

Date March 19, 2018

ABATEMENT OF PUBLIC NUISANCE AT 2107 MONDAMIN AVENUE

WHEREAS, the property located at 2107 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, Gary Oeth, 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.

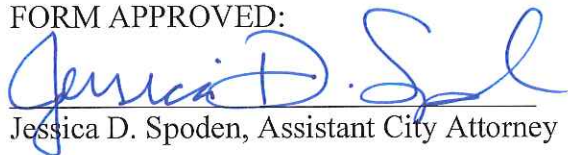
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as Lot 21 and 22 in Block 1 and the 8 foot vacated alley lying North of and adjoining said lots in SHEPHERDSON'S ADDITION TO THE CITY OF DES MOINES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2107 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				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
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

52F

top

2107 Mondamin Ave



2018/02/08 13:07:59

top

50F
2107 Mondamin Ave



2018/02/08 13:07:31



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

52.F

DATE OF NOTICE: January 10, 2018

DATE OF INSPECTION:

CASE NUMBER: COD2017-08290

PROPERTY ADDRESS: 2107 MONDAMIN AVE

LEGAL DESCRIPTION: 8 F VAC ALLEY N OF & ADJ & LOTS 21 & 22 BLK 1 SHEPHERDSONS ADD TO DES MOINES

GARY OETH
Title Holder
2245 CAPITOL AVE
DES MOINES IA 50317-2233

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.




Nid Inspector

DATE MAILED: 1/10/2018

MAILED BY: KMD

Areas that need attention: 2107 MONDAMIN AVE

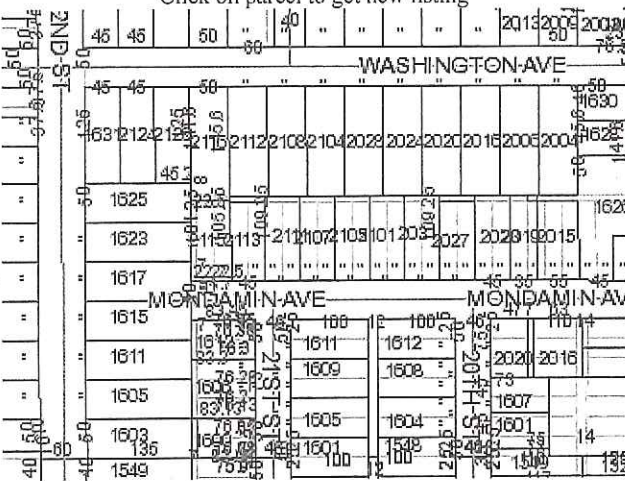
Component: Electrical Service Requirement: Electrical Permit Comments: need to provide finalized permit for fire damaged electric	Defect: Fire damaged Location:
Component: Plumbing System Requirement: Plumbing Permit Comments: need to provide finalized PLM permit for fire damage	Defect: Fire damaged Location:
Component: See Comments Requirement: Building Permit Comments: need to provide finalized BLD. permit for fire damaged structure	Defect: Fire damaged Location:
Component: Mechanical System Requirement: Mechanical Permit Comments:	Defect: Fire damaged Location:

Polk County Assessor 

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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
080/06248-000-000	7924-33-256-029	0169	DM75/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address				City State Zipcode	
2107 MONDAMIN AVE				DES MOINES IA 50311	

Click on parcel to get new listing



Get Bigger Map
Google Map



Approximate date of photo 03/20/2012

Mailing Address
GARY OETH 2245 CAPITOL AVE DES MOINES, IA 50317-2233

Legal Description
8 F VAC ALLEY N OF & ADJ & LOTS 21 & 22 BLK 1 SHEPHERDSONS ADD TO DES MOINES

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	OETH, GARY	2013-07-15	14876/463	18.40

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	7,000	34,700	0	41,700

[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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Land					
SQUARE FEET	4,905	FRONTAGE	45.0	DEPTH	109.0
ACRES	0.113	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1912	# FAMILIES	1	GRADE	5
GRADE ADJUST	+00	CONDITION	NM/Normal	TSFLA	767
MAIN LV AREA	767	BSMT AREA	200	ENCL PORCH	114
DECK AREA	78	FOUNDATION	B/Brick	EXT WALL TYP	VN/Vinyl Siding
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	1	BEDROOMS	2
ROOMS	4				

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Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Residential	Full	7,000	34,700	0	41,700
2015	Assessment Roll	Residential	Full	6,500	32,300	0	38,800
2013	Assessment Roll	Residential	Full	5,900	29,400	0	35,300
2011	Assessment Roll	Residential	Full	5,900	29,400	0	35,300
2009	Assessment Roll	Residential	Full	6,300	30,600	0	36,900
2007	Assessment Roll	Residential	Full	6,000	29,400	0	35,400
2005	Assessment Roll	Residential	Full	3,600	28,900	0	32,500
2003	Assessment Roll	Residential	Full	2,960	23,590	0	26,550
2001	Assessment Roll	Residential	Full	3,150	18,780	0	21,930
1999	Assessment Roll	Residential	Full	3,650	3,260	0	6,910
1997	Assessment Roll	Residential	Full	3,370	3,010	0	6,380
1995	Assessment Roll	Residential	Full	3,170	2,830	0	6,000
1994	Assessment Roll	Government	Full	2,740	9,260	0	12,000
			Adj	0	0	0	0
1989	Assessment Roll	Residential	Full	2,740	9,260	0	12,000

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