

Date August 8, 2016

ABATEMENT OF PUBLIC NUISANCES AT 600 E WATROUS AVENUE

WHEREAS, the property located at 600 E Watrous Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Granite Ridge Construction, LLC, was notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date has failed to abate the nuisances.

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

The main structure and garage structure on the real estate legally described as Lot 24 in Final Plat Two (2) in MORNINGSIDE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 600 E Watrous Avenue, have previously been declared public nuisances;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisances, and should the owner(s) fail to abate the nuisances, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structures.

Moved by _____ to adopt.

FORM APPROVED:



 Jessica D. Spoden, Assistant City Attorney

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

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.

_____ City Clerk

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Polk County Assessor 
IOWA

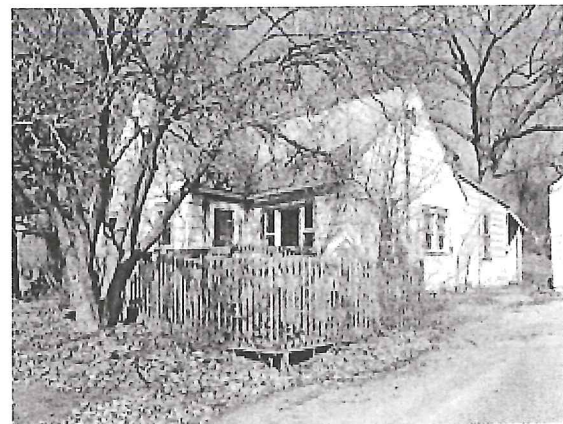
[[Home](#)] [[General Query](#)] [[Legal Query](#)] [[HomeOwner Query](#)] [[Book/Page Query](#)] [[Commercial Query](#)] [[Res Sales Query](#)]
[[Comm Sales Query](#)] [[Help](#)]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
010/03409-000-000	7824-22-252-021	1205	DM37/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
600 E WATROUS AVE			DES MOINES IA 50315-3755		

Click on parcel to get new listing

	503	507	515	521	605	611	615	701	705
	3811	3811					3412	64	
	309	508	514	520	600	604	614	620	622
	77	"	"	"	"	"	77	77	154
	83	"	"	"	"	"	93	34	85
	33	33			609		617		707

Get Bigger Map
Google Map



Approximate date of photo 03/13/2015

Mailing Address
GRANITE RIDGE CONSTRUCTION LLC 22498 ROUTE J40 KEOSAUQUA, IA 52565-8338

Legal Description
LOT 24 PLAT 2 MORNINGSIDE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	GRANITE RIDGE CONSTRUCTION LLC	2015-12-28	15850/799	

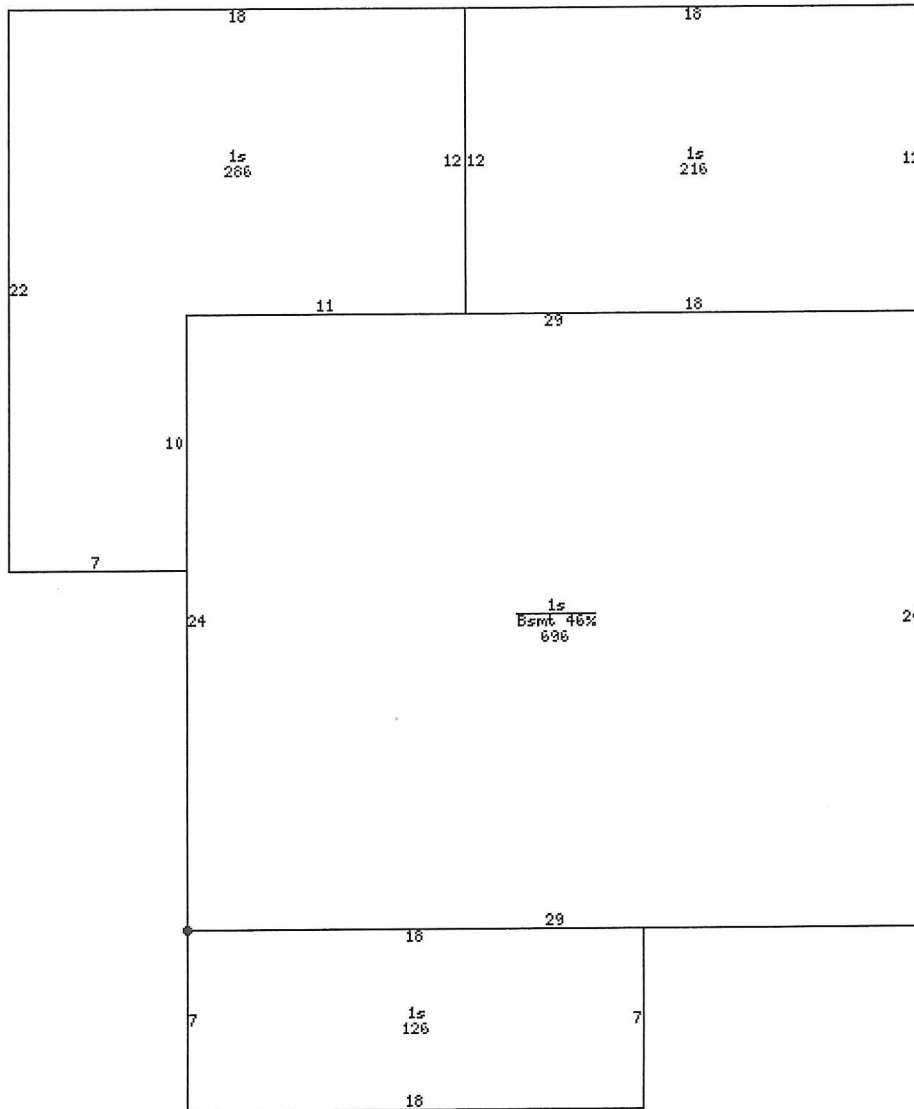
Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	23,700	52,800	0	76,500
Estimate Taxes Polk County Treasurer Tax Information Pay Taxes						

Zoning	Description	SF	Assessor Zoning
R1-70	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			

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Land					
SQUARE FEET	18,403	FRONTAGE	77.0	DEPTH	239.0
ACRES	0.422	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	ET/Early 20s
YEAR BUILT	1939	# FAMILIES	1	GRADE	5
GRADE ADJUST	+10	CONDITION	BN/Below Normal	TSFLA	1,324
MAIN LV AREA	1,324	BSMT AREA	320	FOUNDATION	B/Brick
EXT WALL TYP	AS/Asbestos	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
BMT FL EARTH	50	HEATING	A/Gas Forced Air	AIR COND	0
BATHROOMS	1	BEDROOMS	3	ROOMS	6



Detached # 101

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OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	16	MEASURE2	26	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1939	CONDITION	BN/Below Normal

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
WYLAND/US BANK	GRANITE RIDGE CONSTRUCTION, LLC	2015-12-21	5,000	D/Deed	15850/799

Year	Type	Status	Application	Permit/Pickup Description
Current	U/Pickup	TW/To Work	2016-06-15	RV/Review Value REVIEW PROPERTY
Current	P/Permit	TW/To Work	2016-05-25	AL/Alterations REMODEL Cost Estimate 2000
2011	P/Permit	NA/No Add	2010-11-03	AD/MISC (180 sf)

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	23,700	52,800	0	76,500
2013	Assessment Roll	Residential	Full	22,800	52,500	0	75,300
2011	Assessment Roll	Residential	Full	22,800	52,700	0	75,500
2009	Assessment Roll	Residential	Full	23,300	54,000	0	77,300
2007	Assessment Roll	Residential	Full	24,800	52,500	0	77,300
2005	Assessment Roll	Residential	Full	21,500	46,400	0	67,900
2003	Assessment Roll	Residential	Full	19,420	42,310	0	61,730
2001	Assessment Roll	Residential	Full	16,760	32,900	0	49,660
1999	Assessment Roll	Residential	Full	15,190	35,870	0	51,060
1997	Assessment Roll	Residential	Full	13,370	31,580	0	44,950
1995	Assessment Roll	Residential	Full	12,370	29,220	0	41,590
1993	Assessment Roll	Residential	Full	10,950	25,860	0	36,810
1991	Assessment Roll	Residential	Full	10,430	24,630	0	35,060
1991	Was Prior Year	Residential	Full	10,430	21,850	0	32,280

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



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

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DATE OF NOTICE: February 11, 2016

DATE OF INSPECTION: October 30, 2015

CASE NUMBER: COD2015-02103

PROPERTY ADDRESS: 600 E WATROUS AVE

LEGAL DESCRIPTION: LOT 24 PLAT 2 MORNINGSIDE

GRANITE RIDGE CONSTRUCTION LLC
 Title Holder
 ANDREW BROWN, REG. AGENT
 22798 RTE J40
 KEOSAUQUA IA 52565

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.

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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.

Mike F Lehman
(515) 283-4299



Nid Inspector

DATE MAILED: 2/11/2016

MAILED BY: JDH

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Areas that need attention: 600 E WATROUS AVE

Component: Electrical System	Defect: In poor repair
Requirement: Electrical Permit	Location: Main Structure
Comments:	

Component: Exterior Walls	Defect: In poor repair
Requirement: Compliance with Int Residential Code	Location: Main Structure
Comments:	

Component: Floor Joists/Beams	Defect: Water Damage
Requirement: Building Permit	Location: Main Structure
Comments:	

Component: Foundation	Defect: Deteriorated
Requirement: Building Permit	Location: Main Structure
Comments:	

Component: Furnace	Defect: Water Damage
Requirement: Mechanical Permit	Location: Main Structure
Comments:	

Component: Interior Walls /Ceiling	Defect: Water Damage
Requirement: Building Permit	Location: Main Structure
Comments:	

Component: Mechanical System	Defect: Water Damage
Requirement: Mechanical Permit	Location: Main Structure
Comments:	

Component: Plumbing System	Defect: In poor repair
Requirement: Plumbing Permit	Location: Main Structure
Comments:	

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Component: Roof	Defect: In poor repair
Requirement: Building Permit	Location: Main Structure
Comments:	

Component: Soffit/Facia/Trim	Defect: In poor repair
Requirement: Building Permit	Location: Main Structure
Comments:	

Component: Sub Floor	Defect: Water Damage
Requirement: Building Permit	Location: Main Structure
Comments:	

Component: Water Heater	Defect: Water Damage
Requirement: Plumbing Permit	Location: Main Structure.
Comments:	

Component: Windows/Window Frames	Defect: Deteriorated
Requirement: Building Permit	Location: Main Structure
Comments:	

Component: Exterior Walls	Defect: In poor repair
Requirement: Compliance with Int Residential Code	Location: Garage
Comments:	

Component: Exterior Doors/Jams	Defect: In poor repair
Requirement: Compliance with Int Residential Code	Location: Garage
Comments:	

Component: Roof	Defect: In poor repair
Requirement: Building Permit	Location: Garage
Comments:	

Component: Shingles Flashing	Defect: In poor repair
Requirement: Compliance with Int Residential Code	Location: Garage
Comments:	



10/30/2015 10:05

600 E. Watrous

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04/14/2015 10:09

600 E Watrous

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08/01/2016 10:48

600 E Watrous

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08/01/2016 10:48

600 E Watrous

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