



Date February 10, 2020

ABATEMENT OF PUBLIC NUISANCE AT 709 E EUCLID AVENUE

WHEREAS, the property located at 709 E Euclid Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, James A Croy, and the Mortgage Holder, Norwest Mortgage, Inc. k/n/a Wells Fargo Home Mortgage, Inc, were notified more than thirty days ago to repair or demolish the garage 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 garage structure on the real estate legally described as The East 1/2 of Lots 38 and 39 in CAMPUS PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 709 E 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 garage structure.

Moved by _____ to adopt.

FORM APPROVED:



Megan Norberg, Assistant City Attorney

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| COWNIE | | | | |
| BOESEN | | | | |
| GATTO | | | | |
| GRAY | | | | |
| MANDELBAUM | | | | |
| VOSS | | | | |
| WESTERGAARD | | | | |
| TOTAL | | | | |

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

I, P. Kay Cmelik, 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



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

32D

DATE OF NOTICE: December 12, 2019

DATE OF INSPECTION: April 01, 2019

CASE NUMBER: COD2019-01353

PROPERTY ADDRESS: 709 E EUCLID AVE

LEGAL DESCRIPTION: E 1/2 LOTS 38 & 39 CAMPUS PARK

JAMES A CROY
Title Holder
709 E EUCLID AVE
DES MOINES IA 50316-1149

NORWEST MORTGAGE INC KNA WELLS FARGO HOME MORT. INC
Mortgage Holder
IOWA SEC OF STATE, R.A.
321 E 12TH ST
DES MOINES IA 50319

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.

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: 12/12/2019

MAILED BY: JDH

Areas that need attention: 709 E EUCLID AVE

| | |
|--|---|
| Component: Exterior Walls Requirement: Compliance, International Property Maintenance Code Comments: | Defect: Absence of paint Location: Garage |
| Component: Exterior Walls Requirement: Compliance, International Property Maintenance Code Comments: | Defect: In poor repair Location: Garage |
| Component: Roof Requirement: Building Permit Comments: | Defect: Holes or major defect Location: Garage |
| Component: Shingles Flashing Requirement: Compliance, International Property Maintenance Code Comments: | Defect: In poor repair Location: Garage |

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

| Location | | | | | |
|------------------------|----------------------|--------------------|--------------------------|----------------------------|-----------------|
| Address | 709 E EUCLID AVE | | | | |
| City | DES MOINES | Zip | 50316 | Jurisdiction | Des Moines |
| District/Parcel | 110/01047-000-000 | Geoparcels | 7924-26-206-002 | Status | Active |
| School | Des Moines | Nbhd/Pocket | DM86/A | Tax Authority Group | DEM-C-DEM-77131 |
| Submarket | Northeast Des Moines | Appraiser | Andrew Rand 515-286-3368 | | |

Map and Current Photos - 1 Record

Click on parcel to get a new listing


7TH ST

E EUCLID AVE

| | | | |
|------|-----|------|------|
| 3521 | 709 | 715 | 3521 |
| 3517 | | 3518 | |

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2013-03-11 a



Historical Photos

Ownership - 1 Record

| Ownership | Num | Name | Recorded | Book/Page |
|--------------|-----|---------------|------------|-----------------|
| Title Holder | 1 | CROY, JAMES A | 1998-09-14 | <u>8007/195</u> |

Legal Description and Mailing Address

| | |
|--------------------------------|---|
| E 1/2 LOTS 38 & 39 CAMPUS PARK | JAMES A CROY 709 E EUCLID AVE DES MOINES, IA 50316-1149 |
|--------------------------------|---|

Current Values

| Type | Class | Kind | Land | Bldg | Total |
|------------|-------------|------|----------|----------|----------|
| 2019 Value | Residential | Full | \$13,400 | \$55,700 | \$69,100 |

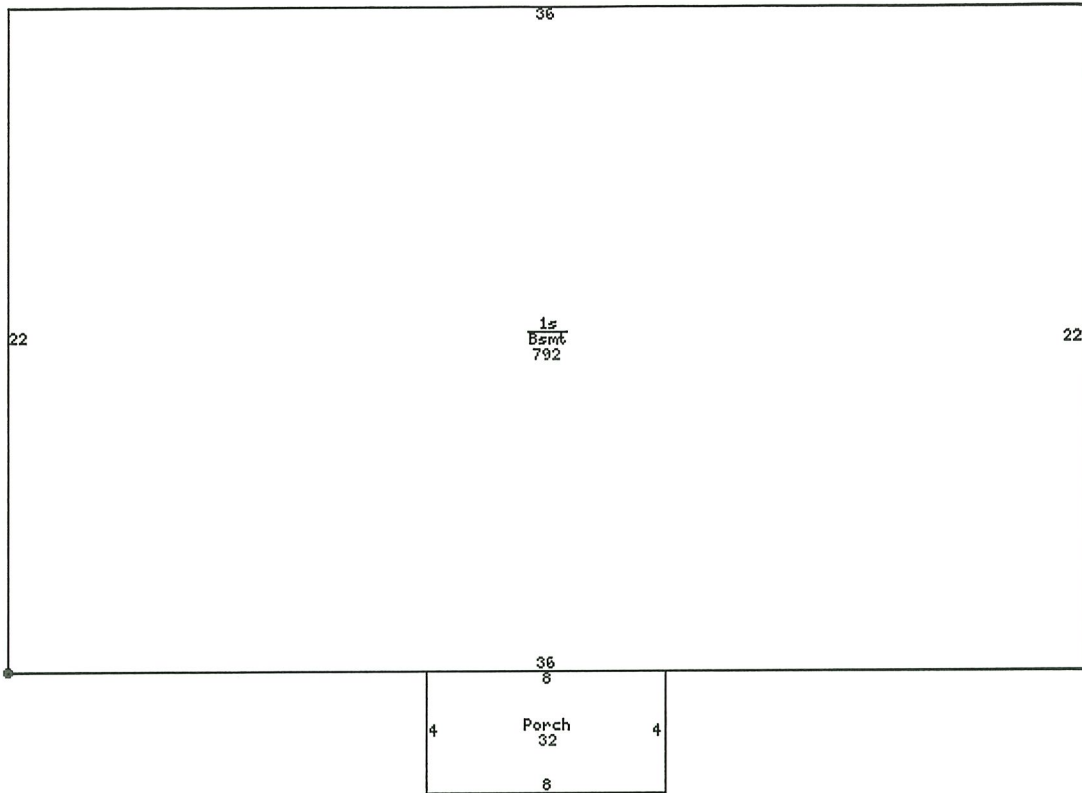
[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Zoning - 1 Record

| Zoning | Description | SF | Assessor Zoning |
|--------|--|----|-----------------|
| R1-60 | One Family, Low Density Residential District | | Residential |

Conditional Zoning

| Conditional Zoning | | | | | |
|---|---------------|--------------------------------------|----------------|------------------------------------|-----------------|
| Docket no <u>14361</u> | | | | | |
| <i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i> | | | | | |
| Land | | | | | |
| Square Feet | 4,900 | Acres | 0.112 | Frontage | 70.0 |
| Depth | 70.0 | Topography | Normal | Shape | Rectangle |
| Vacancy | No | Unbuildable | No | | |
| Residences - 1 Record | | | | | |
| Residence #1 | | | | | |
| Occupancy | Single Family | Residence Type | 1 Story | Building Style | Bungalow |
| Year Built | 1925 | Number Families | 1 | Grade | 5+05 |
| Condition | Above Normal | Total Square Foot Living Area | 792 | Main Living Area | 792 |
| Basement Area | 792 | Finished Basement Area 1 | 200 | Finished Basement Quality 1 | Average |
| Total Basement Finish | 200 | Open Porch Area | 32 | Foundation | Brick |
| Exterior Wall Type | Metal Siding | Roof Type | Gable | Roof Material | Asphalt Shingle |
| Number Fireplaces | 1 | Heating | Gas Forced Air | Air Conditioning | 100 |
| Number Bathrooms | 1 | Bedrooms | 3 | Rooms | 4 |



Detached Structures - 1 Record

Detached Structure #101

| Occupancy | Garage | Construction Type | Frame | Measurement Code | Dimensions |
|-----------|--------|-------------------|-------|------------------|------------|
| Measure 1 | 12 | Measure 2 | 22 | Story Height | 1 |
| Grade | 5 | Year Built | 1960 | Condition | Normal |

Sales - 4 Records

| Seller | Buyer | Sale Date | Sale Price | Instrument | Book/Page |
|-----------------------|--------------------|-------------------|------------|------------|-----------------|
| PARKER, JOANN | CROY, JAMES A. | <u>1998-08-18</u> | \$63,900 | Deed | <u>8007/195</u> |
| HOSTETTER, BRIAN K | 4ARKER, JOANN | <u>1995-06-26</u> | \$45,900 | Deed | <u>7217/810</u> |
| JOHANSEN, JOHN R | HOSTETTER, BRIAN K | <u>1994-06-20</u> | \$41,500 | Deed | <u>7044/217</u> |
| BUCKROYD, GERTRUDE L. | JOHANSEN, JOHN R. | <u>1988-06-09</u> | \$35,000 | Deed | <u>5880/363</u> |

Permits - 1 Record

| Year | Type | Permit Status | Application | Description |
|------|--------|---------------|-------------|------------------------|
| 1999 | Pickup | Complete | 1999-02-04 | correct data/condition |

Historical Values

| Yr | Type | Class | Kind | Land | Bldg | Total |
|------|------------------------|-------------|------|----------|----------|----------|
| 2019 | <u>Assessment Roll</u> | Residential | Full | \$13,400 | \$55,700 | \$69,100 |
| 2017 | <u>Assessment Roll</u> | Residential | Full | \$11,900 | \$50,400 | \$62,300 |
| 2015 | <u>Assessment Roll</u> | Residential | Full | \$10,700 | \$45,200 | \$55,900 |
| 2013 | <u>Assessment Roll</u> | Residential | Full | \$10,200 | \$43,800 | \$54,000 |
| 2011 | <u>Assessment Roll</u> | Residential | Full | \$12,500 | \$53,800 | \$66,300 |
| 2009 | <u>Assessment Roll</u> | Residential | Full | \$14,000 | \$61,800 | \$75,800 |
| 2007 | <u>Assessment Roll</u> | Residential | Full | \$13,200 | \$58,200 | \$71,400 |
| 2005 | <u>Assessment Roll</u> | Residential | Full | \$10,000 | \$59,700 | \$69,700 |
| 2003 | <u>Assessment Roll</u> | Residential | Full | \$9,350 | \$56,610 | \$65,960 |
| 2001 | <u>Assessment Roll</u> | Residential | Full | \$8,550 | \$49,900 | \$58,450 |
| 1999 | Assessment Roll | Residential | Full | \$11,550 | \$50,450 | \$62,000 |
| 1997 | Assessment Roll | Residential | Full | \$10,370 | \$33,300 | \$43,670 |
| 1995 | Assessment Roll | Residential | Full | \$9,200 | \$29,540 | \$38,740 |
| 1993 | Assessment Roll | Residential | Full | \$7,800 | \$25,050 | \$32,850 |
| 1990 | Assessment Roll | Residential | Full | \$7,800 | \$23,700 | \$31,500 |

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709 E. Euclid Ave



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709 E. Euclid Ave



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