*	Roll	Call	Number	



**Date** July 23, 2012

WHEREAS, the property located at 206 E. Fulton Drive, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholders Norman Kaldenberg and Heidi Kaldenberg, and Mortgage Holder CitiMortgage Inc. d/b/a ABN Amro Mortgage Group, 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 fire-damaged garage structure on the real estate legally described as LOT 15 CRAWFORD PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 206 E. Fulton Drive, 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 owners 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 garage structure.

Moved	hv	to adopt
Moved	Dy	to adopt

FORM APPROVED:

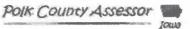
Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED			A	PPROVED

### **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.



[ Home ] [ General Query ] [ Legal Query ] [ HomeOwner Query ] [ Book/Page Query ] [ Commercial Query ] [ Res Sales Query ] [ Comm Sales Query ] [ Help ]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
010/01086-000-000	7824-15-105-012	0597	DM26/Z	DES MOINES	ACTIVE
School District	<b>Tax Increment Finance District</b>	Bond	/Fire/Sew	er/Cemetery	
1/Des Moines					
Street Address			City Stat	e Zipcode	
206 E FULTON DR			<b>DES MOINES IA 50315-1590</b>		





Approximate date of photo 01/22/2009

# **Mailing Address**

NORMAN KALDENBERG 206 E FULTON DR DES MOINES, IA 50315-1590

### **Legal Description**

### LOT 15 CRAWFORD PLACE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	KALDENBERG, NORMAN	2001-06-26	8878/104	87.20
Title Holder #2	KALDENBERG, HEIDI	And the command of the language of the languag		

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	12,000	39,100	0	51,100
Market Ad	justed Cost Report	Estimate Taxes	Polk County	Treasurer Tax	x Information	Pay
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	oscon cost resort	<u>Taxe</u>		Troubaror Tu	· mionnation	a ct y

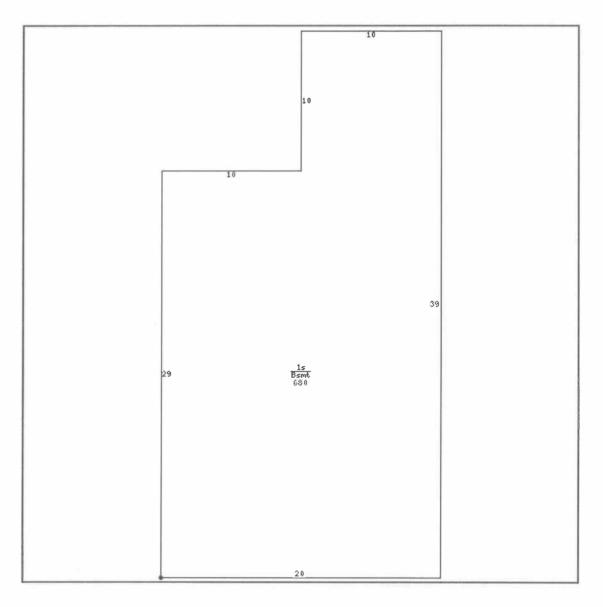


Zoning	Description	SF	<b>Assessor Zoning</b>
R1-60	One Family, Low Density Residential District		Residential
*Condition	Docket_no <u>14361</u>		

Urban Design 515 283-4200

Land					
SQUARE FEET	7,000	FRONTAGE	50.0	DEPTH	140.0
ACRES	0.161	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family		S1/1 Story	BLDG STYLE	CV/Conventional
YEAR BUILT	1915	# FAMILIES	1	GRADE	5
GRADE ADJUST	+05	CONDITION	BN/Below Normal	TSFLA	680
MAIN LV AREA	680	BSMT AREA	680	FOUNDATION	M/Masonry
EXT WALL TYP	ST/Stucco	ROOF TYPE	F/Flat	ROOF MATERL	C/Composition
HEATING	A/Gas Forced Air	AIR COND	0	BATHROOMS	1
BEDROOMS	2	ROOMS	4		



<u>Detached # 101</u>					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	24	MEASURE2	24	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1971	CONDITION	BN/Below Normal

<u>Detached # 201</u>					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	13	MEASURE2	18	STORY HEIGHT	1



GRADE 5 YEAR BUILT 1925 CONDITION BN/Below Normal

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
YACAVONA, LEONARD C	KALDENBERG, NORMAN	<u>2001-06-</u> <u>23</u>	54,950	D/Deed	8878/104
UNKNOWN	YACAVONA, LEONARD	1987-12- 14	5,000	D/Deed	5804/241

Year	Туре	Status	Application	Permit/Pickup Description
1990	P/Permit	NA/No Add	1988-03-29	Roof Repair
1989	P/Permit	PA/Pass	1988-03-29	Roof Repair

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	Assessment Roll	Residential	Full	12,000	39,100	0	51,100
2009	Assessment Roll	Residential	Full	12,500	40,200	0	52,700
2007	Assessment Roll	Residential	Full	12,500	41,900	0	54,400
2005	Assessment Roll	Residential	Full	11,900	36,400	0	48,300
2003	Assessment Roll	Residential	Full	10,930	33,490	0	44,420
2001	Assessment Roll	Residential	Full	10,030	33,840	0	43,870
1999	Assessment Roll	Residential	Full	5,350	22,260	0	27,610
1997	Assessment Roll	Residential	Full	4,760	19,820	0	24,580
1995	Assessment Roll	Residential	Full	4,330	18,020	0	22,350
1993	Assessment Roll	Residential	Full	4,050	16,840	0	20,890
1991	Assessment Roll	Residential	Full	3,680	15,310	0	18,990
1991	Was Prior Year	Residential	Full	3,680	12,410	0	16,090

email this page

Room 195, 111 Court Avenue, Des Moines, 1A 50309 Phone 515 286-3140 / Fax 515 286-3386 polkweh@ussess.co.polk.ia.us



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

DATE OF NOTICE: May 16, 2012

**DATE OF INSPECTION:** 

March 19, 2012

**CASE NUMBER:** 

COD2012-01535

PROPERTY ADDRESS:

206 E FULTON DR

**LEGAL DESCRIPTION:** 

LOT 15 CRAWFORD PLACE

NORMAN KALDENBERG & HEIDI KALDENBERG Title Holder 307 ASH AVE WOODWARD IA 50276

CTTIMORTGAGE INC. D/B/A ABN AMRO MORTGAGE GROUP 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. 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 COMPONETS 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) 237-143(

Nid Inspector

DATE MAILED: 5/16/2012

MAILED BY: TSY

BDH 1-B

## Areas that need attention: 206 E FULTON DR

Component: Exterior Walls Defect: Fire damaged **Requirement: Building Permit Location: Comments:** Garage Component: Roof Defect: Fire damaged **Requirement: Building Permit Location: Comments:** Garage Component: Exterior Doors/Jams Defect: Missing **Requirement: Location: Comments:** Garage Component: Windows/Window Frames Defect: Missing Requirement: **Location: Comments:** Garage

