



Date April 17, 2017

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, Lynda J. Teichroew, 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 OF PLAT 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

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.

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GATTO, GRAY, HENSLEY, MOORE, WESTERGAARD, and TOTAL.

MOTION CARRIED APPROVED

Mayor

City Clerk

top

600 E. Watrous Ave



04/11/2017 12:15

404

top

600 E. Watrous Ave

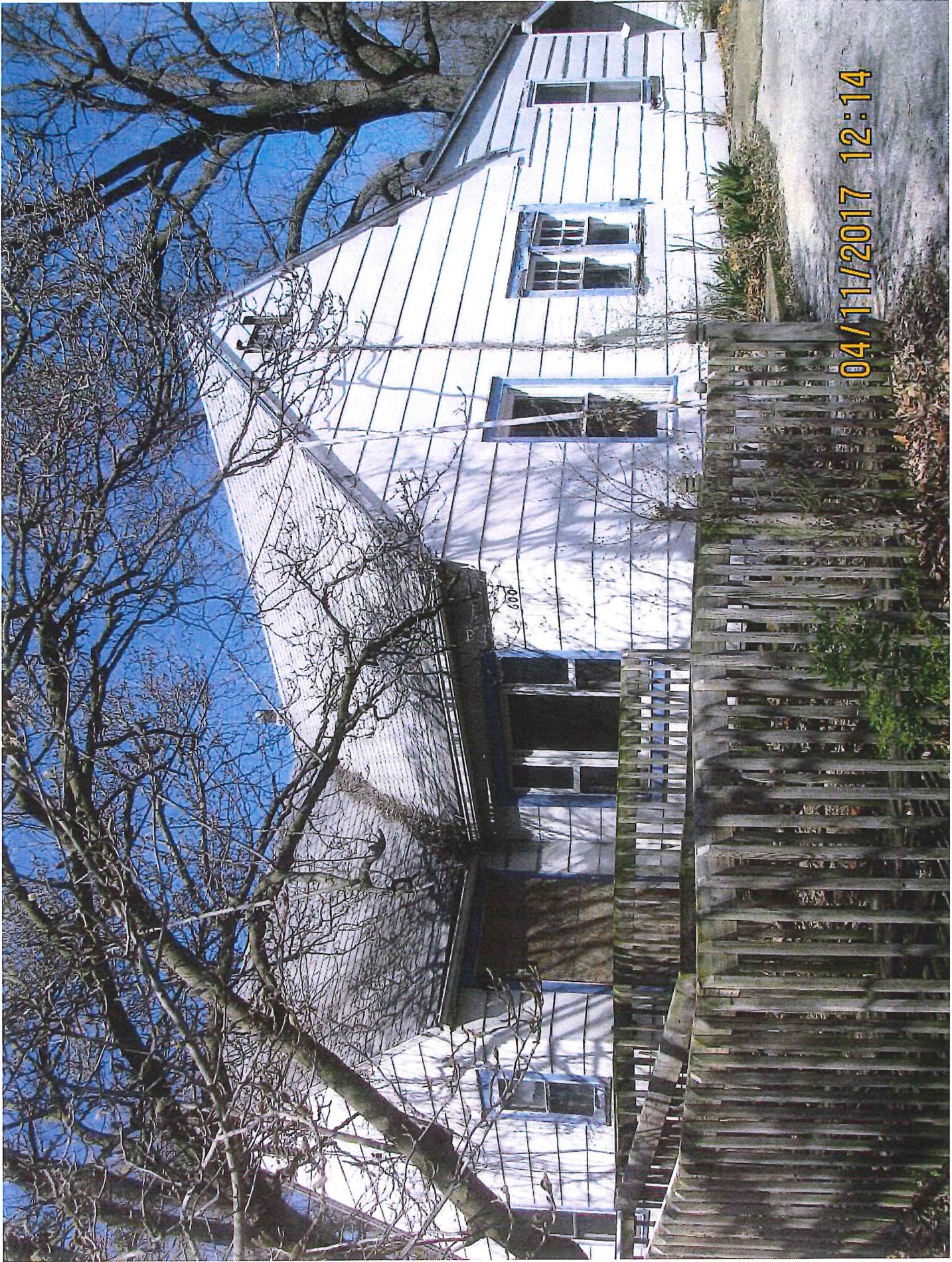


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600 E. Watrous Ave

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

DATE OF NOTICE: November 9, 2016

DATE OF INSPECTION: October 30, 2015

CASE NUMBER: COD2015-02103

PROPERTY ADDRESS: 600 E WATROUS AVE

LEGAL DESCRIPTION: LOT 24 PLAT 2 MORNINGSIDE

LYNDA J TEICHROEW
Title Holder
6901 SE 14TH ST LOT 216
DES MOINES IA 50320

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 60-192 and 60-191 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: 11/9/2016

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

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

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

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

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

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

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

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

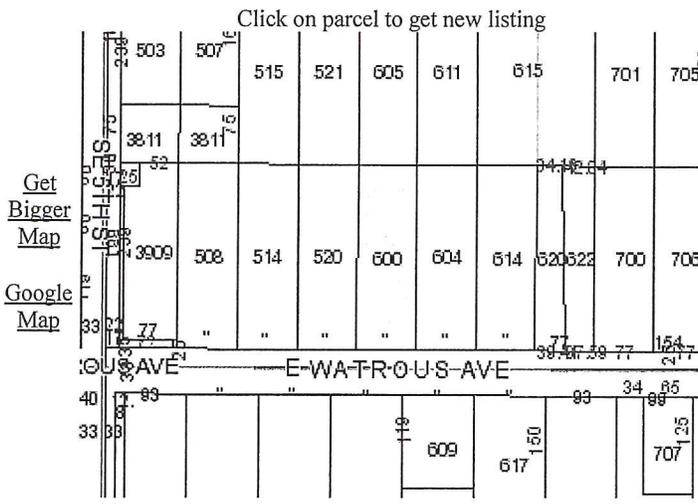
Component: Shingles Flashing
Requirement: Compliance with Int Residential Code
Defect: In poor repair
Location: Garage
Comments:

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Polk County Assessor 

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 [[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		



Approximate date of photo 03/13/2015

Mailing Address
LYNDA J TEICHROEW 600 E WATROUS AVE DES MOINES, IA 50315-3755

Legal Description
LOT 24 PLAT 2 MORNINGSIDE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	TEICHROEW, LYNDA J	2016-08-29	16154/361	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Residential	Full	26,400	1,600	0	28,000
Current	Residential	Full	23,700	52,800	0	76,500

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

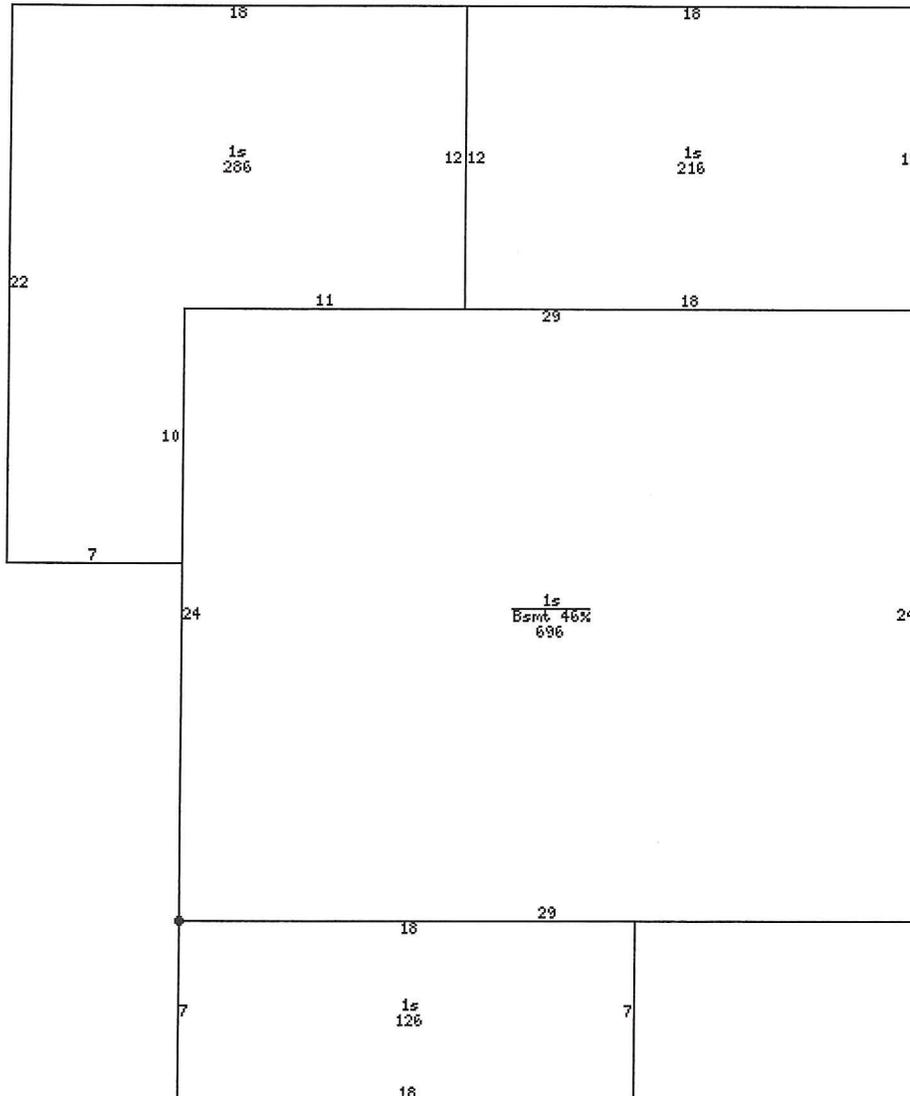
Zoning	Description	SF	Assessor Zoning
R1-70	One Family, Low Density Residential District		Residential

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

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	VP/Very Poor	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



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Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	16	MEASURE2	26	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1939	CONDITION	VP/Very Poor

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
GRANITE RIDGE CONSTRUCTION LLC	TEICHROEW, LYNDA JOY	2016-08-24	16,000	D/Deed	16154/361
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	CA/Cancel	2016-06-15	RV/Review Value REVIEW PROPERTY
Current	P/Permit	PA/Pass	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

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 Phone 515 286-3140 / Fax 515 286-3386
polkweb@assess.co.polk.ia.us