



Date December 4, 2017

ABATEMENT OF PUBLIC NUISANCE AT 2329 SAYLOR ROAD

WHEREAS, the property located at 2329 Saylor Road, 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, Endeavor Rentals, LLC, and Mortgage Holder, Raccoon Valley Bank, were notified more than thirty days ago to repair or demolish the main structure 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:

The main structure on the real estate legally described as Lot 10 in AFTON PLACE, an Official Plat, and Lot 9 ARTHUR AVENUE HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2329 Saylor Road, 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

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

2329 Saylor Rd  
top



11/16/2017

32F

2329 Saylor Road top



11/16/2017

327

2329 Saylor Road top



11/16/2017

32F



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

**DATE OF NOTICE:** April 18, 2017

**DATE OF INSPECTION:** November 07, 2016

**CASE NUMBER:** COD2016-07164

**PROPERTY ADDRESS:** 2329 SAYLOR RD

**LEGAL DESCRIPTION:** LOT 9 ARTHUR AVENUE HTS ADD; AND -EX E 139.92 F- LOT 10 AFTON PLACE

ENDEAVOR RENTALS LLC  
Title Holder  
LAUGHLIN LAW FIRM, PLC, R.A.  
3111 DOUGLAS AVE  
DES MOINES IA 50310

RACCOON VALLEY BANK  
Mortgage Holder  
ATTN: TERRY D. NIELSEN, PRES.  
1202 2ND ST  
PERRY IA 50220

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.

Daniel Adams  
(515) 237-1612



Nid Inspector

DATE MAILED: 4/18/2017

MAILED BY: JDH

**Areas that need attention:** 2329 SAYLOR RD

<b>Component:</b> Electrical System <b>Requirement:</b> Electrical Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Exterior Doors/Jams <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Exterior Walls <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Foundation <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> In disrepair <b>Location:</b> Throughout
<b>Component:</b> Interior Walls /Ceiling <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Roof <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Shingles Flashing <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Soffit/Facia/Trim <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout

<b>Component:</b>	Window Glazing/Paint	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Windows/Window Frames	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Plumbing System	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Plumbing Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Mechanical System	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Stairs/Stoop	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	66	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Throughout
<b>Comments:</b>			





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

32F

**DATE OF NOTICE: July 19, 2017**

**DATE OF INSPECTION: November 07, 2016**

**CASE NUMBER:** COD2016-07164

**PROPERTY ADDRESS:** 2329 SAYLOR RD

**LEGAL DESCRIPTION:** LOT 9 ARTHUR AVENUE HTS ADD; AND -EX E 139.92 F- LOT 10 AFTON PLACE

ENDEAVOR RENTALS LLC  
Title Holder  
TED OSWALD, REG. AGENT  
1909 SYCAMORE  
GRANGER IA 50109

RACCOON VALLEY BANK  
Mortgage Holder  
ATTN: TERRY D. NIELSEN, PRES.  
1202 2ND ST  
PERRY IA 50220

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Should you have any questions, feel free to call. I can usually be reached between 8:00am and 9:00am, Monday through Friday.

Daniel Adams  
(515) 237-1612



Nid Inspector

DATE MAILED: 7/19/2017

MAILED BY: JDH

**Areas that need attention:** 2329 SAYLOR RD

<b>Component:</b>	Electrical System	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Exterior Doors/Jams	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Exterior Walls	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Foundation	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Interior Walls /Ceiling	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Roof	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Shingles Flashing	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Soffit/Facia/Trim	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Throughout
<b>Comments:</b>			

<b><u>Component:</u></b>	Window Glazing/Paint	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Compliance with International Building Code	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Windows/Window Frames	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Plumbing System	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Plumbing Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Mechanical System	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Mechanical Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Stairs/Stoop	<b><u>Defect:</u></b>	In disrepair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	66	<b><u>Defect:</u></b>	In disrepair
<b><u>Requirement:</u></b>	Compliance with International Building Code	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			

32F

**Polk County Assessor**

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<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
070/00051-001-000	7924-26-380-011	0255	DM86/Z	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>		
2329 SAYLOR RD			DES MOINES IA 50313-5034		

Click on parcel to get new listing

Get Bigger Map  
 Google Map



Approximate date of photo 10/16/2013

<b>Mailing Address</b>
ENDEAVOR RENTALS LLC 1909 SYCAMORE ST GRANGER, IA 50109-9733

<b>Legal Description</b>
LOT 9 ARTHUR AVENUE HTS ADD; AND -EX E 139.92 F- LOT 10 AFTON PLACE

<b>Ownership</b>	<b>Name</b>	<b>Recorded</b>	<b>Book/Page</b>	<b>RevStamps</b>
Title Holder #1	ENDEAVOR RENTALS LLC	2017-04-03	16425/758	

<b>Assessment</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>AgBd</b>	<b>Total</b>
Current	Residential	Full	19,900	48,700	0	68,600

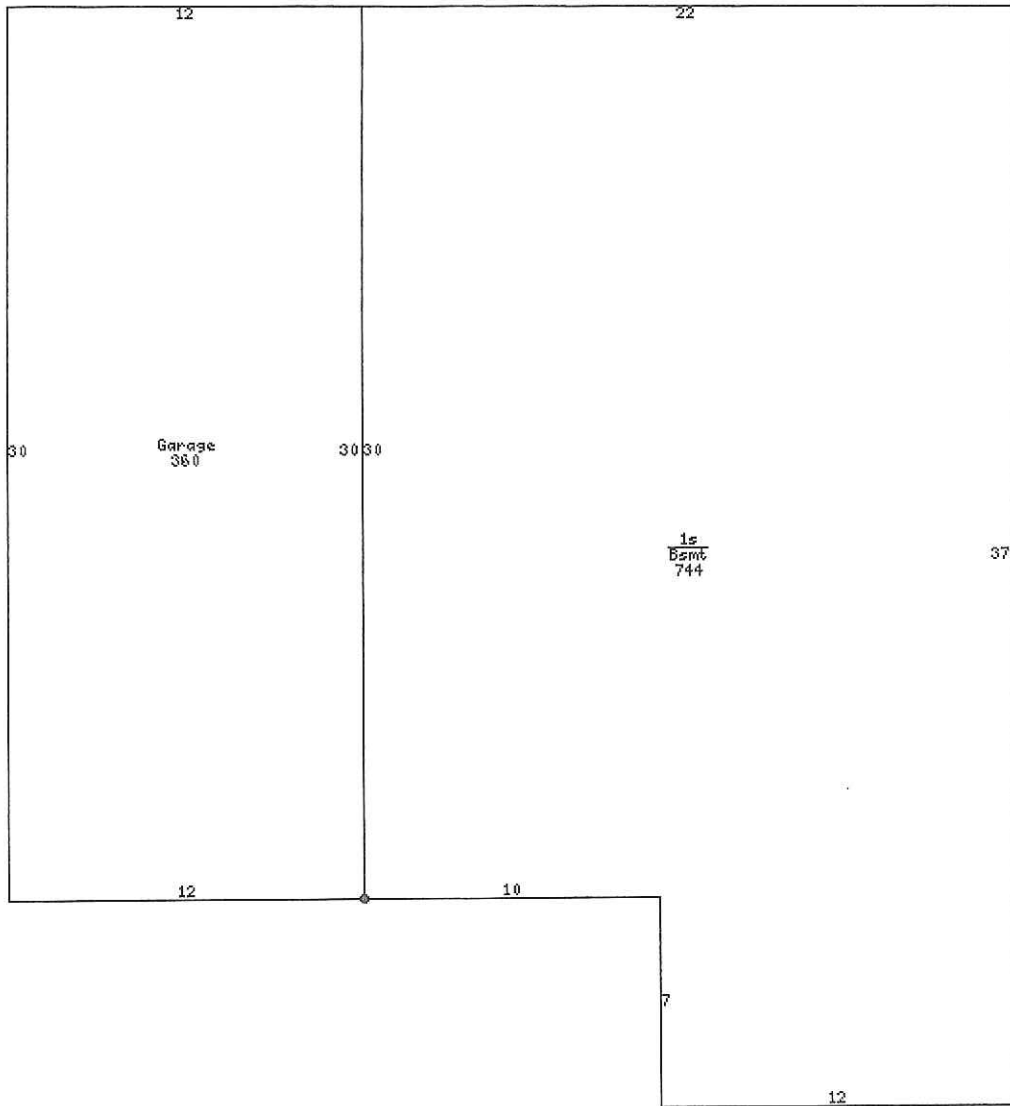
[Assessment Roll Notice](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

<b>Zoning</b>	<b>Description</b>	<b>SF</b>	<b>Assessor Zoning</b>
R1-60	One Family, Low Density Residential District		Residential
*Condition	Docket_no 14361		

**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>	13,408	<b>ACRES</b>	0.308	<b>SHAPE</b>	RC/Rectangle
<b>TOPOGRAPHY</b>	N/Normal				

<b>Residence # 1</b>					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	UA/1 Story with Unfinished Attic	<b>BLDG STYLE</b>	BG/Bungalow
<b>YEAR BUILT</b>	1923	<b>YEAR REMODEL</b>	1951	<b># FAMILIES</b>	1
<b>GRADE</b>	5	<b>GRADE ADJUST</b>	+05	<b>CONDITION</b>	NM/Normal
<b>TSFLA</b>	744	<b>MAIN LV AREA</b>	744	<b>ATTIC UNFIN</b>	260
<b>ATT GAR AREA</b>	360	<b>BSMT AREA</b>	744	<b>FIN BMT AREA</b>	600
<b>FIN BMT QUAL</b>	LO/Low	<b>FOUNDATION</b>	C/Concrete Block	<b>EXT WALL TYP</b>	MT/Metal Siding
<b>ROOF TYPE</b>	GB/Gable	<b>ROOF MATERL</b>	A/Asphalt Shingle	<b>HEATING</b>	A/Gas Forced Air
<b>AIR COND</b>	0	<b>BATHROOMS</b>	1	<b>XTRA FIXTURE</b>	2
<b>BEDROOMS</b>	2	<b>ROOMS</b>	5		



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
FLAMINGO LLC	ENDEAVOR RENTALS LLC	2017-03-29	53,780	D/Deed	16425/758 Multiple Parcels
FLAMINGO, LLC	HARRIS, CHARLES S	2015-12-09	80,000	C/Contract	15839/869
DEUTSCHE BANK NATIONAL TRUST COMPANY (TRUSTEE)	CREATIVE CAPITAL LLC	2006-05-11	42,900	D/Deed	11710/900

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Residential	Full	19,900	48,700	0	68,600
2015	Assessment Roll	Residential	Full	18,200	44,400	0	62,600
2013	Assessment Roll	Residential	Full	17,400	43,000	0	60,400
2011	Assessment Roll	Residential	Full	18,100	44,500	0	62,600
2010	Board Action	Residential	Full	20,700	57,500	0	78,200

2009	<u>Assessment Roll</u>	Residential	Full	20,700	57,500	0	78,200
2008	<u>Board Action</u>	Residential	Full	19,700	54,600	0	74,300
2007	<u>Board Action</u>	Residential	Full	19,700	54,600	0	74,300
2007	<u>Assessment Roll</u>	Residential	Full	19,700	54,600	0	74,300
2005	<u>Assessment Roll</u>	Residential	Full	28,600	54,800	0	83,400
2003	<u>Assessment Roll</u>	Residential	Full	25,140	48,840	0	73,980
2001	<u>Assessment Roll</u>	Residential	Full	23,590	43,600	0	67,190
1999	Assessment Roll	Residential	Full	13,700	38,820	0	52,520
1997	Assessment Roll	Residential	Full	12,300	34,850	0	47,150
1997	Was Prior Year	Residential	Full	10,910	30,910	0	41,820

email this page

Room 195, 111 Court Avenue, Des Moines, IA 50309  
 Phone 515 286-3140 / Fax 515 286-3386  
[polkveh@assess.co.polk.ia.us](mailto:polkveh@assess.co.polk.ia.us)