



**Date** May 10, 2021

**ABATEMENT OF PUBLIC NUISANCE AT 7085 BLOOMFIELD ROAD LOT 225**

WHEREAS, the property located at 7085 Bloomfield Road Lot 225, 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 of property and mobile home, Des Moines Regency Manor, LLC, Mortgage Holder, U.S. Bank, N.A., and Mortgage Holder, First Midwest 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 An Irregular shaped portion of the Southwest Quarter of the Northeast Quarter and in the Southeast Quarter of the Northwest Quarter of Section 25, Township 78 North, Range 24 West of the 5th P.M., Des Moines, Polk County, Iowa, described as: Commencing at the Center of Section 35, Township 78 North, Range 24 West of the 5th P.M., Polk County, Iowa, thence S89°01'42"E (East line of Diagonal Acres used for Bearing Basis) along the South line of the SW 1/4 of the NE 1/4 of said Section 35, a distance of 87.00 feet to the Easterly right-of-way line of Bloomfield Road (formerly U.S. Highway No. 65-69) as it is presently established and to the Point of Beginning, said point being 100 feet normally distant from and Northeasterly of the Center line of said Bloomfield Road; thence continuing S89°01'42"E along the South line of the SW 1/4 of the NE 1/4 said Section 35 and along the North line of Diagonal Acres, an Official Plat, Des Moines, Polk County, Iowa, a distance of 1236.81 feet to the Southeast Corner of the SW 1/4 of the NE 1/4 of the said Section 35 and to the Northeast Corner of said Diagonal Acres; thence N00°26'34"E along the East line of the SW 1/4 of the NE 1/4 of said Section 35, a distance of 1321.21 feet to the Northeast corner of the SW 1/4 of the NE 1/4 of said Section 35; thence N89°02'13"W along the North line of the SW 1/4 of the NE 1/4 of said Section 35 and along the South line of McCord Heights, an Official Plat, Des Moines, Polk County, Iowa, a distance of 1324.70 feet to the Northeast Corner of the SE 1/4 of the NW 1/4 of the said Section 35; thence N89°15'01"W along the North line of the SE 1/4 of the NW 1/4 of said Section 35, a distance of 1209.16 feet to the Easterly Right-of-Way line of said Bloomfield Road; thence S43°52'39"E along the Easterly Right-of-Way line of said Bloomfield Road parallel with and 100 feet Normally distant from and Northeasterly of the Center Line of said Bloomfield Road, a distance of 900.08 feet; thence S41°02'21"E along the Easterly Right-of-Way line of said Bloomfield Road, a distance of 403.90 feet to a point that is 80 feet normally distant from and Northeasterly of the Center line of said Bloomfield Road; thence S45°56'37"E along the Easterly Right-of-Way line of said Bloomfield Road, a distance of 552.40 feet to the Point of Beginning, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 7085 Bloomfield Road, Lot 225, 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



Roll Call Number

Agenda Item Number

43E

Date May 10, 2021

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, and TOTAL. Includes MOTION CARRIED and APPROVED labels.

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

\_\_\_\_\_  
Mayor

# 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

43E

Location					
<b>Address</b>	7085 BLOOMFIELD RD				
<b>City</b>	DES MOINES	<b>Zip</b>	50320	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	120/07399-108-000	<b>Geoparcels</b>	7824-35-251-001	<b>Status</b>	Active
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM97/A	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	South Des Moines	<b>Appraiser</b>	Cary Halfpop, ICA 515-286-2279		

### 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 2010-06-23 a**



### Historical Photos

### Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	DES MOINES REGENCY MANOR LLC	2019-11-04	17573/361

### Legal Description and Mailing Address

SE 1/4 NW 1/4 LYG E OF BLOOMFIELD RD AND SW 1/4 NE 1/4 LESS RD SEC 35-78-24	DES MOINES REGENCY MANOR LLC 3000 S SCOTT ST DES PLAINES, IL 60018-3814
50 Bldg on Leased Land, Leasehold, or Air Rights Parcel(s)	

### Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Assessment Roll <i>Partial Value</i>	Multi-Residential	Full	\$2,660,000	\$4,750,000	\$7,410,000
2020 Value	Multi-Residential	Full	\$2,410,000	\$3,660,000	\$6,070,000

### Assessment Roll Notice Unadjusted Cost Report

**Zoning - 1 Record**

Zoning	Description	SF	Assessor Zoning
NM	NM Neighborhood District		Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>			

**Land**

Square Feet	2,500,344	Acres	57.400	Topography	Blank
Shape	Keystone	Vacancy	Blank	Unbuildable	Blank

**Commercial Summary**

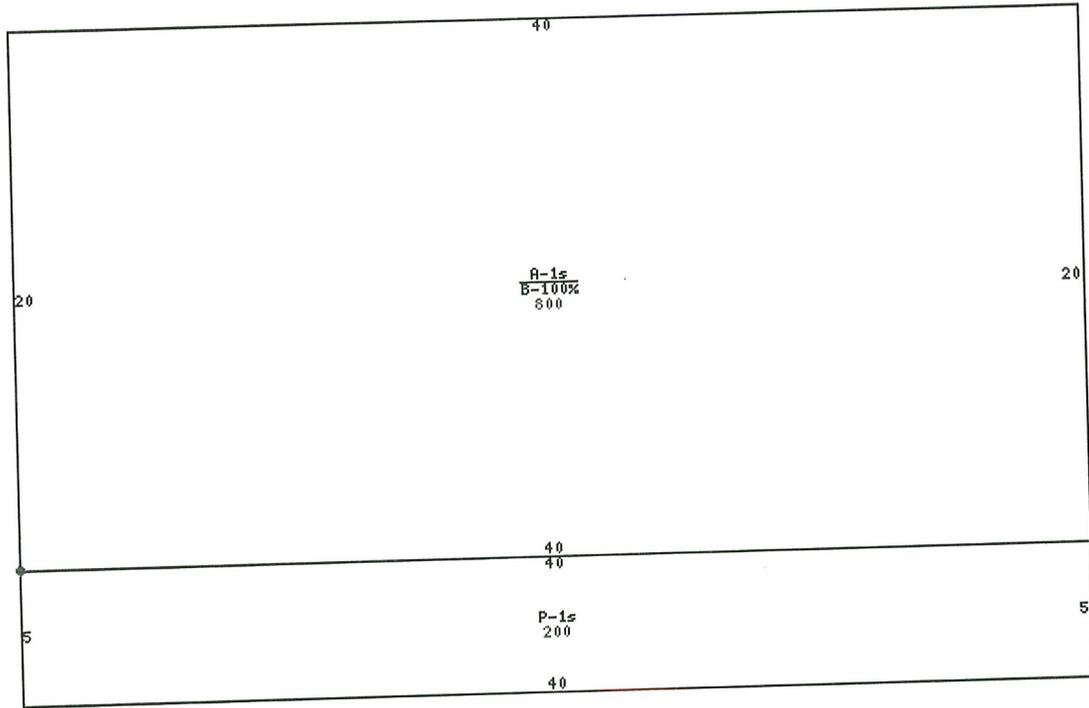
Occupancy	Mobile Home Park	Age, Weighted	1972	Total Story Height	1
Land Area	2,500,344	Gross Area	800	Finished Area	800
Unfinished Bsmt Area	800	Finished Bsmt Area	800	Number of Units	0
Primary Group	Common Area	Percent Primary Group	50.00	Percent Secondary Group	0.00
Grade, Weighted	4/Grade 4	Bldg Class, Weighted	4/Frame, Concrete Blk, Tile, Tilt Up	Condition, Weighted	NM/Normal
Ground Floor Area	800	Perimeter	120		

**Commercial Sections - 1 Record**

**Commercial Section #101**

Occupant	REGENCY MANOR MOBILE HOME COURT				
Section Multiplier	1	Occupancy	Mobile Home Park	Foundation	Concrete
Exterior Wall	Siding/Shingle	Insulation	Yes	Roof	Gable
Roof Material	Shingle	Landings Square Foot	200	Landing Quality	Normal
Wiring	Adequate	Plumbing	Adequate	Total Story Height	1
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Frame, Concrete Blk, Tile, Tilt Up
Total Section Area	1,600	Ground Floor Area	800	Perimeter	120
Grade	4+00	Year Built	1972	Condition	Normal
Comment	P=CONC SLAB OFFICE & CLUBHOUSE				

<b>Commercial Groups - 3 Records</b>					
<b>Commercial Group #101 1</b>					
<b>Use Code</b>	Common Area	<b>Base Story</b>	1	<b>Number Stories</b>	1
<b>Total Group Area</b>	800	<b>Base Floor Area</b>	800	<b>Heating</b>	Central
<b>Air Conditioning</b>	Yes	<b>Exhaust System</b>	No		
<b>Commercial Group #101 2</b>					
<b>Use Code</b>	Basement Entire	<b>Number Stories</b>	1	<b>Total Group Area</b>	800
<b>Base Floor Area</b>	800	<b>Wall Height</b>	8	<b>Heating</b>	None
<b>Air Conditioning</b>	None	<b>Exhaust System</b>	No		
<b>Commercial Group #101 3</b>					
<b>Use Code</b>	Basement Finished	<b>Number Stories</b>	1	<b>Total Group Area</b>	800
<b>Base Floor Area</b>	800	<b>Heating</b>	Central	<b>Air Conditioning</b>	Yes
<b>Exhaust System</b>	No				



**Detached Structures - 5 Records**

**Detached Structure #101**

<b>Occupancy</b>	Mobile Home Pads	<b>Measurement Code</b>	Quantity	<b>Quantity</b>	301
<b>Grade</b>	2	<b>Year Built</b>	1972	<b>Condition</b>	Very Good

**Detached Structure #201**

<b>Occupancy</b>	Garage	<b>Construction Type</b>	Frame	<b>Measurement Code</b>	Dimensions
<b>Measure 1</b>	24	<b>Measure 2</b>	28	<b>Grade</b>	4
<b>Year Built</b>	1972	<b>Condition</b>	Normal		

**Detached Structure #301**

<b>Occupancy</b>	Swimming Pool Outdoor/Comm	<b>Measurement Code</b>	Dimensions	<b>Measure 1</b>	20
<b>Measure 2</b>	45	<b>Grade</b>	4	<b>Year Built</b>	1972
<b>Condition</b>	Normal				
<b>Comment</b>	INCL APRON				

**Detached Structure #401**

<b>Occupancy</b>	Asphalt Paving	<b>Measurement Code</b>	Square Feet	<b>Measure 1</b>	11,700
<b>Grade</b>	4	<b>Year Built</b>	1972	<b>Condition</b>	Normal



Year	Type	Permit Status	Application	Reason	Reason1
2016	Permit	No Add	2015-07-28	Addition	FURNACE
2015	Permit	No Add	2014-09-04	Remove	MOBILE HOME
2014	Permit	No Add	2013-02-01	Remove	MISC
2013	Permit	No Add	2012-05-21	Addition	AIR CONDITIONING
2013	Permit	No Add	2012-03-02	Addition	MISC (160 sf)
2011	Pickup	Complete	2011-03-18	Review Value	REVAL
2005	Permit	No Add	2004-08-20	Addition	ROOM (200 sf)
2003	Pickup	Complete	2002-12-10	Remove	GARAGE
2003	Permit	Complete	2002-08-20	Addition	ROOM (150 sf)
2003	Permit	Complete	2002-08-08	Construction	GARAGE (400 sf)
2003	Permit	Complete	2002-07-15	Addition	DECK (120 sf)
2003	Permit	Complete	2002-07-11	Addition	DECK (240 sf)
2002	Permit	No Add	2001-08-23	Addition	DECK (128 sf)
2002	Permit	No Add	2001-04-10	Addition	DECK (240 sf)
1999	Permit	No Add	1998-09-10	Construction	CARPORT (Cost \$2,000)
1999	Permit	No Add	1998-08-28	Construction	CARPORT (400 sf) (Cost \$4,608)
1999	Pickup	No Add	1998-07-01	Remove	GARAGE
1999	Permit	No Add	1998-05-28	Addition	PORCH (Cost \$1,500)
1999	Permit	No Add	1998-05-08	Addition	DECK (336 sf) (Cost \$2,852)
1997	Pickup	Complete		Review Value	REVAL
1995	Permit	No Add	1994-09-08		Enclosed Porch
1995	Pickup	No Add	1994-08-10		Remove Porch and Garage
1994	Permit	Complete	1993-06-15		New Garage
1993	Pickup	Complete	1992-09-29		Remove Garage
1992	Permit	Complete	1991-03-18		New Garage
1991	Permit	Complete	1990-09-11		New Carport
1991	Permit	Complete	1990-04-19		Garage
1991	Permit	Complete	1990-03-21		Garage
1990	Permit	Complete	1989-06-15		Detached Garage
1990	Permit	Complete	1989-05-08		Roof Over Mobile Home

## Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Multi-Residential	Full	\$2,410,000	\$3,660,000	\$6,070,000
2017	<u>Assessment Roll</u>	Multi-Residential	Full	\$2,413,800	\$2,626,200	\$5,040,000
2016	<u>Assessment Roll</u>	Multi-Residential	Full	\$2,010,000	\$2,540,000	\$4,550,000
2015	<u>Assessment Roll</u>	Multi-Residential	Full	\$2,010,000	\$2,540,000	\$4,550,000

Yr	Type	Class	Kind	Land	Bldg	Total
2013	<u>Assessment Roll</u>	Commercial	Full	\$2,010,000	\$2,040,000	\$4,050,000
2011	<u>Assessment Roll</u>	Commercial	Full	\$2,010,000	\$2,040,000	\$4,050,000
2009	<u>Assessment Roll</u>	Commercial	Full	\$2,012,000	\$1,751,000	\$3,763,000
2007	<u>Assessment Roll</u>	Commercial	Full	\$2,012,000	\$1,751,000	\$3,763,000
2006	<u>Board Action</u>	Commercial	Full	\$1,820,000	\$1,700,000	\$3,520,000
2005	<u>Assessment Roll</u>	Commercial	Full	\$1,820,000	\$1,700,000	\$3,520,000
			Adj	\$1,596,800	\$1,700,000	\$3,296,800
2004	<u>Assessment Roll</u>	Commercial	Full	\$1,582,460	\$1,588,540	\$3,171,000
			Adj	\$1,388,390	\$1,588,540	\$2,976,930
2003	<u>Board Action</u>	Commercial	Full	\$1,582,460	\$1,588,540	\$3,171,000
2003	<u>Assessment Roll</u>	Commercial	Full	\$1,582,460	\$1,889,350	\$3,471,810
2001	<u>Assessment Roll</u>	Commercial	Full	\$1,492,890	\$1,499,110	\$2,992,000
1999	Assessment Roll	Commercial	Full	\$1,447,000	\$1,499,000	\$2,946,000
1997	Board Action	Commercial	Full	\$1,404,500	\$1,455,000	\$2,859,500
1997	Assessment Roll	Commercial	Full	\$1,404,500	\$1,791,500	\$3,196,000
1995	Assessment Roll	Commercial	Full	\$936,000	\$942,000	\$1,878,000
1994	Assessment Roll	Commercial	Full	\$891,000	\$1,022,040	\$1,913,040
1993	Assessment Roll	Commercial	Full	\$891,000	\$1,019,000	\$1,910,000
1992	Assessment Roll	Commercial	Full	\$856,800	\$983,170	\$1,839,970
1991	Assessment Roll	Commercial	Full	\$856,800	\$979,680	\$1,836,480
1990	Assessment Roll	Commercial	Full	\$856,800	\$974,300	\$1,831,100

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

**DATE OF NOTICE:** November 9, 2020

**DATE OF INSPECTION:**

**May 21, 2020**

**CASE NUMBER:** COD2020-02496

**PROPERTY ADDRESS:** 7085 BLOOMFIELD RD LOT 225

**LEGAL DESCRIPTION:** SE 1/4 NW 1/4 LYG E OF BLOOMFIELD RD AND SW 1/4 NE 1/4 LESS RD SEC 35-78-24

DES MOINES REGENCY MANOR LLC  
Title Holder - CORP.SERV.COMP. REG.AGENT  
505 5TH AVE STE 729  
DES MOINES IA 50309

FIRST MIDWEST BANK  
Mortgage Holder - MARK SANDER, PRESIDENT  
1970 N HALSTED  
CHICAGO IL 60614

US BANK NATIONAL ASSOCIATION  
Mortgage Holder - CT CORP. SYSTEM. REG. AGENT  
400 E COURT AVE  
DES MOINES IA 50309

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 COMPONETS 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.

Neighborhood Inspection Division

(515) 283-4046

Nid Inspector

DATE MAILED: 11/9/2020

MAILED BY: TSY

**Areas that need attention:** 7085 BLOOMFIELD RD

<b>Component:</b>	Electrical System	<b>Defect:</b>	Exposed
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	PROVIDE RECEIPT FROM LICENSED ELECTRICAL CONTRACTOR THAT STATES SYSTEM IS SAFE.FINALIZE ELECTRICAL PERMIT ON ALL ELECTRICAL REPAIRS		
<b>Component:</b>	Wiring	<b>Defect:</b>	Exposed
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	PROVIDE RECEIPT FROM LICENSED ELECTRICAL CONTRACTOR THAT STATES SYSTEM IS SAFE.FINALIZE ELECTRICAL PERMIT ON ALL ELECTRICAL REPAIRS		
<b>Component:</b>	Mechanical System	<b>Defect:</b>	Missing Sections
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	PROVIDE RECEIPT FROM LICENSED MECHANICAL CONTRACTOR THAT STATES SYSTEM IS SAFE.FINALIZE MECHANICAL PERMIT ON ALL MECHANICAL REPAIRS		
<b>Component:</b>	Plumbing System	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Plumbing Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	PROVIDE RECEIPT FROM LICENSED PLUMBING CONTRACTOR THAT STATES SYSTEM IS SAFE.FINALIZE PLUMBING PERMIT ON ALL PLUMBING REPAIRS		
<b>Component:</b>	Flooring	<b>Defect:</b>	Water Damage
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	REPAIRS ON SUB FLOOR. CONTACT BUILDING DEPT. BUILDING PERMIT MAY BE REQUIRED. IF SO, FINALIZE BUILDING PERMIT. ALL FLOORING MUST HAVE A FINISHED PRODUCT.		
<b>Component:</b>	Landings	<b>Defect:</b>	Cracked/Broken
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	REPAIR OR REPLACE LANDING. MUST OBTAIN BUILDING PERMIT AND FINALIZE.		
<b>Component:</b>	Smoke Detectors	<b>Defect:</b>	Missing
<b>Requirement:</b>	Compliance with International Fire Code & NFPA 13	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	THE MOBILE HOME NEEDS SMOKE DETECTORS. MUST MEET CODE REQUIREMENTS.		
<b>Component:</b>	Interior Walls /Ceiling	<b>Defect:</b>	Water Damage
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	REPAIR AND REPLACE ALL WATER DAMAGED WALLS AND ADD PAINT. CONTACT BUILDING DEPT. BUILDING PERMIT MAY NEED TO BE REQUIRED.		

<b><u>Component:</u></b>	Interior Walls /Ceiling	<b><u>Defect:</u></b>	Absence of paint
<b><u>Requirement:</u></b>	Compliance with Int Residential Code	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	FINISH AND PAINT ALL WALLS ABSENT OF PAINT.		

<b><u>Component:</u></b>	Accessory Buildings	<b><u>Defect:</u></b>	See Comments
<b><u>Requirement:</u></b>		<b><u>Location:</u></b>	Shed
<b><u>Comments:</u></b>	The shed in its 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 shed must be demolished as well because it is an accessory use only pursuant to Des Moines Municipal Code Section 134-343.		

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7095 Bloomfield Road Lot 225 43E



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43E  
7085 Bloomfield Road Lot 225



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