



**Roll Call Number**

**Agenda Item Number**

60 B

**Date** November 23, 2015

**ABATEMENT OF PUBLIC NUISANCES AT 629 SE 30<sup>th</sup> Street**

WHEREAS, the property located at 629 SE 30<sup>th</sup> Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the foundation in its present condition constitutes not only a menace to health and safety but is also public nuisances; and

WHEREAS, the Titleholder, EMC Mortgage Corporation dba LaSalle Bank, NA, was notified more than thirty days ago to remove or demolish the foundation and as of this date have failed to abate the nuisance.

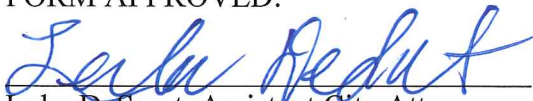
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The foundation on the real estate legally described as the North 75 feet of the West 175 feet of Lot 15 in FISHER FIELD, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 629 SE 30<sup>th</sup> Street, 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 foundation.

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

FORM APPROVED:

  
Luke DeSmet, 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

608

Polk County Assessor 

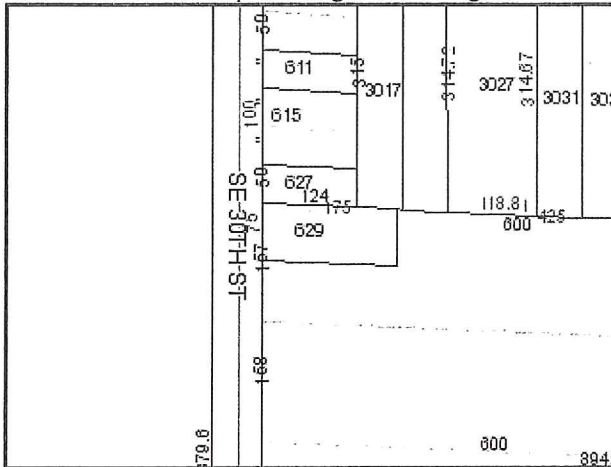
[ [Home](#) ] [ [General Query](#) ] [ [Legal Query](#) ] [ [HomeOwner Query](#) ] [ [Book/Page Query](#) ] [ [Commercial Query](#) ] [ [Res Sales Query](#) ] [ [Comm Sales Query](#) ] [ [Help](#) ]

|                        |                                       |                                 |                           |                     |               |
|------------------------|---------------------------------------|---------------------------------|---------------------------|---------------------|---------------|
| <b>District/Parcel</b> | <b>GeoParcel</b>                      | <b>Map</b>                      | <b>Nbhd</b>               | <b>Jurisdiction</b> | <b>Status</b> |
| 050/01689-001-000      | 7823-07-101-005                       | 0296                            | DM21/Z                    | DES MOINES          | ACTIVE        |
| <b>School District</b> | <b>Tax Increment Finance District</b> | <b>Bond/Fire/Sewer/Cemetery</b> |                           |                     |               |
| 1/Des Moines           | 30/DM 98 SE Agri Bus Park             |                                 |                           |                     |               |
| <b>Street Address</b>  |                                       |                                 | <b>City State Zipcode</b> |                     |               |
| 629 SE 30TH ST         |                                       |                                 | DES MOINES IA 50317-1347  |                     |               |

Click on parcel to get new listing

[Get Bigger Map](#)

[Google Map](#)



Approximate date of photo 08/12/2014

|   |
|---|
| <b>Mailing Address</b>  |
| EMC MORTGAGE CORPORATION<br>2780 LAKE VISTA DR<br>LEWISVILLE, TX 75067-3884 |

|                                    |
|------------------------------------|
| <b>Legal Description</b>           |
| N 75 F W 175 F LOT 15 FISHER FIELD |

|                  |                 |                 |                  |                  |
|------------------|-----------------|-----------------|------------------|------------------|
| <b>Ownership</b> | <b>Name</b>     | <b>Recorded</b> | <b>Book/Page</b> | <b>RevStamps</b> |
| Title Holder #1  | LASALLE BANK NA | 2010-03-05      | 13373/482        |                  |

|                   |              |             |             |             |             |              |
|-------------------|--------------|-------------|-------------|-------------|-------------|--------------|
| <b>Assessment</b> | <b>Class</b> | <b>Kind</b> | <b>Land</b> | <b>Bldg</b> | <b>AgBd</b> | <b>Total</b> |
| Current           | Residential  | Full        | 7,000       | 0           | 0           | 7,000        |

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

|               |                    |           |                        |
|---------------|--------------------|-----------|------------------------|
| <b>Zoning</b> | <b>Description</b> | <b>SF</b> | <b>Assessor Zoning</b> |
|               |                    |           |                        |

|   |   |                    |
|---|---|--------------------|
| C-2   | General Retail and Highway Oriented Commercial District | Highway Commercial |
| <b>Source:</b> City of Des Moines Community Development <b>Published:</b> 2012-03-20 <b>Contact:</b> Planning and Urban Design 515 283-4182 |   |                    |

|                    |        |                 |              |                   |          |
|--------------------|--------|-----------------|--------------|-------------------|----------|
| <b>Land</b>        |        |                 |              |                   |          |
| <b>SQUARE FEET</b> | 13,125 | <b>FRONTAGE</b> | 75.0         | <b>DEPTH</b>      | 175.0    |
| <b>ACRES</b>       | 0.301  | <b>SHAPE</b>    | RC/Rectangle | <b>TOPOGRAPHY</b> | N/Normal |

|                    |                      |                  |                   |                   |                  |
|--------------------|----------------------|------------------|-------------------|-------------------|------------------|
| <b>Seller</b>      | <b>Buyer</b>         | <b>Sale Date</b> | <b>Sale Price</b> | <b>Instrument</b> | <b>Book/Page</b> |
| REYNOLDS, RONALD R | HEATHCOTE, LADONNA J | 1991-05-03       | 15,500            | D/Deed            | 6371/738         |

|             |             |               |                    |                                  |
|-------------|-------------|---------------|--------------------|----------------------------------|
| <b>Year</b> | <b>Type</b> | <b>Status</b> | <b>Application</b> | <b>Permit/Pickup Description</b> |
| 2015        | U/Pickup    | CP/Complete   | 2014-07-17         | RM/HOUSE                         |
| 1997        | U/Pickup    | CP/Complete   | 1997               | CL/GARAGE                        |
| 1997        | U/Pickup    | CP/Complete   | 1997               | RM/MISC                          |

| Year | Type            | Class       | Kind | Land  | Bldg   | AgBd | Total  |
|------|-----------------|-------------|------|-------|--------|------|--------|
| 2015 | Assessment Roll | Residential | Full | 7,000 | 0      |      | 7,000  |
| 2013 | Assessment Roll | Residential | Full | 7,800 | 47,800 | 0    | 55,600 |
| 2011 | Assessment Roll | Residential | Full | 7,800 | 48,400 | 0    | 56,200 |
| 2009 | Assessment Roll | Residential | Full | 8,400 | 52,300 | 0    | 60,700 |
| 2007 | Assessment Roll | Residential | Full | 8,300 | 51,700 | 0    | 60,000 |
| 2005 | Assessment Roll | Residential | Full | 7,700 | 52,600 | 0    | 60,300 |
| 2003 | Assessment Roll | Residential | Full | 6,750 | 46,130 | 0    | 52,880 |
| 2001 | Assessment Roll | Residential | Full | 6,490 | 35,680 | 0    | 42,170 |
| 1999 | Assessment Roll | Residential | Full | 4,270 | 27,260 | 0    | 31,530 |
| 1997 | Assessment Roll | Residential | Full | 3,700 | 23,640 | 0    | 27,340 |
| 1995 | Assessment Roll | Residential | Full | 3,320 | 22,130 | 0    | 25,450 |
| 1995 | Was Prior Year  | Residential | Full | 3,100 | 20,680 | 0    | 23,780 |

[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  
NEIGHBORHOOD INSPECTION DIVISION  
COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF DES MOINES, IOWA**

60B

**DATE OF NOTICE:** August 24, 2015

**DATE OF INSPECTION:** October 22, 2009

**CASE NUMBER:** COD2009-07799

**PROPERTY ADDRESS:** 629 SE 30TH ST

**LEGAL DESCRIPTION:** N 75 F W 175 F LOT 15 FISHER FIELD

EMC MORTGAGE CORPORATION D/B/A LASALLE BANK NA  
Title Holder  
CT CORP SYSTEM, REG. AGT.  
1999 BRYAN ST SUITE 990  
DALLAS TX 75201

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. The violations noted must be corrected within 30 days from date of 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.

Dennis Rule

(515) 283-4114



Nid Inspector

DATE MAILED: 8/24/2015

MAILED BY: JDH

60B

**Areas that need attention:** 629 SE 30TH ST

|  |                                    |
|--|------------------------------------|
| <b><u>Component:</u></b> See Comments  | <b><u>Defect:</u></b> See Comments |
| <b><u>Requirement:</u></b> Engineering Report  | <b><u>Location:</u></b> Throughout |
| <b><u>Comments:</u></b> ENGINEERING REPORT REQUIRED IF REBUILDING ON EXISTING FOUNDATION |                                    |

|   |                                    |
|---|------------------------------------|
| <b><u>Component:</u></b> Foundation                                 | <b><u>Defect:</u></b> See Comments |
| <b><u>Requirement:</u></b> Building Permit                          | <b><u>Location:</u></b> Throughout |
| <b><u>Comments:</u></b> FOUNDATION MUST BE REMOVED WITH DEMO PERMIT |                                    |

top

629 SE 30<sup>th</sup> St



11/16/2015 09:47

60B

top

629 SE 30<sup>th</sup> St



11/16/2015 09:47



top

629 SE 30<sup>th</sup> St



11/16/2015 09:46