



Date July 24, 2017

ABATEMENT OF PUBLIC NUISANCE AT
1650 MARTIN LUTHER KING JR PARKWAY aka
2003 WASHINGTON AVENUE

WHEREAS, the property located at 1650 Martin Luther King Jr Parkway aka 2003 Washington 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, OHP 5, LLC, Contract Buyer, Hellenic Republic, Inc., and Contract Buyer, Paramount Real Estate Holdings LLC, were notified more than thirty days ago to repair or demolish the main structure and as of this date have failed to abate the nuisance.

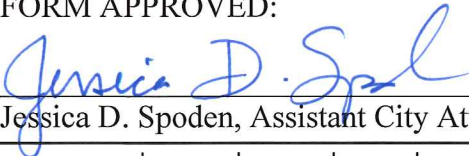
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as The South 100.35 feet of Lot 2 in WILLIAMS 3rd ADDITION to Des Moines, an Official Plat, Except the East 21.6 feet on the North Lot Line and East 23.5 feet on the South Line, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1650 Martin Luther King Jr. Parkway aka 2003 Washington 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

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.

_____ Mayor

_____ City Clerk

48A

Polk County Assessor 

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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
080/07319-000-000	7924-33-253-032	0184	DM75/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
2003 WASHINGTON AVE			DES MOINES IA 50310-6000		



Approximate date of photo 01/11/2017

Mailing Address
HELLENIC REPUBLIC INC PO BOX 7533 URBANDALE, IA 50323-7533

Legal Description
-EX E 21.6F ON N LT LN & E 23.5F ON S LN- S 100.35F LT 2 WILLIAMS 3RD ADDITION TO DES MOINES

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	OHP 5 LLC	2012-09-24	14451/305	
Contract Buyer #1	PARAMOUNT REAL ESTATE HOLDINGS, LLC	2013-04-10	14735/643	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Multi-Residential	Full	9,800	51,200	0	61,000
Assessment Roll Notice Estimate Taxes Polk County Treasurer Tax Information Pay Taxes						

Zoning	Description	SF	Assessor Zoning
C-0	Commercial Residential District		Commercial

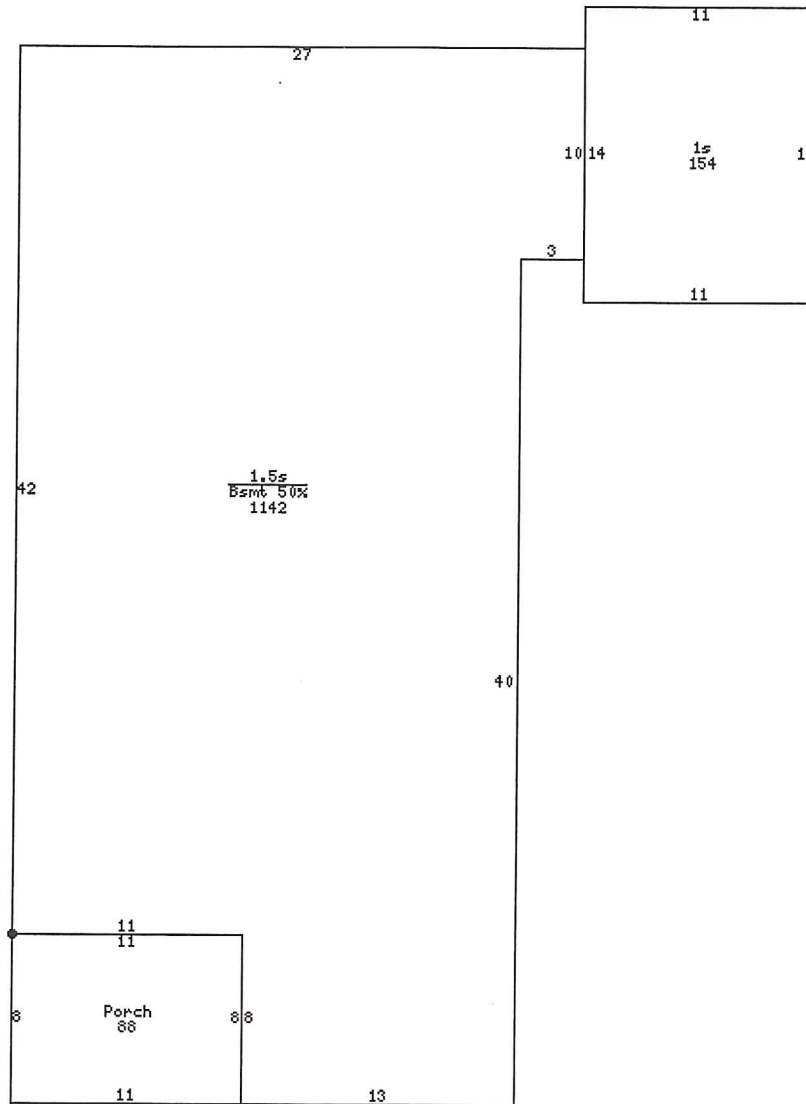
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design
515 283-4182

Land					
SQUARE FEET	6,105	FRONTAGE	104.1	ACRES	0.140
SHAPE	RT/Rectangular	TOPOGRAPHY	B/Blank		

Commercial Summary					
OCCUPANCY	1B/Apartment Conversion	WEIGHTED AGE	1911	STORY HEIGHT	2
LAND AREA	6,105	GROSS AREA	2,061	FINISH AREA	2,061
BSMT UNFIN	571	BSMT FINISH	0	NUMBER UNITS	4

Residence # 1					
OCCUPANCY	CV/Conversion	RESID TYPE	SH/1.5 Stories	YEAR BUILT	1911
# FAMILIES	4	GRADE	4	GRADE ADJUST	+00
CONDITION	BN/Below Normal	TSFLA	2,061	MAIN LV AREA	1,296
UPPR LV AREA	765	BSMT AREA	571	OPEN PORCH	88
FOUNDATION	T/Tile	EXT WALL TYP	WS/Wood Siding	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	0
BATHROOMS	4				

48A



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
PARAMOUNT REAL ESTATE HOLDINGS	HELLENIC REPUBLIC, INC	2016-08-04	50,000	C/Contract	16121/892
OHP 5 LLC	PARAMOUNT REAL ESTATE HOLDINGS	2013-04-01	41,000	C/Contract	14735/643
SHINN, DANIEL D	BRADLEY, JAMES T	2006-11-22	65,000	C/Contract	11979/157

Year	Type	Status	Application	Permit/Pickup Description
2016	P/Permit	NA/No Add	2015-06-08	AL/CONVERSION

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Multi-Residential	Full	9,800	51,200	0	61,000
2015	Assessment Roll	Multi-Residential	Full	8,200	46,800	0	55,000
2013	Assessment Roll	Commercial Multiple	Full	8,200	40,800	0	49,000

2011	<u>Assessment Roll</u>	Commercial Multiple	Full	8,200	40,800	0	49,000
2009	<u>Assessment Roll</u>	Commercial Multiple	Full	8,200	46,900	0	55,100
2007	<u>Assessment Roll</u>	Commercial Multiple	Full	8,200	46,900	0	55,100
2006	<u>Assessment Roll</u>	Commercial Multiple	Full	7,500	47,600	0	55,100
2005	<u>Assessment Roll</u>	Commercial Multiple	Full	7,500	36,600	0	44,100
2003	<u>Assessment Roll</u>	Commercial Multiple	Full	6,500	31,200	0	37,700
2001	<u>Assessment Roll</u>	Commercial Multiple	Full	6,110	20,800	0	26,910
1999	<u>Assessment Roll</u>	Commercial Multiple	Full	3,300	20,800	0	24,100
1993	<u>Assessment Roll</u>	Commercial Multiple	Full	3,200	19,300	0	22,500
1993	Was Prior Year	Commercial Multiple	Full	3,200	24,070	0	27,270

[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



48A

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

DATE OF NOTICE: May 1, 2017

DATE OF INSPECTION: December 15, 2016

CASE NUMBER: COD2016-07791

PROPERTY ADDRESS: 1650 MARTIN LUTHER KING JR PKWY

LEGAL DESCRIPTION: -EX E 21.6F ON N LT LN & E 23.5F ON S LN- S 100.35F LT 2 WILLIAMS 3RD ADDITION TO DES MOINES

PARAMOUNT REAL ESTATE HOLDINGS

Contract Buyer

LEISHA SUNG HEE GRITTMANN, RA

301 38TH ST

DES MOINES IA 50265

HELLENIC REPUBLIC INC

Contract Buyer

GEORGIOS SYMEONIDIS, R.A.

1332 21ST ST #2

DES MOINES IA 50311

OHP 5 LLC

Title Holder

NANCY H COON, REG. AGENT

2920 HARRISON ST

DAVENPORT IA 52803

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 60-192 and 60-191 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.

Chris Reindl
(515) 283-4797



Nid Inspector

DATE MAILED: 5/1/2017

MAILED BY: JDH

Areas that need attention: 1650 MARTIN LUTHER KING JR PKWY

Component:	Foundation	Defect:	Structurally inadequate
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Gas Lines	Defect:	Leaks
Requirement:	Mechanical Permit	Location:	Throughout
Comments:			
Component:	Furnace	Defect:	In poor repair
Requirement:	Mechanical Permit	Location:	Throughout
Comments:			
Component:	Mechanical System	Defect:	In poor repair
Requirement:	Mechanical Permit	Location:	Throughout
Comments:			
Component:	Plumbing System	Defect:	In disrepair
Requirement:	Plumbing Permit	Location:	Throughout
Comments:			
Component:	Water Heater	Defect:	In disrepair
Requirement:	Plumbing Permit	Location:	Throughout
Comments:			
Component:	Exterior Walls	Defect:	In poor repair
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Flooring	Defect:	In poor repair
Requirement:	Building Permit	Location:	Throughout
Comments:			

Component: Interior Walls /Ceiling

Requirement: Building Permit

Defect: In disrepair

Location: Throughout

Comments:

48A

top

1650 ML King



07.17.2017 12:09

top

1650 ML King 48A

