



Date May 4, 2020

ABATEMENT OF PUBLIC NUISANCE AT 2602 TERRACE ROAD

WHEREAS, the property located at 2602 Terrace 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, Nadir Topic d/b/a Topic Home Improvements, and Mortgage Holder, Northwest 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 Lot 2 and the West 51.65 feet of Lot 50 in MOINGONA PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2602 Terrace 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:

/s/ Megan Norberg
Megan Norberg, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, GRAY, MANDELBAUM, VOSS, WESTERGAARD, TOTAL.

MOTION CARRIED APPROVED

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.

Mayor

City Clerk



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

41A

**DATE OF NOTICE:** February 6, 2020

**DATE OF INSPECTION:** October 31, 2019

**CASE NUMBER:** COD2019-07199

**PROPERTY ADDRESS:** 2602 TERRACE RD

**LEGAL DESCRIPTION:** LOT 2 MOINGONA PARK

NADIR TOPIC DBA TOPIC HOME IMPROVEMENTS

Title Holder  
904 NE HARVY ST  
GRIMES IA 50111

NORTHWEST BANK  
Mortgage Holder - KEVIN R EEKHOFF, PRESIDENT  
5700 UNIVERSITY AVE STE 100  
WEST DES MOINES IA 50266

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.**

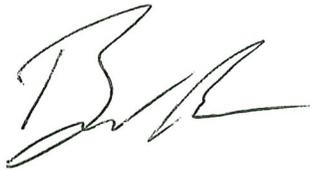
Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike 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.

Brad Rissman  
(515) 283-4754



Nid Inspector

DATE MAILED: 2/6/2020

MAILED BY: BJR

**Areas that need attention:** 2602 TERRACE RD

<b>Component:</b>	Electrical System	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Have licensed contractor repair or replace electrical system. Bring any and all components up to code. Electrical Permit Required		
<b>Component:</b>	Plumbing System	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Have licensed contractor repair or replace plumbing system. Bring any and all components up to code. Plumbing Permit Required		
<b>Component:</b>	Mechanical System	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Have licensed contractor repair or replace mechanical system. Bring any and all components up to code. Mechanical Permit Required		
<b>Component:</b>	Foundation	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure
<b>Comments:</b>	Foundation Needs Engineers Report.		
<b>Component:</b>	Furnace	<b>Defect:</b>	Not installed as required
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Basement
<b>Comments:</b>	Mechanical Permit Required.		
<b>Component:</b>	Water Service	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Plumbing Permit	<b>Location:</b>	Basement
<b>Comments:</b>	Water Meter Disconnected		
<b>Component:</b>	Water Heater	<b>Defect:</b>	Not installed as required
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Basement
<b>Comments:</b>	Plumbing permit required.		
<b>Component:</b>	Roof	<b>Defect:</b>	Holes or major defect
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Roof
<b>Comments:</b>	Repair or replace all damaged roofing components by licensed contractor. Building permit may be Required.		

<b><u>Component:</u></b>	Interior Stairway	<b><u>Defect:</u></b>	Missing Sections
<b><u>Requirement:</u></b>	Compliance with Int Residential Code	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	Building Permit Required.		
<b><u>Component:</u></b>	See Comments	<b><u>Defect:</u></b>	See Comments
<b><u>Requirement:</u></b>	Compliance with Int Residential Code	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	Unable to gain full access to interior of main structure. possible more violations.		
<b><u>Component:</u></b>	Brick Chimney	<b><u>Defect:</u></b>	Cracked/Broken
<b><u>Requirement:</u></b>	Compliance with Int Residential Code	<b><u>Location:</u></b>	Roof
<b><u>Comments:</u></b>	Have a licensed contractor repair or replace all of the exterior brick, including the chimney. Building permit may be Required		
<b><u>Component:</u></b>	Floor Joists/Beams	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Entry
<b><u>Comments:</u></b>	Repair or replace the front entry roof supports.		

# 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](mailto:polkweb@assess.co.polk.ia.us)

Location					
<b>Address</b>	2602 TERRACE RD				
<b>City</b>	DES MOINES	<b>Zip</b>	50312	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	020/01856-000-000	<b>Geoparcels</b>	7824-08-107-005	<b>Status</b>	Active
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM94/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northwest Des Moines	<b>Appraiser</b>	Andrew Rand 515-286-3368		

### Map and Current Photos - 1 Record

**Click on parcel to get a new listing**

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

**Photo Processed on 2014-04-18 a**

### Historical Photos

### Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	TOPIC, NADIR	2019-06-18	17370/850
Title Holder	2	TOPIC HOME IMPROVEMENTS	2019-06-18	17370/850

### Legal Description and Mailing Address

LOT 2 MOINGONA PARK	TOPIC HOME IMPROVEMENTS 1813 BENNETT DR UNIT 98 WEST DES MOINES, IA 50265
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### Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value <i>Partial Value</i>	Residential	Full	\$36,500	\$12,500	\$49,000

### Market Adjusted Cost Report

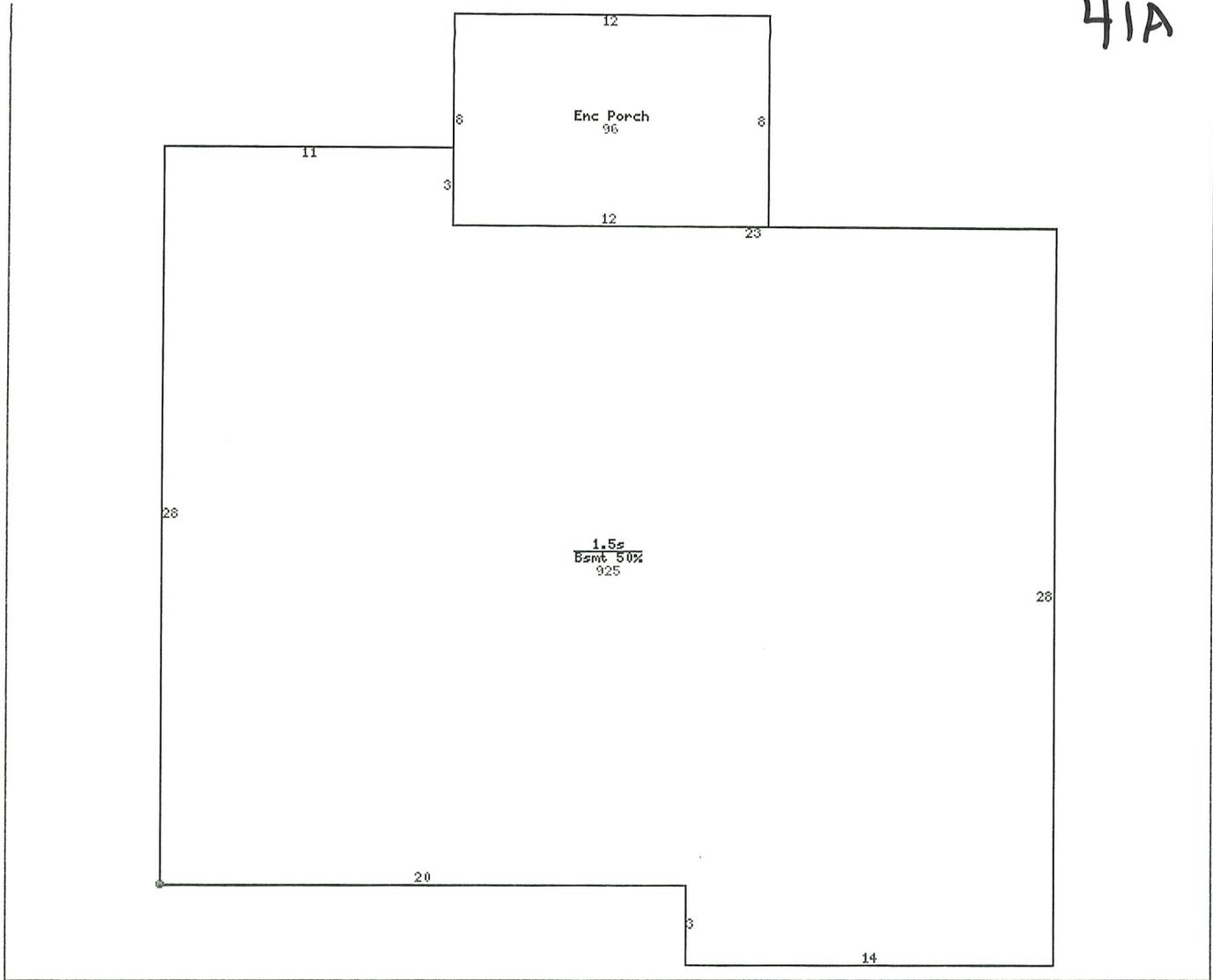
### Zoning - 1 Record

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

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

<b>Land</b>					
<b>Square Feet</b>	5,995	<b>Acres</b>	0.138	<b>Frontage</b>	51.0
<b>Topography</b>	Normal	<b>Shape</b>	Rectangular	<b>Vacancy</b>	No
<b>Unbuildable</b>	No				
<b>Residences - 1 Record</b>					
<b>Residence #1</b>					
<b>Occupancy</b>	Single Family	<b>Residence Type</b>	1.5 Stories	<b>Building Style</b>	Early 20s
<b>Year Built</b>	1924	<b>Number Families</b>	1	<b>Grade</b>	3-10
<b>Condition</b>	Poor	<b>Total Square Foot Living Area</b>	1545	<b>Main Living Area</b>	925
<b>Upper Living Area</b>	620	<b>Basement Area</b>	463	<b>Enclosed Porch Area</b>	96
<b>Foundation</b>	Brick	<b>Exterior Wall Type</b>	Stucco	<b>Roof Type</b>	Gable
<b>Roof Material</b>	Asphalt Shingle	<b>Number Fireplaces</b>	1	<b>Basement Garage Capacity</b>	1
<b>Heating</b>	Gas Forced Air	<b>Air Conditioning</b>	0	<b>Number Bathrooms</b>	1
<b>Number Toilet Rooms</b>	1	<b>Bedrooms</b>	4	<b>Rooms</b>	8

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Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
BOARDWALK INVESTMENTS LLC	TOPIC HOME IMPROVEMENTS	<u>2019-06-07</u>	\$76,000	Deed	<u>17370/850</u> Multiple Parcels
MARSENGILL, BETTY	BOARDWALK INVESTMENTS	<u>2017-06-27</u>	\$55,000	Deed	<u>16545/497</u> Multiple Parcels

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
BOARDWALK INVESTMENTS LLC	TOPIC, NADIR Doing Business As TOPIC HOME IMPROVEMENTS	2019-06-07	2019-06-18	Warranty Deed	<u>17370/850</u>
MARSENGILL, BETTY	BOARDWALK INVESTMENTS LLC	2017-06-27	2017-06-30	Warranty Deed	<u>16545/497</u>

Permits - 5 Records

Year	Type	Permit Status	Application	Description
Current	Permit	Pass/Partial	2018-04-11	fix damage/foundation
Current	Pickup	Cancel	2017-07-13	review value/per sale
2019	Permit	Pass/Partial	2018-04-11	fix damage/foundation
2019	Pickup	Pass/Partial	2017-07-13	review value/per sale
2018	Pickup	Partial	2017-07-13	review value/per sale

#### Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$36,500	\$12,500	\$49,000
2018	<u>Assessment Roll</u>	Residential	Full	\$32,300	\$11,400	\$43,700
2017	<u>Assessment Roll</u>	Residential	Full	\$32,300	\$113,400	\$145,700
2015	<u>Assessment Roll</u>	Residential	Full	\$31,200	\$110,500	\$141,700
2013	<u>Assessment Roll</u>	Residential	Full	\$28,500	\$100,800	\$129,300
2011	<u>Assessment Roll</u>	Residential	Full	\$28,500	\$102,400	\$130,900
2009	<u>Assessment Roll</u>	Residential	Full	\$31,600	\$110,000	\$141,600
2007	<u>Assessment Roll</u>	Residential	Full	\$31,200	\$108,700	\$139,900
2005	<u>Assessment Roll</u>	Residential	Full	\$25,300	\$101,100	\$126,400
2003	<u>Assessment Roll</u>	Residential	Full	\$23,390	\$95,530	\$118,920
2001	<u>Assessment Roll</u>	Residential	Full	\$19,420	\$76,420	\$95,840
1999	Assessment Roll	Residential	Full	\$13,200	\$69,050	\$82,250
1997	Assessment Roll	Residential	Full	\$12,490	\$65,330	\$77,820
1995	Assessment Roll	Residential	Full	\$10,730	\$67,090	\$77,820
1993	Assessment Roll	Residential	Full	\$8,580	\$53,670	\$62,250
1990	Assessment Roll	Residential	Full	\$8,580	\$47,820	\$56,400

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