



**Roll Call Number**

**Agenda Item Number**

33C

**Date** April 8, 2019

**ABATEMENT OF PUBLIC NUISANCE AT 1131 EUCLID AVENUE**

WHEREAS, the property located at 1131 Euclid Avenue, 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, LaVonne Alexander, and Mortgage Holder, Intervale Mortgage Corporation, 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.

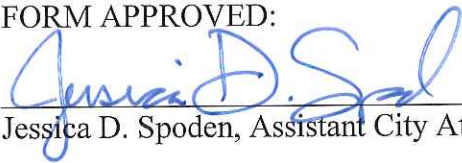
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as Lot 17, Block 12, OAK PARK Addition to the City of Des Moines, an Official Plat, Polk County, Iowa, and locally known as 1131 Euclid Avenue, 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				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	

**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.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



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

**DATE OF NOTICE:** January 9, 2019

**DATE OF INSPECTION:** November 08, 2018

**CASE NUMBER:** COD2018-08654

**PROPERTY ADDRESS:** 1131 EUCLID AVE

**LEGAL DESCRIPTION:** LOT 17 BLK 12 OAK PARK

LA VONNE ALEXANDER  
Title Holder  
2439 SW 12TH ST  
DES MOINES IA 50315-1010

INTERVALE MORTGAGE CORPORATION  
Mortgage Holder  
ATTN: NORMAN JAY BOLOTOW  
245 WATERMAN ST SUITE 401  
PROVIDENCE RI 02906

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 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.**

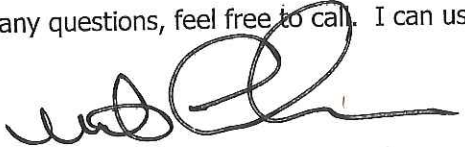
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Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed 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: 1/9/2019

MAILED BY: JDH



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**Areas that need attention:** 1131 EUCLID AVE

**Component:** Water Heater  
**Requirement:** Plumbing Permit  
**Defect:** Improperly Installed  
**Location:** Basement  
**Comments:**

**Component:** Windows/Window Frames  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** Cracked/Broken  
**Location:** Main Structure  
**Comments:**

**Component:** See Comments  
**Requirement:**  
**Defect:**  
**Location:** Garage  
**Comments:** The garage in it's current condition does not constitute a public nuisance. However, if the primary structure is demolished and no primary structure is immediately built on the property, the garage must be demolished as well because it is an accessory use only pursuant to Des Moines Municipal Code Section 134-343.

**Component:** Brick Chimney  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** In poor repair  
**Location:** Roof  
**Comments:**

**Component:** Electrical Service  
**Requirement:** Electrical Permit  
**Defect:** Inadequate  
**Location:** Main Structure  
**Comments:** Under-amped.

**Component:** Exterior Stairs  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** In poor repair  
**Location:** Common Area/Grounds  
**Comments:** Concrete steps.

**Component:** Exterior Walls  
**Requirement:** Building Permit  
**Defect:** Fire damaged  
**Location:** Main Structure  
**Comments:** Also a lot of siding in poor repair, but not fire damaged.

**Component:** Electrical Service  
**Requirement:** Electrical Permit  
**Defect:** Fire damaged  
**Location:** Main Structure  
**Comments:**

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**Component:** Floor Joists/Beams  
**Requirement:** Building Permit  
**Defect:** In poor repair  
**Location:** Porch  
**Comments:** Rear porch.

**Component:** Stairs/Stoop  
**Requirement:** Building Permit  
**Defect:** In poor repair  
**Location:** Porch  
**Comments:** Rear porch.

**Component:** Flooring  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** In poor repair  
**Location:** Main Structure  
**Comments:** Throughout.

**Component:** Hand Rails  
**Requirement:** Compliance with International Building Code  
**Defect:** Not installed as required  
**Location:** Common Area/Grounds  
**Comments:** Concrete steps.

**Component:** Interior Walls /Ceiling  
**Requirement:** Building Permit  
**Defect:** Fire damaged  
**Location:** Main Structure  
**Comments:** Some fire damaged, some just in poor repair.

**Component:** Smoke Detectors  
**Requirement:** Compliance with International Building Code  
**Defect:** Not installed as required  
**Location:** Main Structure  
**Comments:**



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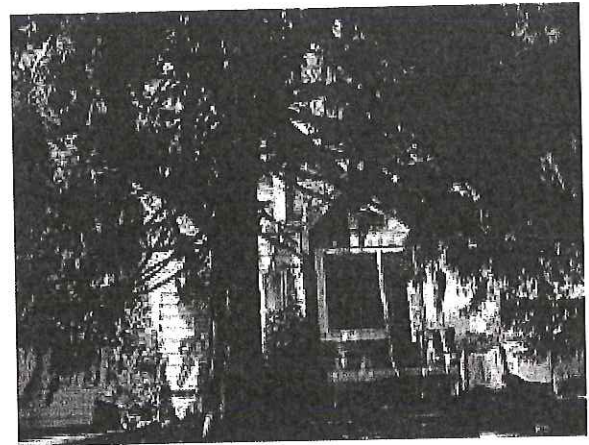
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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
070/04268-000-000	7924-27-127-017	0288	DM82/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1131 EUCLID AVE			DES MOINES IA 50313		

Click on parcel to get new listing

Get Bigger Map

Google Map



Approximate date of photo 07/16/2014

Mailing Address
LA VONNE ALEXANDER 2439 SW 12TH ST DES MOINES, IA 50315-1010

Legal Description
LOT 17 BLK 12 OAK PARK

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	ALEXANDER, LA VONNE	2003-11-26	10285/367	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	15,700	73,300	0	89,000

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

Zoning	Description	SF	Assessor Zoning
R-2	One and Two Family Residential Districts		Residential

Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and

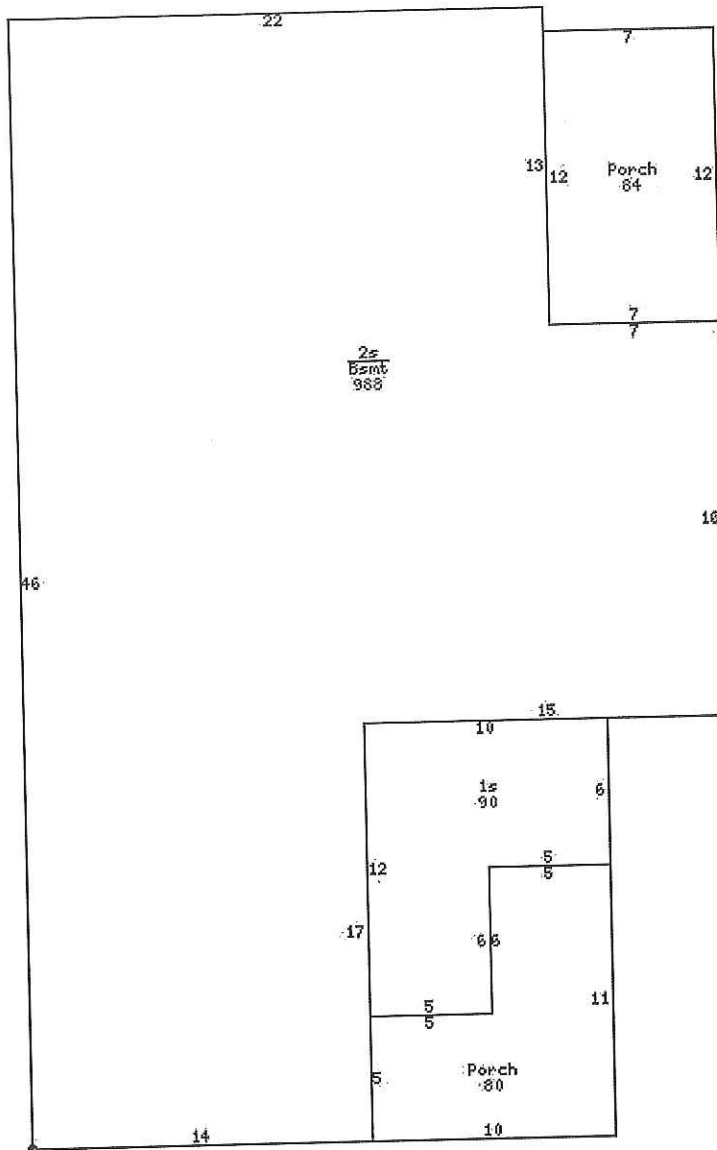
Urban Design 515 283-4182

<b>Land</b>					
<b>SQUARE FEET</b>	6,600	<b>FRONTAGE</b>	50.0	<b>DEPTH</b>	132.0
<b>ACRES</b>	0.152	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

<b>Residence # 1</b>					
<b>OCCUPANCY</b>	CV/Conversion	<b>RESID TYPE</b>	S2/2 Stories	<b>BLDG STYLE</b>	ET/Early 20s
<b>YEAR BUILT</b>	1892	<b># FAMILIES</b>	2	<b>GRADE</b>	4
<b>GRADE ADJUST</b>	+10	<b>CONDITION</b>	BN/Below Normal	<b>TSFLA</b>	2,066
<b>MAIN LV AREA</b>	1,078	<b>UPPR LV AREA</b>	988	<b>BSMT AREA</b>	988
<b>OPEN PORCH</b>	164	<b>FOUNDATION</b>	C/Concrete Block	<b>EXT WALL TYP</b>	AS/Asbestos
<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>	2	<b>XTRA FIXTURE</b>	1
<b>BEDROOMS</b>	4	<b>ROOMS</b>	8		



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Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	20	MEASURE2	20	STORY HEIGHT	1
GRADE	5	YEAR BUILT	1942	CONDITION	BN/Below Normal

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
MURROW, EUPHA	ALEXANDER, LA VONNE	1998-03-30	5,000	C/Contract	7984/511

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Residential	Full	15,700	73,300	0	89,000
2015	Assessment Roll	Residential	Full	14,100	66,900	0	81,000
2013	Assessment Roll	Residential	Full	13,800	65,700	0	79,500
2011	Assessment Roll	Residential	Full	13,800	65,200	0	79,000
2009	Assessment Roll	Residential	Full	14,900	66,900	0	81,800



3/27/2019

Polk/Des Moines Assessor - 070/04268-000-000 Listing

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2007	<u>Assessment Roll</u>	Residential	Full	14,700	66,100	0	80,800
2005	<u>Assessment Roll</u>	Residential	Full	13,700	53,700	0	67,400
2003	<u>Assessment Roll</u>	Residential	Full	12,960	50,260	0	63,220
2001	<u>Assessment Roll</u>	Residential	Full	11,070	41,030	0	52,100
1999	<u>Assessment Roll</u>	Residential	Full	10,500	25,170	0	35,670
1997	<u>Assessment Roll</u>	Residential	Full	9,830	25,170	0	35,000
1995	<u>Assessment Roll</u>	Residential	Full	8,690	22,310	0	31,000
1990	<u>Assessment Roll</u>	Residential	Full	7,520	20,280	0	27,800

email this page

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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)



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1131 Euclid Ave



03/28/2019 11:45



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1131 Euclid Ave



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