



Date October 23, 2017

ABATEMENT OF PUBLIC NUISANCE AT 1120 POLK BLVD

WHEREAS, the property located at 1120 Polk Blvd, 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, Eddy Cooperative Housing Association, and the Mortgage Holder, Luana Savings Bank, were notified more than thirty days ago to repair or demolish the main structure and as of this date have failed to abate the nuisance.

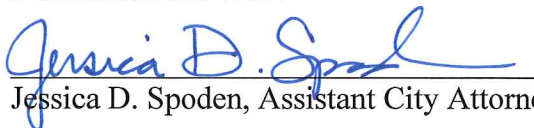
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as Lots 29 and 30 in SUNSET PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1120 Polk 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 owner(s) 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:


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

top

1120 Poik Blvd



16.10.2017

428

top

1120 Polk Blvd



16.10.2017

cash

top

1120 Polk Blvd



16.10.2017



247

16.10.2017

1120 Folk Blvd

top



42B

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

DATE OF NOTICE: July 11, 2017

DATE OF INSPECTION: May 30, 2017

CASE NUMBER: COD2017-03708

PROPERTY ADDRESS: 1120 POLK BLVD

LEGAL DESCRIPTION: -EX W 70 F MEAS ON N LN- LOT 29 & ALL LOT 30 SUNSET PARK

EDDY COOPERATIVE HOUSING ASSOC.
Title Holder
ANDREW HOWARD, REG. AGENT
17952 MADRONE DR
LOS GATOS CA 95033

LUANA SAVINGS BANK
Mortgage Holder
DAVID SCHULTZ, PRESIDENT
16390 HOLCOMB CT
CLIVE IA 50325

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.

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.

Jon Raleigh

(515) 237-1437



Nid Inspector


DATE MAILED: 7/11/2017

MAILED BY: JDH

Areas that need attention: 1120 POLK BLVD

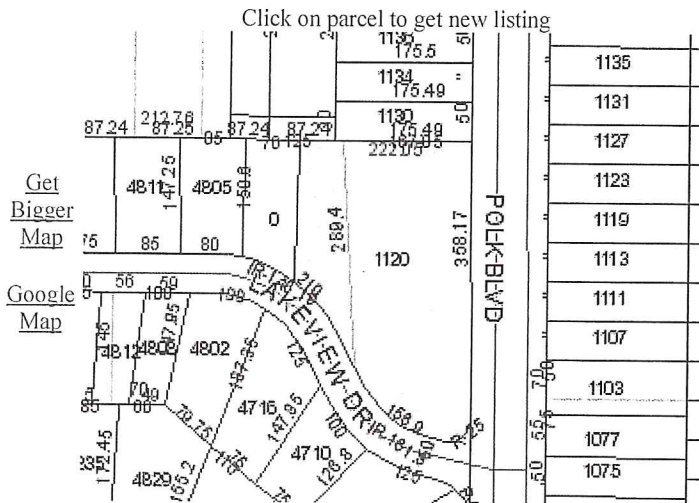
Component:	Electrical Service	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Throughout
Comments:			
Component:	Floor Joists/Beams	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Flooring	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Interior Walls /Ceiling	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Roof	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Smoke Detectors	Defect:	Fire damaged
Requirement:	Compliance with International Building Code	Location:	Throughout
Comments:			
Component:	Windows/Window Frames	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Mechanical System	Defect:	Fire damaged
Requirement:	Mechanical Permit	Location:	Throughout
Comments:			

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Polk County Assessor 

[[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
090/06503-000-000	7825-01-202-023	0742	DM56/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1120 POLK BLVD			DES MOINES IA 50311		



Approximate date of photo 09/01/2017

Mailing Address
ANDREW AND GEORGIA HOWARD 17952 MADRONE DR LOS GATOS, CA 95033-8956

Legal Description
-EX W 70 F MEAS ON N LN- LOT 29 & ALL LOT 30 SUNSET PARK

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	EDDY COOPERATIVE HOUSING ASSOCIATION	2013-07-31	14899/483	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	141,800	1,268,200	0	1,410,000

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

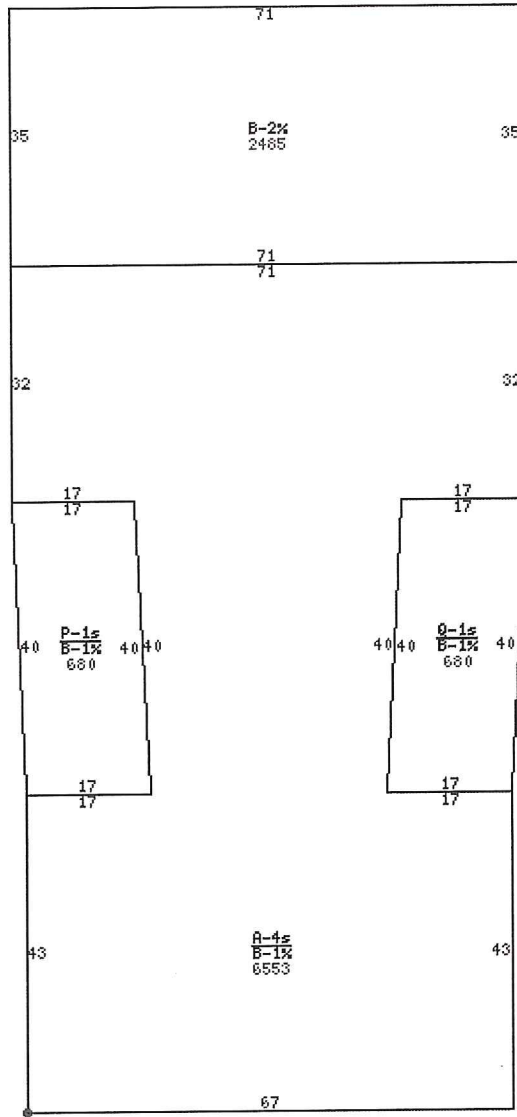
Zoning	Description	SF	Assessor Zoning
R1-80	One Family Residential District		Residential

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

Land					
SQUARE FEET	70,513	ACRES	1.619	SHAPE	RC/Rectangle
TOPOGRAPHY	N/Normal				

Commercial Summary					
OCCUPANCY	1/Apartment	WEIGHTED AGE	1923	STORY HEIGHT	4
LAND AREA	70,513	GROSS AREA	28,697	FINISH AREA	28,697
BSMT UNFIN	10,398	BSMT FINISH	0	NUMBER UNITS	63

Csection # 101					
OCCUPANT	EDDY APARTMENTS				
SECT MULTIPL	1	OCCUPANCY	1/Apartment	FOUNDATION	CN/Concrete
EXT WALL	BM/Brick on Masonry	ROOF	F/Flat	ROOF MATERL	B/Built-up
LANDINGS SF	1,360	LANDING QUAL	NM/Normal	WIRING	A/Adequate
PLUMBING	A/Adequate	NUM PASS ELV	1	NUM PASS STP	5
PASS ELEV QL	A/Average	TOTAL ST HT	4	FRAME TYPE	FR/Frame
FIREPRF CNST	N/No	BLDG CLASS	2/Brick or Masonry	TOT SCT AREA	39,095
GRND FL AREA	9,038	PERIMETER	506	GRADE	4
GRADE ADJUST	+00	YEAR BUILT	1923	CONDITION	NM/Normal
COMMENT	B=1S/BSMT P+Q=DECK/BSMT				



Cgroup # 101 1					
USE CODE	100/Apartment	BASE STORY	1	NUM STORIES	4
TOT GRP AREA	28,697	BASE FL AREA	9,038	NUMBER UNITS	63
HEATING	C/Central	AIR COND	N	EXHAUST SYS	N/No

Cgroup # 101 2					
USE CODE	005/Basement Entire	NUM STORIES	1	TOT GRP AREA	10,398
BASE FL AREA	10,398	HEATING	N/None	AIR COND	N
EXHAUST SYS	N/No				

Cgroup # 101 3					
USE CODE	006/Basement Parking	NUM STORIES	1	TOT GRP AREA	10,398

BASE FL AREA	10,398	NUM PRK SPCS	26	HEATING	N/None
AIR COND	N	EXHAUST SYS	N/No		

Detached # 101					
OCCUPANCY	PVC/Concrete Paving	MEASCODE	S/Square Feet	MEASURE1	6,000
GRADE	4	YEAR BUILT	1960	CONDITION	NM/Normal

Detached # 201					
OCCUPANCY	FNC/Fence	CONSTR TYPE	FR/Frame	MEASCODE	L/Lineal Feet
MEASURE1	120	MEASURE2	12	GRADE	4
YEAR BUILT	1994	CONDITION	NM/Normal		
OTHER	12' HI X 120 L.F.				

Detached # 301					
OCCUPANCY	PVC/Concrete Paving	MEASCODE	S/Square Feet	MEASURE1	6,500
GRADE	4	YEAR BUILT	1997	CONDITION	NM/Normal

<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
EDDY APTS LLP	EDDY COOP HOUSING ASSOC	2007-12-19	819,400	D/Deed	12498/356
NAHAS, EDWARD J	NAHAS, JOHN E.	2003-03-01	500,000	C/Contract	9693/141
NAHAS, EDWARD J	FARRAGE, MARY E.	2003-03-01	166,670	C/Contract	9693/132
NAHAS, EDWARD J.	NAHAS, JAMES J.	2003-03-01	166,670	C/Contract	9693/123

<u>Year</u>	<u>Type</u>	<u>Status</u>	<u>Application</u>	<u>Permit/Pickup Description</u>
2017	U/Pickup	NA/No Add	2017-02-23	RV/CONDOAPT/COOP/MULTI
2015	U/Pickup	CP/Complete	2014-07-21	RV/CONDOAPT/COOP/MULTI
2013	U/Pickup	CP/Complete	2012-07-19	RV/CONDOAPT/COOP/MULTI
2011	U/Pickup	CP/Complete	2010-06-02	RV/CONDOAPT/COOP/MULTI
2009	U/Pickup	CP/Complete	2009-01-06	RV/CLASS CHANGE
1998	P/Permit	CP/Complete	1997-04-09	AL/MISC (Cost \$16,250)
1995	P/Permit	NA/No Add	1994-10-21	Fencing

<u>Year</u>	<u>Type</u>	<u>Class</u>	<u>Kind</u>	<u>Land</u>	<u>Bldg</u>	<u>AgBd</u>	<u>Total</u>
2017	Assessment Roll	Residential	Full	141,800	1,268,200	0	1,410,000
2015	Assessment Roll	Residential	Full	120,000	1,150,000	0	1,270,000
2013	Assessment Roll	Residential	Full	120,000	1,010,000	0	1,130,000
2011	Assessment Roll	Residential	Full	120,000	1,010,000	0	1,130,000
2009	Assessment Roll	Residential	Full	120,000	1,010,000	0	1,130,000
2008	Board Prior Year	Residential	Full	120,000	1,010,000	0	1,130,000

2007	<u>Assessment Roll</u>	Commercial Multiple	Full	118,000	681,000	0	799,000
2005	<u>Board Action</u>	Commercial Multiple	Full	107,000	661,600	0	768,600
2005	<u>Assessment Roll</u>	Commercial Multiple	Full	107,000	728,000	0	835,000
2003	<u>Assessment Roll</u>	Commercial Multiple	Full	93,000	728,000	0	821,000
2001	<u>Assessment Roll</u>	Commercial Multiple	Full	88,140	569,000	0	657,140
1999	Assessment Roll	Commercial Multiple	Full	131,000	569,000	0	700,000
1998	Assessment Roll	Commercial Multiple	Full	127,000	552,000	0	679,000
1995	Assessment Roll	Commercial Multiple	Full	127,000	552,000	0	679,000
1993	Assessment Roll	Commercial Multiple	Full	121,000	526,000	0	647,000
1991	Assessment Roll	Commercial Multiple	Full	116,020	505,980	0	622,000
1991	Was Prior Year	Commercial Multiple	Full	116,020	428,510	0	544,530

[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