

Date June 11, 2012

WHEREAS, the property located at 2501 24th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the structure (nursing home) in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder Quincy Place LLC was notified more than thirty days ago to repair or demolish the 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, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The structure on the real estate legally described as N 220F MEAS ON E LN LT 25 & ALL LT 26 MURRAY HILL, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2501 24th 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 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:


 Vicki 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

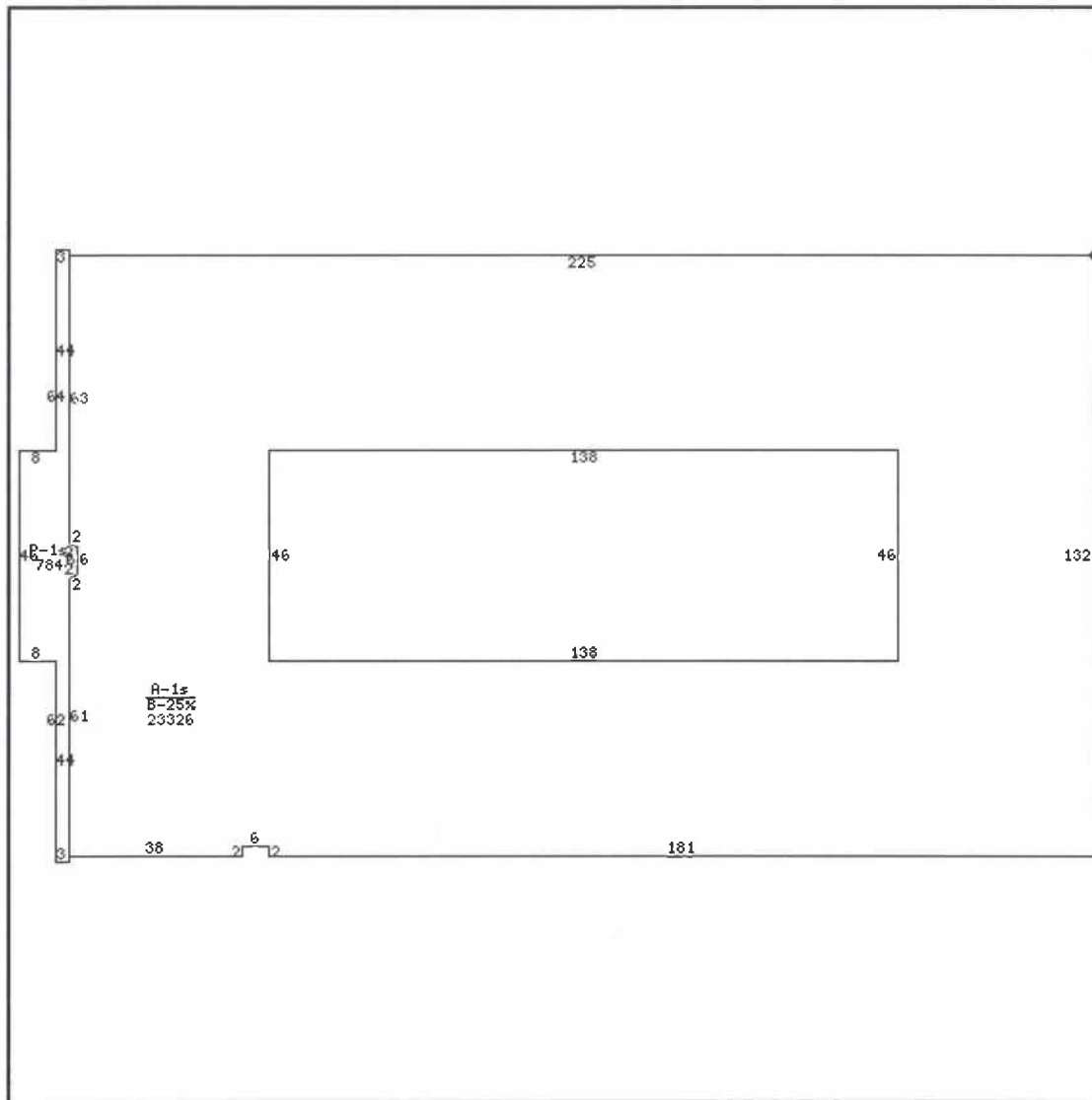
BDH 1-C

| | | | |
|---|--------------------------------------|--|--------------------------|
| R-3 | Multiple Family Residential District | | Multi-Family Residential |
| *Condition | Docket_no 14799 | | |
| Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4200 | | | |

| Land | | | | | |
|--------------------|--------|-----------------|--------------|-------------------|---------|
| SQUARE FEET | 67,540 | FRONTAGE | 220.0 | DEPTH | 307.0 |
| ACRES | 1.551 | SHAPE | RC/Rectangle | TOPOGRAPHY | B/Blank |

| Commercial Summary | | | | | |
|---------------------------|-----------------|---------------------|--------|---------------------|--------|
| OCCUPANCY | 24/Nursing Home | WEIGHTED AGE | 1965 | STORY HEIGHT | 1 |
| LAND AREA | 67,540 | GROSS AREA | 23,325 | FINISH AREA | 23,325 |
| BSMT UNFIN | 5,832 | BSMT FINISH | 0 | NUMBER UNITS | 0 |

| Csection # 101 | | | | | |
|-----------------------|---------------------------|--------------------|--|---------------------|-------------|
| SECT MULTIPL | 1 | OCCUPANCY | 24/Nursing Home | FOUNDATION | CN/Concrete |
| SUBMERGED | N/No | EXT WALL | SS/Siding/Shingle | BRK VEN | 1,068 |
| INSULATION | Y/Yes | ROOF | G/Gable | ROOF MATERL | S/Shingle |
| COVERED AREA | 784 | COVER QUAL | NM/Normal | 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 | 29,157 |
| GRND FL AREA | 23,326 | PERIMETER | 720 | GRADE | 4 |
| GRADE ADJUST | +00 | YEAR BUILT | 1965 | YEAR REMODEL | 1968 |
| CONDITION | BN/Below Normal | | | | |
| MISC IMPR | COURT YARD-CENTER OF BLDG | | | | |



| Cgroup # 101 1 | | | | | |
|-----------------------|------------------|---------------------|--------|---------------------|------|
| USE CODE | 150/Nursing Home | BASE STORY | 1 | NUM STORIES | 1 |
| TOT GRP AREA | 23,325 | BASE FL AREA | 23,325 | NUMBER UNITS | 122 |
| HEATING | C/Central | AIR COND | Y | EXHAUST SYS | N/No |

| Cgroup # 101 2 | | | | | |
|-----------------------|---------------------|--------------------|--------|---------------------|-------|
| USE CODE | 005/Basement Entire | NUM STORIES | 1 | TOT GRP AREA | 5,832 |
| BASE FL AREA | 5,832 | HEATING | N/None | AIR COND | N |

BDH 1-C

| | |
|------------------------|------|
| EXHAUST SYS | N/No |
|------------------------|------|

| Detached # 101 | | | | | |
|-----------------------|---------------------|-------------------|---------------|------------------|-----------------|
| OCCUPANCY | PVC/Concrete Paving | MEASCODE | S/Square Feet | MEASURE1 | 1,980 |
| GRADE | 4 | YEAR BUILT | 1965 | CONDITION | BN/Below Normal |

| Detached # 201 | | | | | |
|-----------------------|--------------------|-------------------|---------------|------------------|-----------------|
| OCCUPANCY | PVA/Asphalt Paving | MEASCODE | S/Square Feet | MEASURE1 | 8,000 |
| GRADE | 4 | YEAR BUILT | 1970 | CONDITION | BN/Below Normal |

| <u>Seller</u> | <u>Buyer</u> | <u>Sale Date</u> | <u>Sale Price</u> | <u>Instrument</u> | <u>Book/Page</u> |
|---------------------------------|---------------------------------|-------------------|-------------------|-------------------|------------------|
| PLEASANT CARE LIVING CENTER INC | QUINCY PLACE, LLC | <u>1997-10-30</u> | 1,200,000 | D/Deed | 7759/245 |
| INC POLK CO HEALTH SVCS | CRYSTAL MANOR CARE CENTER, INC. | <u>1988-10-13</u> | 115,000 | C/Contract | 5972/295 |

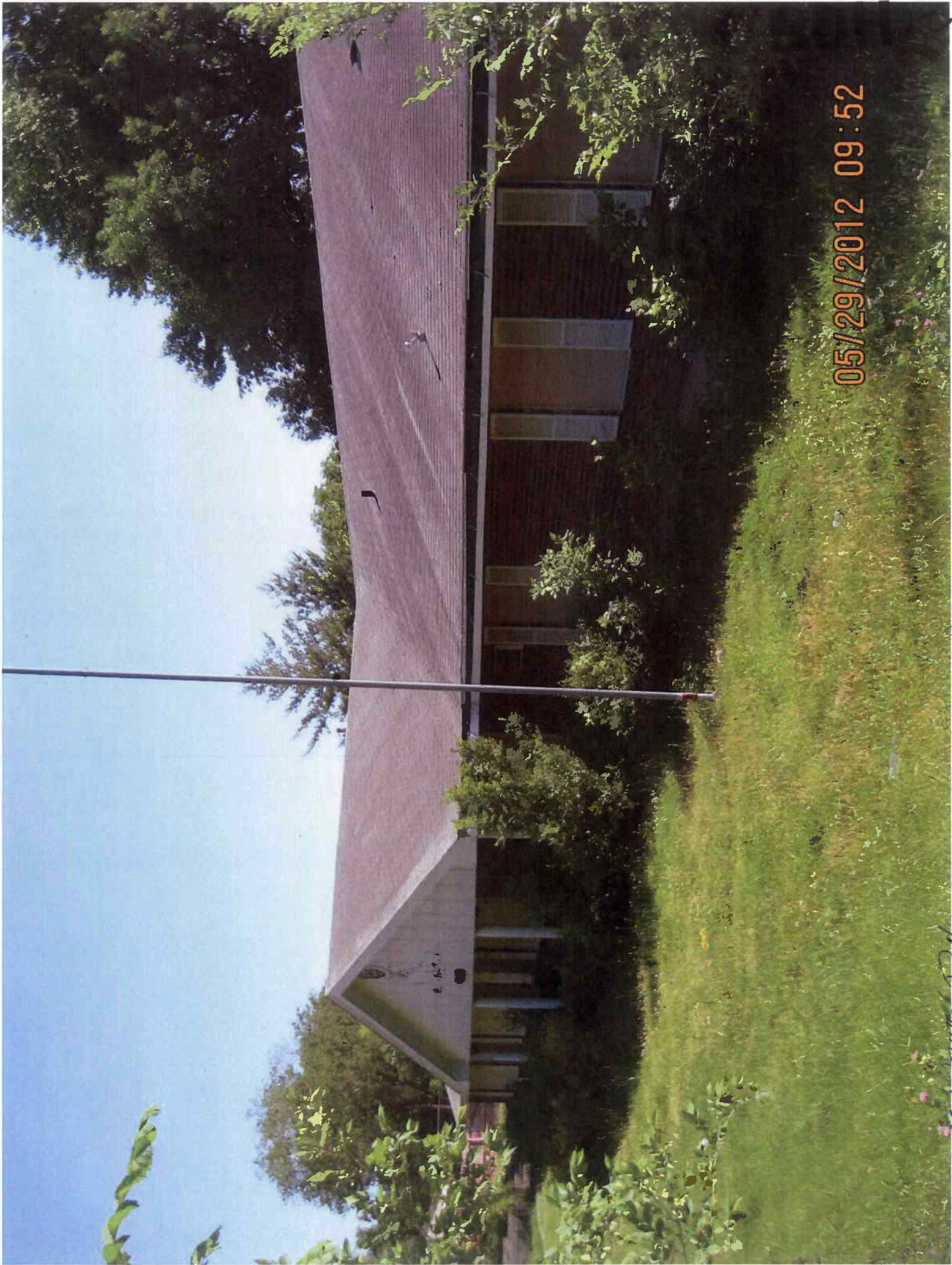
| <u>Year</u> | <u>Type</u> | <u>Status</u> | <u>Application</u> | <u>Permit/Pickup Description</u> |
|-------------|-------------|-----------------|--------------------|----------------------------------|
| 2009 | U/Pickup | NA/No Add | 2006-06-06 | RV/BOARD OF REVIEW |
| 2008 | U/Pickup | PA/Pass | 2006-06-06 | RV/BOARD OF REVIEW |
| 2007 | U/Pickup | PP/Pass/Partial | 2006-06-06 | RV/BOARD OF REVIEW |
| 1999 | U/Pickup | CP/Complete | 1999-02-10 | RV/REVAL |

| <u>Year</u> | <u>Type</u> | <u>Class</u> | <u>Kind</u> | <u>Land</u> | <u>Bldg</u> | <u>AgBd</u> | <u>Total</u> |
|-------------|------------------------|--------------|-------------|-------------|-------------|-------------|--------------|
| 2011 | <u>Assessment Roll</u> | Commercial | Full | 113,000 | 90,000 | 0 | 203,000 |
| 2009 | <u>Assessment Roll</u> | Commercial | Full | 113,000 | 101,000 | 0 | 214,000 |
| 2007 | <u>Assessment Roll</u> | Commercial | Full | 113,000 | 101,000 | 0 | 214,000 |
| 2006 | <u>Board Action</u> | Commercial | Full | 102,000 | 98,000 | 0 | 200,000 |
| 2005 | <u>Assessment Roll</u> | Commercial | Full | 102,000 | 926,000 | 0 | 1,028,000 |
| 2003 | <u>Assessment Roll</u> | Commercial | Full | 89,000 | 865,000 | 0 | 954,000 |
| 2001 | <u>Assessment Roll</u> | Commercial | Full | 84,430 | 816,000 | 0 | 900,430 |
| 1999 | <u>Assessment Roll</u> | Commercial | Full | 108,000 | 816,000 | 0 | 924,000 |
| 1993 | <u>Assessment Roll</u> | Commercial | Full | 105,000 | 533,000 | 0 | 638,000 |
| | | | | | | | |

| | | | | | | | |
|------|-----------------|------------|------|---------|---------|---|---------|
| 1989 | Board Action | Commercial | Full | 101,310 | 512,440 | 0 | 613,750 |
| 1989 | Assessment Roll | Commercial | Full | 101,310 | 716,880 | 0 | 818,190 |

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