

Date February 22, 2016

ABATEMENT OF PUBLIC NUISANCES AT 3612 MARTIN LUTHER KING JR PARKWAY

WHEREAS, the property located at 3612 Martin Luther King Jr Parkway, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Alverda L. Karaidos, was notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date has failed to abate the nuisances.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure and garage structure on the real estate legally described as The South 106 feet of the North 382 feet of the following described parcel of land, to-wit: Commencing at a point 40 feet North and 25 feet West of the SE corner of Official Plat Lot 1, Section 28, Township 79 North, Range 24 West of the 5th P.M., Polk County, Iowa; thence North along the West line of the 25th Street, 623 feet to the North of said Section 28, 171.8 feet; thence South 623.18 feet to the point 40 feet North of the center of Euclid Avenue and 168.6 feet West of the point of commencement; thence East to the point of commencement and containing 2.436 acres, and locally known as 3612 Martin Luther King Jr Parkway, have previously been declared public nuisances.

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisances, and should the owner(s) fail to abate the nuisances, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structures.

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				
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

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

Taxable Value Credit	Name	Number	Info
Homestead	KARAIDOS, ALVERDA L	36864	
Military	KARAIDOS, JAMES G	33248	World War II

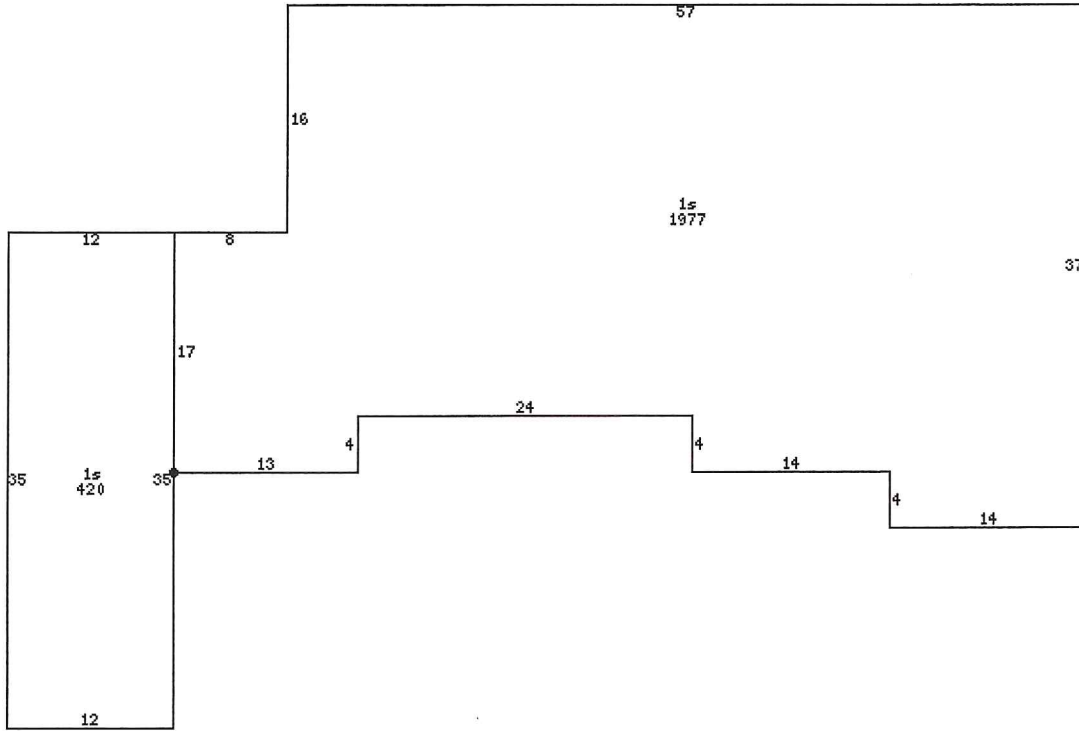
Zoning	Description	SF	Assessor Zoning
C-2	General Retail and Highway Oriented Commercial District		Highway Commercial

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

Land					
SQUARE FEET	17,999	ACRES	0.413	SHAPE	RC/Rectangle
TOPOGRAPHY	N/Normal				

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	RN/Ranch
YEAR BUILT	1947	YEAR REMODEL	1958	# FAMILIES	1
GRADE	4	GRADE ADJUST	+00	CONDITION	PR/Poor
TSFLA	2,397	MAIN LV AREA	2,397	VENEER AREA	1,008
FOUNDATION	C/Concrete Block	EXT WALL TYP	WS/Wood Siding	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	FIREPLACES	1	HEATING	A/Gas Forced Air
AIR COND	100	BATHROOMS	2	BEDROOMS	3
ROOMS	6				

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Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	22	MEASURE2	20	GRADE	4
YEAR BUILT	1955	CONDITION	BN/Below Normal		
COMMENT	SIZE FROM AERIAL..YR EST				

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	<u>Assessment Roll</u>	Residential	Full	25,500	57,200	0	82,700
2013	<u>Assessment Roll</u>	Residential	Full	23,700	54,500	0	78,200
2011	<u>Assessment Roll</u>	Residential	Full	27,300	64,300	0	91,600
2009	<u>Assessment Roll</u>	Residential	Full	27,400	68,300	0	95,700

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2007	Assessment Roll	Residential	Full	27,100	67,500	0	94,600
2005	Assessment Roll	Residential	Full	24,600	104,400	0	129,000
2003	Assessment Roll	Residential	Full	21,370	91,440	0	112,810
2001	Assessment Roll	Residential	Full	19,150	69,810	0	88,960
1999	Assessment Roll	Residential	Full	32,390	47,870	0	80,260
1997	Assessment Roll	Residential	Full	30,500	45,080	0	75,580
1995	Assessment Roll	Residential	Full	26,090	38,570	0	64,660
1993	Assessment Roll	Residential	Full	24,850	36,730	0	61,580
1991	Assessment Roll	Residential	Full	24,850	32,270	0	57,120
1991	Was Prior Year	Residential	Full	24,850	26,050	0	50,900

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**

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DATE OF NOTICE: November 23, 2015

DATE OF INSPECTION: November 13, 2015

CASE NUMBER: COD2015-06888

PROPERTY ADDRESS: 3612 M L KING JR PKWY

LEGAL DESCRIPTION: S 106 F N 382 F LOT 3 EUCLID HEIGHTS

ALVERDA L KARAIDOS

Title Holder

3612 MARTIN LUTHER KING JR PKW

DES MOINES IA 50310-5819

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.

Dennis Rule

(515) 283-4114



Nid Inspector

DATE MAILED: 11/23/2015

MAILED BY: JDH

Areas that need attention: 3612 M L KING JR PKWY

Component: Roof Requirement: Building Permit Comments:	Defect: Holes or major defect Location: Roof
Component: Exterior Walls Requirement: Building Permit Comments:	Defect: Holes or major defect Location: Main Structure
Component: Foundation Requirement: Building Permit Comments:	Defect: Structurally Unsound Location: Main Structure
Component: Electrical System Requirement: Electrical Permit Comments:	Defect: Not installed as required Location: Main Structure
Component: Roof Requirement: Building Permit Comments:	Defect: Excessive rot Location: Main Structure
Component: Brick Chimney Requirement: Building Permit Comments:	Defect: Missing Mortars Location: Main Structure
Component: Roof Requirement: Building Permit Comments:	Defect: Holes or major defect Location: Garage
Component: Soffit/Facia/Trim Requirement: Building Permit Comments:	Defect: Excessive rot Location: Garage

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Component: Exterior Walls
Requirement: Compliance with International Building Code
Defect: Excessive rot
Location: Garage
Comments:

Component: Windows/Window Frames
Requirement: Compliance with International Building Code
Defect: Excessive rot
Location: Garage
Comments:

Component: Electrical System
Requirement: Electrical Permit
Defect: Improperly Installed
Location: Garage
Comments:

Component: Exterior Walls
Requirement: Compliance with International Building Code
Defect: Absence of paint
Location: Garage
Comments:

Component: Exterior Doors/Jams
Requirement: Compliance with International Building Code
Defect: Absence of paint
Location: Garage
Comments:

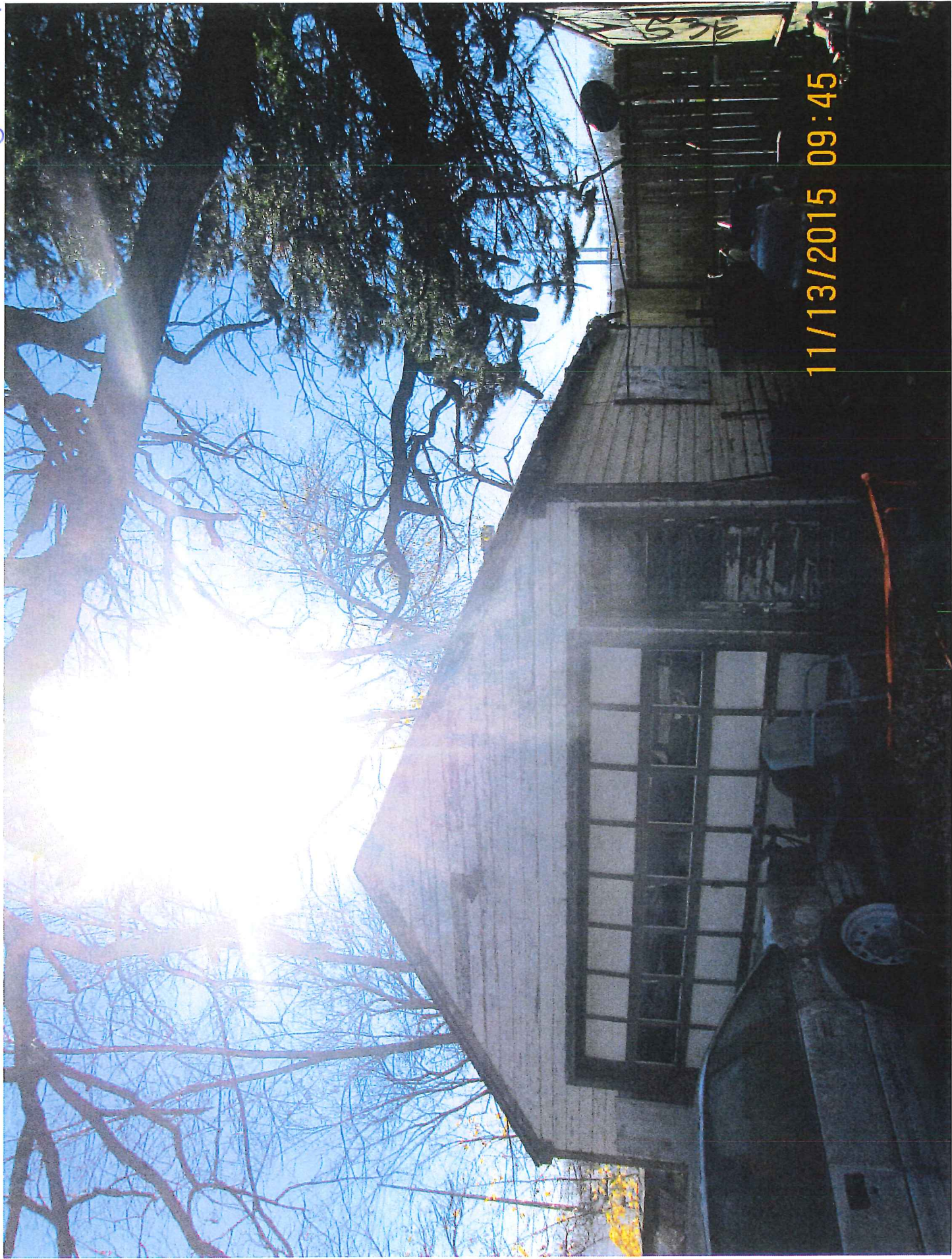
Component: Foundation
Requirement: Building Permit
Defect: Cracked/Broken
Location: Garage
Comments:

Component: Mechanical System
Requirement: Mechanical Permit
Defect: See Comments
Location: Main Structure
Comments: Mechanical needs checked for compliance

Component: Plumbing System
Requirement: Plumbing Permit
Defect: See Comments
Location: Main Structure
Comments: Plumbing system needs checked for compliance

top

3612 Mc King Jr Hwy



11/13/2015 09:45

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3612 Mc King Jr Hwy



02/15/2016 09:35

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3612 ml King Jr Hwy



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3612 ML King Jr Pkwy



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3612 McL King Jr Pkwy



02/15/2016 09:38 S3E