



Date April 25, 2011

WHEREAS, the property located at 802 E. County Line Road, Lot 175, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the mobile home structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholders ARC Communities 16 LLC and Kathy Randall and Sheri Cantwell and Mortgage Holder U.S. Bank National Association were notified more than thirty days ago to repair or demolish the 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, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The mobile home structure, Lot 175, on the real estate legally described as BEG 731.63F N & 540F W SE COR THN N 590F W 1008.53F N 65F W 430F S 1350.4 F E 313.24F N 281.29F E 346.5F S 281.29F E 110F N 310F E 549.36F N 156.18F E 119.98F N 230F TO POB SE ¼ SEC 34-78-24, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 802 E. County Line Road, Lot 175, 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 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:

  
Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

**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.

\_\_\_\_\_  
City Clerk



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

**BDH 1**

**DATE OF NOTICE:** February 14, 2011

**DATE OF INSPECTION:** November 16, 2010

**CASE NUMBER:** COD2010-04506

**PROPERTY ADDRESS:** 802 E COUNTY LINE RD LOT 175

**LEGAL DESCRIPTION:** BEG 731.63F N & 540F W SE COR THN N 590F W 1008.53F N 65F W 430F S 1350.4F E 313.2F N 281.29F E 346.5F S 281.29F E 110F N 310F E 549.36F N 156.18F E 119.98F N 230F TO POB

ARC COMMUNITIES 16 LLC SE 1/4 SEC 34-78-24

Title Holder

CORP. SERV. COMP. REG. AGENT

505 5TH AVE SUITE 729

DES MOINES IA 50309

U.S. BANK NATIONAL ASSOCIATION

Mortgage Holder

CT CORP. SYS. REG. AGENT

500 EAST COURT AVENUE

DES MOINES IA 50309

KATHY RANDALL & SHERI CANTWELL

Title Holder

802 E COUNTY LINE RD LOT 175

DES MOINES IA 50320

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. Failure to correct these violations will result in legal action. The violations noted must be corrected within 30 days from the date of this notice. The violations noted must be corrected within 30 days from the date of this 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 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 283-4207 to determine what the legal use for the structure and/or the real estate is prior to commencement of any renovation.

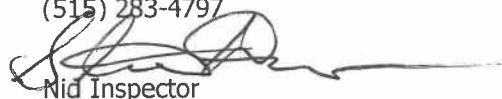
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from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

Steve Drane

(515) 283-4797



Nid Inspector

DATE MAILED: 2/14/2011

MAILED BY: TSY

**Areas that need attention:** 802 E COUNTY LINE RD

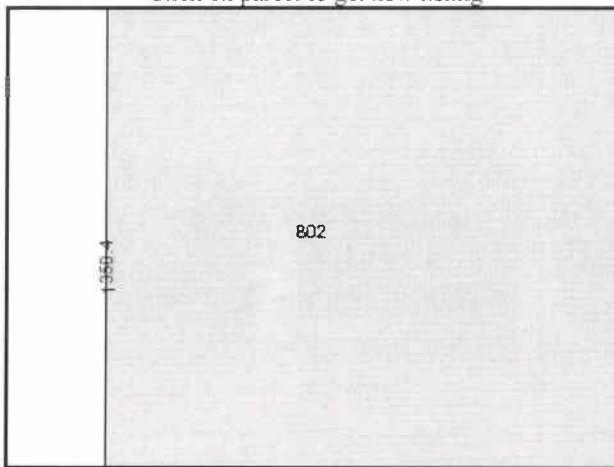
<b><u>Component:</u></b>	See Comments	<b><u>Defect:</u></b>	See Comments
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>	Clean and sanitize the interior of the structure in order to eliminate the nuisance odor or demolish and remove the structure.		
<b><u>Component:</u></b>	Roof	<b><u>Defect:</u></b>	Deteriorated
<b><u>Requirement:</u></b>	Compliance with Int Residential Code	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>	Repair the roof.		
<b><u>Component:</u></b>	Interior Walls /Ceiling	<b><u>Defect:</u></b>	Water Damage
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>	Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.		
<b><u>Component:</u></b>	Electrical System	<b><u>Defect:</u></b>	Water Damage
<b><u>Requirement:</u></b>	Electrical Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>	Have your contractor obtain a City of Des Moines electrical permit and attend the City of Des Moines Electrical Inspector's inspection.		
<b><u>Component:</u></b>	Flooring	<b><u>Defect:</u></b>	Deteriorated
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>	Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.		
<b><u>Component:</u></b>	Furnace	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Licensed Contractor Certification	<b><u>Location:</u></b>	Hall/Corridor
<b><u>Comments:</u></b>	Please have the furnace inspected by a certified technician. Provide a copy of the report to the inspector of record.		
<b><u>Component:</u></b>	Windows/Window Frames	<b><u>Defect:</u></b>	Deteriorated
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>	Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.		

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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
120/07395-004-000	7824-34-451-006	B176	DM41/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
<b>802 E COUNTY LINE RD</b>			DES MOINES IA 50320		

Click on parcel to get new listing

[Get Bigger Map](#)



Approximate date of photo 12/03/2007

**Mailing Address**

ARC  
POB 61102  
CHICAGO, IL 60606

**Legal Description**

BEG 731.63F N & 540F W SE COR THN N 590F W 1008.53F N 65F W 430F S 1350.4F E 313.24F N 281.29F E 346.5F S 281.29F E 110F N 310F E 549.36F N 156.18F E 119.98F N 230F TO POB SE 1/4 SEC 34-78-24  
11 Buildings on Leased Land

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	ARC COMMUNITIES 16 LLC	2004-03-01	10412/651	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Commercial	Full	2,610,000	1,172,700	0	3,782,700

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[Pay Taxes](#)

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
R-5	Mobile Home Residential District		Mobile Home Park
C-2	General Retail and Highway Oriented Commercial District		Highway Commercial

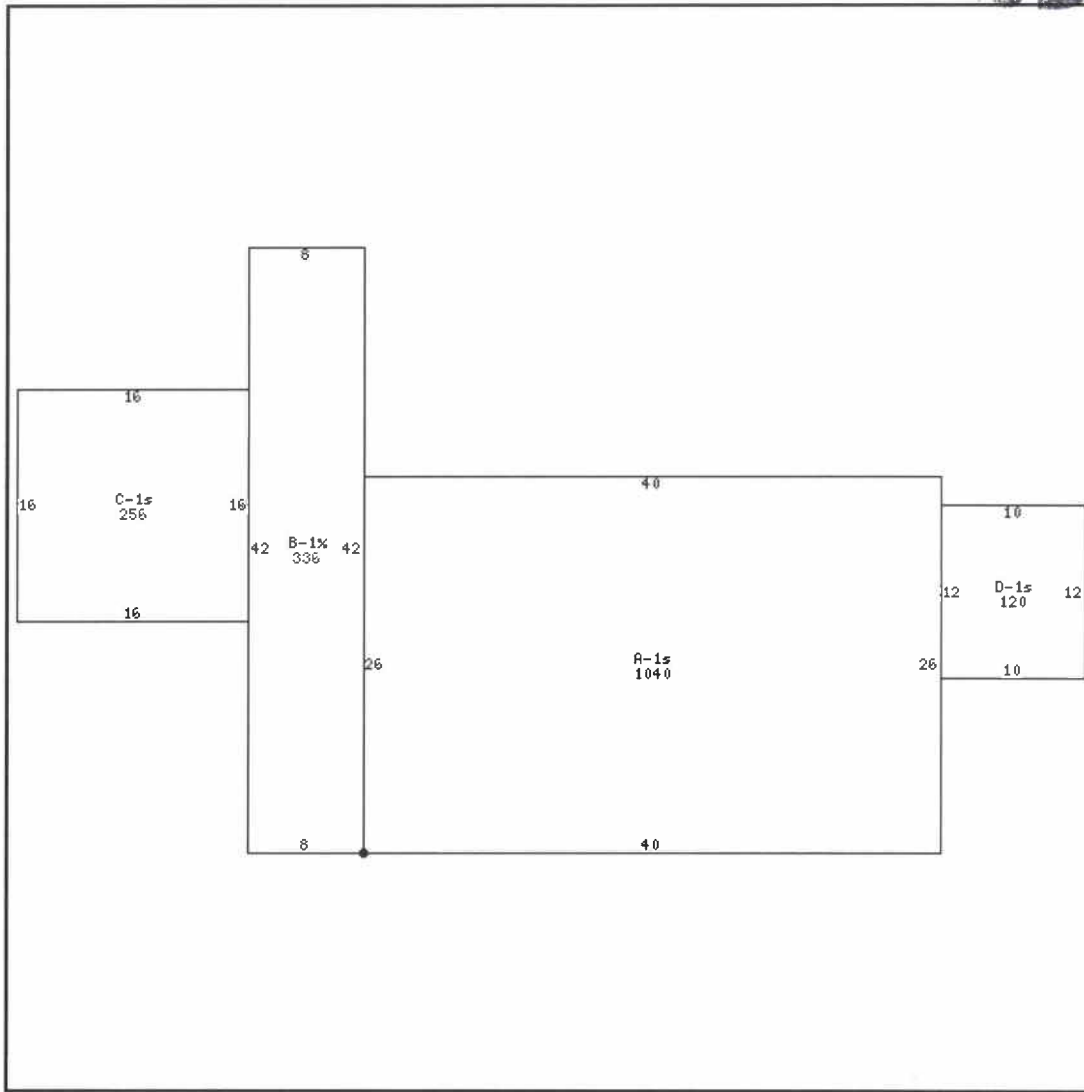
**Source:** City of Des Moines Community Development **Published:** 2010-03-05 **Contact:** Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	1,558,141	ACRES	35.770	SHAPE	IR/Irregular
TOPOGRAPHY	B/Blank				

Commercial Summary					
OCCUPANCY	23/Mobile Home Park	WEIGHTED AGE	1968	STORY HEIGHT	1
LAND AREA	1,558,141	GROSS AREA	1,752	FINISH AREA	0
BSMT UNFIN	0	BSMT FINISH	0	NUMBER UNITS	0

Csection # 101					
OCCUPANT	SOUTHRIDGE ESTATES MOBILE HOME PARK				
SECT MULTIPL	1	OCCUPANCY	23/Mobile Home Park	SUBMERGED	N/No
EXT WALL	SS/Siding/Shingle	INSULATION	Y/Yes	ROOF	G/Gable
ROOF MATERL	S/Shingle	AUT OVRHD SF	1	WIRING	A/Adequate
PLUMBING	A/Adequate	TOTAL ST HT	1	FRAME TYPE	FR/Frame
FIREPRF CNST	N/No	BLDG CLASS	4/Frame/Concrete Block/Tile/Concrete Tilt Up	TOT SCT AREA	1,752
GRND FL AREA	1,752	PERIMETER	340	GRADE	5
GRADE ADJUST	+00	YEAR BUILT	1968	CONDITION	NM/Normal
COMMENT	MEASUREMENTS FROM ARCMAP 01/06/2004				

**BDH** |



<b>Cgroup # 101 1</b>					
<b>USE CODE</b>	320/Warehouse	<b>BASE STORY</b>	1	<b>NUM STORIES</b>	1
<b>TOT GRP AREA</b>	1,040	<b>BASE FL AREA</b>	1,040	<b>WALL HEIGHT</b>	14
<b>HEATING</b>	U/Unit	<b>AIR COND</b>	N	<b>NIGHT DEP</b>	N
<b>AUTO BNK SYS</b>	N	<b>SECURITY SYS</b>	N	<b>EXHAUST SYS</b>	N/No
<b>CONDITION</b>	BN/Below Normal				

<b>Cgroup # 101 2</b>					
<b>USE CODE</b>	320/Warehouse	<b>BASE STORY</b>	1	<b>NUM STORIES</b>	1

<b>TOT GRP AREA</b>	336	<b>BASE FL AREA</b>	336	<b>WALL HEIGHT</b>	8
<b>HEATING</b>	U/Unit	<b>AIR COND</b>	N	<b>NIGHT DEP</b>	N
<b>AUTO BNK SYS</b>	N	<b>SECURITY SYS</b>	N	<b>EXHAUST SYS</b>	N/No
<b>CONDITION</b>	NM/Normal				

<b>Cgroup # 101 3</b>					
<b>USE CODE</b>	320/Warehouse	<b>BASE STORY</b>	1	<b>NUM STORIES</b>	1
<b>TOT GRP AREA</b>	256	<b>BASE FL AREA</b>	256	<b>WALL HEIGHT</b>	14
<b>HEATING</b>	N/None	<b>AIR COND</b>	N	<b>NIGHT DEP</b>	N
<b>AUTO BNK SYS</b>	N	<b>SECURITY SYS</b>	N	<b>EXHAUST SYS</b>	N/No
<b>CONDITION</b>	BN/Below Normal				

<b>Cgroup # 101 4</b>					
<b>USE CODE</b>	320/Warehouse	<b>BASE STORY</b>	1	<b>NUM STORIES</b>	1
<b>TOT GRP AREA</b>	120	<b>BASE FL AREA</b>	120	<b>WALL HEIGHT</b>	12
<b>HEATING</b>	N/None	<b>AIR COND</b>	N	<b>NIGHT DEP</b>	N
<b>AUTO BNK SYS</b>	N	<b>SECURITY SYS</b>	N	<b>EXHAUST SYS</b>	N/No
<b>CONDITION</b>	BN/Below Normal				

<b>Detached # 101</b>					
<b>OCCUPANCY</b>	MHP/Mobile Home Pads	<b>MEASCODE</b>	Q/Quantity	<b>MEASURE1</b>	210
<b>GRADE</b>	3	<b>YEAR BUILT</b>	1968	<b>YEAR REMODEL</b>	1988
<b>CONDITION</b>	AN/Above Normal				
<b>COMMENT</b>	56-1968,76-1978,30-1985,25-1988(BUILT)				
<b>COMMENT</b>	23 added later				

<b>Detached # 201</b>					



