 4 in McCONKEY PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 600 Fulton Drive, 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				

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

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	600 FULTON DR				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	010/03631-000-000	Geoparcels	7824-16-204-016	Status	Active
School	Des Moines	Nbhd/Pocket	DM26/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	South 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 2017-04-18 a

Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	WORTHINGTON, ROY C	2009-03-02	12934/149

Legal Description and Mailing Address

LOT 4 MC CONKEY PLACE	ROY C WORTHINGTON 600 FULTON DR DES MOINES, IA 50315-1137
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Current Values

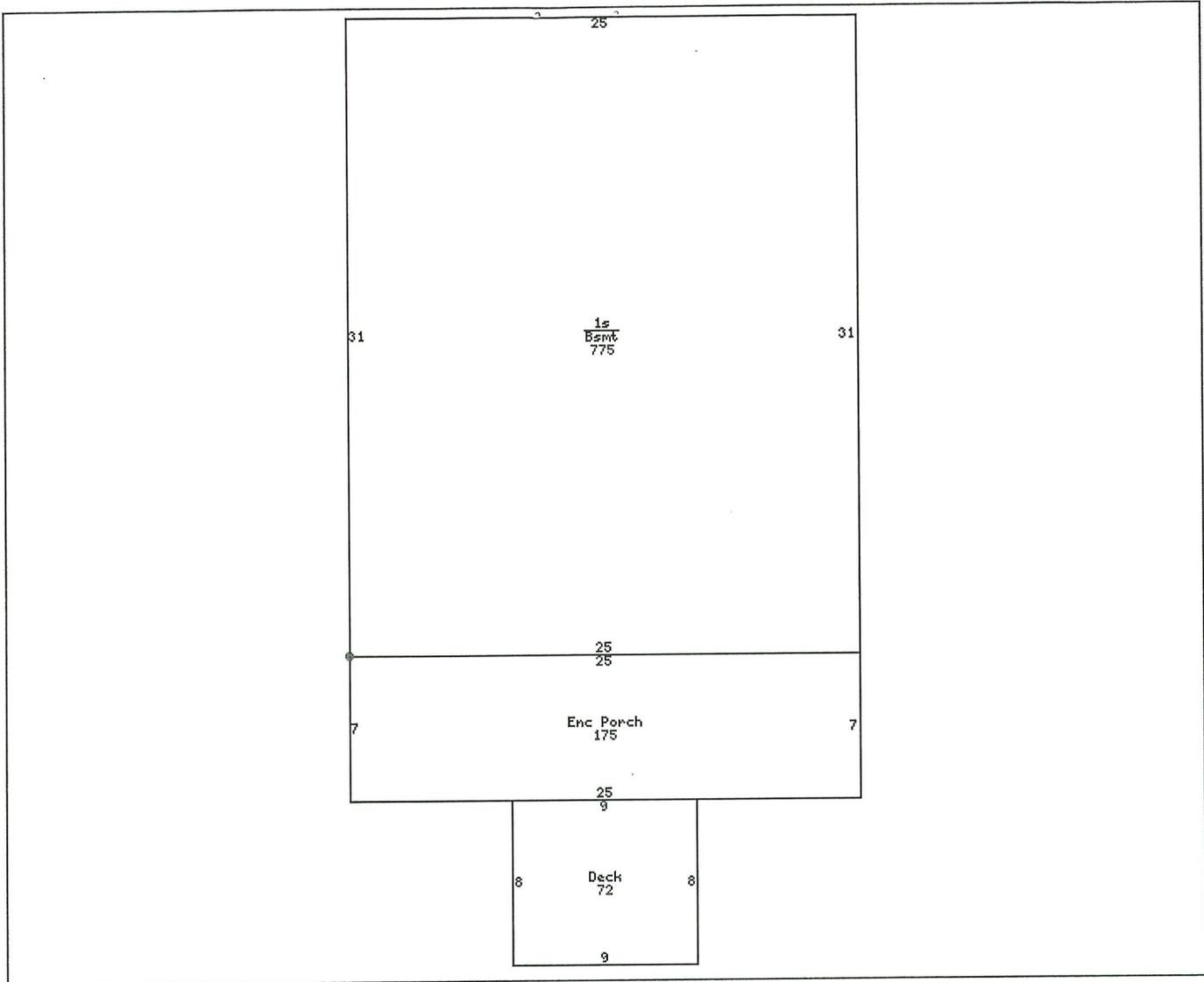
Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$17,200	\$54,900	\$72,100

Market Adjusted Cost Report Auditor Adjustments to Value

Category	Name	Information
2019 Homestead Credit	WORTHINGTON, ROY C	Application #60014

Zoning - 1 Record

Zoning	Description			SF	Assessor Zoning
R1-60	One Family, Low Density Residential District				Residential
Conditional Zoning					
Docket_no <u>14361</u>					
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	9,760	Acres	0.224	Frontage	80.0
Depth	122.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story Unfinished Attic	Building Style	Conventional
Year Built	1910	Number Families	1	Grade	4-10
Condition	Below Normal	Total Square Foot Living Area	775	Main Living Area	775
Attic Floor and Stairs Area	426	Basement Area	775	Enclosed Porch Area	175
Deck Area	72	Foundation	Brick	Exterior Wall Type	Brick
Brick%	100	Roof Type	Hip	Roof Material	Asphalt Shingle
Number Fireplaces	1	Heating	Gas Forced Air	Air Conditioning	0
Number Bathrooms	1	Bedrooms	2	Rooms	5



Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
ADMIN VETS AFFAIRS,	BANKERS TRUST CO	<u>1991-05-23</u>	\$13,360	Deed	<u>6385/513</u>
UNKNOWN	WORTHINGTON, ROY	<u>1989-06-23</u>	\$15,000	Contract	<u>6118/501</u>

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$17,200	\$54,900	\$72,100
2017	<u>Assessment Roll</u>	Residential	Full	\$15,500	\$49,600	\$65,100
2015	<u>Assessment Roll</u>	Residential	Full	\$14,100	\$45,800	\$59,900
2013	<u>Assessment Roll</u>	Residential	Full	\$14,100	\$46,100	\$60,200
2011	<u>Assessment Roll</u>	Residential	Full	\$14,000	\$45,600	\$59,600
2009	<u>Assessment Roll</u>	Residential	Full	\$14,900	\$47,400	\$62,300
2007	<u>Assessment Roll</u>	Residential	Full	\$14,400	\$54,500	\$68,900
2005	<u>Assessment Roll</u>	Residential	Full	\$15,900	\$50,900	\$66,800
2003	<u>Assessment Roll</u>	Residential	Full	\$14,390	\$45,810	\$60,200
2001	<u>Assessment Roll</u>	Residential	Full	\$14,860	\$44,380	\$59,240
1999	<u>Assessment Roll</u>	Residential	Full	\$13,940	\$39,650	\$53,590

Yr	Type	Class	Kind	Land	Bldg	Total
1997	Assessment Roll	Residential	Full	\$12,410	\$35,310	\$47,720
1995	Assessment Roll	Residential	Full	\$11,280	\$32,100	\$43,380
1993	Assessment Roll	Residential	Full	\$10,540	\$30,000	\$40,540
1991	Assessment Roll	Residential	Full	\$9,580	\$27,270	\$36,850
1991	Was Prior Year	Residential	Full	\$9,580	\$25,510	\$35,090

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



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

25J

DATE OF NOTICE: February 4, 2020

DATE OF INSPECTION: January 13, 2020

CASE NUMBER: COD2020-00316

PROPERTY ADDRESS: 600 FULTON DR

LEGAL DESCRIPTION: LOT 4 MC CONKEY PLACE

ROY C WORTHINGTON
Title Holder
ADDRESS UNKNOWN

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.

Daniel Adams
(515) 237-1612

Nid Inspector



DATE MAILED: 2/4/2020

MAILED BY: TSY

Areas that need attention: 600 FULTON DR

Component:	Exterior Walls	Defect:	Deteriorated
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Repair with a finaled building permit.		
Component:	Interior Stairway	Defect:	In disrepair
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Repair with finaled building permit.		
Component:	Roof	Defect:	Holes or major defect
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Repair with finaled building permit.		
Component:	Shingles Flashing	Defect:	Deteriorated
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:			
Component:	Soffit/Facia/Trim	Defect:	Deteriorated
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:			
Component:	Window Glazing/Paint	Defect:	Absence of paint
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:			
Component:	Windows/Window Frames	Defect:	In poor repair
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:			

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6000 Fulton Dr.



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04/07/2020

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