

Date June 24, 2019

### ABATEMENT OF PUBLIC NUISANCE AT 251 ASTOR STREET

WHEREAS, the property located at 251 Astor Street, 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 Titleholders, Bobby D. McVay and Jeannine S. McVay, and Mortgage Holder, Greater Des Moines Habitat for Humanity, Inc., 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 26 COTTAGE PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 251 Astor Street, 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 APPROVE Luke DeSmet, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	CERTIFICATE
COWNIE					
BOESEN					I, DIANE RAUH, City Clerk of said City hereby
COLEMAN					certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among
GATTO					other proceedings the above was adopted.
GRAY					
MANDELBAUM					IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first
WESTERGAARD					above written.
TOTAL					
MOTION CARRIED			AP	PROVED	
				Mavor	City Clerk



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

DATE OF NOTICE: March	18, 2019	DATE OF INSPECTION:	January 29, 2019
CASE NUMBER:	COD2019-00442		
PROPERTY ADDRESS:	251 ASTOR ST		
LEGAL DESCRIPTION:	LOT 26 COTTAGE PLACE	т А	
BOBBY D MCVAY Title Holder 3205 KINGMAN BLVD #104 DES MOINES IA 50311	× c		
GREATER DES MOINES HA Mortgage Holder LANCE HENNING, REG. AGE 2200 E EUCLID AVE DES MOINES IA 50317			
LANCE MCVAY AS PERM. G Title Holder OF JEANNINE S MCVAY	UARDIAN & CONSVTR		

6201 EP TRUE PKEY #1211 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 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.

Steve Landwehr

(515) 283-4008 Nid Inspector

DATE MAILED: 3/18/2019

MAILED BY: JDH

Areas that need attent	ion: 251 ASTOR ST
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		Di Li Contana		Defect:	In poor repair	
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	Comments:				5	
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14

# **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

		Lo	ocation			
Address	251 ASTOR ST					
City	DES MOINES	Zip	5031	6 Juris	sdiction	Des Moines
	040/00842-000-000	Geoparcel	7824-02-305-00	)1	Status	Active
School		Nbhd/Pocket	DM15/	Z Tax Au	uthority Group	DEM-C-DEM- 77131
Submarket	Northeast Des Moines	Appraiser	Gina Russell 515-28 38			
		Map and Cur	rent Photos - 1 J	Record		
Clic	k on parcel to get a	new listing				
	251	1541 250				
248    	Bigger Map Polk Cou	246 238 238 238 238 238				
240	239 Bigger Map Polk Cou	inty GIS	storical Photos			
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## Assessment Roll Notice Market Adjusted Cost Report

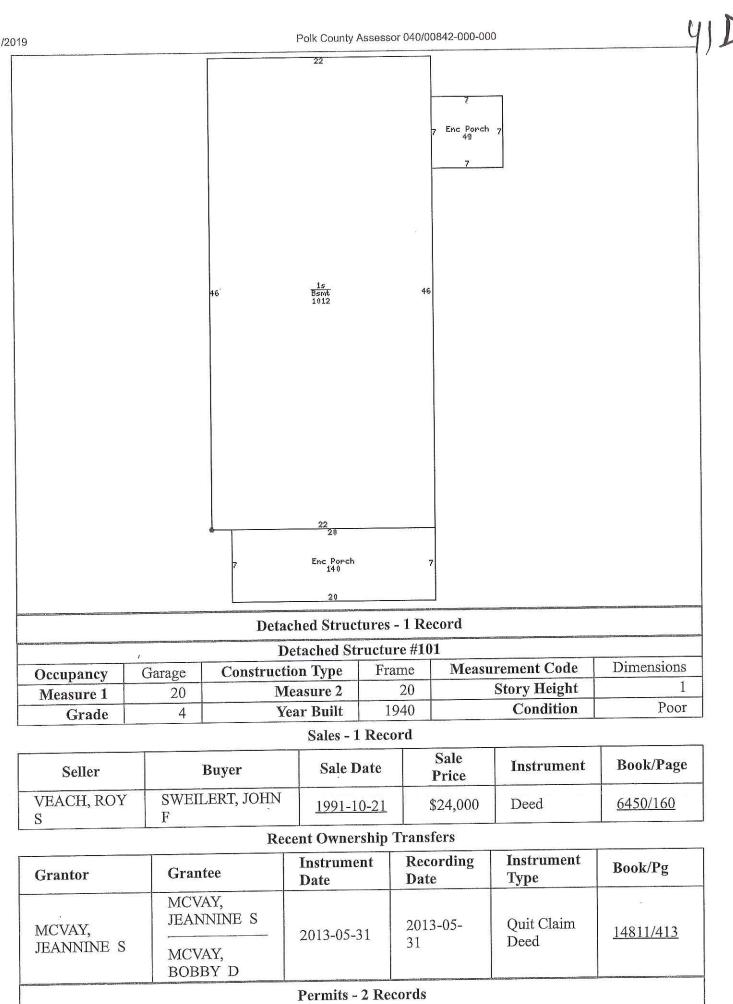
### Auditor Adjustments to Value

Category	Name	Information	
			1/4

6/11/2019

Polk County Assessor 040/00842-000-000

9			Fulk County Asses	501 040/00042-00	0 000		
Category			Name				
2018 Homes	tead Cre	<u>dit</u>	MCVAY, JEANNI	ICVAY, JEANNINE S Application <u>#23784</u>			
		L	Zoning - 1 Re	cord			
Zoning		n yan darakar (katal Katal Katal Katal Katal Katal	Description	CONTRACTOR CONTRACTOR CONTRACTOR	SF	Assessor Zoning	
R1-60 One Family, Low Density Residential District							sidential
City of Des	Moines	Community 1	Development Planning	and Urban De	sign 515 2	83-4182	(2012-03-20)
			Land				
Square	Feet	7,340	Acres	0.169	From	ntage	50.6
	epth	148.8	Topography	Normal	S	hape	Rectangle
	ancy	No	Unbuildable	No			and the second
	<u>an a standa</u>		Residences - 1	Record			
			Residence	#1			
Occupan	ncy	Single Family	<b>Residence</b> Type	1 Story	Buildi	ng Style	Bungalov
Year Bu	ıilt	1907	Number Families	1		Grade	5+10
Conditi	ion	Normal	Total Square Foot Living Area	1012	Mai	n Living Area	1012
Basem( A)	ent rea	1012	Finished Basement Area 1	400	В	Finished asement Juality 1	Average
To Basemo Fin		400	Enclosed Porch Area	189	Foi	Indation	Concret Block
Exterior W Ty	/all ype	Metal Siding	Roof Type	Gable	Roof	Material	Asphal Shingl
Heat	ing	Gas Forced Air	Air Conditioning	100		Number throoms	
Numl Toilet Roo		1	Bedrooms	2		Rooms	



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Year	Туре	Permit Status	Application	Description
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6/11/2019

Year	Туре	Permit Status	Application	Description
2016	Permit	No Add	2015-07-08	addition/deck (16 sf)
1992	Pickup	Complete	1991-12-02	air conditioning

### **Historical Values**

Yr	Туре	Class	Kind	Land	Bldg	Total
2017	Assessment Roll	Residential	Full	\$7,200	\$44,900	\$52,100
2015	Assessment Roll	Residential	Full	\$6,600	\$41,600	\$48,200
2013	Assessment Roll	Residential	Full	\$6,700	\$40,900	\$47,600
2011	Assessment Roll	Residential	Full	\$7,600	\$48,100	\$55,700
2009	Assessment Roll	Residential	Full	\$7,700	\$52,200	\$59,900
2007	Assessment Roll	Residential	Full	\$7,800	\$52,800	\$60,600
2005	Assessment Roll	Residential	Full	\$8,400	\$48,600	\$57,000
2003	Assessment Roll	Residential	Full	\$7,220	\$41,090	\$48,310
2001	Assessment Roll	Residential	Full	\$8,340	\$33,150	\$41,490
1999	Assessment Roll	Residential	Full	\$7,730	\$29,740	\$37,470
1997	Assessment Roll	Residential	Full	\$6,660	\$25,640	\$32,300
1995	Assessment Roll	Residential	Full	\$6,050	\$23,290	\$29,340
1993	Board Action	Residential	Full	\$5,330	\$20,530	\$25,860
1993	Assessment Roll	Residential	Full	\$5,330	\$20,530	\$25,860
1992	Assessment Roll	Residential	Full	\$5,330	\$17,470	\$22,800
1989	Assessment Roll	Residential	Full	\$5,330	\$16,870	\$22,200

This template was last modified on Sat Mar 4 12:31:48 2017 .

