



Date July 25, 2011

**BDH 1-A**

WHEREAS, the property located at 409 E. Granger Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present conditions constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the Titleholder LDF Development and Mortgage Holder U.S. Bank, National Association were notified more than thirty days ago to repair or demolish the structures 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 main structure and garage structure on the real estate legally described as E 18.67F LT 2 & ALL LT 3 BLK 14 SECOND PLAT OF CLIFTON HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 409 E. Granger Avenue, 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 structures.

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-A**

**DATE OF NOTICE: May 23, 2011**

**DATE OF INSPECTION: April 18, 2011**

**CASE NUMBER:** COD2011-02704

**PROPERTY ADDRESS:** 409 E GRANGER AVE

**LEGAL DESCRIPTION:** E 18.67F LT 2 & ALL LT 3 BLK 14 SECOND PLAT OF CLIFTON HEIGHTS

LANE ALLEN ANDERSON D/B/A LDF DEVELOPMENT  
 Title Holder  
 1527 2ND AVE SW  
 ALTOONA IA 50009

U.S. BANK NATIONAL ASSOCIATION  
 Mortgage Holder  
 CT CORP. SYS. REG. AGENT  
 500 EAST COURT AVENUE  
 DES MOINES IA 50309

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. 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.

Jon Raleigh

(515) 237-1437



Nid Inspector

DATE MAILED: 5/23/2011

MAILED BY: TSY

**Areas that need attention:** 409 E GRANGER AVE

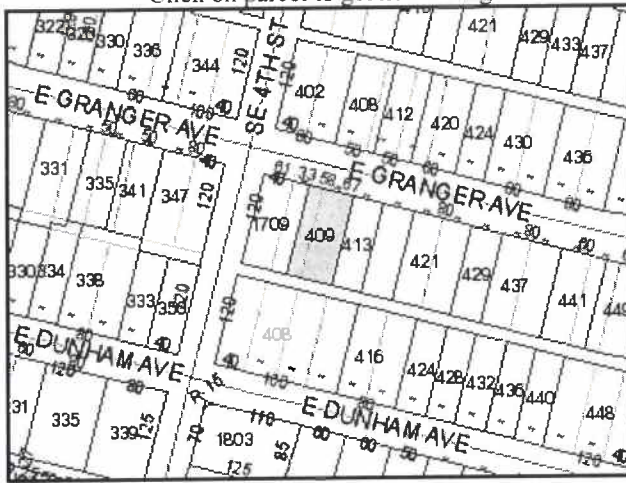
<b>Component:</b> Windows/Window Frames	<b>Defect:</b> In poor repair	
<b>Requirement:</b>	<b>Location:</b>	
<b>Comments:</b>		
<b>Component:</b> Soffit/Facia/Trim	<b>Defect:</b> In poor repair	
<b>Requirement:</b>	<b>Location:</b>	
<b>Comments:</b>		
<b>Component:</b> Roof	<b>Defect:</b> Major sagging	
<b>Requirement:</b> Building Permit	<b>Location:</b>	
<b>Comments:</b>		
<b>Component:</b> Roof	<b>Defect:</b> Not Weather Tight	
<b>Requirement:</b>	<b>Location:</b>	
<b>Comments:</b>		
<b>Component:</b> Accessory Buildings	<b>Defect:</b> See Comments	
<b>Requirement:</b>	<b>Location:</b>	
<b>Comments:</b> Accessory structures (garage) may not remain in accordance with City of Des Moines Zoning Regulations.		
<b>Component:</b>	<b>Defect:</b> See Comments	
<b>Requirement:</b>	<b>Location:</b>	
<b>Comments:</b> Interior may contain additional violations.		

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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
020/00594-000-000	7824-10-379-002	0573	DM23/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
409 E GRANGER AVE			DES MOINES IA 50315		

Click on parcel to get new listing

[Get Bigger Map](#)



Approximate date of photo 03/24/2003

**Mailing Address**

LDF DEVELOPMENT  
409 E GRANGER AVE  
DES MOINES, IA 50315

**Legal Description**

E 18.67F LT 2 & ALL LT 3 BLK 14 SECOND PLAT OF CLIFTON HEIGHTS

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	LDF DEVELOPMENT	2007-06-14	12239/80	31.20

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	12,500	25,400	0	37,900

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

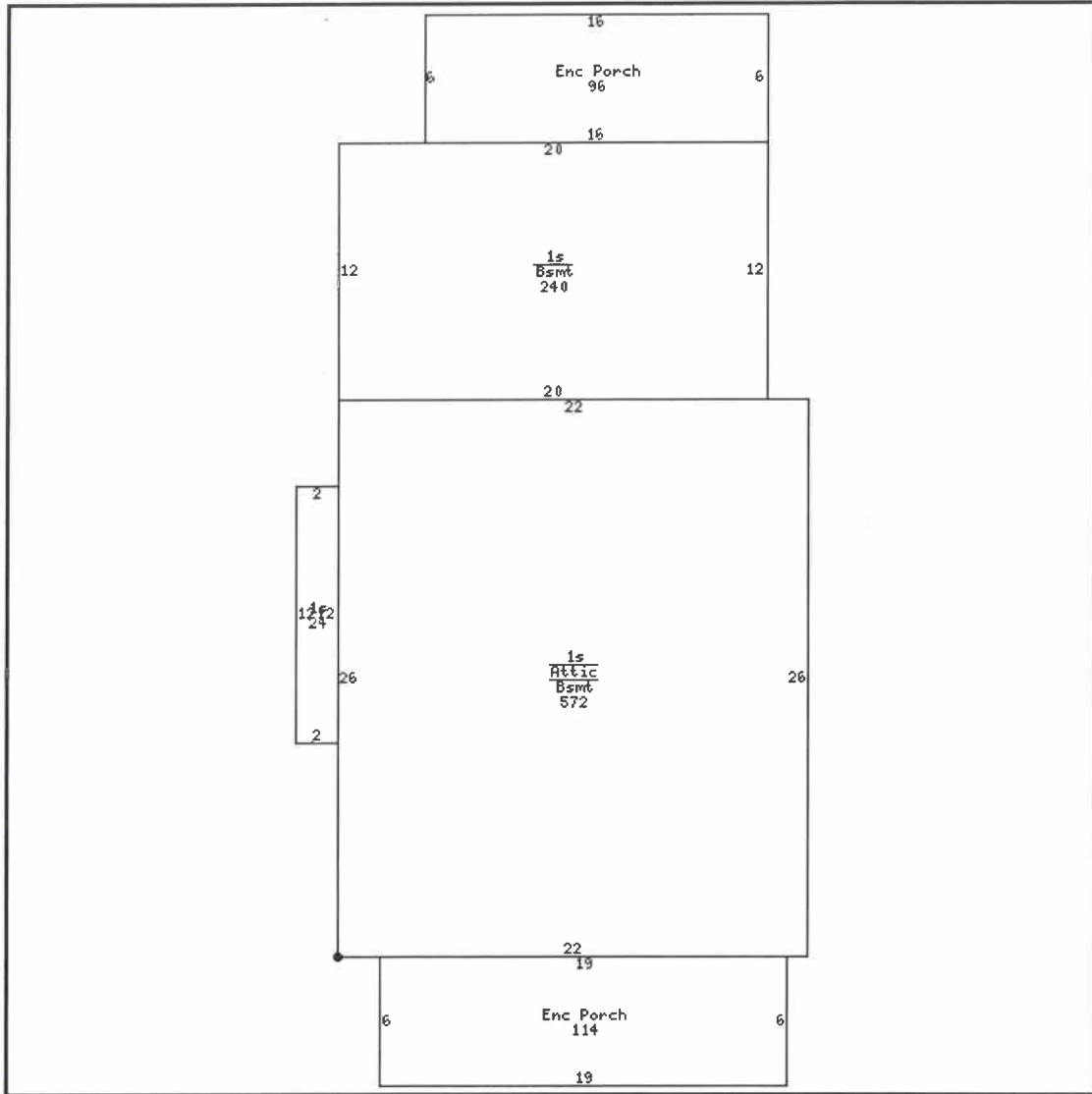
Zoning	Description	SF	Assessor Zoning

R1-60	One Family, Low Density Residential District		Residential
*Condition	Docket_no <u>14361</u>		
<b>Source:</b> City of Des Moines Community Development <b>Published:</b> 2011-05-25 <b>Contact:</b> Planning and Urban Design 515 283-4200			

<u>Land</u>					
<b>SQUARE FEET</b>	7,055	<b>FRONTAGE</b>	58.0	<b>DEPTH</b>	120.0
<b>ACRES</b>	0.162	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

<u>Residence # 1</u>					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	FA/1 Story with Finished Attic	<b>BLDG STYLE</b>	BG/Bungalow
<b>YEAR BUILT</b>	1910	<b># FAMILIES</b>	1	<b>GRADE</b>	5
<b>GRADE ADJUST</b>	+05	<b>CONDITION</b>	PR/Poor	<b>TSFLA</b>	1,036
<b>MAIN LV AREA</b>	836	<b>ATTIC FINISH</b>	200	<b>BSMT AREA</b>	812
<b>ENCL PORCH</b>	210	<b>FOUNDATION</b>	B/Brick	<b>EXT WALL TYP</b>	AS/Asbestos
<b>ROOF TYPE</b>	GB/Gable	<b>ROOF MATERL</b>	A/Asphalt Shingle	<b>HEATING</b>	A/Gas Forced Air
<b>AIR COND</b>	0	<b>BATHROOMS</b>	1	<b>BEDROOMS</b>	4
<b>ROOMS</b>	6				

**BDH1-A**



**Detached # 101**

OCCUPANCY	CPT/Carport	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	13	MEASURE2	17	STORY HEIGHT	1
GRADE	5	YEAR BUILT	1960	CONDITION	PR/Poor

**Detached # 102**

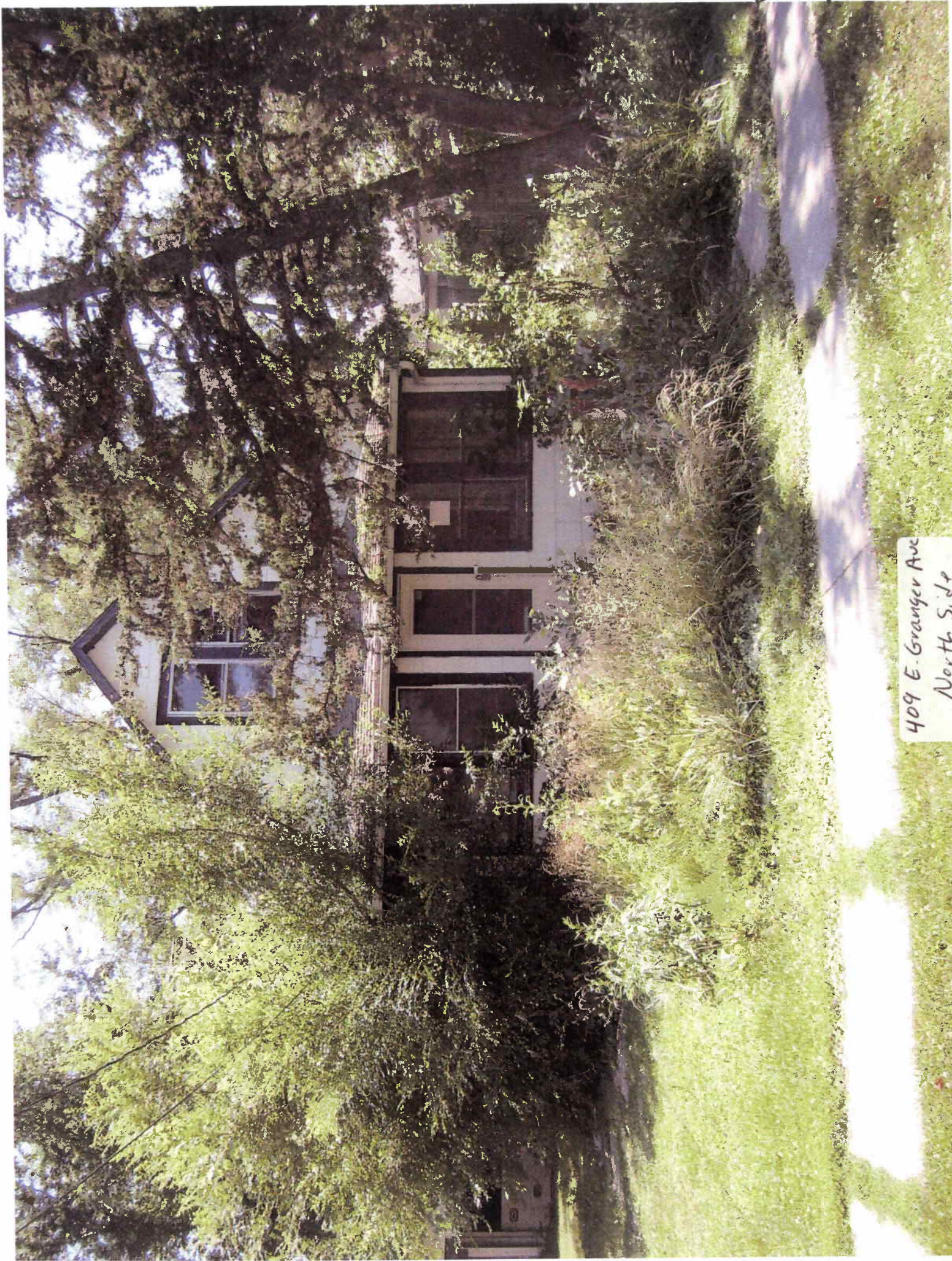
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	15	MEASURE2	22	STORY HEIGHT	1
GRADE	5	YEAR BUILT	1951	CONDITION	PR/Poor

# BDH I-A

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
WELLS FARGO BANK MINNESOTA, NA	LDF DEVELOPMENT	<u>2007-06-06</u>	19,900	D/Deed	12239/80
LINCOLN, PATRICIA J	THE 409 E GRANGER TRUST/ROD WOLFORD TRST	<u>2000-06-23</u>	39,700	D/Deed	8528/713
409 SE GRANGER TRUST, ROD WOLFORD TRSTEE	TENNY, WAYMAN	<u>2000-05-10</u>	64,900	C/Contract	8492/990
LINCOLN, PATRICIA J	409 E GRANGER TRUST, ROD WOLFORD TRUSTEE	<u>2000-05-10</u>	39,700	C/Contract	8492/989
IDSO, RODNEY	LINCOLN, PATRICIA J	<u>1996-10-31</u>	37,500	C/Contract	7524/273
SRS, INC	IDSO, ROD	<u>1995-03-01</u>	29,000	C/Contract	7166/207
FIRSTAR BANK DM, NA	SRS, INC	<u>1995-03-09</u>	12,500	D/Deed	7163/711
ALBERT T SEVERINO ETAL	JOHN M SEVERINO JR	<u>1990-05-16</u>	28,000	D/Deed	6247/651

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Residential	Full	12,500	25,400	0	37,900
2009	<u>Assessment Roll</u>	Residential	Full	13,000	27,900	0	40,900
2007	<u>Assessment Roll</u>	Residential	Full	13,000	27,900	0	40,900
2005	<u>Assessment Roll</u>	Residential	Full	10,700	42,500	0	53,200
2003	<u>Assessment Roll</u>	Residential	Full	9,560	37,860	0	47,420
2001	<u>Assessment Roll</u>	Residential	Full	10,080	34,880	0	44,960
1999	Assessment Roll	Residential	Full	5,770	38,350	0	44,120
1997	Assessment Roll	Residential	Full	5,150	34,210	0	39,360
1995	Assessment Roll	Residential	Full	4,830	32,100	0	36,930
1993	Assessment Roll	Residential	Full	4,300	28,590	0	32,890
1992	Assessment Roll	Residential	Full	4,300	25,870	0	30,170
1991	Assessment Roll	Residential	Full	4,300	25,870	0	30,170
			Adj	4,300	20,760	0	25,060
1991	Was Prior Year	Residential	Full	4,300	23,870	0	28,170
			Adj	4,300	18,760	0	23,060

BDN 1R



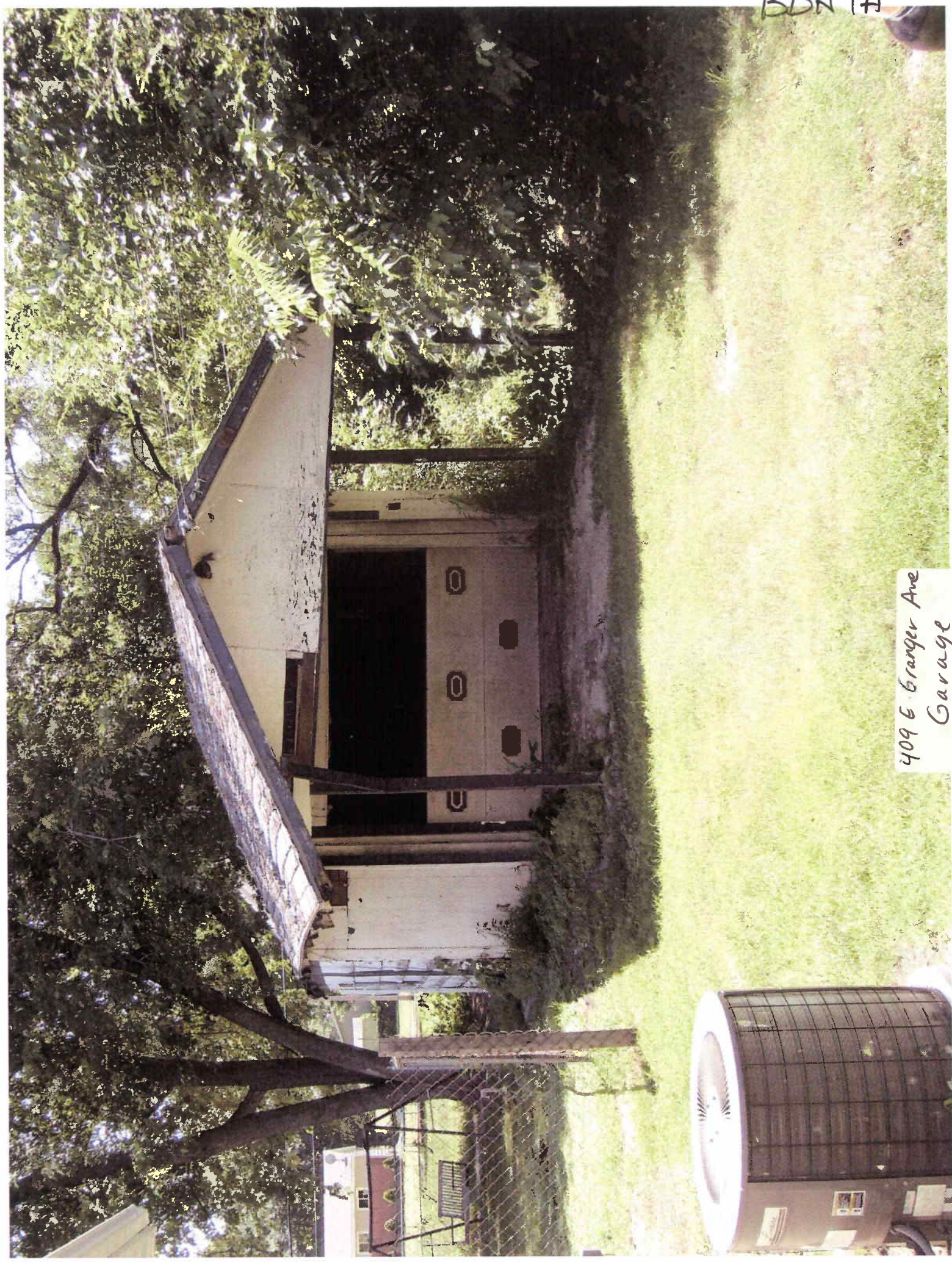
409 E. Granger Ave  
North Side

BDN LA



409 E. Granger Ave  
South side

BDN 1A



409 E Granger Ave  
Garage



409 E. Granger Ave  
South roof