

Date May 20, 2013

WHEREAS, the property located at 1603 University Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged 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 Anthony Trimmell was notified more than thirty days ago to repair or demolish the main structure and as of this date has 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 -EX E 38.5F- &-EX BEG SW COR THN N 4.64F NELY 40.68F S 6.91F TO S LN- LT 155 KEOSAUQUA WAY PLAT 5, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1603 University 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 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	
_____ Mayor				

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.

_____ City Clerk

BDH 2A

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	1603 UNIVERSITY AVE				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	080/03594-001-000	Geoparcels	7924-33-485-018	Status	Active
School	Des Moines	Nbhd/Pocket	DM76/Z	Submarket	Northwest Des Moines
Appraiser	Pat Harmeyer, ICA 515-286-3368				

Map and Current Photos - 1 Record

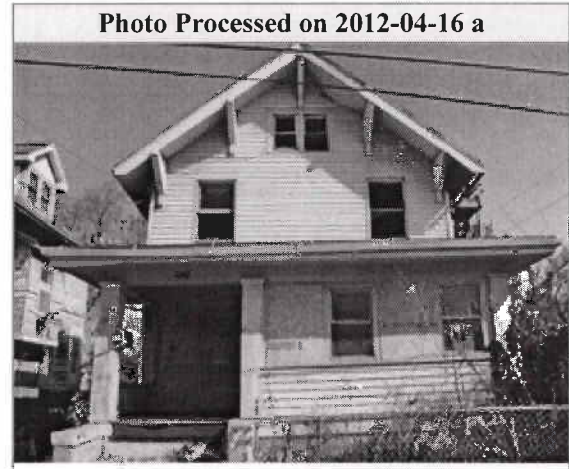
Click on parcel to get a new listing

UNIVERSITY AVE

KEOSAUQUA WAY

1621 1615 1613 1605 1603

[Get Bigger Map](#)
[Google Map](#) [Pictometry](#)



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	TRIMNELL, ANTHONY	1997-11-26	7778/771 ³

Legal Description and Mailing Address

-EX E 38.5F- &-EX BEG SW COR THN N 4.64F NELY 40.68F S 6.91F TO S LN- LT 155 KEOSAUQUA WAY PLAT 5	ANTHONY TRIMNELL 4413 73RD PL DES MOINES, IA 50322
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Current Values

Type	Class	Kind	Land	Bldg	Total
Assessment Roll	Comm Multiple	Full	\$4,600	\$42,900	\$47,500
Current	Commercial Multiple	Full	\$4,600	\$42,900	\$47,500

Assessment Roll Notice

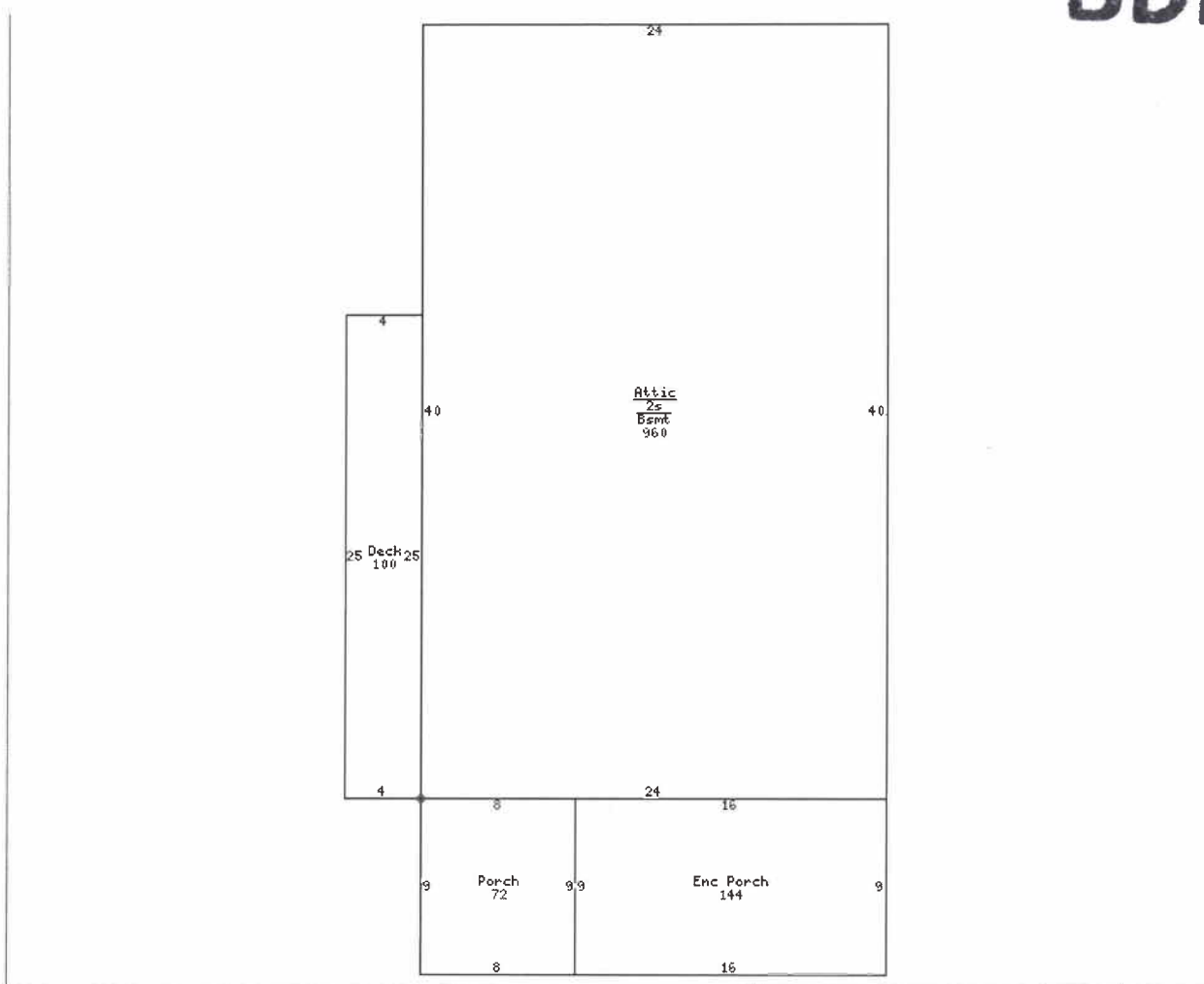
Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning

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Zoning	Description				SF	Assessor Zoning
Zoning	Description				SF	Assessor Zoning
C-2	General Retail and Highway Oriented Commercial District					Highway Commercial
Conditional Zoning						
Docket__no Gambling Games Prohibition						
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>						
Land						
Square Feet	3,534	Acres	0.081	Frontage	40.0	
Depth	84.0	Topography	Blank	Shape	Rectangle	
Vacancy	Blank	Unbuildable	Blank			
▣ Residences - 1 Record						
Residence #1						
Occupancy	Conversion	Residence Type	2 Stories Plus	Year Built	1914	
Number Families	4	Grade	4+00	Condition	Below Normal	
Total Square Foot Living Area	2448	Main Living Area	960	Upper Living Area	960	
Attic Finished Area	528	Basement Area	960	Open Porch Area	72	
Enclosed Porch Area	144	Deck Area	100	Exterior Wall Type	Wood Siding	
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air	
Air Conditioning	0	Number Bathrooms	4			

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Commercial Summary

Occupancy	Apartment Conversion	Age, Weighted	1914	Total Story Height	3
Land Area	3,534	Gross Area	2,448	Finished Area	2,448
Unfinished Bsmt Area	960	Finished Bsmt Area	0	Number of Units	4
Primary Group	Residence Conversion	Percent Primary Group	100.00	Percent Secondary Group	0.00
Grade, Weighted	4/Grade 4	Bldg Class, Weighted	5/Metal	Condition, Weighted	BN/Below Normal
Ground Floor Area	960				

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
BRYANT, NAOMI	TRIMNELL, ANTHONY	1997-10-31	\$15,000	Deed	7778/771

Permits - 2 Records

Year	Type	Permit Status	Application	Description
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Year	Type	Permit Status	Application	Description
Year	Type	Permit Status	Application	Description
1995	Permit	No Add	1994-07-21	alterations
1990	Permit	No Add	1989-05-16	fire escape

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2011	<u>Assessment Roll</u>	Comm Multiple	Full	\$4,600	\$42,900	\$47,500
2009	<u>Assessment Roll</u>	Comm Multiple	Full	\$4,600	\$49,000	\$53,600
2007	<u>Board Action</u>	Comm Multiple	Full	\$4,600	\$49,000	\$53,600
2007	<u>Assessment Roll</u>	Comm Multiple	Full	\$4,600	\$49,000	\$53,600
2006	<u>Assessment Roll</u>	Comm Multiple	Full	\$4,100	\$49,500	\$53,600
2005	<u>Assessment Roll</u>	Comm Multiple	Full	\$4,100	\$38,800	\$42,900
2003	<u>Assessment Roll</u>	Comm Multiple	Full	\$3,600	\$33,100	\$36,700
2001	<u>Board Action</u>	Comm Multiple	Full	\$3,410	\$22,800	\$26,210
2001	<u>Assessment Roll</u>	Comm Multiple	Full	\$3,410	\$22,800	\$26,210
1999	Assessment Roll	Comm Multiple	Full	\$2,100	\$22,800	\$24,900
1995	Assessment Roll	Comm Multiple	Full	\$2,000	\$21,100	\$23,100
1993	Assessment Roll	Comm Multiple	Full	\$1,910	\$20,090	\$22,000
1993	Was Prior Year	Comm Multiple	Full	\$1,910	\$20,060	\$21,970

This template was last modified on Fri May 3 13:32:27 2013 .



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

BDH 2A

DATE OF NOTICE: August 24, 2010

DATE OF INSPECTION: August 20, 2010

CASE NUMBER: COD2010-06076

PROPERTY ADDRESS: 1603 UNIVERSITY AVE

LEGAL DESCRIPTION: -EX E 38.5F- &-EX BEG SW COR THN N 4.64F NELY 40.68F S 6.91F TO S LN- LT 155
KEOSAUQUA WAY PLAT 5

ANTHONY TRIMNELL
Title Holder
4413 73RD PL
URBAN DALE IA 50322

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.

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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.

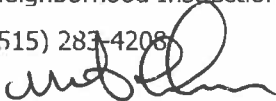
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from 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.

Neighborhood Inspection Division

(515) 283-4208



Nid Inspector

DATE MAILED: 8/24/2010

MAILED BY: KMD

Areas that need attention: 1603 UNIVERSITY AVE

Component:	Interior Stairway	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Electrical Lighting Fixtures	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Throughout
Comments:			
Component:	Electrical Other Fixtures	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Throughout
Comments:			
Component:	Electrical Receptacles	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Throughout
Comments:			
Component:	Wiring	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Throughout
Comments:			
Component:	Exterior Stairs	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Exterior Walls	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Floor Joists/Beams	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Throughout
Comments:			

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Component: Flooring
Requirement: Compliance, International Property Maintenance Code
Defect: Fire damaged
Location: Throughout
Comments:

Component: Functioning Water Closet
Requirement: Plumbing Permit
Defect: Fire damaged
Location: Throughout
Comments:

Component: Furnace
Requirement: Mechanical Permit
Defect: Water Damage
Location: Basement
Comments:

Component: Guardrails
Requirement: Building Permit
Defect: Fire damaged
Location: Throughout
Comments: 2nd egress.

Component: Hand Rails
Requirement: Building Permit
Defect: Fire damaged
Location: Throughout
Comments: 2nd egress.

Component: Interior Walls /Ceiling
Requirement: Building Permit
Defect: Fire damaged
Location: Throughout
Comments:

Component: Plumbing System
Requirement: Plumbing Permit
Defect: Fire damaged
Location: Throughout
Comments:

Component: Roof
Requirement: Building Permit
Defect: Fire damaged
Location: Roof
Comments:

Component: Shingles Flashing
Requirement: Compliance, International Property Maintenance Code
Defect: Fire damaged
Location: Roof
Comments:

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Component: Smoke Detectors
Requirement: Compliance, International Property Maintenance Code
Defect: Fire damaged
Location: Throughout
Comments:

Component: Soffit/Facia/Trim
Requirement: Building Permit
Defect: Fire damaged
Location: Throughout
Comments:

Component: Sub Floor
Requirement: Building Permit
Defect: Fire damaged
Location: Throughout
Comments:

Component: Kitchen Sink
Requirement: Compliance, International Property Maintenance Code
Defect: Fire damaged
Location: Throughout
Comments:

Component: Tub/Shower Walls
Requirement: Compliance; International Property Maintenance Code
Defect: Fire damaged
Location: Throughout
Comments:

Component: Water Heater
Requirement: Plumbing Permit
Defect: Water Damage
Location: Basement
Comments:

Component: Window Glazing/Paint
Requirement: Compliance, International Property Maintenance Code
Defect: Fire damaged
Location: Throughout
Comments:

Component: Windows/Window Frames
Requirement: Compliance, International Property Maintenance Code
Defect: Fire damaged
Location: Throughout
Comments:

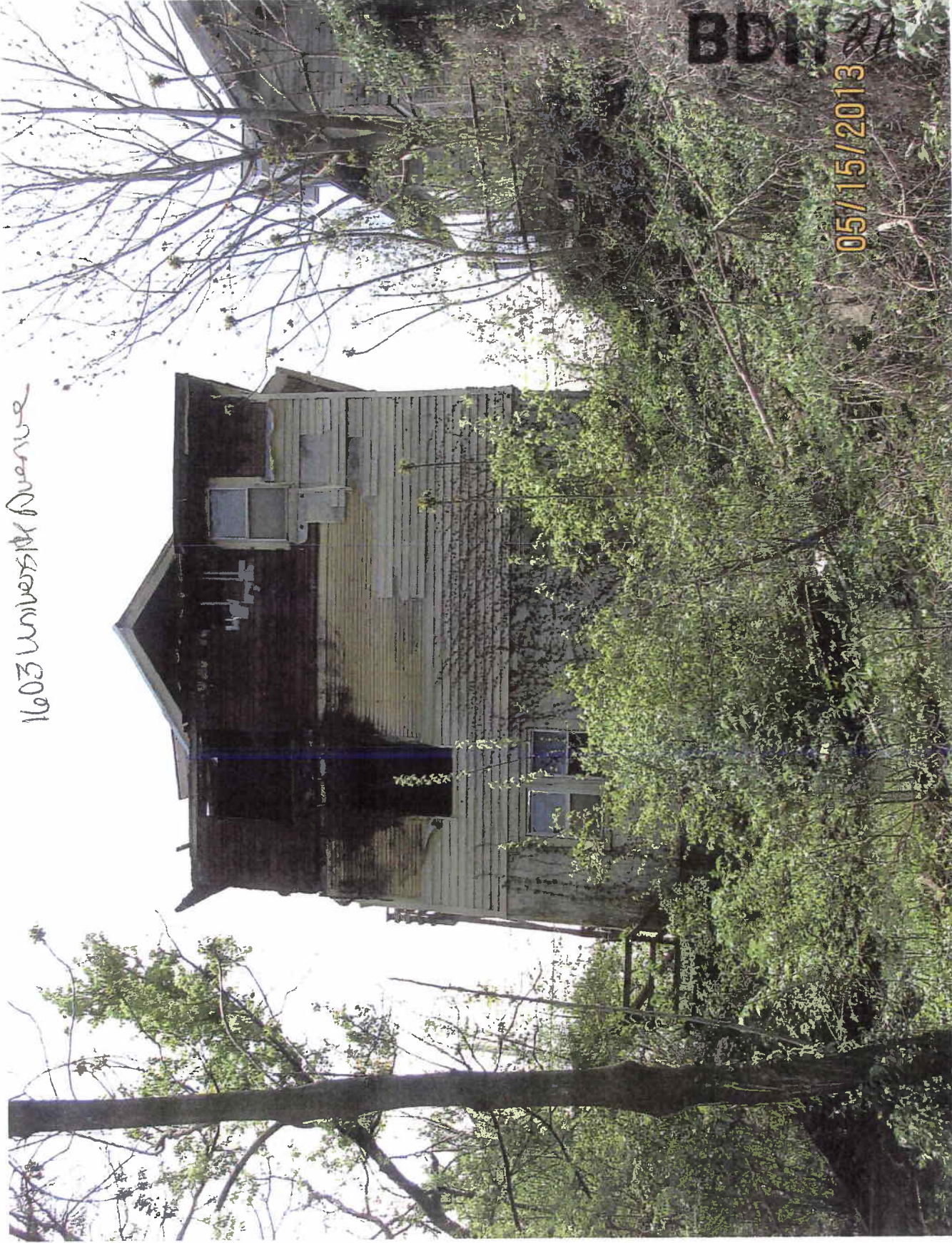
1603 University Ave



05/15/2013

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1603 University Avenue



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05/15/2013