



Date July 28, 2014

WHEREAS, the property located at 700 E Granger Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder Nicole T Herrera was notified via publication; Mortgage Holder Mortgage Electronic Registrations Systems, Inc was notified via personal service; and Mortgage Holder JPMC Specialty Mortgage LLC fka WM Special Mortgage, LLC was notified via publication 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 garage structure on the real estate legally described as Lot 22 and the East 1/2 of Lot 23 in Block 22 in 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 700 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 structure.

Moved by _____ to adopt.

FORM APPROVED.

Vicky Long Hill, Assistant City Attorney

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.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

_____ City Clerk



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

BDH 1 (E)

2013

DATE OF NOTICE: April 4, 2014

DATE OF INSPECTION: October 16, 2014

CASE NUMBER: COD2013-06512

PROPERTY ADDRESS: 700 E GRANGER AVE

LEGAL DESCRIPTION: E 1/2 LOT 23 & ALL LOT 22 BLK 22 SECOND PLAT OF CLIFTON HEIGHTS

NICOLE T HERRERA
Title Holder
700 E GRANGER AVE
DES MOINES IA 50315-1433

MORTGAGE ELECTRONIC REGISTRATIONS SYS. INC.
Mortgage Holder
ATTN: ANDREW MARMIAN, ATTY
1818 LIBRARY ST STE 3300
RESTON VA 20190

JPMC SPECIALTY MORTGAGE LLC F/K/A
Mortgage Holder
WM SPECIAL MORTGAGE LLC
4 CHASE METROTECH CTR FLR 03
BROOKLYN NY 11245-0003

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 (515) 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 (515) 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.



Nid Inspector

DATE MAILED: 4/4/2014

MAILED BY: JDH

Areas that need attention: 700 E GRANGER AVE

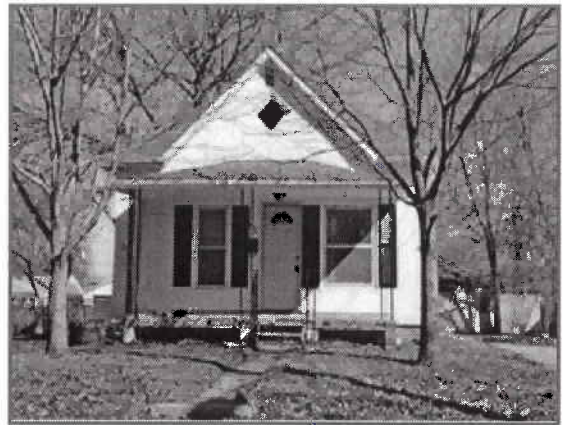
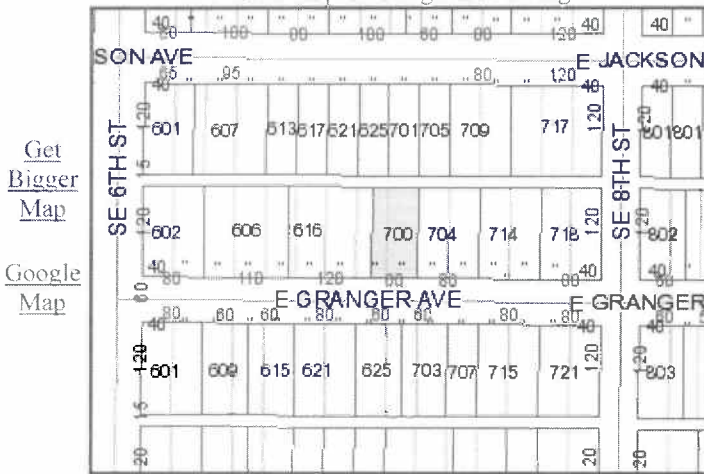
<u>Component:</u>	Accessory Buildings	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage
<u>Comments:</u>	Demo detached garage or obtain building permit to repair.		
<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage
<u>Comments:</u>			
<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Absence of paint
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Garage
<u>Comments:</u>			
<u>Component:</u>	Roof	<u>Defect:</u>	Holes or major defect
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Garage
<u>Comments:</u>			
<u>Component:</u>	Shingles Flashing	<u>Defect:</u>	Missing
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Garage
<u>Comments:</u>			
<u>Component:</u>	Soffit/Facia/Trim	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Garage
<u>Comments:</u>			
<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	Absence of paint
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Garage
<u>Comments:</u>			



[[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
020/00687-000-000	7824-10-407-015	0576	DM23/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
I/Des Moines					
Street Address			City State Zipcode		
700 E GRANGER AVE			DES MOINES IA 50315-1433		

Click on parcel to get new listing



Approximate date of photo 03/20/2014

Mailing Address
NICOLE T HERRERA 700 E GRANGER AVE DES MOINES, IA 50315-1433

Legal Description
E 1/2 LOT 23 & ALL LOT 22 BLK 22 SECOND PLAT OF CLIFTON HEIGHTS

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	HERRERA, NICOLE T	2000-08-31	8579/909	79.20

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	12,400	52,500	0	64,900

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

Taxable Value Credit	Name	Number	Info
Homestead	HERRERA, NICOLE T	132326	

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182			

Land					
SQUARE FEET	7,200	FRONTAGE	60.0	DEPTH	120.0
ACRES	0.165	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	CV/Conventional
YEAR BUILT	1902	YEAR REMODEL	1993	# FAMILIES	1
GRADE	4	GRADE ADJUST	-10	CONDITION	AN/Above Normal
TSFLA	980	MAIN LV AREA	980	BSMT AREA	657
OPEN PORCH	102	DECK AREA	160	FOUNDATION	M/Masonry
EXT WALL TYP	WS/Wood Siding	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	100	BATHROOMS	1
BEDROOMS	2	ROOMS	5		

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	<u>Assessment Roll</u>	Residential	Full	12,400	52,500	0	64,900
2011	<u>Assessment Roll</u>	Residential	Full	12,400	52,100	0	64,500
2009	<u>Assessment Roll</u>	Residential	Full	13,200	53,900	0	67,100
2007	<u>Assessment Roll</u>	Residential	Full	13,200	53,900	0	67,100
2005	<u>Assessment Roll</u>	Residential	Full	11,000	48,200	0	59,200
2004	<u>Assessment Roll</u>	Residential	Full	9,640	41,900	0	51,540
2003	<u>Assessment Roll</u>	Residential	Full	9,640	41,900	0	51,540
			Adj	9,640	40,060	0	49,700
2001	<u>Assessment Roll</u>	Residential	Full	9,150	34,910	0	44,060
			Adj	9,150	33,070	0	42,220
1999	<u>Assessment Roll</u>	Residential	Full	4,700	45,080	0	49,780
			Adj	4,700	43,240	0	47,940
1997	<u>Assessment Roll</u>	Residential	Full	4,190	40,210	0	44,400
			Adj	4,190	38,370	0	42,560
1995	<u>Assessment Roll</u>	Residential	Full	3,930	37,730	0	41,660
			Adj	3,930	35,890	0	39,820
1994	<u>Assessment Roll</u>	Residential	Full	3,500	33,600	0	37,100
			Adj	3,500	31,760	0	35,260
1993	<u>Assessment Roll</u>	Residential	Full	3,500	32,000	0	35,500
1993	Was Prior Year	Residential	Full	3,500	13,870	0	17,370

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



700 E. GRANGER
SOUTH SIDE OF GARAGE



700 E. GRANGER
WEST SIDE OF GARAGE



700 E. GRANGER

NORTH SIDE OF GARAGE