

Date April 11, 2011

WHEREAS, the property located at 1600 21st 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 Titleholder Eppard Investment, Inc. and Mortgage Holder West Bank were notified more than thirty days ago to repair or demolish the structure and as of this date have failed to abate the nuisance.

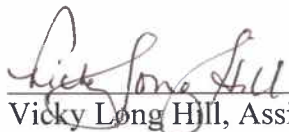
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure on the real estate legally described as LTS 6 & 7 BLK 4 SHEPHERDSONS ADD TO DES MOINES now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1600 21st 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 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:


Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
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

BDH (CC)



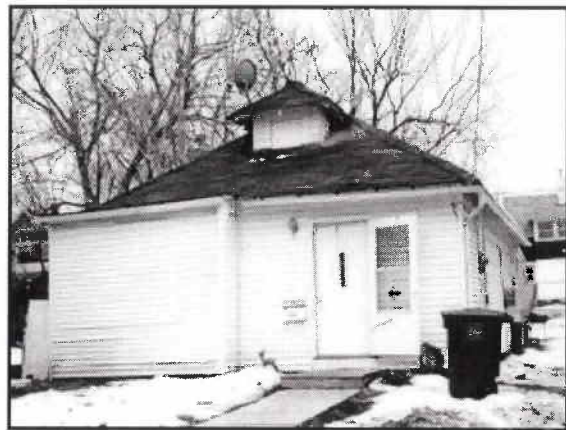
[Home] [General Query] [Legal Query] [HomeOwner Query] [Book/Page Query] [Commercial Query] [Res Sales Query] [Comm Sales Query] [Help]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
080/06268-001-000	7924-33-256-024	0169	DM75/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1600 21ST ST			DES MOINES IA 50311		

Click on parcel to get new listing

Get Bigger Map

1632	1623	1613	1603	1593	1583	1573	1563	1553	1543	1533	1523	2027	2028
1630	1617	1607	1597	1587	1577	1567	1557	1547	1537	1527	2027	2028	
1614	1615	1605	1595	1585	1575	1565	1555	1545	1535	1525	2027	2028	
1610	1611	1601	1591	1581	1571	1561	1551	1541	1531	1521	2027	2028	
1606	1605	1595	1585	1575	1565	1555	1545	1535	1525	1515	2027	2028	
1602	1603	1593	1583	1573	1563	1553	1543	1533	1523	1513	2027	2028	
1548	1549	1539	1529	1519	1509	1499	1489	1479	1469	1459	2027	2028	
1545	1545	1535	1525	1515	1505	1495	1485	1475	1465	1455	2027	2028	
1542	1543	1533	1523	1513	1503	1493	1483	1473	1463	1453	2027	2028	
1534	1535	1525	1515	1505	1495	1485	1475	1465	1455	1445	2027	2028	
1530	1531	1521	1511	1501	1491	1481	1471	1461	1451	1441	2027	2028	



Approximate date of photo 02/14/2004

Mailing Address
EPPARD INVESTMENT, INC DENNIS EPPARD 13822 HAYNES RD DOVER, FL 33527-4510

Legal Description
LTS 6 & 7 BLK 4 SHEPHERDSONS ADD TO DES MOINES

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	EPPARD INVESTMENT, INC	2006-09-22	11865/974	31.20

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	4,900	30,800	0	35,700

Market Adjusted Cost Report Estimate Taxes Polk County Treasurer Tax Information Pay Taxes

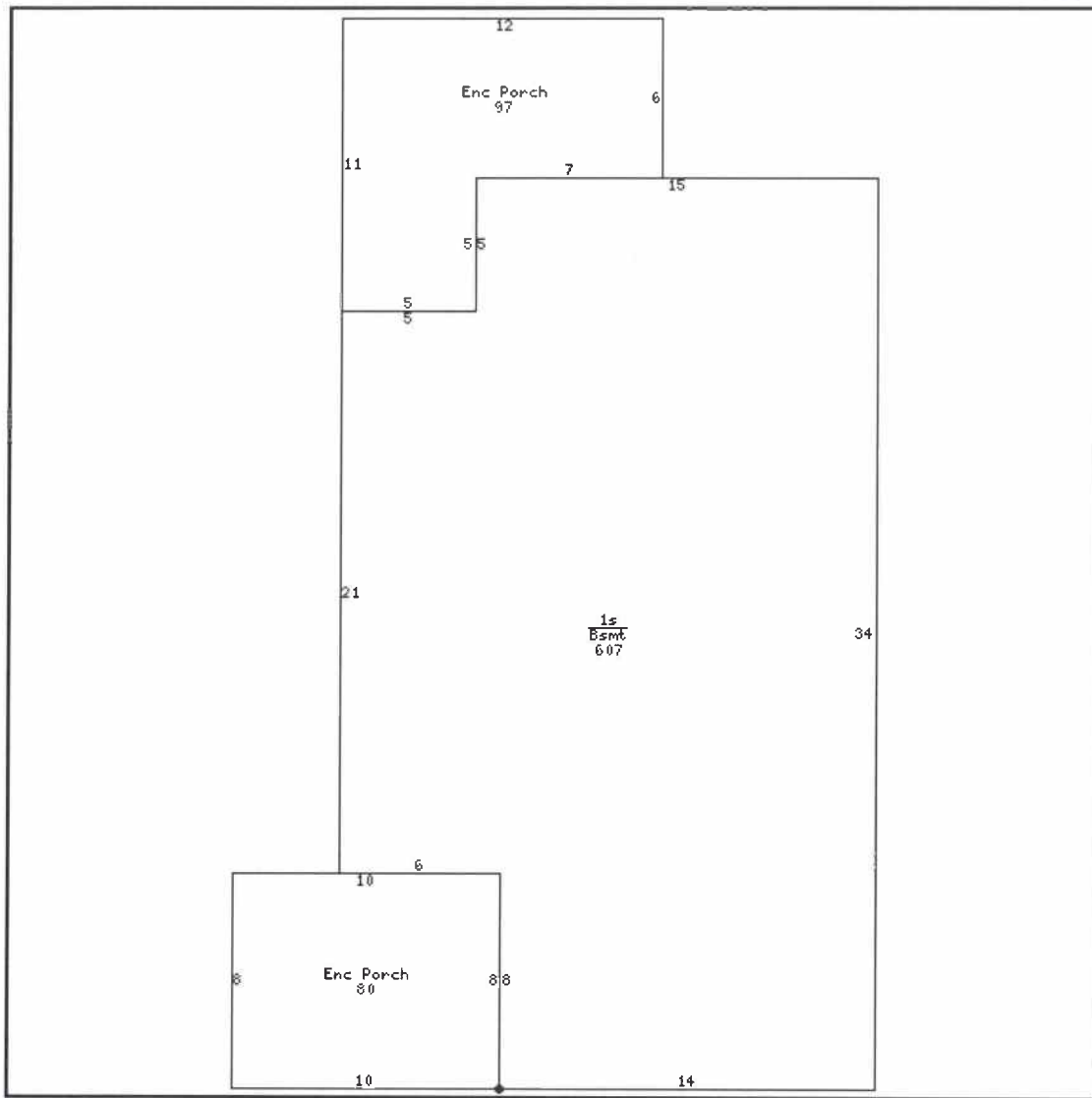


Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

Source: City of Des Moines Community Development **Published:** 2010-03-05 **Contact:** Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	3,800	FRONTAGE	50.0	DEPTH	76.0
ACRES	0.087	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1908	# FAMILIES	1	GRADE	5
GRADE ADJUST	+00	CONDITION	NM/Normal	TSFLA	607
MAIN LV AREA	607	BSMT AREA	607	ENCL PORCH	177
FOUNDATION	B/Brick	EXT WALL TYP	WS/Wood Siding	ROOF TYPE	H/Hip
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	0
BATHROOMS	1	BEDROOMS	1	ROOMS	3



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
ROY E WILSON (TRUST)	EPPARD INVESTMENTS, INC.	2005-09-14	20,000	D/Deed	11865/974
WILSON, ROY E	BENITEZ, CARLOS J.	2002-05-18	42,000	C/Contract	9149/233
WILSON, ROY E	MUJICA, TRINIDAD	1999-10-04	41,500	C/Contract	8345/28
WILSON, ROY E	SALINAS, EDUARDO T	1998-09-28	41,250	C/Contract	8018/274
METROPOLITAN PROPS, L.C.	WILSON, ROY E	1998-07-16	14,000	D/Deed	7962/175
KEY REALTY, INC	METROPOLITAN PROPERTIES	1994-12-06	8,900	D/Deed	7128/450

BDH (c)

BELL (TRSTEE), CAROL E	KEY REALTY INC	1993- 03-22	2,500	D/Deed	6746/845
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Year	Type	Status	Application	Permit/Pickup Description
1999	U/Pickup	CP/Complete	1999-01-27	CL/CONDITION

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2009	<u>Assessment Roll</u>	Residential	Full	4,900	30,800	0	35,700
2007	<u>Assessment Roll</u>	Residential	Full	4,700	29,500	0	34,200
2005	<u>Assessment Roll</u>	Residential	Full	2,800	23,800	0	26,600
2003	<u>Assessment Roll</u>	Residential	Full	2,300	19,400	0	21,700
2001	<u>Assessment Roll</u>	Residential	Full	2,440	15,440	0	17,880
1999	<u>Assessment Roll</u>	Residential	Full	3,380	21,620	0	25,000
1997	<u>Assessment Roll</u>	Residential	Full	3,120	10,510	0	13,630
1995	<u>Assessment Roll</u>	Residential	Full	2,940	9,890	0	12,830
1989	<u>Assessment Roll</u>	Residential	Full	2,540	8,560	0	11,100

email this page

Room 195, 111 Court Avenue, Des Moines, IA 50309
 Phone 515 286-3140 / Fax 515 286-3386
polkweb@assess.co.polk.ia.us



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

BDH 1(1)

DATE OF NOTICE: November 4, 2010

DATE OF INSPECTION:

CASE NUMBER: COD2010-05384

PROPERTY ADDRESS: 1600 21ST ST

LEGAL DESCRIPTION: LTS 6 & 7 BLK 4 SHEPHERDSONS ADD TO DES MOINES

EPPARD INVESTMENT, INC
 Title Holder - ATTN: DENNIS EPPARD
 13822 HAYNES RD
 DOVER FL 33527-4510

WEST BANK
 Mortgage Holder
 WEST BANK - REG. AGENT
 1601 22ND ST
 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 60-304 and 60-306 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. Failure to correct these violations will result in legal action. The violations noted must be corrected within 30 days from the date of this notice. Failure to correct these violations will result in a request to the City Council, sitting as the board of Health, 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 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 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 Polk 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.

Eric Moore

(515) 283-4759



Nid Inspector

DATE MAILED: 11/4/2010

MAILED BY: TSY

Areas that need attention: 1600 21ST ST

Component:	Shingles Flashing	Defect:	Not installed as required
Requirement:	Compliance, International Property Maintenance Code	Location:	
Comments:			
Component:	Shingles Flashing	Defect:	Three Layers Max
Requirement:		Location:	
Comments:			
Component:	Exterior Walls	Defect:	Improperly Installed
Requirement:	Compliance, International Property Maintenance Code	Location:	
Comments:	Siding		
Component:	Exterior Walls	Defect:	Absence of paint
Requirement:		Location:	
Comments:			
Component:	See Comments	Defect:	In poor repair
Requirement:		Location:	
Comments:	Gutters		
Component:	See Comments	Defect:	Not Supplied
Requirement:		Location:	
Comments:	Downspouts		
Component:	Soffit/Facia/Trim	Defect:	In poor repair
Requirement:		Location:	
Comments:			
Component:	Interior Walls /Ceiling	Defect:	In poor repair
Requirement:		Location:	Throughout
Comments:			

Component:	Interior Walls /Ceiling	Defect:	Absence of paint
Requirement:		Location:	
Comments:			
Component:	Interior Walls /Ceiling	Defect:	Holes or major defect
Requirement:		Location:	Throughout
Comments:			
Component:	Electrical Lighting Fixtures	Defect:	In poor repair
Requirement:		Location:	Throughout
Comments:			
Component:	Flooring	Defect:	Deteriorated
Requirement:		Location:	Throughout
Comments:			
Component:	Flooring	Defect:	In poor repair
Requirement:		Location:	Throughout
Comments:			
Component:	Sub Floor	Defect:	Water Damage
Requirement:		Location:	
Comments:			
Component:	Sub Floor	Defect:	Excessive rot
Requirement:	Building Permit	Location:	
Comments:			
Component:	Floor Joists/Beams	Defect:	Excessive rot
Requirement:	Building Permit	Location:	
Comments:			
Component:	Floor Joists/Beams	Defect:	Structurally Unsound
Requirement:		Location:	
Comments:			

BDH 1(c)

Component: Floor Joists/Beams	Defect: Water Damage
Requirement:	Location:
Comments:	

Component: Exterior Doors/Jams	Defect: In poor repair
Requirement:	Location:
Comments:	

Component: See Comments	Defect: In poor repair
Requirement:	Location: Throughout
Comments: Interior doors	

Component: Windows/Window Frames	Defect: In poor repair
Requirement:	Location:
Comments:	

Component: Windows/Window Frames	Defect: Cracked/Broken
Requirement:	Location:
Comments:	

Component: Tub/Shower Walls	Defect: Improperly Installed
Requirement: Building Permit	Location:
Comments:	

Component: Hand Rails	Defect: Not Supplied
Requirement: Building Permit	Location: Basement
Comments:	

Component: Stairs/Stoop	Defect: In disrepair
Requirement:	Location:
Comments:	

Component: Waste Lines	Defect: Not installed as required
Requirement: Plumbing Permit	Location:
Comments:	

BDH 1(c)

Component: Plumbing System	Defect: Leaks
Requirement: Plumbing Permit	Location: Throughout
Comments:	

Component: Ductwork	Defect: Improperly Installed
Requirement: Mechanical Permit	Location:
Comments:	

Component: Furnace	Defect: In disrepair
Requirement: Mechanical Permit	Location:
Comments:	

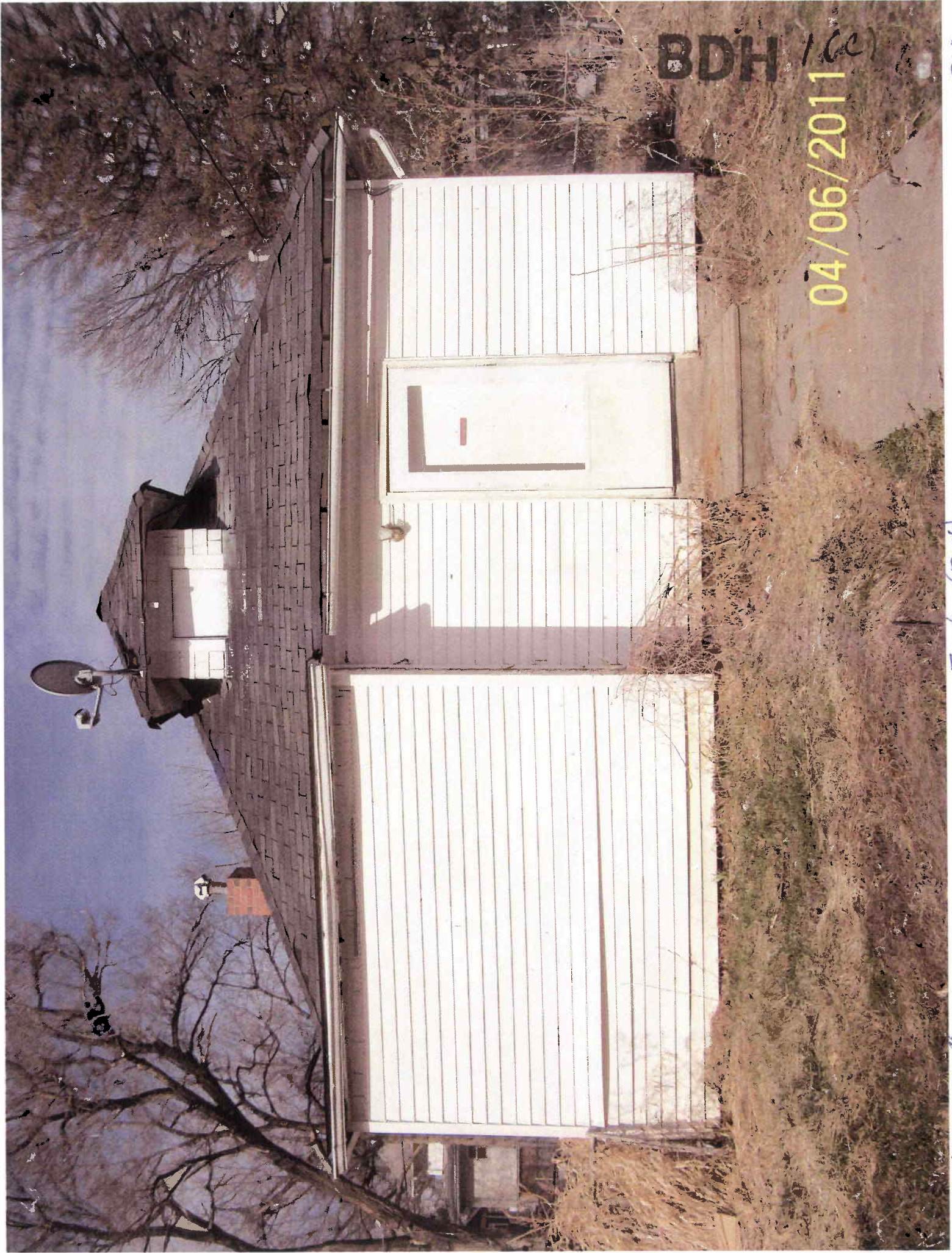
Component: Water Heater	Defect: In disrepair
Requirement: Plumbing Permit	Location:
Comments:	

Component: Wiring	Defect: Exposed
Requirement: Electrical Permit	Location:
Comments:	

Component: Electrical System	Defect: In poor repair
Requirement: Electrical Permit	Location: Throughout
Comments:	

Component: Mechanical System	Defect: In poor repair
Requirement: Mechanical Permit	Location: Throughout
Comments:	

Component: Plumbing System	Defect: In poor repair
Requirement: Plumbing Permit	Location: Throughout
Comments:	

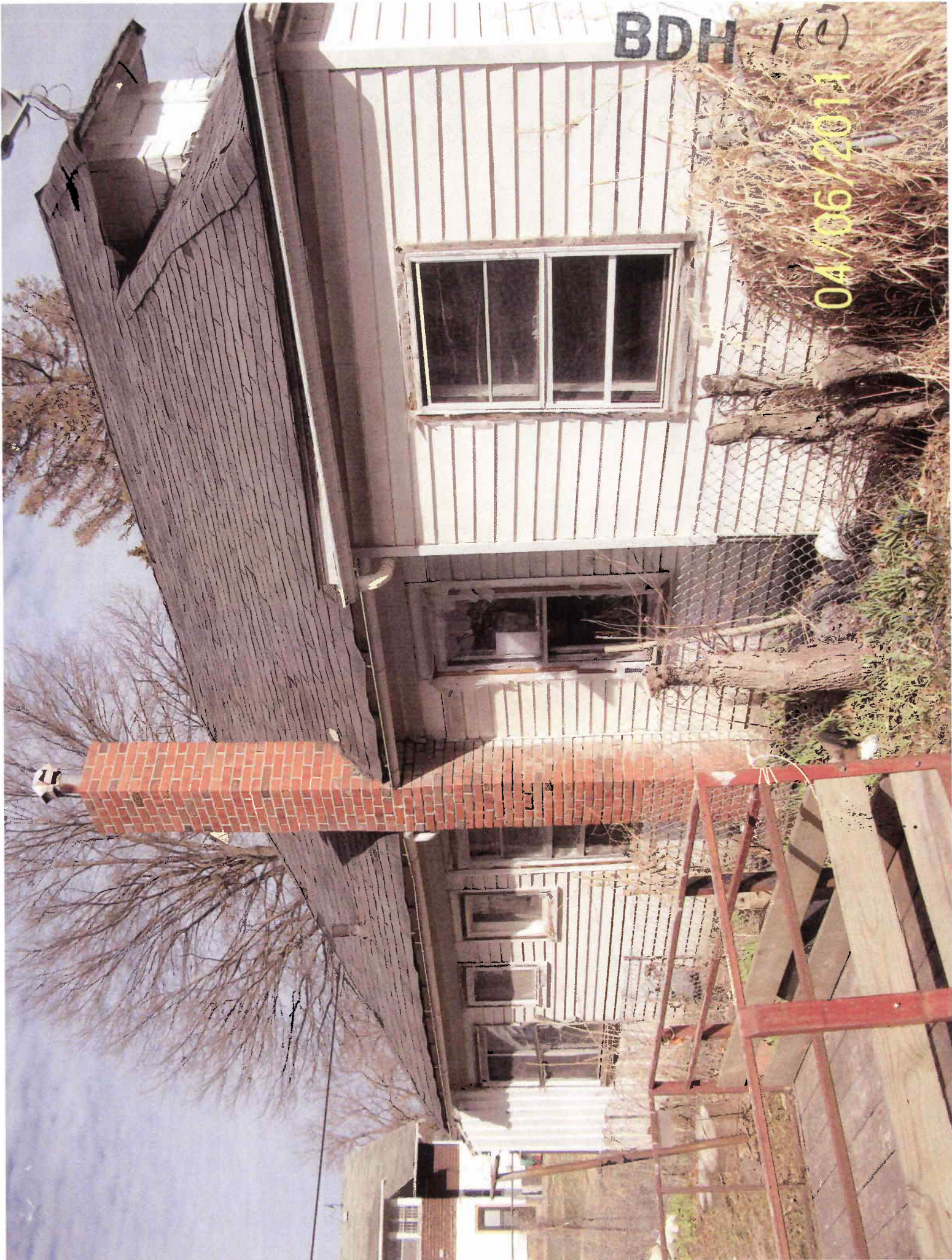


BDH 100

04/06/2011

East (Kach)

14-2-10



BDH 1(0)

04/06/2011

side 10-41

10-00



BDH/10

11/08/2011

11/08/2011

11/08/2011



04/06/2011

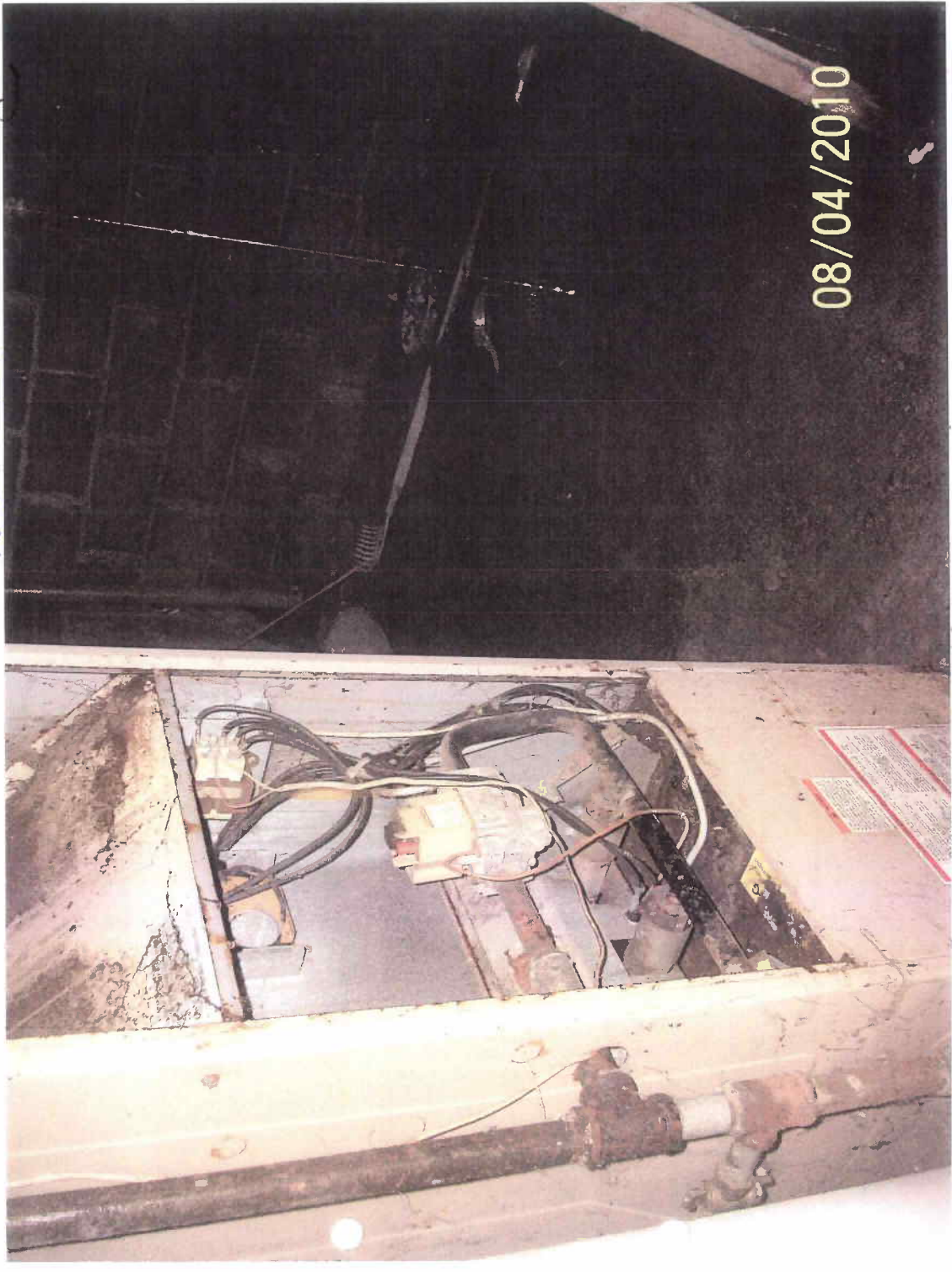
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Dr. ... (inset)

from ...

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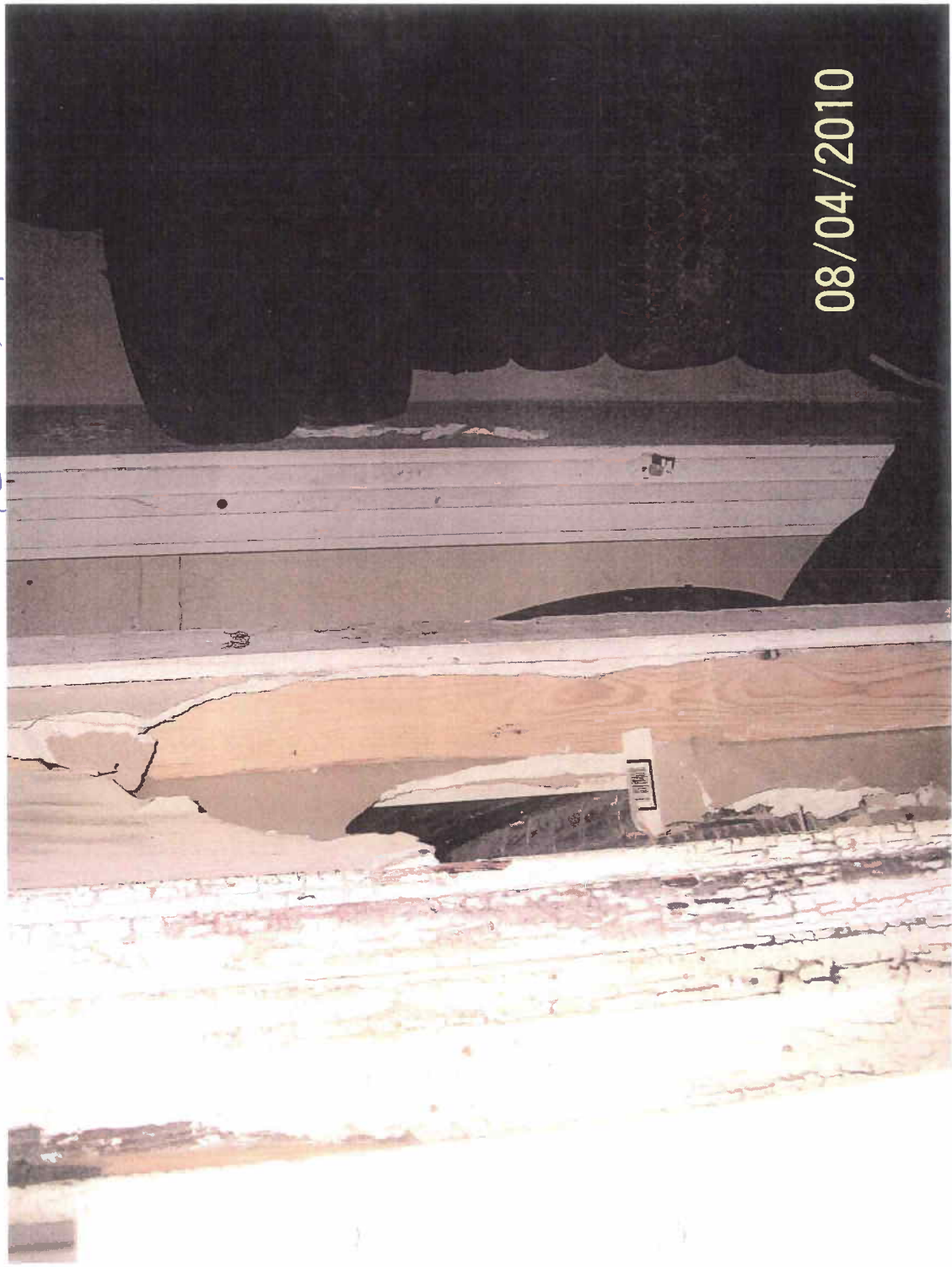
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08/04/2010

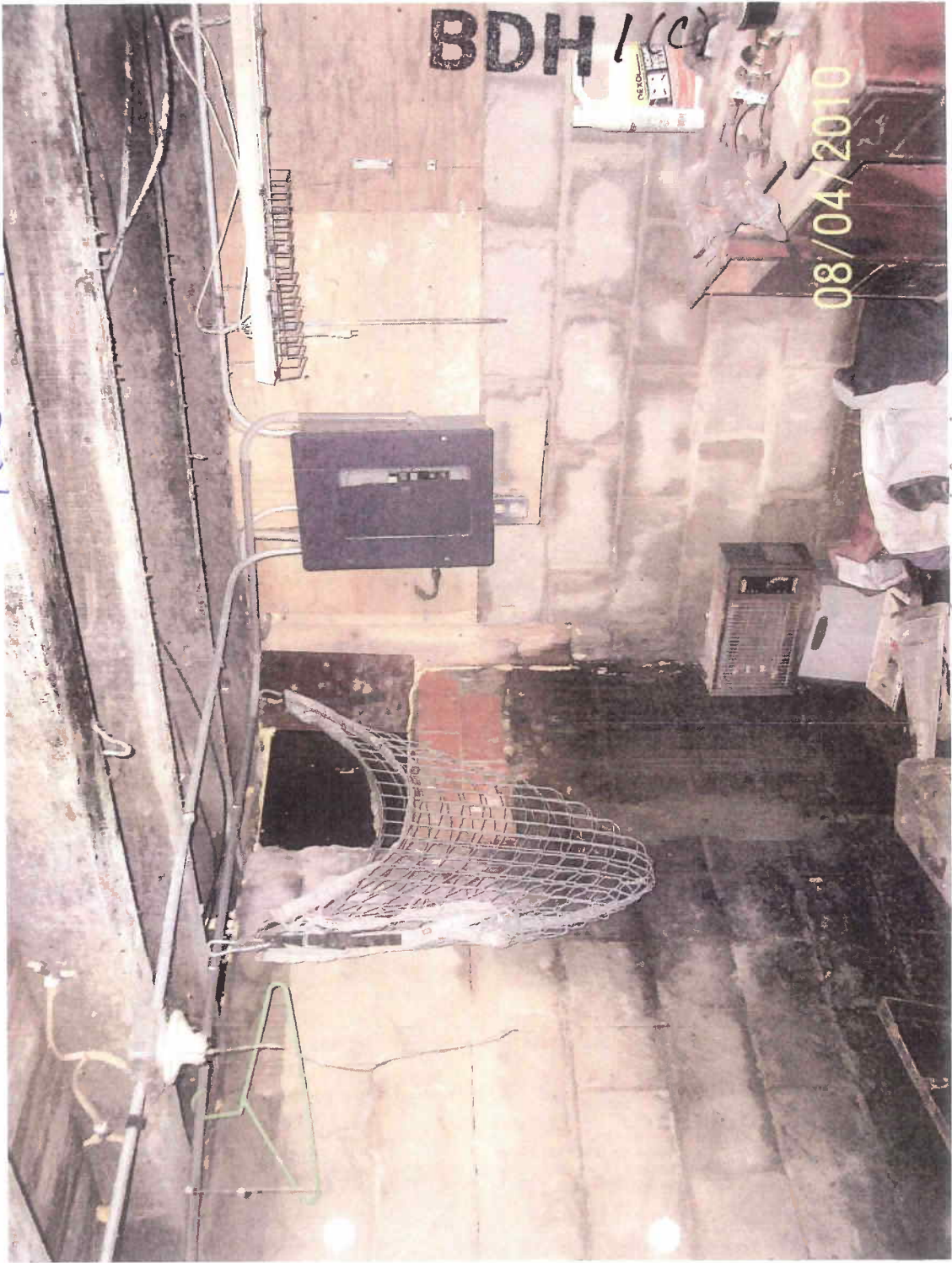
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08/04/2010

1600-215f



BDH 1(C)

08/04/2010

1600-21st

