Roll Call Number	Agenda Item Number
Date January 11, 2016	•
ABATEMENT OF PUBLIC NUISANCES AT 1429	UNIVERSITY AVENUE
WHEREAS, the property located at 1429 University A inspected by representatives of the City of Des Moines who deter its present condition constitutes not only a menace to health and sa and	rmined that the main structure in
WHEREAS, the Titleholder, Menachem M Moster, was n to repair or demolish the main structure and as of this date has fair	
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUMOINES, IOWA:	INCIL OF THE CITY OF DES
The main structure on the real estate legally described as 23, and 24 (except the South 2 feet thereof) in BERTHA PARK, and forming a part of the City of Des Moines, Polk County, Io University Avenue, has previously been declared a public nuisance.	an Official Plat, now included in owa, and locally known as 1429
The City Legal Department is hereby authorized to file an	action in district court to obtain

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 APPROVED:

Luke DeSmet, Assistant City Attorney

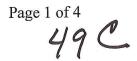
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				
MOTION CARRIED	•		API	PROVED

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 Cler
City Cier

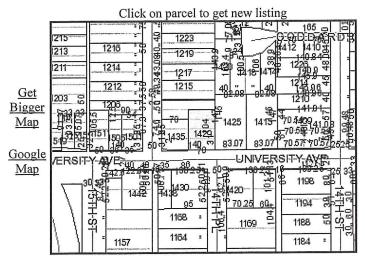


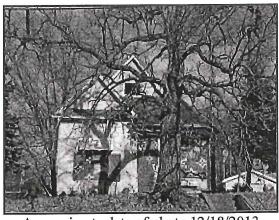
Polk County Assessor

[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
080/00465-000-000	7924-34-356-032	0149	DM76/Z	DES MOINES	<u>ACTIVE</u>
School District	Tax Increment Finance District	ict Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City Stat	e Zipcode	
1429 UNIVERSITY AVE			DES MO	OINES IA 50314-	1839





Approximate date of photo 12/18/2013

Mailing Address

MENACHEM MOSTER POB 191206 BROOKLYN, NY 11219

Legal Description

-EX S 2 FT- E 70 FT LOTS 21-22-23 & 24 BERTHA PARK

Ownership Name		Recorded	Book/Page	RevStamps
Title Holder #1	MOSTER, MENACHEM	2014-04-21	15160/970	

Class	Kind	Land	Bldg	AgBd	Total
Residential	Full	6,600	3,800	0	10,400

Market Adjusted Cost Report Assessment Roll Notice Estimate Taxes Polk County Treasurer

Tax Information Pay Taxes

Zoning	Description	SF	Assessor Zoning

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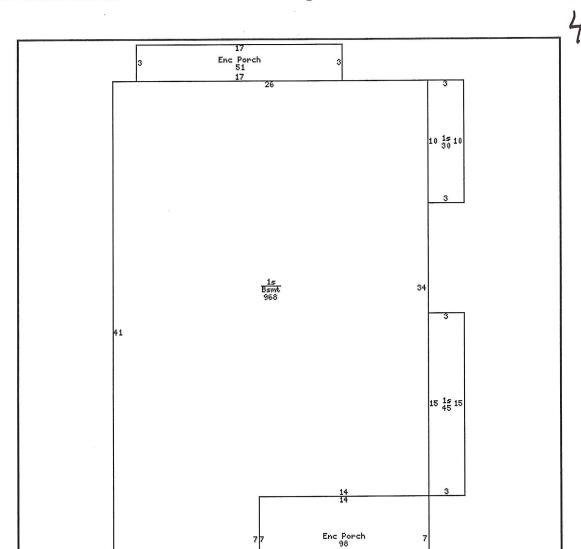
R-3 | Multiple Family Residential District | Multi-Family Residential

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

Land					
SQUARE FEET	7,280	FRONTAGE	70.0	DEPTH	104.0
ACRES	0.167	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	UA/1 Story with Unfinished Attic	BLDG	BG/Bungalow
YEAR BUILT	1900	# FAMILIES	1	GRADE	4
GRADE ADJUST	-05	CONDITION	VP/Very Poor	TSFLA	1,043
MAIN LV AREA	1,043	ATTIC UNFIN	250	BSMT AREA	968
ENCL PORCH	149	FOUNDATION	B/Brick	IYP	AS/Asbestos
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	1	BEDROOMS	3
ROOMS	5				

Page 3 of 4



Detached # 101							
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions		
MEASURE1	14	MEASURE2	18	STORY HEIGHT	1		
GRADE	5	YEAR BUILT	1940	CONDITION	VP/Very Poor		

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
STEWART, CHARLES E	NEW HOPE CHURCH OF GOD IN CHRIST	<u>2010-</u> <u>02-09</u>	6,350	D/Deed	13355/838
STEWART, CHARLES E	CHURCH OF GOD IN CHRIST	2009- 01-29	6,750	C/Contract	12898/438
	MARTINEZ, JORGE		69,000	C/Contract	11302/495

 STEWART SR., CHARLES E
 2005-09-23
 14,000
 D/Deed
 10968/583

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	6,600	3,800	0	10,400
2013	Assessment Roll	Residential	Full	6,400	27,900	0	34,300
2011	Assessment Roll	Residential	Full	6,800	33,600	0	40,400
2009	Assessment Roll	Residential	Full	5,700	39,200	0	44,900
2007	Assessment Roll	Residential	Full	5,500	37,600	0	43,100
2005	Assessment Roll	Residential	Full	6,800	35,800	0	42,600
2003	Assessment Roll	Residential	Full	5,610	26,660	0	32,270
2001	Assessment Roll	Residential	Full	4,450	19,330	0	23,780
1999	Assessment Roll	Residential	Full	5,390	19,760	0	25,150
1997	Assessment Roll	Residential	Full	4,410	16,170	0	20,580
1995	Assessment Roll	Residential	Full	4,110	15,070	0	19,180
1989	Assessment Roll	Residential	Full	3,560	13,040	0	16,600

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

49 C

DATE OF NOTICE: October 22, 2015

DATE OF INSPECTION:

July 30, 2008

CASE NUMBER:

COD2008-05240

PROPERTY ADDRESS:

1429 UNIVERSITY AVE

LEGAL DESCRIPTION:

-EX S 2 FT- E 70 FT LOTS 21-22-23 & 24 BERTHA PARK

MENACHEM M MOSTER Title Holder 4414 10TH AVE APT 1 BROOKLYN NY 11219

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. 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, 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 COMPONETS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.

49 C

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.

Robert Reynolds

(515) 283-4128

Nid Inspector

DATE MAILED: 10/22/2015

MAILED BY: JDH

Areas that need attention: 1429 UNIVERSITY AVE

Electrical Lighting Fixtures Defect: Fire damaged Component: Requirement: **Electrical Permit Location:** Throughout **Comments:** Discharge Piping Defect: Component: Water Damage **Requirement: Building Permit Location:** Throughout **Comments: Defect: Component:** Ductwork Fire damaged Requirement: **Building Permit Location:** Throughout **Comments:** Fire damaged **Component:** Electrical Receptacles Defect: Requirement: **Electrical Permit Location:** Throughout Comments: Component: **Electrical System** Defect: Fire damaged **Requirement: Electrical Permit Location:** Throughout **Comments: Component:** Exterior Doors/Jams **Defect:** Fire damaged **Requirement: Building Permit Location:** Throughout **Comments:** Component: **Exterior Walls Defect:** Fire damaged **Requirement: Building Permit Location:** Throughout **Comments:** Floor Joists/Beams Defect: Fire damaged Component: **Requirement: Building Permit Location:** Throughout **Comments:**

Component: Requirement:	Flooring Building Permit	Defect:	Fire damaged
-	building I citilit	Location:	Throughout
Comments:			
Component:	Foundation	Defect:	Deteriorated
Requirement:	Building Permit	<u>Location:</u>	Unknown
Comments:		8	
		20 Page 1	*
Component:	Functioning Water Closet	Defect:	Fire damaged
Requirement:	Plumbing Permit	Location:	Throughout
Comments:			Timoughout
Component:	Furnace	Defect:	Water Damage
Requirement:	Mechanical Permit		-
Comments:		<u>Location:</u>	Basement
		Defeate	Not Complied
<u>Component:</u> Requirement:	Ground Fault Circuit Interrupters Electrical Permit	<u>Defect:</u>	Not Supplied
Comments:		<u>Location:</u>	Throughout
<u>comments.</u>	×		
Component: Requirement:	Grounded outlets Electrical Permit	<u>Defect:</u>	Fire damaged
	Liectrical remit	Location:	Throughout
<u>Comments:</u>			
Component:	Interior Walls /Ceiling	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Plumbing System	Defect:	Fire damaged
Requirement:	Plumbing Permit		_
Comments:		<u>LUCALIUII:</u>	Throughout
	P. C	Defe de	Fire demons
Component: Requirement:	Roof Engineering Report	<u>Defect:</u>	Fire damaged
	·	<u>Location:</u>	Roof
Comments:		v	

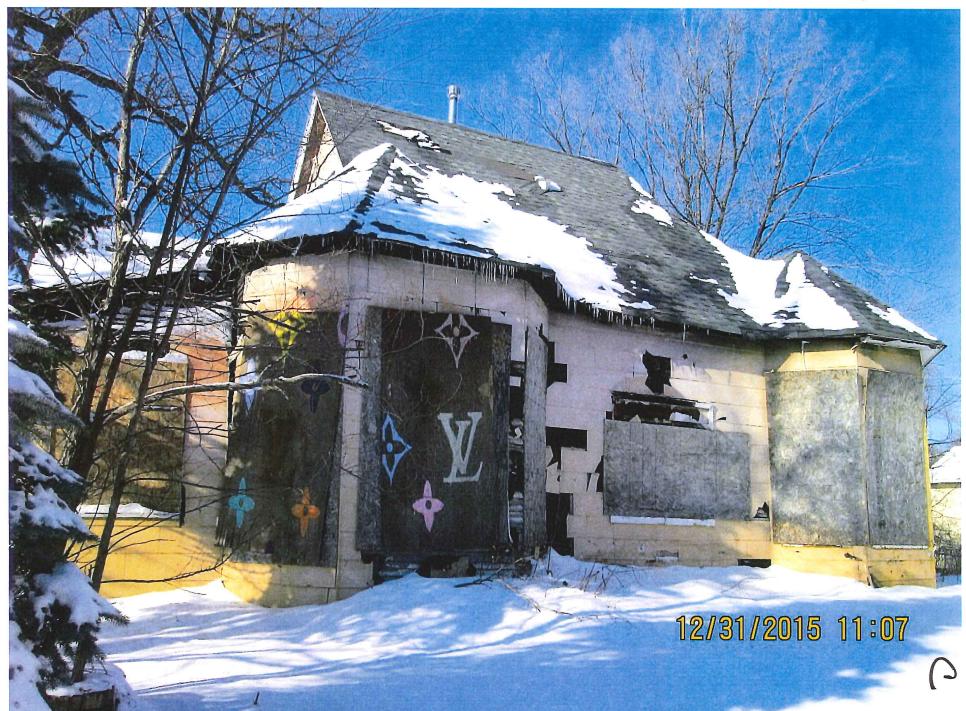
Component:	Shingles Flashing	Defect:	Fire damaged	1) [
Requirement:	Building Permit	Location:	Roof	4
Comments:			11001	~
Component:	Smoke Detectors	Defect:	Not Supplied	
Requirement:	Compliance with International Building Code	Locations	Throughout	
Comments:	Code	Location.	Throughout	,
Component:	Soffit/Facia/Trim	Defect:	Fire damaged	
Requirement:	Building Permit			
Comments:		<u>Location:</u>	Throughout	
<u>comments:</u>				
			· 8	
Component:	Sub Floor	Defect:	Water Damage	
Requirement:	Engineering Report	Defecti	Water Damage	7
		Location:	Unknown	
Comments:				
			·	
Component:	Waste Lines	Defect:	Fire damaged	
Requirement:	Plumbing Permit	Delecti	The damaged	
		<u>Location:</u>	Throughout	
Comments:	9			
Component:	Water Heater	Defect:	Water Damage	
<u>Requirement:</u>	Mechanical Permit	I a a a Manue	December	
Comments:		<u>Location:</u>	Basement	
Component:	Windows/Window Frames	Defect:	Fire damaged	
Requirement:	Building Permit	Locations	Thursday	
Comments:		<u>Location:</u>	Throughout	
				e .
Component:	Wiring	Defect:	Fire damaged	
Requirement:	Electrical Permit	1 - "	-	
Comments:		Location:	Throughout	
201111111111111111111111111111111111111				
Component:	Accessory Buildings	Defect:	Deteriorated	
Requirement:	Permit Required	·		
		<u>Location:</u>	Throughout	

Comments:

The garage 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 garage must be demolished as well because it is an accessory use only pursuant to Des Moines Municipal Code Section 134-343









1429 University Aut

