

Date April 25, 2016

ABATEMENT OF PUBLIC NUISANCE AT 2523 SHAW STREET

WHEREAS, the property located at 2523 Shaw Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged 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, Citifinancial Servicing, LLC, was notified via personal service more than thirty days ago to repair or demolish the fire-damaged 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 fire-damaged main structure on the real estate legally described as West 10 feet, Lot 3 and all Lots 4 & 5, Block 2, CHESTERFIELD, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa and locally known as 2523 Shaw 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:



 Jessica D. Spoden, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				

CERTIFICATE

I, DIANE RAUH, 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

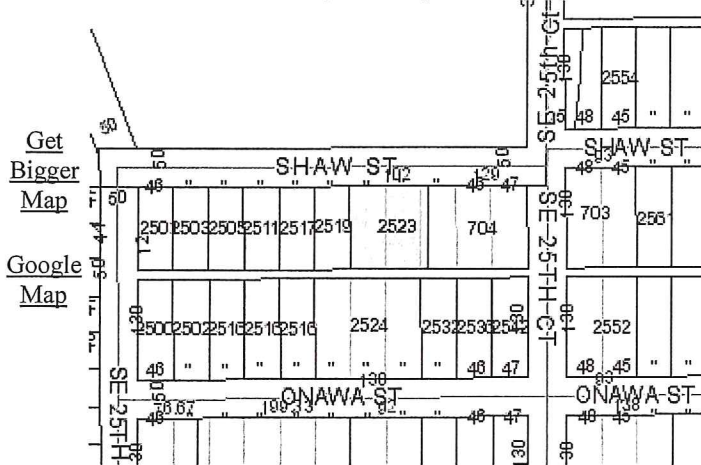
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Polk County Assessor 

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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
050/00321-004-000	7824-12-134-007	0450	DM20/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines	30/DM 98 SE Agri Bus Park				
Street Address			City State Zipcode		
2523 SHAW ST			DES MOINES IA 50317-7549		

Click on parcel to get new listing



Approximate date of photo 11/29/2006

Mailing Address
CITIFINANCIAL SERVICING LLC 1000 TECHNOLOGY DR O FALLON, MO 63368-2239

Legal Description
W 10F LT 3 & ALL LTS 4 & 5 BLK 2 CHESTERFIELD

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	CITIFINANCIAL SERVICING LLC	2016-02-04	15888/234	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	6,300	46,600	0	52,900

[Market Adjusted Cost Report](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

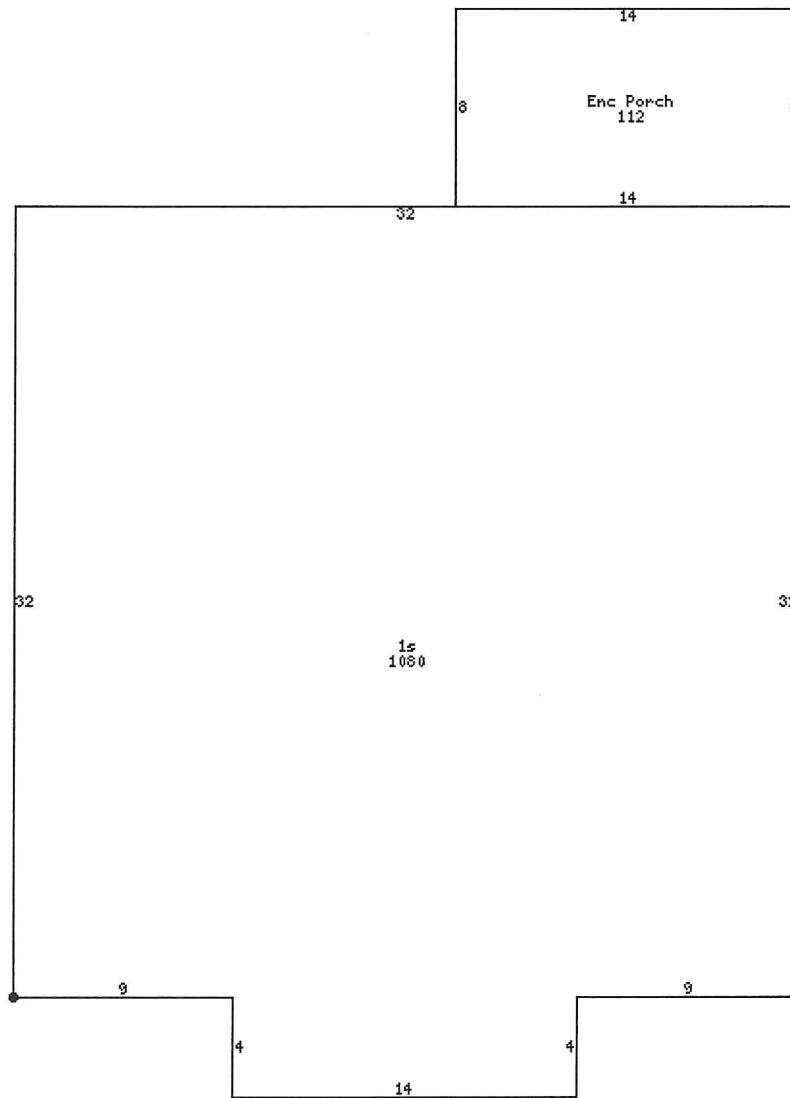
Taxable Value Credit	Name	Number	Info
Homestead	SMITHHART, BRANDI S	232563	

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
<p>Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182</p>			

<u>Land</u>					
SQUARE FEET	10,993	FRONTAGE	102.0	DEPTH	107.9
ACRES	0.252	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

<u>Residence # 1</u>					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1943	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	BN/Below Normal	TSFLA	1,080
MAIN LV AREA	1,080	ENCL PORCH	112	FOUNDATION	P/Poured Concrete
EXT WALL TYP	CB/Concrete Block or Tile	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	100	BATHROOMS	1
XTRA FIXTURE	1	BEDROOMS	2	ROOMS	6

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<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
ROBB, MARY L	SMITHHART, BRANDI	<u>2009-03-18</u>	57,000	C/Contract	12961/735
ROBB, MARY L	WALKER, LEILANI	<u>2008-10-31</u>	56,000	C/Contract	12823/840
ORNDORFF, GLORIA A	ROBB, RAYMOND	<u>1995-06-21</u>	5,230	D/Deed	7215/49

<u>Year</u>	<u>Type</u>	<u>Class</u>	<u>Kind</u>	<u>Land</u>	<u>Bldg</u>	<u>AgBd</u>	<u>Total</u>
2015	<u>Assessment Roll</u>	Residential	Full	6,300	46,600	0	52,900
2013	<u>Assessment Roll</u>	Residential	Full	6,200	47,400	0	53,600
2011	<u>Assessment Roll</u>	Residential	Full	6,200	47,900	0	54,100
2009	<u>Assessment Roll</u>	Residential	Full	6,300	48,300	0	54,600

2007	<u>Assessment Roll</u>	Residential	Full	6,200	47,800	0	54,000
2005	<u>Assessment Roll</u>	Residential	Full	5,700	35,600	0	41,300
2003	<u>Assessment Roll</u>	Residential	Full	4,830	30,190	0	35,020
2001	<u>Assessment Roll</u>	Residential	Full	4,830	16,830	0	21,660
1999	<u>Assessment Roll</u>	Residential	Full	2,950	7,400	0	10,350
1995	<u>Assessment Roll</u>	Residential	Full	2,560	6,420	0	8,980
1993	<u>Assessment Roll</u>	Residential	Full	2,390	6,000	0	8,390
1993	<u>Was Prior Year</u>	Residential	Full	2,390	5,600	0	7,990

[email this page](#)

Room 195, 111 Court Avenue, Des Moines, IA 50309
 Phone 515 286-3140 / Fax 515 286-3386
polkweb@assess.co.polk.ia.us



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

DATE OF NOTICE: June 24, 2015

DATE OF INSPECTION: May 18, 2015

CASE NUMBER: COD2015-02896

PROPERTY ADDRESS: 2523 SHAW ST

LEGAL DESCRIPTION: W 10F LT 3 & ALL LTS 4 & 5 BLK 2 CHESTERFIELD

BRANDI S SMITHHART A/K/A BRANDI GRIMM
Contract Buyer
1406 E 27TH CT
DES MOINES IA 50317

CITIFINANCIAL SERVICING LLC, A DE LTD LIABILITY CO
Mortgage Holder
THE CORPORATION TRUST INC, RA
351 WEST CAMDEN ST
BALTIMORE MD 21201

LARRY E ROBB
Title Holder
DECEASED

MARY L ROBB
Title Holder
2721 EASTON BLVD
DES MOINES IA 50317-6123

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 60-304 and 60-306 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, sitting as the Board of Health, 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.

Neighborhood Inspection Division

(515) 283-4208



Neighborhood Inspector

DATE MAILED: 6/24/2015

MAILED BY: JDH

Areas that need attention: 2523 SHAW ST

<u>Component:</u> Interior Walls /Ceiling <u>Requirement:</u> Building Permit <u>Comments:</u>	<u>Defect:</u> Fire damaged <u>Location:</u>
<u>Component:</u> Electrical Service <u>Requirement:</u> Electrical Permit <u>Comments:</u>	<u>Defect:</u> Fire damaged <u>Location:</u>
<u>Component:</u> Mechanical System <u>Requirement:</u> Mechanical Permit <u>Comments:</u>	<u>Defect:</u> Fire damaged <u>Location:</u>
<u>Component:</u> Plumbing System <u>Requirement:</u> Plumbing Permit <u>Comments:</u>	<u>Defect:</u> Fire damaged <u>Location:</u>
<u>Component:</u> Roof <u>Requirement:</u> Building Permit <u>Comments:</u>	<u>Defect:</u> Fire damaged <u>Location:</u>

top

2523 Shaw St



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top

2523 Shaw St



430

top

2523 Shaw St



05.18.2015

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