

**Date** February 22, 2016

**ABATEMENT OF PUBLIC NUISANCE AT 1315 MONDAMIN AVENUE**

WHEREAS, the property located at 1315 Mondamin Avenue, 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, Oak Park Investments Partnership XXI, 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:

The main structure on the real estate legally described as Lot 8 in MONDAMIN PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1315 Mondamin 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(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:

  
\_\_\_\_\_  
Jessica D. Spoden, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
<b>TOTAL</b>				
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



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

**DATE OF NOTICE:** February 12, 2016

**DATE OF INSPECTION:** November 13, 2015

**CASE NUMBER:** COD2015-06892

**PROPERTY ADDRESS:** 1315 MONDAMIN AVE

**LEGAL DESCRIPTION:** LOT 8 MONDAMIN PLACE

OAK PARK INVESTMENTS PARTNERSHP XXI  
Title Holder  
TIMOTHY T BALIN, REG. AGENT  
100 N LA SALLE ST STE 1111  
CHICAGO IL 60602-3537

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 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 (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.

Jan L. Shafer  
(515) 283-4008

Nid Inspector

DATE MAILED: 2/12/2016

MAILED BY: JDH

**Areas that need attention:** 1315 MONDAMIN AVE

<b>Component:</b>	Electrical System	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Compliance with National Electrical Code	<b>Location:</b>	
<b>Comments:</b>	Permit and final inspection required for compliance.		
<b>Component:</b>	Exterior Walls	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	
<b>Comments:</b>	Permit and final inspection required for compliance.		
<b>Component:</b>	Floor Joists/Beams	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	
<b>Comments:</b>	Permit and final inspection required for compliance.		
<b>Component:</b>	Foundation	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	
<b>Comments:</b>	Permit and final inspection required for compliance.		
<b>Component:</b>	Interior Walls /Ceiling	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	
<b>Comments:</b>	Permit and final inspection required for compliance.		
<b>Component:</b>	Mechanical System	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Compliance, Uniform Mechanics Code	<b>Location:</b>	
<b>Comments:</b>	Permit and final inspection required for compliance.		
<b>Component:</b>	Plumbing System	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Compliance with Uniform Plumbing Code	<b>Location:</b>	
<b>Comments:</b>	Permit and final inspection required for compliance.		
<b>Component:</b>	Roof	<b>Defect:</b>	Fire damaged
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	
<b>Comments:</b>	Permit and final inspection required for compliance.		

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<b>Component:</b> Shingles Flashing	<b>Defect:</b> Fire damaged
<b>Requirement:</b> Compliance with International Building Code	<b>Location:</b>
<b>Comments:</b>	


<b>Component:</b> Soffit/Facia/Trim	<b>Defect:</b> Fire damaged
<b>Requirement:</b> Compliance with International Building Code	<b>Location:</b>
<b>Comments:</b>	

<b>Component:</b> Waste Lines	<b>Defect:</b> Fire damaged
<b>Requirement:</b> Compliance with Uniform Plumbing Code	<b>Location:</b>
<b>Comments:</b> Permit and final inspection required for compliance.	

<b>Component:</b> Windows/Window Frames	<b>Defect:</b> Fire damaged
<b>Requirement:</b> Compliance with International Building Code	<b>Location:</b>
<b>Comments:</b>	

<b>Component:</b>	<b>Defect:</b>
<b>Requirement:</b>	<b>Location:</b>
<b>Comments:</b>	

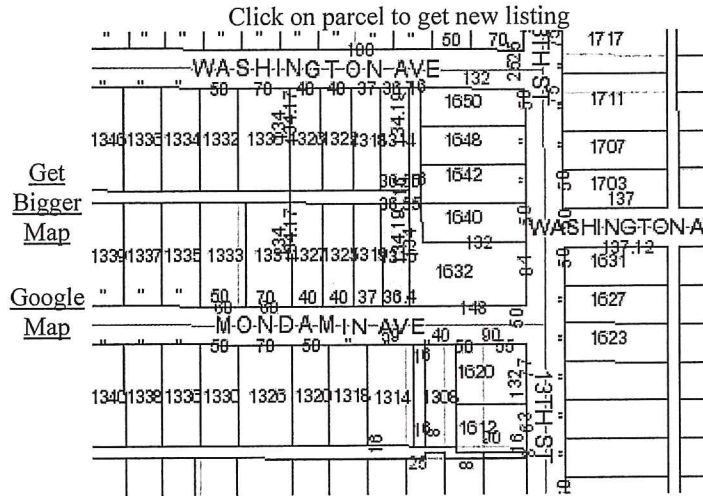
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**Polk County Assessor** 

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<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
080/04504-000-000	7924-34-154-046	0125	DM76/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>	
1315 MONDAMIN AVE				DES MOINES IA 50314	

Click on parcel to get new listing



Get Bigger Map

Google Map



Approximate date of photo 07/08/2013

<b>Mailing Address</b>
OAK PARK INVESTMENTS 100 N LA SALLE ST STE 1111 CHICAGO, IL 60602-3537

<b>Legal Description</b>
LOT 8 MONDAMIN PLACE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	OAK PARK INVESTMENTS PARTNERSHIP XXI	2009-08-20	13177/168	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	5,500	2,600	0	8,100

[Market Adjusted Cost Report](#) [Assessment Roll Notice](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

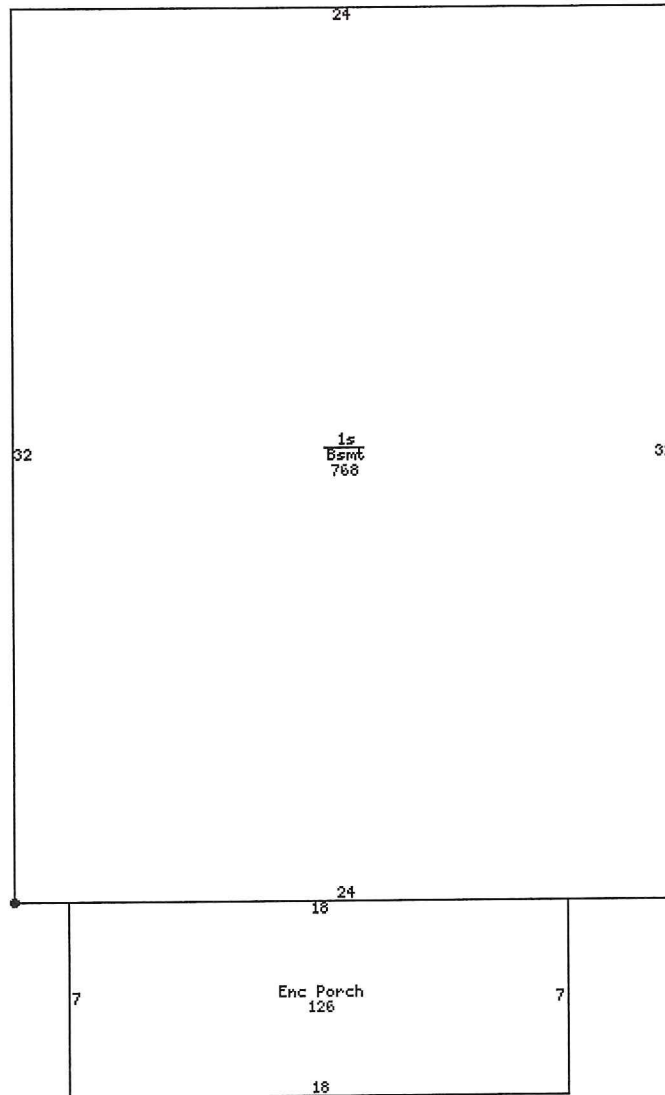
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Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
<p><b>Source:</b> City of Des Moines Community Development <b>Published:</b> 2012-03-20 <b>Contact:</b> Planning and Urban Design 515 283-4182</p>			

<u>Land</u>					
SQUARE FEET	4,877	FRONTAGE	36.0	DEPTH	134.0
ACRES	0.112	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

<u>Residence # 1</u>					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1924	# FAMILIES	1	GRADE	5
GRADE ADJUST	+05	CONDITION	VP/Very Poor	TSFLA	768
MAIN LV AREA	768	BSMT AREA	768	ENCL PORCH	126
FOUNDATION	B/Brick	EXT WALL TYP	WS/Wood Siding	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	BSMT GAR CAP	1	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	1	BEDROOMS	2
ROOMS	5				

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<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
CLEMENT, INE	ISRAEL-TAMARIZ, DORI V.	<u>2004-05-11</u>	40,000	D/Deed	10537/93
SHERMAN SLATER, ENTERPRISES	IMPROVED HOUSING	<u>1993-04-15</u>	6,630	D/Deed	6777/523
GRIMES, JEFFREY P	SHERMAN SLATER ENTERPRISES	<u>1991-12-01</u>	8,000	C/Contract	6474/698

<u>Year</u>	<u>Type</u>	<u>Class</u>	<u>Kind</u>	<u>Land</u>	<u>Bldg</u>	<u>AgBd</u>	<u>Total</u>
2015	<u>Assessment Roll</u>	Residential	Full	5,500	2,600	0	8,100
2013	<u>Assessment Roll</u>	Residential	Full	5,900	22,300	0	28,200
2011	<u>Assessment Roll</u>	Residential	Full	6,300	27,400	0	33,700
2009	<u>Assessment Roll</u>	Residential	Full	4,800	30,700	0	35,500



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2007	<u>Assessment Roll</u>	Residential	Full	4,600	29,400	0	34,000
2005	<u>Assessment Roll</u>	Residential	Full	4,300	27,600	0	31,900
2003	<u>Assessment Roll</u>	Residential	Full	4,000	26,020	0	30,020
2001	<u>Assessment Roll</u>	Residential	Full	3,150	21,340	0	24,490
1999	<u>Assessment Roll</u>	Residential	Full	3,430	19,590	0	23,020
1997	<u>Assessment Roll</u>	Residential	Full	2,810	16,030	0	18,840
1995	<u>Assessment Roll</u>	Residential	Full	2,620	14,940	0	17,560
1989	<u>Assessment Roll</u>	Residential	Full	2,270	12,930	0	15,200

email this page

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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)

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