



**Roll Call Number**

Agenda Item Number  
**BDH (A)**

Date January 26, 2015

WHEREAS, the property located at 3732 Easton Blvd, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the structure (commercial building) in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Tax Partnership 26, was notified via personal service more than thirty days ago to repair or demolish the structure (commercial building) 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 structure (commercial building) on the real estate legally described as Lots 736, 737 and 738 in FOUR MILE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3732 Easton Blvd, 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 structure.

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED:

  
\_\_\_\_\_  
Vicky Long Hill, Assistant City Attorney

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

**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.

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**BDH 1 (A)**

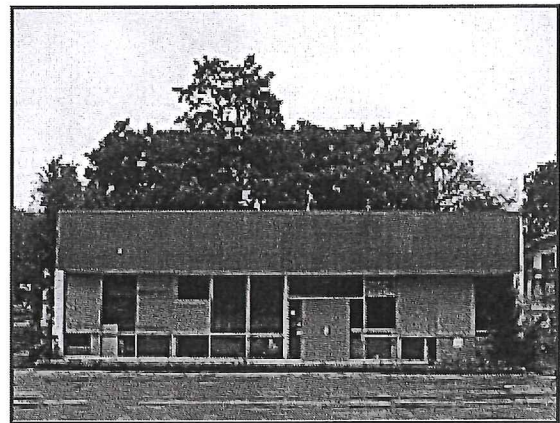
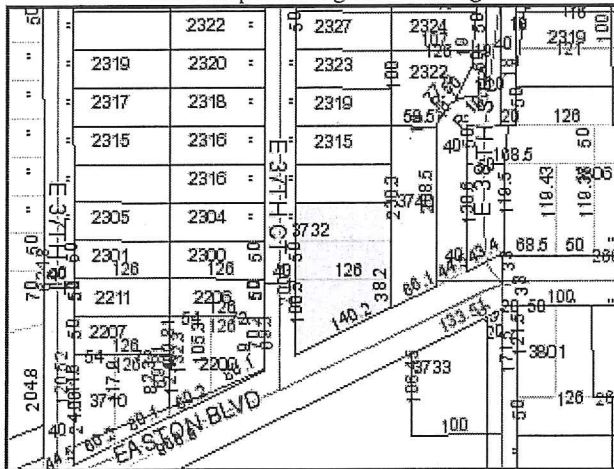
*Polk County Assessor*   
Iowa

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

<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
060/04428-001-000	7923-29-481-045	0810	DM12/D	DES MOINES	ACTIVE
<b>School District</b>	<b>Tax Increment Finance District</b>	<b>Bond/Fire/Sewer/Cemetery</b>			
1/Des Moines					
<b>Street Address</b>			<b>City State Zipcode</b>		
3732 EASTON BLVD			DES MOINES IA 50317		

Click on parcel to get new listing

[Get Bigger Map](#)  
[Google Map](#)



Approximate date of photo 08/06/2014

<b>Mailing Address</b>
TAX PARTNERSHIP 26 2920 N HARRISON ST DAVENPORT, IA 52803-1044

<b>Legal Description</b>
LTS 736, 737 & 738 FOUR MILE

<b>Ownership</b>	<b>Name</b>	<b>Recorded</b>	<b>Book/Page</b>	<b>RevStamps</b>
Title Holder #1	TAX PARTNERSHIP 26	2014-08-18	15292/72	

<b>Assessment</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>AgBd</b>	<b>Total</b>
Current	Commercial	Full	48,000	405,000	0	453,000

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

<b>Zoning</b>	<b>Description</b>	<b>SF</b>	<b>Assessor Zoning</b>
C-1	Neighborhood Retail Commercial District		Commercial

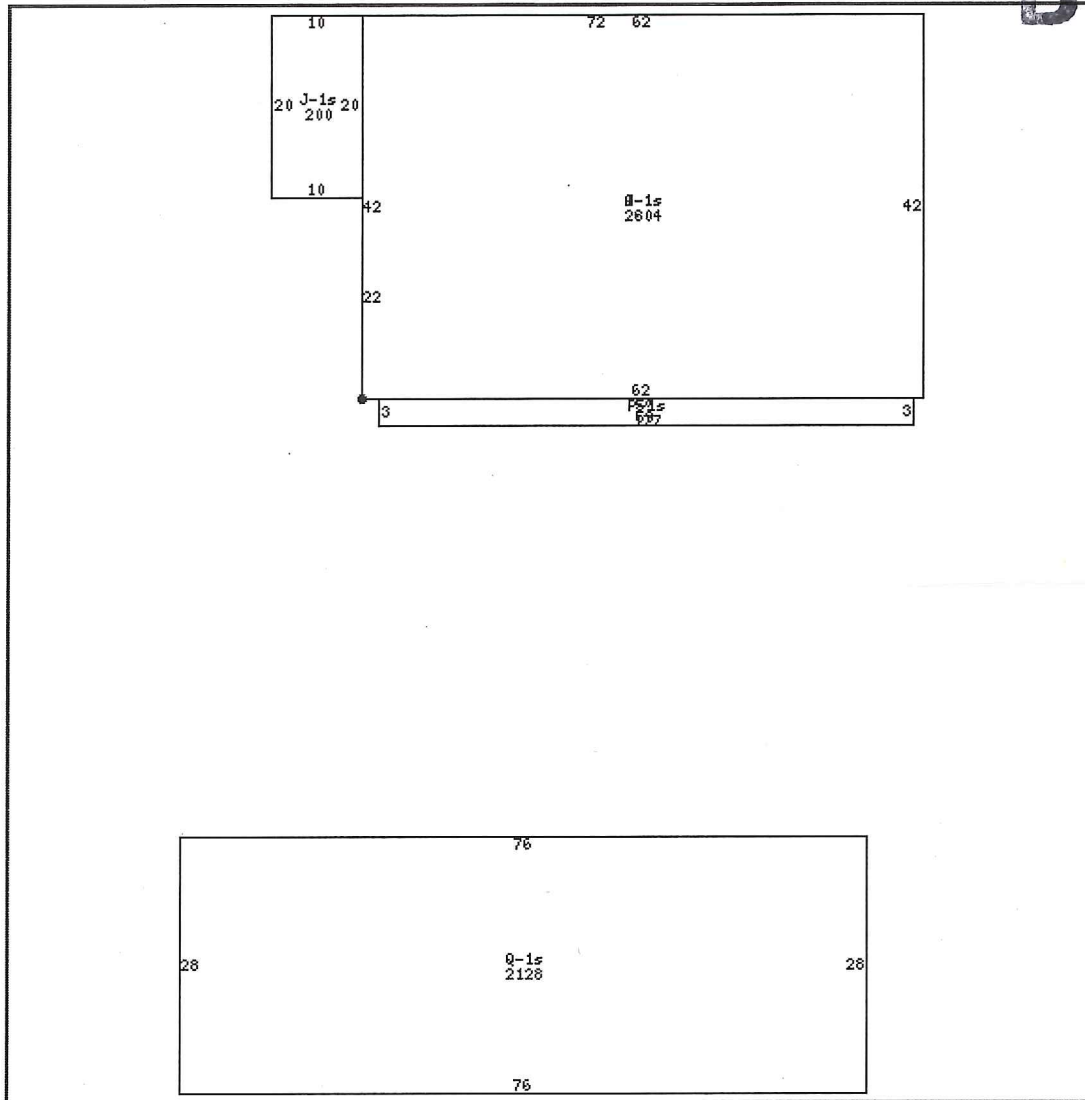
**Source:** City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design 515 283-4182

<b>Land</b>					
<b>SQUARE FEET</b>	21,338	<b>ACRES</b>	0.490	<b>SHAPE</b>	RT/Rectangular
<b>TOPOGRAPHY</b>	B/Blank				

<b>Commercial Summary</b>					
<b>OCCUPANCY</b>	8/Retail Convenience	<b>WEIGHTED AGE</b>	1997	<b>STORY HEIGHT</b>	1
<b>LAND AREA</b>	21,338	<b>GROSS AREA</b>	2,804	<b>FINISH AREA</b>	2,604
<b>BSMT UNFIN</b>	0	<b>BSMT FINISH</b>	0	<b>NUMBER UNITS</b>	0

<b>Csection # 101</b>					
<b>OCCUPANT</b>	SINGH SELF SERVICE TEXACO(OPEN 1-23-98)				
<b>SECT MULTIPL</b>	1	<b>OCCUPANCY</b>	8/Retail Convenience	<b>FOUNDATION</b>	CN/Concrete
<b>SUBMERGED</b>	N/No	<b>EXT WALL</b>	CT/Concrete Block or Tile	<b>INSULATION</b>	Y/Yes
<b>ROOF</b>	F/Flat	<b>ROOF MATERL</b>	M/Metal	<b>COVERED AREA</b>	2,305
<b>COVER QUAL</b>	NM/Normal	<b>WIRING</b>	A/Adequate	<b>PLUMBING</b>	A/Adequate
<b>TOTAL ST HT</b>	1	<b>FRAME TYPE</b>	ST/Steel	<b>FIREPRF CNST</b>	N/No
<b>BLDG CLASS</b>	4/Frame, Concrete Blk, Tile, Tilt Up	<b>TOT SCT AREA</b>	2,804	<b>GRND FL AREA</b>	2,804
<b>PERIMETER</b>	228	<b>GRADE</b>	3	<b>GRADE ADJUST</b>	+00
<b>YEAR BUILT</b>	1997	<b>CONDITION</b>	NM/Normal		
<b>COMMENT</b>	I=CONV STORE, J=WHSE, P=ATT CAN, Q:CAN				

**BDH** 1(A)



<u>Cgroup # 101 1</u>					
USE CODE	250/Retail Convenience	BASE STORY	1	NUM STORIES	1
TOT GRP AREA	2,604	BASE FL AREA	2,604	WALL HEIGHT	15
HEATING	P/Package	AIR COND	Y	NIGHT DEP	N
AUTO BNK SYS	N	SECURITY SYS	N	EXHAUST SYS	N/No

<u>Cgroup # 101 2</u>					
USE CODE	320/Warehouse	BASE STORY	1	NUM STORIES	1
TOT GRP AREA	200	BASE FL AREA	200	WALL HEIGHT	10
HEATING	N/None	AIR COND	N	NIGHT DEP	N

**BDH 1(A)**

<b>AUTO BNK SYS</b>	N	<b>SECURITY SYS</b>	N	<b>EXHAUST SYS</b>	N/No
<b>COMMENT</b>	ATT UNHEATED STG				

<b>Detached # 101</b>					
<b>OCCUPANCY</b>	PVA/Asphalt Paving	<b>MEASCODE</b>	S/Square Feet	<b>MEASURE1</b>	14,748
<b>GRADE</b>	3	<b>YEAR BUILT</b>	1997	<b>CONDITION</b>	NM/Normal
<b>OTHER</b>	ASPH W/PT CONC				

<b>Detached # 201</b>					
<b>OCCUPANCY</b>	LYD/Yard Lighting	<b>MEASCODE</b>	Q/Quantity	<b>MEASURE1</b>	6
<b>GRADE</b>	4	<b>YEAR BUILT</b>	1997	<b>CONDITION</b>	NM/Normal
<b>OTHER</b>	6 POLES/8 FIXTURES				

<b>Detached # 301</b>					
<b>OCCUPANCY</b>	TKS/Storage Tank	<b>CONSTR TYPE</b>	ST/Steel	<b>MEASCODE</b>	C/Capacity
<b>MEASURE1</b>	12,000	<b>GRADE</b>	4	<b>YEAR BUILT</b>	1997
<b>CONDITION</b>	NM/Normal				

<b>Detached # 401</b>					
<b>OCCUPANCY</b>	TKS/Storage Tank	<b>CONSTR TYPE</b>	ST/Steel	<b>MEASCODE</b>	C/Capacity
<b>MEASURE1</b>	13,000	<b>GRADE</b>	4	<b>YEAR BUILT</b>	1997
<b>CONDITION</b>	NM/Normal				
<b>OTHER</b>	SEGMENTATED TANK(W/8000 & 5000 GAL)				

<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
RAKHRA IOWA E-Z GO STATIONS THREE, INC.	CONVENIENCE STORES LSG & MGMT, LLC	2010- 06-01	42,500	D/Deed	13482/941

<u>Year</u>	<u>Type</u>	<u>Status</u>	<u>Application</u>	<u>Permit/Pickup Description</u>
Current	P/Permit	TW/To Work	2013-09-03	RM/Remove CANOPY Sqft 1728
2014	P/Permit	PA/Pass	2013-09-03	RM/CANOPY (1728 sf)

**BDH 1(A)**

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	<u>Assessment Roll</u>	Commercial	Full	48,000	405,000	0	453,000
2011	<u>Assessment Roll</u>	Commercial	Full	48,000	405,000	0	453,000
2009	<u>Assessment Roll</u>	Commercial	Full	48,000	428,500	0	476,500
2007	<u>Assessment Roll</u>	Commercial	Full	48,000	428,500	0	476,500
2005	<u>Assessment Roll</u>	Commercial	Full	45,500	416,000	0	461,500
2003	<u>Assessment Roll</u>	Commercial	Full	39,500	389,000	0	428,500
2001	<u>Assessment Roll</u>	Commercial	Full	37,340	367,000	0	404,340

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](mailto:polkweb@assess.co.polk.ia.us)



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

**BDH 1(A)**

**DATE OF NOTICE: August 27, 2014**

**DATE OF INSPECTION: July 30, 2014**

**CASE NUMBER: COD2013-05385**

<b>LEGAL INTEREST HOLDERS:</b>	
<b>Title Holder</b>	TAX PARTNERSHIP 26 NANCY H COON, REG AGENT 2920 HARRISON ST DAVENPORT, IA 52803

**PROPERTY ADDRESS:** 3732 EASTON BLVD  
**LEGAL DESCRIPTION:** LTS 736, 737 & 738 FOUR MILE

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 26-157 (fka 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.**

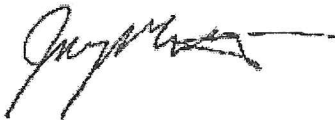
**BDH** (A)

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.



Jay M. Mattas  
Building Specialist  
Permit and Development Center  
Ph: 515-237-1485

DATE MAILED: 8/27/2014

MAILED BY: JMM



**Areas that need attention:** 3732 EASTON BLVD

<b>ID/Entered:</b>	2014/07/30 14:40:51.9990	<b>Complied:</b>	
<b>Component:</b>	Exterior Doors/Jams	<b>Defect:</b>	Not Weather Tight
<b>Requirement:</b>	Compliance with International Building Co	<b>Location:</b>	Main Structure
<b>Comments:</b>	Both rear doors open and broken		

<b>ID/Entered:</b>	2014/07/30 14:45:51.1130	<b>Complied:</b>	
<b>Component:</b>	Interior Walls /Ceiling	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Compliance with International Building Co	<b>Location:</b>	Throughout
<b>Comments:</b>	Ceiling and walls vandalized		

<b>ID/Entered:</b>	2014/07/30 14:46:57.6630	<b>Complied:</b>	
<b>Component:</b>	See Comments	<b>Defect:</b>	Cracked/Broken
<b>Requirement:</b>	Compliance with International Building Co	<b>Location:</b>	Throughout
<b>Comments:</b>	Cooler door glass broken		

<b>ID/Entered:</b>	2014/07/30 14:43:43.5050	<b>Complied:</b>	
<b>Component:</b>	Windows/Window Frames	<b>Defect:</b>	Cracked/Broken
<b>Requirement:</b>	Compliance with International Building Co	<b>Location:</b>	Throughout
<b>Comments:</b>	Several broken windows		

T

3732 Easton Blvd



07.29.2014

BDH 1(A)

T

3732 Easton Blvd



BDH 1 (A)

T

3730 Easton Blvd



11.18.2014

BDH 1 (A)

T

3732 Easton Blvd



11.18.2014

BDH 1(A)

T

3732 Easton Blvd



11.18.2014

BDH 1(A)