



Date December 5, 2016

ABATEMENT OF PUBLIC NUISANCE AT 1226 E UNIVERSITY AVENUE

WHEREAS, the property located at 1226 E University 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, Reinaldo Arredondo dba Triple S Holdings, Inc., 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 the North 40.5 feet of Lot 215 in CAPITAL PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1226 E 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(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				
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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**PUBLIC NUISANCE
NOTICE OF INSPECTION
NEIGHBORHOOD INSPECTION DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF DES MOINES, IOWA**

DATE OF NOTICE: September 2, 2016

DATE OF INSPECTION: August 08, 2016

CASE NUMBER: COD2016-04786

PROPERTY ADDRESS: 1226 E UNIVERSITY AVE

LEGAL DESCRIPTION: N 40.5 F LOT 215 CAPITAL PARK

TRIPLE S HOLDINGS INC
Title Holder
REINALDO ARREDONDO, R.A.
1410 20TH ST UNIT 18
WEST DES MOINES IA 50265-1534

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.

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.

Daniel Adams
(515) 237-1612



Nid Inspector

DATE MAILED: 9/2/2016

MAILED BY: JDH

Areas that need attention: 1226 E UNIVERSITY AVE

<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Exterior Walls	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Floor Joists/Beams	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Foundation	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Interior Walls /Ceiling	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Roof	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Soffit/Facia/Trim	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Sub Floor	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

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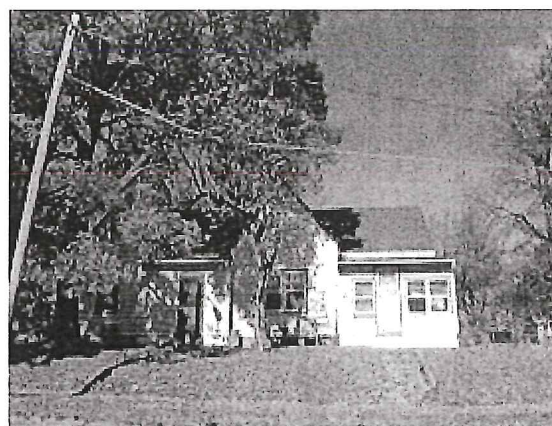
<u>Component:</u> Windows/Window Frames <u>Requirement:</u> Compliance with International Building Code <u>Comments:</u>	<u>Defect:</u> In disrepair <u>Location:</u> Throughout
<u>Component:</u> Plumbing System <u>Requirement:</u> Plumbing Permit <u>Comments:</u>	<u>Defect:</u> In disrepair <u>Location:</u> Throughout
<u>Component:</u> Mechanical System <u>Requirement:</u> Mechanical Permit <u>Comments:</u>	<u>Defect:</u> In disrepair <u>Location:</u>
<u>Component:</u> Electrical Service <u>Requirement:</u> Electrical Permit <u>Comments:</u>	<u>Defect:</u> In disrepair <u>Location:</u>

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Polk County Assessor

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[[Comm Sales Query](#)] [[Help](#)]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
110/01390-000-000	7924-35-479-027	0237	DM87/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1226 E UNIVERSITY AVE			DES MOINES IA 50316-2354		



Approximate date of photo 10/29/2008

Mailing Address
TRIPLE S HOLDINGS INC 1410 20TH ST UNIT 18 WEST DES MOINES, IA 50265-1534

Legal Description
N 40.5 F LOT 215 CAPITAL PARK

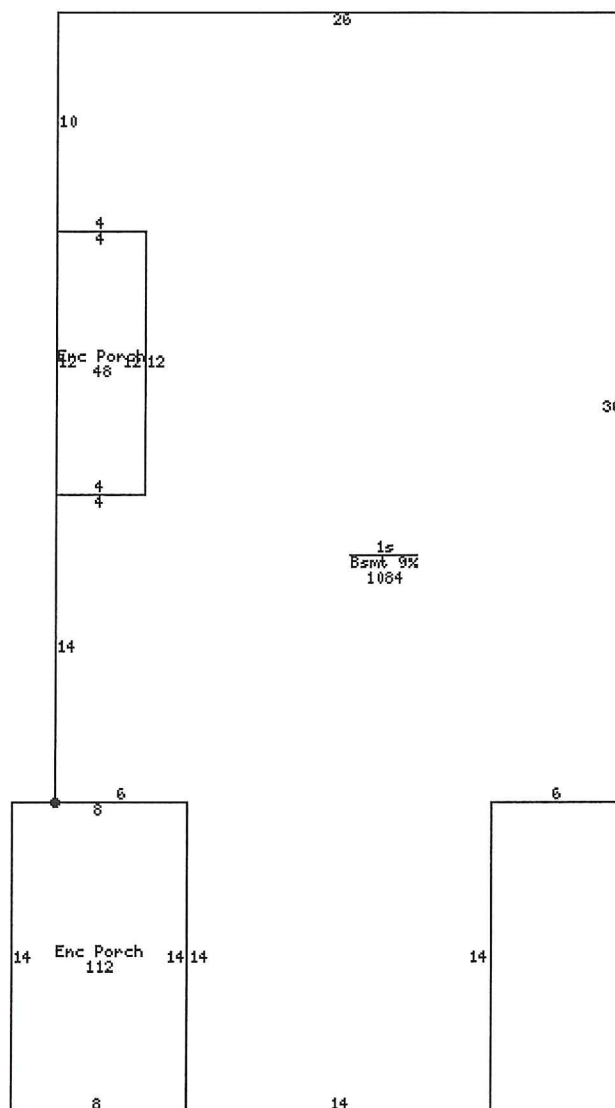
Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	TRIPLE S HOLDINGS INC	2014-08-21	15298/17	12.00

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	8,100	3,900	0	12,000
Assessment Roll Notice Estimate Taxes Polk County Treasurer Tax Information Pay Taxes						

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

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Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1896	# FAMILIES	1	GRADE	4
GRADE ADJUST	-05	CONDITION	VP/Very Poor	TSFLA	1,084
MAIN LV AREA	1,084	BSMT AREA	98	ENCL PORCH	160
FOUNDATION	B/Brick	EXT WALL TYP	MT/Metal Siding	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	0
BATHROOMS	1	BEDROOMS	2	ROOMS	5



<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>

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SASA INVESTMENTS	TRIPLE S. HOLDINGS, INC.	2014-08-20	8,000	D/Deed	15298/17
OHP 108 LC	SASA INVESTMENTS	2013-04-01	8,000	D/Deed	14874/372

Year	Type	Status	Application	Permit/Pickup Description
2016	P/Permit	CP/Complete	2013-11-01	AL/MISC
2015	P/Permit	PP/Pass/Partial	2013-11-01	AL/MISC
2014	P/Permit	PR/Partial	2013-11-01	AL/MISC

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2016	<u>Assessment Roll</u>	Residential	Full	8,100	3,900	0	12,000
2015	<u>Assessment Roll</u>	Residential	Full	8,100	11,000	0	19,100
2014	<u>Assessment Roll</u>	Residential	Full	8,300	11,500	0	19,800
2013	<u>Assessment Roll</u>	Residential	Full	8,300	37,300	0	45,600
2011	<u>Assessment Roll</u>	Residential	Full	8,300	37,100	0	45,400
2009	<u>Assessment Roll</u>	Residential	Full	8,100	34,600	0	42,700
2007	<u>Assessment Roll</u>	Residential	Full	7,800	33,200	0	41,000
2005	<u>Assessment Roll</u>	Residential	Full	6,900	34,900	0	41,800
2003	<u>Assessment Roll</u>	Residential	Full	6,090	30,410	0	36,500
2001	<u>Assessment Roll</u>	Residential	Full	5,730	26,350	0	32,080
1999	Assessment Roll	Residential	Full	6,780	28,050	0	34,830
1997	Assessment Roll	Residential	Full	5,880	24,370	0	30,250
1995	Assessment Roll	Residential	Full	5,530	22,930	0	28,460
1993	Assessment Roll	Residential	Full	5,080	21,080	0	26,160
1991	Assessment Roll	Residential	Full	5,080	18,620	0	23,700
1989	Assessment Roll	Residential	Full	5,080	14,820	0	19,900

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

1226 E. University Ave



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