

Date July 14, 2014

WHEREAS, the property located at 3510 University Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder 8105 Landco LLC was notified via publication more than thirty days ago to repair or demolish the 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 structure on the real estate legally described as W 40F N ½ Lot 1 KAUFFMAN PLACE, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3510 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				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
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

**Polk County Assessor**

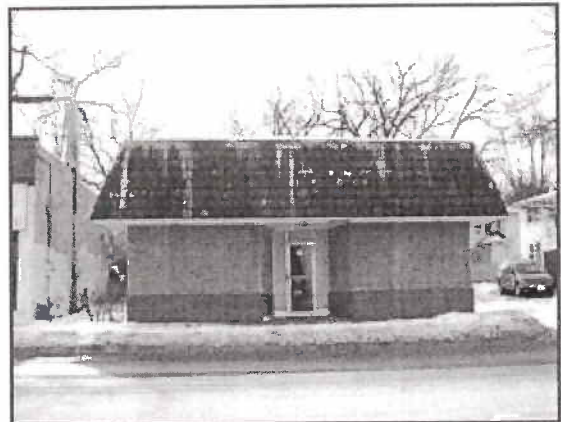
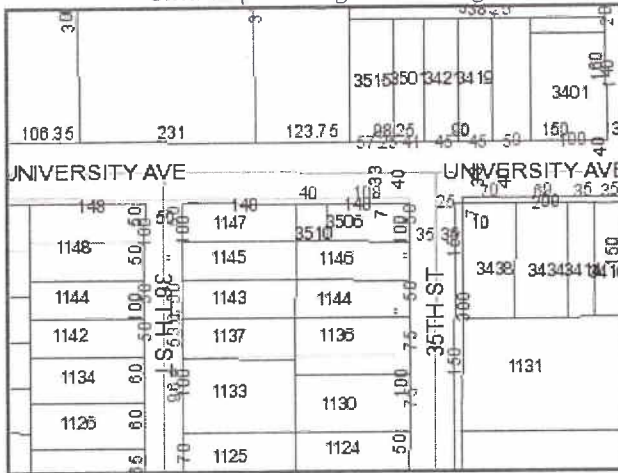
[ [Home](#) ] [ [General Query](#) ] [ [Legal Query](#) ] [ [HomeOwner Query](#) ] [ [Book/Page Query](#) ] [ [Commercial Query](#) ] [ [Res Sales Query](#) ] [ [Comm Sales Query](#) ] [ [Help](#) ]

<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
090/03285-000-000	7824-06-128-012	0503	DM51/Z	DES MOINES	ACTIVE
<b>School District</b>	<b>Tax Increment Finance District</b>	<b>Bond/Fire/Sewer/Cemetery</b>			
1/Des Moines					
<b>Street Address</b>			<b>City State Zipcode</b>		
3510 UNIVERSITY AVE			DES MOINES IA 50311-2306		

Click on parcel to get new listing

[Get Bigger Map](#)

[Google Map](#)



Approximate date of photo 01/27/2011

<b>Mailing Address</b>
8105 LANDCO LLC 495 S 51ST ST UNIT 45 WEST DES MOINES, IA 50265-6989

<b>Legal Description</b>
W 40F N 1/2 LOT 1 KAUFFMAN PLACE

<b>Ownership</b>	<b>Name</b>	<b>Recorded</b>	<b>Book/Page</b>	<b>RevStamps</b>
Title Holder #1	8105 LANDCO LLC	2007-09-12	12369/501	47.20

<b>Assessment</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>AgBd</b>	<b>Total</b>
Current	Commercial	Full	4,000	1,000	0	5,000

[Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

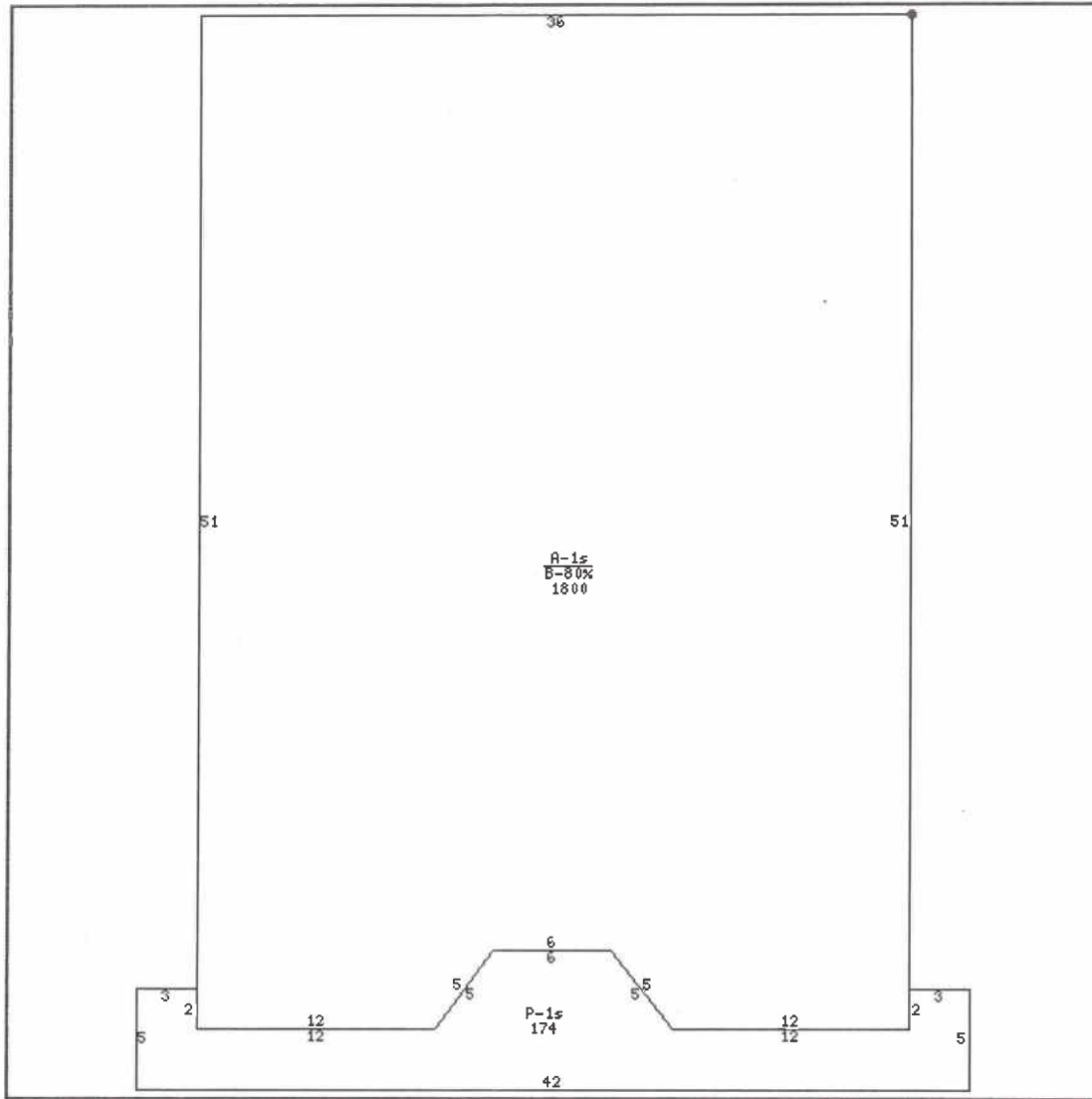
<b>Zoning</b>	<b>Description</b>	<b>SF</b>	<b>Assessor Zoning</b>
R-3	Multiple Family Residential District		Multi-Family Residential

**Source:** City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design 515 283-4182

<b>Land</b>					
<b>SQUARE FEET</b>	2,000	<b>FRONTAGE</b>	40.0	<b>DEPTH</b>	50.0
<b>ACRES</b>	0.046	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	B/Blank

<b>Commercial Summary</b>					
<b>OCCUPANCY</b>	35/Retail	<b>WEIGHTED AGE</b>	1905	<b>STORY HEIGHT</b>	1
<b>LAND AREA</b>	2,000	<b>GROSS AREA</b>	1,800	<b>FINISH AREA</b>	1,800
<b>BSMT UNFIN</b>	1,440	<b>BSMT FINISH</b>	0	<b>NUMBER UNITS</b>	0

<b>Csection # 101</b>					
<b>SECT MULTIPL</b>	1	<b>OCCUPANCY</b>	35/Retail	<b>FOUNDATION</b>	CN/Concrete
<b>SUBMERGED</b>	N/No	<b>EXT WALL</b>	BB/Brick Block Tile	<b>INSULATION</b>	Y/Yes
<b>ROOF</b>	F/Flat	<b>ROOF MATERL</b>	B/Built-up	<b>COVERED AREA</b>	174
<b>COVER QUAL</b>	BN/Below Normal	<b>WIRING</b>	A/Adequate	<b>PLUMBING</b>	A/Adequate
<b>TOTAL ST HT</b>	1	<b>FRAME TYPE</b>	FR/Frame	<b>FIREPRF CNST</b>	N/No
<b>BLDG CLASS</b>	2/Brick or Masonry	<b>TOT SCT AREA</b>	3,240	<b>GRND FL AREA</b>	1,800
<b>PERIMETER</b>	178	<b>GRADE</b>	4	<b>GRADE ADJUST</b>	-20
<b>YEAR BUILT</b>	1905	<b>YEAR REMODEL</b>	1970	<b>CONDITION</b>	PR/Poor



<b>Cgroup # 101 1</b>					
<b>USE CODE</b>	215/Retail Small	<b>BASE STORY</b>	1	<b>NUM STORIES</b>	1
<b>TOT GRP AREA</b>	1,800	<b>BASE FL AREA</b>	1,800	<b>HEATING</b>	N/None
<b>AIR COND</b>	N	<b>EXHAUST SYS</b>	N/No	<b>CONDITION</b>	VP/Very Poor

<b>Cgroup # 101 2</b>					
<b>USE CODE</b>	005/Basement Entire	<b>BASE STORY</b>	1	<b>NUM STORIES</b>	1
<b>TOT GRP AREA</b>	1,440	<b>BASE FL AREA</b>	1,440	<b>HEATING</b>	N/None
<b>AIR COND</b>	N	<b>EXHAUST SYS</b>	N/No	<b>CONDITION</b>	PR/Poor

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
HOLTKAMP, JAMES J	8105 LANDCO, LLC	2007-09-11	30,000	D/Deed	12369/501
COIL, JANELLE K	HOLTKAMP, JAMES J	1991-01-15	34,000	C/Contract	6332/86

Year	Type	Status	Application	Permit/Pickup Description
2011	P/Permit	CP/Complete	2007-12-27	AL/MISC
2010	P/Permit	PA/Pass	2007-12-27	AL/MISC
2009	P/Permit	PA/Pass	2007-12-27	AL/MISC
2008	P/Permit	PA/Pass	2007-12-27	AL/MISC

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	Assessment Roll	Commercial	Full	4,000	1,000	0	5,000
2011	Board Action	Commercial	Full	4,000	1,000	0	5,000
2011	Assessment Roll	Commercial	Full	4,000	17,300	0	21,300
2009	Assessment Roll	Commercial	Full	4,000	32,500	0	36,500
2007	Assessment Roll	Commercial	Full	4,000	36,200	0	40,200
2005	Assessment Roll	Commercial	Full	3,700	35,100	0	38,800
2003	Board Action	Commercial	Full	3,200	32,800	0	36,000
2003	Assessment Roll	Commercial	Full	3,200	32,800	0	36,000
2001	Assessment Roll	Commercial	Full	3,000	30,900	0	33,900
1999	Assessment Roll	Commercial	Full	7,300	30,900	0	38,200
1995	Assessment Roll	Commercial	Full	7,100	30,000	0	37,100
1993	Assessment Roll	Commercial	Full	6,800	28,600	0	35,400
1991	Board Action	Commercial	Full	6,500	27,500	0	34,000
1991	Assessment Roll	Commercial	Full	6,500	29,900	0	36,400
1991	Was Prior Year	Commercial	Full	6,500	26,870	0	33,370

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



**PUBLIC NUISANCE  
NOTICE OF INSPECTION  
PERMIT AND DEVELOPMENT CENTER  
COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF DES MOINES, IOWA**

BDH 1-A

**DATE OF NOTICE: August 15, 2013**

**DATE OF INSPECTION:**

**July 29, 2013**

**CASE NUMBER: COD2013-04289**

<b>LEGAL INTEREST HOLDERS:</b>	
<b>Registered Agent</b>	ROD CURRY 495 S 51ST ST UNIT 45 WEST DES MOINES, IA 50265
<b>Title Holder</b>	8105 LANDCO LLC 495 S 51ST ST UNIT 45 WEST DES MOINES, IA 50265-6989

**PROPERTY ADDRESS:** 3510 UNIVERSITY AVE  
**LEGAL DESCRIPTION:** W 40F N 1/2 LOT 1 KAUFFMAN PLACE

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 structure currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the structure will be placarded as unsafe to occupy pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, the structure is to remain vacant and unoccupied until occupancy is authorized by this office. If the structure is occupied, it must be vacated immediately. In accordance with Chapter 26-277 of Des Moines Municipal code, this structure is deemed unsafe, and creates a public nuisance threatening to the health and safety of the public.

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. Permits must be obtained from this department prior to commencing any repairs or demolition. Inspections must be requested and approved in accordance with the code and our policies.

**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. **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 an agreement voluntarily authorizing the City to do so. However, you will be responsible for all costs associated with the abatement of the public nuisance. The City may seek a personal judgment against you for the costs of removal and assess those costs against the property.

**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 Permit and Development Center.**

Should you have any questions, feel free to call. I can usually be reached between 8:00am and 9:00am, Monday through Friday.



Russell L. Legler  
Building Inspector  
Permit and Development Center  
Ph: 515-283-4219

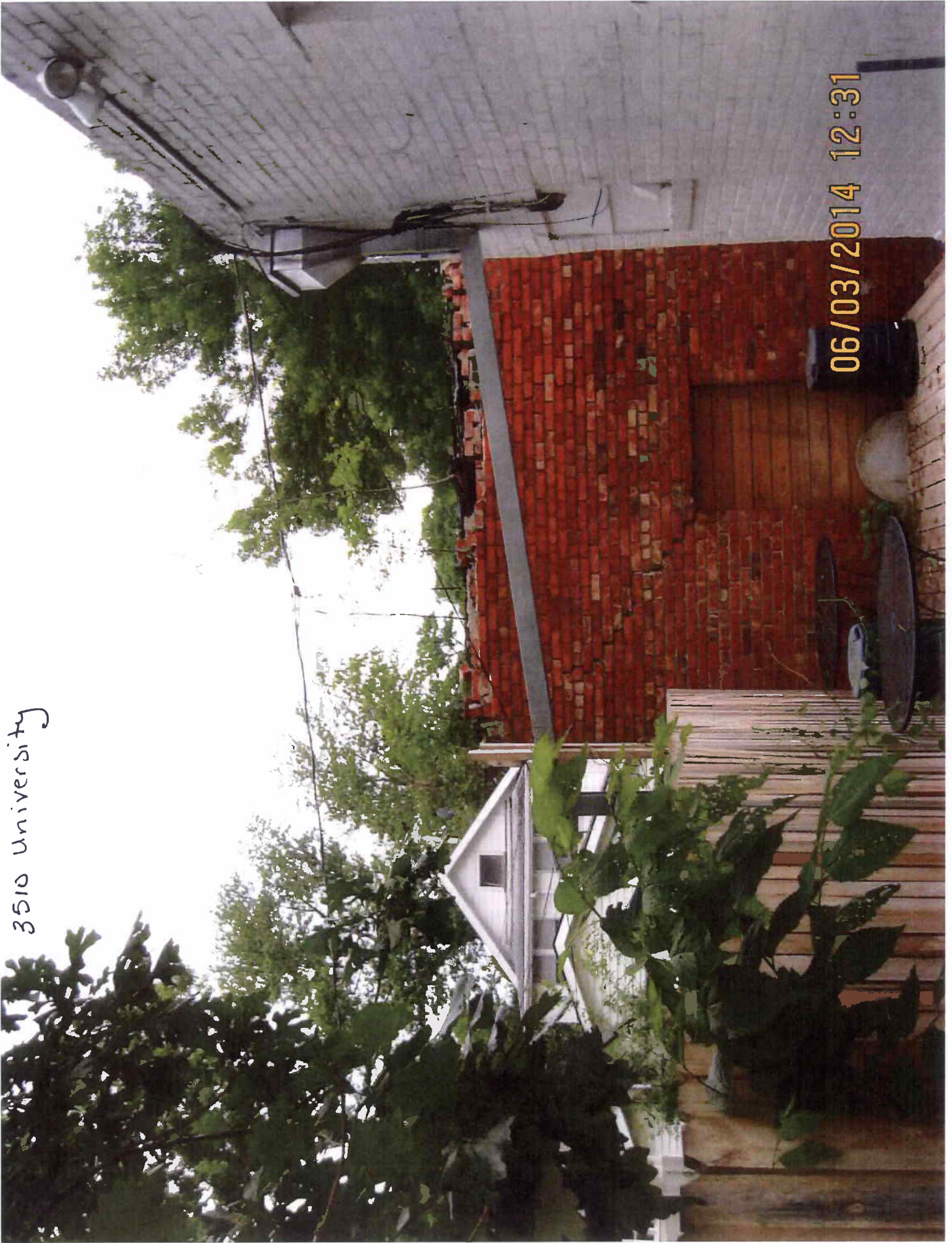
DATE MAILED: 8/15/2013

MAILED BY: RLL

<b>Areas that need attention:</b>		3510 UNIVERSITY AVE	
<b>ID/Entered:</b>	2013/08/15 06:31:07.0430	<b>Complied:</b>	
<b>Component:</b>	Electrical Service	<b>Defect:</b>	In disrepair
<b>Requirement:</b>		<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>ID/Entered:</b>	2013/08/15 06:40:56.9200	<b>Complied:</b>	
<b>Component:</b>	Electrical System	<b>Defect:</b>	In disrepair
<b>Requirement:</b>		<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>ID/Entered:</b>	2013/08/15 06:28:05.7890	<b>Complied:</b>	
<b>Component:</b>	Exterior Walls	<b>Defect:</b>	Structurally Unsound
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>ID/Entered:</b>	2013/08/15 06:33:55.1550	<b>Complied:</b>	
<b>Component:</b>	Mechanical System	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Compliance with International Mechanical Code	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>ID/Entered:</b>	2013/08/15 06:32:22.5290	<b>Complied:</b>	
<b>Component:</b>	Plumbing System	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Compliance with Uniform Plumbing Code	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>ID/Entered:</b>	2013/08/15 06:36:18.8720	<b>Complied:</b>	
<b>Component:</b>	Roof	<b>Defect:</b>	Holes or major defect
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>ID/Entered:</b>	2013/08/15 06:37:21.7160	<b>Complied:</b>	
<b>Component:</b>	Shingles Flashing	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>ID/Entered:</b>	2013/08/15 06:37:35.7340	<b>Complied:</b>	
<b>Component:</b>	Windows/Window Frames	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			



3510 University



BDH 1-A

3510 University



06/03/2014 12:28

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3510 University



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06/03/2014 12:32

