

Date October 24, 2011

WHEREAS, the commercial property located at 2359 E. Grand Avenue, 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 Stan Gruen 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, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure on the real estate legally described as N 40F LOTS 15 & 16 CENTRAL PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2359 E. Grand 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 main 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	

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.

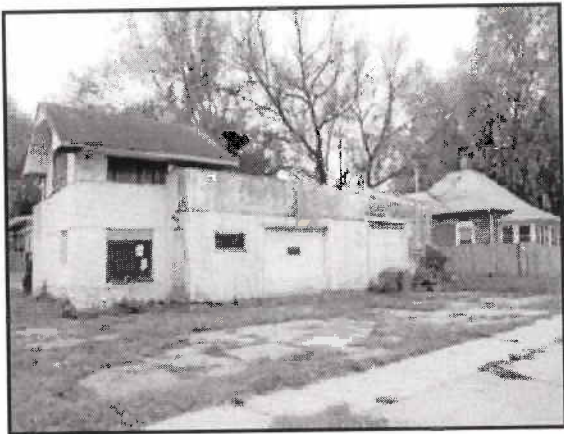
_____ Mayor

_____ City Clerk



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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
050/00212-000-000	7824-01-155-014	0432	DM16/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
2359 E GRAND AVE			DES MOINES IA 50317-6521		



Approximate date of photo 10/22/2010

Mailing Address
STAN GRUEN 1728 46TH ST DES MOINES, IA 50310-3023

Legal Description
N 40F LOTS 15 & 16 CENTRAL PARK

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	GRUEN, STAN	1986-09-12	5622/485	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Commercial	Full	5,100	7,000	0	12,100

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

Zoning	Description	SF	Assessor Zoning

BDH 1B

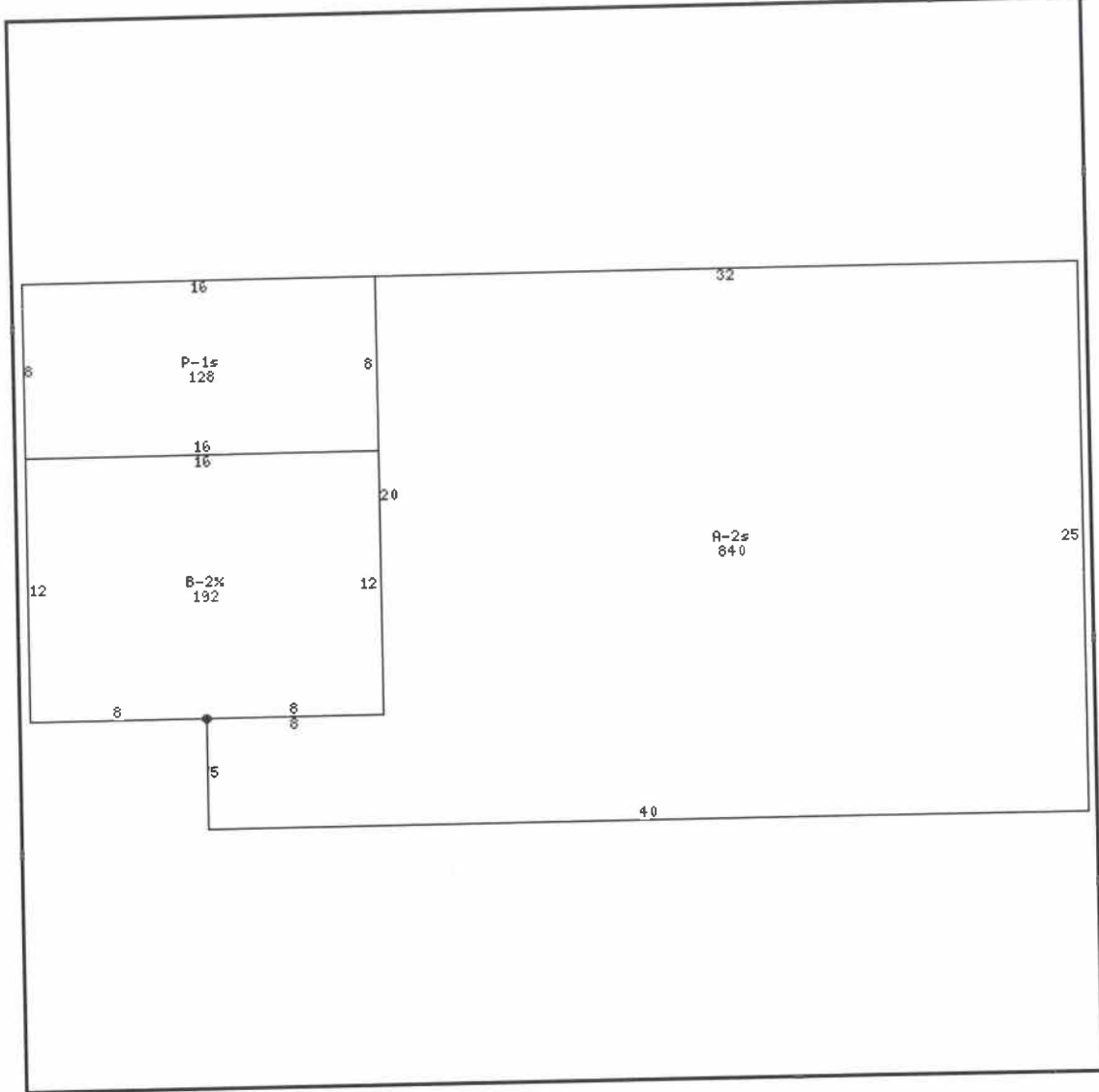
R1-60	One Family, Low Density Residential District	Residential
Source: City of Des Moines Community Development Published: 2011-05-25 Contact: Planning and Urban Design 515 283-4200		

<u>Land</u>					
SQUARE FEET	3,200	FRONTAGE	40.0	DEPTH	80.0
ACRES	0.073	SHAPE	RC/Rectangle	TOPOGRAPHY	B/Blank

<u>Commercial Summary</u>					
OCCUPANCY	3/Auto Service	WEIGHTED AGE	1950	STORY HEIGHT	2
LAND AREA	3,200	GROSS AREA	1,224	FINISH AREA	0
BSMT UNFIN	0	BSMT FINISH	0	NUMBER UNITS	0

<u>Csection # 101</u>					
SECT MULTIPL	1	OCCUPANCY	3/Auto Service	FOUNDATION	CN/Concrete
SUBMERGED	N/No	EXT WALL	CT/Concrete Block or Tile	INSULATION	Y/Yes
ROOF	F/Flat	ROOF MATERL	B/Built-up	LANDINGS SF	128
LANDING QUAL	NM/Normal	MAN OVRHD SF	134	WIRING	A/Adequate
PLUMBING	A/Adequate	TOTAL ST HT	2	FRAME TYPE	FR/Frame
FIREPRF CNST	N/No	BLDG CLASS	4/Frame/Concrete Block/Tile/Concrete Tilt Up	TOT SCT AREA	1,224
GRND FL AREA	1,032	PERIMETER	146	GRADE	5
GRADE ADJUST	-20	YEAR BUILT	1920	YEAR REMODEL	1994
CONDITION	PR/Poor				
COMMENT	P=CONC BLK WALL(NO ROOF), I=2ND FLR ADDN				
COMMENT	CONST 1994.				

BDH 1B



Cgroup # 101 1					
USE CODE	369/Auto Service Building	BASE STORY	1	NUM STORIES	1
TOT GRP AREA	840	BASE FL AREA	840	WALL HEIGHT	9
HEATING	N/None	AIR COND	N	EXHAUST SYS	N/No

Cgroup # 101 2					
USE CODE	320/Warehouse	BASE STORY	2	NUM STORIES	1
TOT GRP AREA	384	BASE FL AREA	384	WALL HEIGHT	15

BDH | **B**

HEATING	N/None	AIR COND	N	EXHAUST SYS	N/No
COMMENT	2ND FLR CONST 1994				

Detached # 101

OCCUPANCY	PVC/Concrete Paving	MEASCODE	S/Square Feet	MEASURE1	1,600
GRADE	5	YEAR BUILT	1949	CONDITION	VP/Very Poor

Year	Type	Status	Application	Permit/Pickup Description
Current	P/Permit	TW/To Work	2011-08-08	RD/Fix Damage MISC Sqft 1160 Cost Estimate 5000
Current	P/Permit	TW/To Work	2009-02-27	AL/Alterations ROOF Cost Estimate 2000
2011	P/Permit	PA/Pass	2009-02-27	AL/ROOF
2010	P/Permit	PA/Pass	2009-02-27	AL/ROOF
2010	P/Permit	CA/Cancel	2007-02-20	AL/ROOF
2009	P/Permit	PA/Pass	2007-02-20	AL/ROOF
2008	P/Permit	PA/Pass	2007-02-20	AL/ROOF
2006	P/Permit	NA/No Add	2005-08-09	AL/ROOF
2003	P/Permit	NA/No Add	2002-10-15	AD/FENCE
1995	P/Permit	CP/Complete	1994-05-19	Alterations
1994	P/Permit	NA/No Add	1993-04-30	Fencing

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Commercial	Full	5,100	7,000	0	12,100
2009	<u>Assessment Roll</u>	Commercial	Full	5,100	7,000	0	12,100
2007	<u>Assessment Roll</u>	Commercial	Full	5,100	7,000	0	12,100
2005	<u>Assessment Roll</u>	Commercial	Full	4,800	6,800	0	11,600
2003	<u>Board Action</u>	Commercial	Full	4,200	6,400	0	10,600
2003	<u>Assessment Roll</u>	Commercial	Full	4,200	6,800	0	11,000
2001	<u>Assessment Roll</u>	Commercial	Full	4,000	6,400	0	10,400
1999	Board Action	Commercial	Full	5,500	6,400	0	11,900
1999	Assessment Roll	Commercial	Full	5,500	9,000	0	14,500
1995	Board Action	Commercial	Full	5,300	8,700	0	14,000
1995	Assessment Roll	Commercial	Full	5,300	8,700	0	14,000
1993	Assessment Roll	Commercial	Full	5,000	5,500	0	10,500

BDHIB

1991	Assessment Roll	Commercial	Full	4,800	5,300	0	10,100
1991	Was Prior Year	Commercial	Full	4,800	4,370	0	9,170

[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



**PUBLIC NUISANCE
NOTICE OF INSPECTION
PERMIT AND DEVELOPMENT CENTER
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF DES MOINES, IOWA**

BDH 1B

DATE OF NOTICE: July 11, 2011

DATE OF INSPECTION: July 11, 2011

CASE NUMBER: COD2010-03229

LEGAL INTEREST HOLDERS:	
Title Holder	STAN GRUEN 1728 46TH ST DES MOINES, IA 50310

PROPERTY ADDRESS: 2359 E GRAND AVE
LEGAL DESCRIPTION: N 40F LOTS 15 & 16 CENTRAL PARK

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 structure currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the structure will be placarded as unsafe to occupy pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, the structure is to remain vacant and unoccupied until occupancy is authorized by this office. If the structure is occupied, it must be vacated immediately. In accordance with Chapter 26-277 of Des Moines Municipal code, this structure is deemed unsafe, and creates a public nuisance threatening to the health and safety of the public.

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. Permits must be obtained from this department prior to commencing any repairs or demolition. Inspections must be requested and approved in accordance with the code and our policies.

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.

BDHIB

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. **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 an agreement voluntarily authorizing the City to do so. However, you will be responsible for all costs associated with the abatement of the public nuisance. The City may seek a personal judgment against you for the costs of removal and assess those costs against the property.

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 Polk county Recorder's Office, shall likewise be furnished to the Permit and Development Center.

Should you have any questions, feel free to call. I can usually be reached between 8:00am and 9:00am, Monday through Friday.

Jeff E. Van Maanen
BUILDING INSPECTOR
Permit and Development Center

DATE MAILED: 7/11/2011

MAILED BY: JEV
MAILED BY: JEV
MAILED BY: CJC

BDH1B

Areas that need attention: 2359 E GRAND AVE

ID/Entered: 2011/05/25 14:06:47.4060
Component: Roof
Requirement: Building Permit
Comments: Will need permit to fix

Complied: 05/25/2011
Defect: Holes or major defect
Location: Roof