



Date September 22, 2014

WHEREAS, the property located at 7085 Bloomfield Road Lot 221, 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, Des Moines Regency Manor, LLC, was notified via personal service; and Mortgage Holder, U.S. Bank, NA as Trustee for GE Commercial, was notified via personal service 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 main structure on the real estate legally described as A tract of land in the Southwest Quarter of the Northeast Quarter and in the Southeast Quarter of the Northwest Quarter of Section 35, Township 78 North, Range 24 West of the 5th P.M., Polk County, Iowa described as: Commencing at the center of Section 35, Township 78 North, Range 24 West of the 5th P.M., Polk County, Iowa, thence East along the South line of the Northeast Quarter of said Section 35, 87.0 feet to the point of beginning, said point being 100.0 feet normally distant from the Northeasterly of the center line of U.S. Highway No. 65-69 as it is presently established, thence continuing East along said south line 1237.2 feet to the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 35, thence North along the East line of said Southwest Quarter of the Northeast Quarter of said Section 35, 1321.9 feet to the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 35, thence West along the North lines of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of said Section 35, 2534.3 feet to the Easterly Right of Way line of said U.S. Highway No. 65 and No. 69, thence southeasterly parallel to and 100.0 feet normally distant from the centerline of said U.S. Highway No. 65 and No. 69, 900.1 feet to station 1149+03.4, thence continuing Southeasterly along said right of way 402.6 feet to center line station 1145+00, said point being 80.0 feet normally distant from said station, thence continuing Southeasterly along said Right of Way 554.08 feet to the point of beginning, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 7085 Bloomfield Road, lot 221, 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.



Roll Call Number

Agenda Item Number
BDH 1(C)

Date September 22, 2014

FORM APPROVED:

Vicky Long Hill

Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
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



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

BDH 1(C)

DATE OF NOTICE: February 10, 2014

DATE OF INSPECTION: November 14, 2013

CASE NUMBER: COD2013-05115

PROPERTY ADDRESS: 7085 BLOOMFIELD RD LOT 221

LEGAL DESCRIPTION: SE 1/4 NW 1/4 LYG E OF BLOOMFIELD RD AND SW 1/4 NE 1/4 LESS RD SEC 35-78-24

DES MOINES REGENCY MANOR LLC

Title Holder

CORP SERVICE CO, REG AGT

505 5TH AVE STE 729

DES MOINES IA 50309

US BANK, NA AS TRUSTEE FOR GE COMMERCIAL

Mortgage Holder

MORTGAGE CORP

4801 FREDERICA ST

OWENSBORO KY 42301

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 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: 2/10/2014

MAILED BY: JDH

Areas that need attention: 7085 BLOOMFIELD RD

<p><u>Component:</u> Roof <u>Requirement:</u> Building Permit <u>Comments:</u></p>	<p><u>Defect:</u> Deteriorated <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Windows/Window Frames <u>Requirement:</u> Building Permit <u>Comments:</u></p>	<p><u>Defect:</u> Deteriorated <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Exterior Doors/Jams <u>Requirement:</u> Building Permit <u>Comments:</u></p>	<p><u>Defect:</u> Deteriorated <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Exterior Walls <u>Requirement:</u> Building Permit <u>Comments:</u></p>	<p><u>Defect:</u> Deteriorated <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Floor Joists/Beams <u>Requirement:</u> Building Permit <u>Comments:</u></p>	<p><u>Defect:</u> Deteriorated <u>Location:</u> Throughout</p>
<p><u>Component:</u> Interior Walls /Ceiling <u>Requirement:</u> Building Permit <u>Comments:</u></p>	<p><u>Defect:</u> Deteriorated <u>Location:</u> Throughout</p>
<p><u>Component:</u> Wiring <u>Requirement:</u> Electrical Permit <u>Comments:</u></p>	<p><u>Defect:</u> In disrepair <u>Location:</u> Throughout</p>
<p><u>Component:</u> Electrical System <u>Requirement:</u> Electrical Permit <u>Comments:</u></p>	<p><u>Defect:</u> In disrepair <u>Location:</u> Throughout</p>

BDH 1(c)

<u>Component:</u> Mechanical System	<u>Defect:</u> In disrepair
<u>Requirement:</u> Mechanical Permit	<u>Location:</u> Throughout
<u>Comments:</u>	

<u>Component:</u> Plumbing System	<u>Defect:</u> In disrepair
<u>Requirement:</u> Plumbing Permit	<u>Location:</u> Throughout
<u>Comments:</u>	

<u>Component:</u> Smoke Detectors	<u>Defect:</u> In disrepair
<u>Requirement:</u> Building Permit	<u>Location:</u> Throughout
<u>Comments:</u>	



Polk County Assessor 

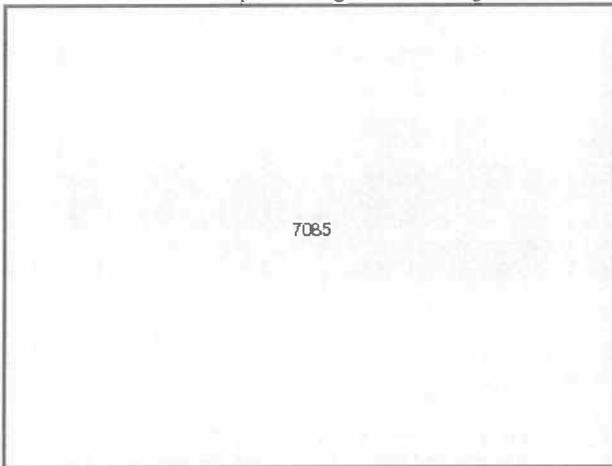
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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
120/07399-108-000	7824-35-251-001	A186	DM97/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
7085 BLOOMFIELD RD			DES MOINES IA 50320-1800		

Click on parcel to get new listing

[Get Bigger Map](#)

[Google Map](#)



Approximate date of photo 06/15/2010

Mailing Address

DES MOINES REGENCY MANOR LLC
 IA LIMITED LIABILITY CO
 3000 S SCOTT ST
 DES PLAINES, IL 60018-3814

Legal Description

SE 1/4 NW 1/4 LYG E OF BLOOMFIELD RD AND SW 1/4 NE 1/4 LESS RD SEC 35-78-24
 48 Buildings on Leased Land

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	DES MOINES REGENCY MANOR LLC	2005-12-30	11465/979	16416.20

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Commercial	Full	2,010,000	2,040,000	0	4,050,000

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

Zoning	Description	SF	Assessor Zoning
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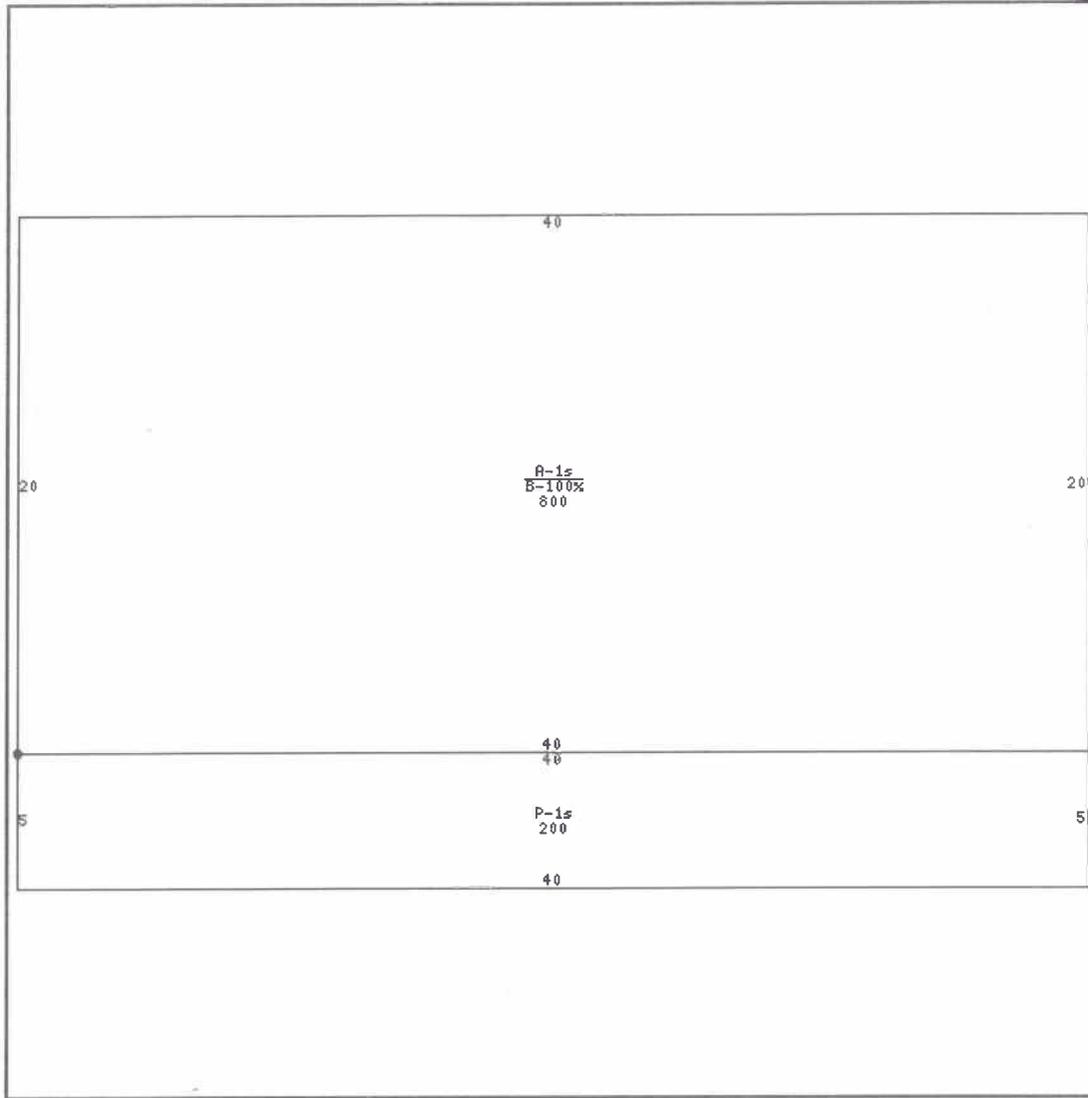


R-5	Mobile Home Residential District		Mobile Home Park
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182			

Land					
SQUARE FEET	2,500,344	ACRES	57.400	SHAPE	KS/Keystone
TOPOGRAPHY	B/Blank				

Commercial Summary					
OCCUPANCY	23/Mobile Home Park	WEIGHTED AGE	1972	STORY HEIGHT	1
LAND AREA	2,500,344	GROSS AREA	800	FINISH AREA	800
BSMT UNFIN	800	BSMT FINISH	800	NUMBER UNITS	0

Csection # 101					
OCCUPANT	REGENCY MANOR MOBILE HOME COURT				
SECT MULTIPL	1	OCCUPANCY	23/Mobile Home Park	FOUNDATION	CN/Concrete
EXT WALL	SS/Siding/Shingle	INSULATION	Y/Yes	ROOF	G/Gable
ROOF MATERL	S/Shingle	LANDINGS SF	200	LANDING 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 Blk, Tile, Tilt Up
TOT SCT AREA	1,600	GRND FL AREA	800	PERIMETER	120
GRADE	4	GRADE ADJUST	+00	YEAR BUILT	1972
CONDITION	NM/Normal				
COMMENT	P=CONC SLAB OFFICE & CLUBHOUSE				



Cgroup # 101 1					
USE CODE	703/Common Area	BASE STORY	1	NUM STORIES	1
TOT GRP AREA	800	BASE FL AREA	800	HEATING	C/Central
AIR COND	Y	EXHAUST SYS	N/No		

Cgroup # 101 2					
USE CODE	005/Basement Entire	NUM STORIES	1	TOT GRP AREA	800
BASE FL AREA	800	WALL HEIGHT	8	HEATING	N/None
AIR COND	N	EXHAUST SYS	N/No		

BDH (CC)

Cgroup # 101 3					
USE CODE	004/Basement Finished	NUM STORIES	1	TOT GRP AREA	800
BASE FL AREA	800	HEATING	C/Central	AIR COND	Y
EXHAUST SYS	N/No				

Detached # 101					
OCCUPANCY	MHP/Mobile Home Pads	MEASCODE	Q/Quantity	MEASURE1	301
GRADE	2	YEAR BUILT	1972	CONDITION	VG/Very Good

Detached # 201					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	24	MEASURE2	28	GRADE	4
YEAR BUILT	1972	CONDITION	NM/Normal		

Detached # 301					
OCCUPANCY	SWC/Swimming Pool/Commercial	MEASCODE	D/Dimensions	MEASURE1	20
MEASURE2	45	GRADE	4	YEAR BUILT	1972
CONDITION	NM/Normal				
COMMENT	INCL APRON				

Detached # 401					
OCCUPANCY	PVA/Asphalt Paving	MEASCODE	S/Square Feet	MEASURE1	11,700
GRADE	4	YEAR BUILT	1972	CONDITION	NM/Normal

Detached # 501					
OCCUPANCY	FNC/Fence	CONSTR TYPE	CL/Chain Link	MEASCODE	D/Dimensions
MEASURE1	2,544	MEASURE2	5	GRADE	4
YEAR BUILT	1972	CONDITION	NM/Normal		

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
REGENCY MANOR MOBILE HOME PARK COMPANY	DES MOINES REGENCY MANOR, LLC	2005-12-13	10,250,000	D/Deed	11465/979



Year	Type	Status	Application	Permit/Pickup Description
Current	P/Permit	TW/To Work	2014-09-04	RM/Remove MOBILE HOME
2014	P/Permit	NA/No Add	2013-02-01	RM/MISC
2013	P/Permit	NA/No Add	2012-05-21	AD/AIR CONDITIONING
2013	P/Permit	NA/No Add	2012-03-02	AD/MISC (160 sf)
2011	U/Pickup	CP/Complete	2011-03-18	RV/REVAL
2005	P/Permit	NA/No Add	2004-08-20	AD/ROOM (200 sf)
2003	U/Pickup	CP/Complete	2002-12-10	RM/GARAGE
2003	P/Permit	CP/Complete	2002-08-20	AD/ROOM (150 sf)
2003	P/Permit	CP/Complete	2002-08-08	NC/GARAGE (400 sf)
2003	P/Permit	CP/Complete	2002-07-15	AD/DECK (120 sf)
2003	P/Permit	CP/Complete	2002-07-11	AD/DECK (240 sf)
2002	P/Permit	NA/No Add	2001-08-23	AD/DECK (128 sf)
2002	P/Permit	NA/No Add	2001-04-10	AD/DECK (240 sf)
1999	P/Permit	NA/No Add	1998-09-10	NC/CARPORT (Cost \$2,000)
1999	P/Permit	NA/No Add	1998-08-28	NC/CARPORT (400 sf) (Cost \$4,608)
1999	U/Pickup	NA/No Add	1998-07-01	RM/GARAGE
1999	P/Permit	NA/No Add	1998-05-28	AD/PORCH (Cost \$1,500)
1999	P/Permit	NA/No Add	1998-05-08	AD/DECK (336 sf) (Cost \$2,852)
1997	U/Pickup	CP/Complete	1997	RV/REVAL
1995	P/Permit	NA/No Add	1994-09-08	Enclosed Porch
1995	U/Pickup	NA/No Add	1994-08-10	Remove Porch and Garage
1994	P/Permit	CP/Complete	1993-06-15	New Garage
1993	U/Pickup	CP/Complete	1992-09-29	Remove Garage
1992	P/Permit	CP/Complete	1991-03-18	New Garage
1991	P/Permit	CP/Complete	1990-09-11	New Carport
1991	P/Permit	CP/Complete	1990-04-19	Garage
1991	P/Permit	CP/Complete	1990-03-21	Garage
1990	P/Permit	CP/Complete	1989-06-15	Detached Garage
1990	P/Permit	CP/Complete	1989-05-08	Roof Over Mobile Home

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	Assessment Roll	Commercial	Full	2,010,000	2,040,000	0	4,050,000
2011	Assessment Roll	Commercial	Full	2,010,000	2,040,000	0	4,050,000
2009	Assessment Roll	Commercial	Full	2,012,000	1,751,000	0	3,763,000

2007	<u>Assessment Roll</u>	Commercial	Full	2,012,000	1,751,000	0	3,763,000
2006	<u>Board Action</u>	Commercial	Full	1,820,000	1,700,000	0	3,520,000
2005	<u>Assessment Roll</u>	Commercial	Full	1,820,000	1,700,000	0	3,520,000
			Adj	1,596,800	1,700,000	0	3,296,800
2004	<u>Assessment Roll</u>	Commercial	Full	1,582,460	1,588,540	0	3,171,000
			Adj	1,388,390	1,588,540	0	2,976,930
2003	<u>Board Action</u>	Commercial	Full	1,582,460	1,588,540	0	3,171,000
2003	<u>Assessment Roll</u>	Commercial	Full	1,582,460	1,889,350	0	3,471,810
2001	<u>Assessment Roll</u>	Commercial	Full	1,492,890	1,499,110	0	2,992,000
1999	<u>Assessment Roll</u>	Commercial	Full	1,447,000	1,499,000	0	2,946,000
1997	<u>Board Action</u>	Commercial	Full	1,404,500	1,455,000	0	2,859,500
1997	<u>Assessment Roll</u>	Commercial	Full	1,404,500	1,791,500	0	3,196,000
1995	<u>Assessment Roll</u>	Commercial	Full	936,000	942,000	0	1,878,000
1994	<u>Assessment Roll</u>	Commercial	Full	891,000	1,022,040	0	1,913,040
1993	<u>Assessment Roll</u>	Commercial	Full	891,000	1,019,000	0	1,910,000
1992	<u>Assessment Roll</u>	Commercial	Full	856,800	983,170	0	1,839,970
1991	<u>Assessment Roll</u>	Commercial	Full	856,800	979,680	0	1,836,480
1990	<u>Assessment Roll</u>	Commercial	Full	856,800	974,300	0	1,831,100

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Room 195, 111 Court Avenue, Des Moines, IA 50309
 Phone 515 286-3140 / Fax 515 286-3386
polkweb@assess.co.polk.ia.us

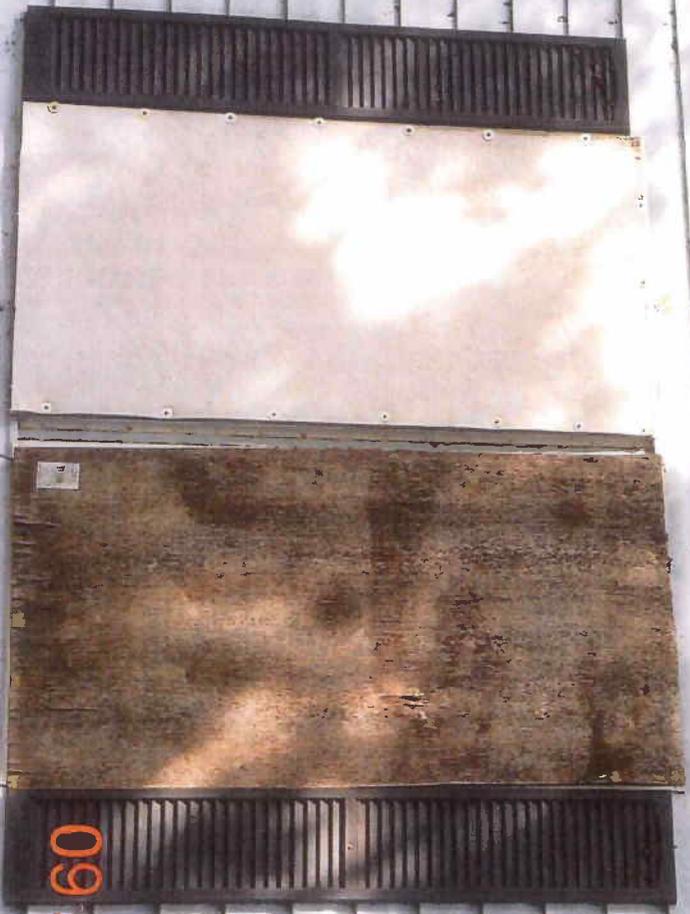
BDH 100

7085 Bloomfield Rd Lot 201



11 13 2013

7085 Bloomfield Rd Lot 221



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BDH 1(c)

7085 Blomfield Rd
Lot 221

09.17.2014 11:09





09-17-2014 11:08

7085 Blvd