



Date June 25, 2018

ABATEMENT OF PUBLIC NUISANCES AT 1727 MONDAMIN AVENUE

WHEREAS, the property located at 1727 Mondamin Avenue, 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, ACM Vision V, LLC, 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.

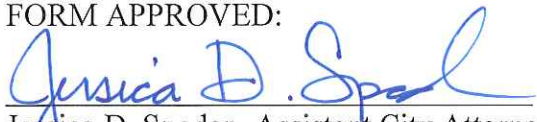
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure and garage structure on the real estate legally described as The East 1/3 of Lot 19 in NORTH WASHINGTON PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1727 Mondamin Avenue, 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				
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



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

36A

DATE OF NOTICE: February 21, 2018

DATE OF INSPECTION: February 06, 2018

CASE NUMBER: COD2018-00601

PROPERTY ADDRESS: 1727 MONDAMIN AVE

LEGAL DESCRIPTION: E 1/3 LOT 19 NORTH WASHINGTON PLACE

ACM VISION V LLC AKA VISION PROPERTY MGMT LLC

Title Holder

ALEX SZKARADEK, REG. AGENT

1111 BELLVIEW ST STE 107

COLUMBIA SC 29201

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.

Neighborhood Inspection Division

(515) 283-4208



Nid Inspector

DATE MAILED: 2/21/2018

MAILED BY: CAD1

Areas that need attention: 1727 MONDAMIN AVE

Component:	Electrical System	Defect:	Inadequate
Requirement:	Compliance with National Electrical Code	Location:	Throughout
Comments:	MULTIPLE ELECTRICAL CODE VIOLATIONS FOUND		

Component:	Plumbing System	Defect:	Inadequate
Requirement:	Compliance with Uniform Plumbing Code	Location:	Throughout
Comments:	MULTIPLE PLUMBING CODE VIOLATIONS FOUND		

Component:	Electrical Service	Defect:	Inadequate
Requirement:	Compliance with National Electrical Code	Location:	Throughout
Comments:	ELECTRICAL PERMIT REQUIRED		

Component:	Roof	Defect:	Inadequate
Requirement:	Engineering Report	Location:	Throughout
Comments:	BY A LISENCE CONTRACTOR		

Component:	Interior Walls /Ceiling	Defect:	Cracked/Broken
Requirement:		Location:	Throughout
Comments:	HOLES, CHIPPED/PEELING PAINT THROUGHOUT. PAINT TO MATCH		

Component:	Windows/Window Frames	Defect:	Unknown
Requirement:	Licensed Contractor Certification	Location:	Throughout
Comments:	CHECK FOR LEAD PAINT THROUGHOUT		

Component:	Accessory Buildings	Defect:	Deteriorated
Requirement:	Permit Required	Location:	Garage
Comments:	DEMO GARAGE. STRUCTURALLY UNSOUND		

Component:	Mechanical System	Defect:	Inadequate
Requirement:	Mechanical Permit	Location:	Basement
Comments:	NEW FURNACE INSTALLED WITHOUT PERMIT		

<u>Component:</u>	Hand Rails	<u>Defect:</u>	Not Supplied
<u>Requirement:</u>		<u>Location:</u>	Throughout
<u>Comments:</u>	GRIPPABLE HANDRAIL REQUIRED THROUGHOUT STAIRWAYS		
<u>Component:</u>	Interior Stairway	<u>Defect:</u>	Not Supplied
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Unknown
<u>Comments:</u>	2ND FLOOR ROOM NEEDS BALLIST FOR FALL PROTECTION		
<u>Component:</u>	Flooring	<u>Defect:</u>	Inadequate
<u>Requirement:</u>		<u>Location:</u>	Throughout
<u>Comments:</u>	FLOORING CLEANED OR REPLACED		
<u>Component:</u>	See Comments	<u>Defect:</u>	Inadequate
<u>Requirement:</u>	Compliance with Int Residential Code	<u>Location:</u>	Bedroom
<u>Comments:</u>	ALL BEDROOMS INADEQUATE, NEED TO MEET MINIMUM RESIDENTIAL CODE		
<u>Component:</u>	See Comments	<u>Defect:</u>	Inadequate
<u>Requirement:</u>		<u>Location:</u>	Kitchen
<u>Comments:</u>	REPAIR/REPLACE MISSING CABINET FACES		
<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>	REPAIR/REPLACE ALL BROKEN WINDOWS, MUST PROVIDE SCREENS FOR ALL, PERMIT REQUIRED FOR CHANGE IN SIZE		
<u>Component:</u>	Exterior Walls	<u>Defect:</u>	In poor repair
<u>Requirement:</u>		<u>Location:</u>	Throughout
<u>Comments:</u>	REPAIR/REPLACE ANY ROTTEN SIDING INCLUDING TRIM, SOFFIT, FASCIA. PAINT TO MATCH		
<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	Missing
<u>Requirement:</u>		<u>Location:</u>	
<u>Comments:</u>	ALL EXTERIOR DOORS REQUIRE DEADBOLT LOCKS		

Polk County Assessor111 Court Avenue #195
Des Moines, IA 50309-0904(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	1727 MONDAMIN AVE				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	080/04913-000-000	Geoparcels	7924-33-278-041	Status	Active
School	Des Moines	Nbhd/Pocket	DM76/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	John Catron 515-286-3021		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

WASHINGTON AVE

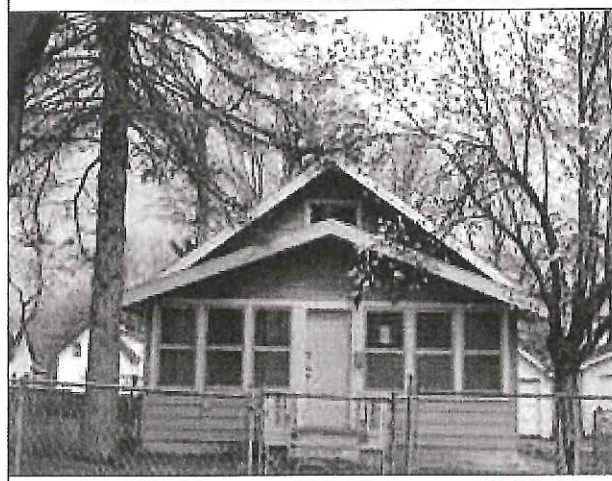
1824	1818	1816	1810	1808	1804	1722	1718	1714	1704	1830
								1712	1700	
1835	1831	1829	1807		1727	1725	1721	1717	1707	1703

MONDAMIN AVE

1834	1832	1822	1820	1814	1810	1808	1802	1800	1722	1718	1712	1710	1704
------	------	------	------	------	------	------	------	------	------	------	------	------	------

[Bigger Map](#)[Google Map](#) [Pictometry](#)

Photo Processed on 2012-03-28 a

**Historical Photos****Ownership - 1 Record**

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	ACM VISION V LLC	2014-05-05	15174/799

Legal Description and Mailing Address

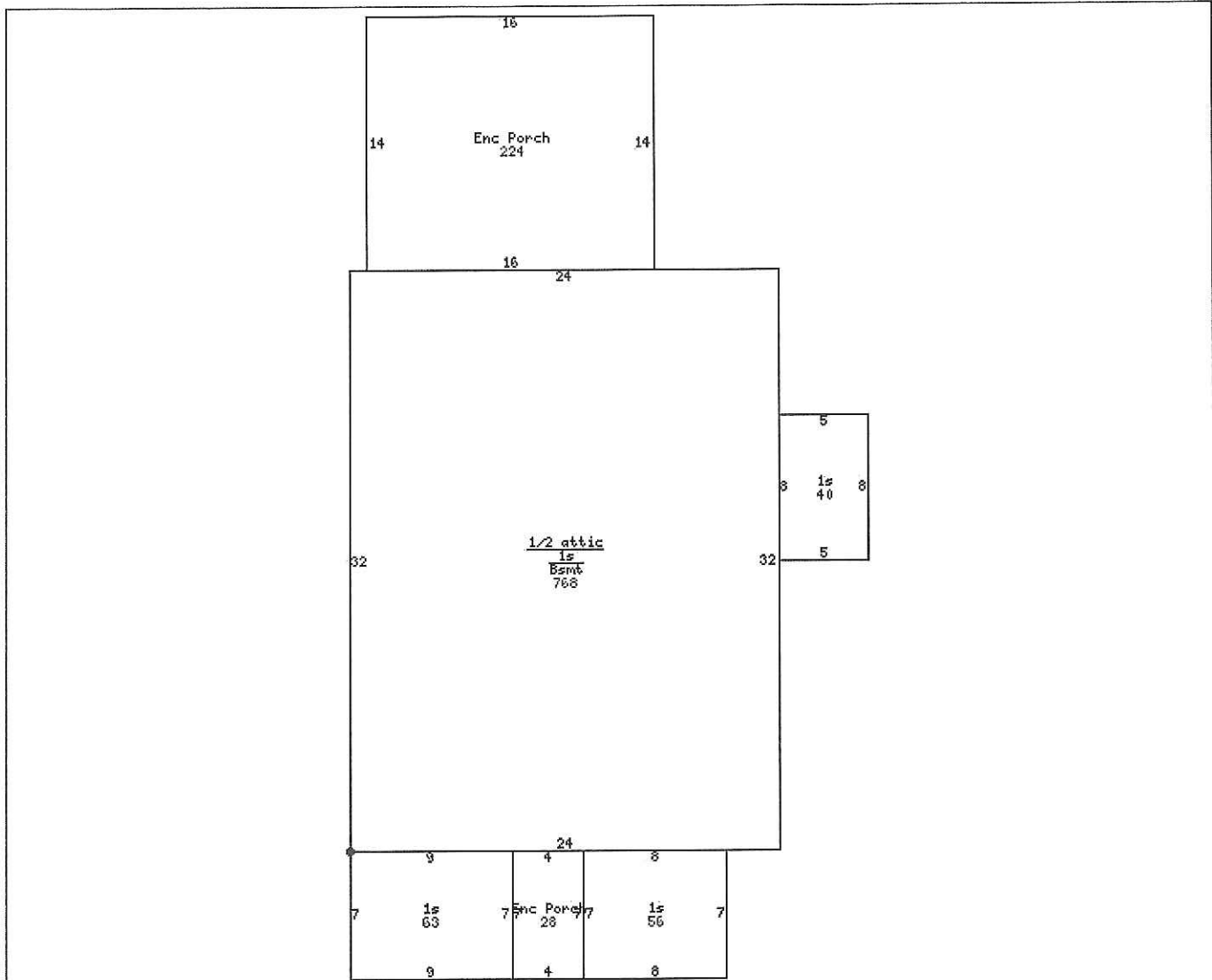
E 1/3 LOT 19 NORTH WASHINGTON PLACE	VISION PROPERTY MANAGEMENT LLC PO BOX 488 COLUMBIA, SC 29202
-------------------------------------	--

Current Values

Type	Class	Kind	Land	Bldg	Total
2018 Value	Residential	Full	\$7,200	\$31,700	\$38,900

Market Adjusted Cost Report**Zoning - 1 Record**

Zoning	Description			SF	Assessor Zoning
R1-60	One Family, Low Density Residential District				Residential
Conditional Zoning					
Docket_no 14361					
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)					
Land					
Square Feet	6,996	Acres	0.161	Frontage	44.0
Depth	159.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story Finished Attic	Building Style	Conventional
Year Built	1912	Number Families	1	Grade	4-10
Condition	Below Normal	Total Square Foot Living Area	1196	Main Living Area	927
Attic Finished Area	269	Basement Area	768	Finished Basement Area 1	300
Finished Basement Quality 1	Low	Total Basement Finish	300	Enclosed Porch Area	252
Foundation	Brick	Exterior Wall Type	Wood Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	100
Number Bathrooms	1	Bedrooms	2	Rooms	6



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	12	Measure 2	18	Grade	5
Year Built	1940	Condition	Very Poor		
Comment	MSMTS FROM AERIAL PHOTO YR BUILT ESTIMATED				

Sales - 5 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
RV HOLDINGS ELEVEN, LLC	MORGAN, TERRY LEE	<u>2012-05-07</u>	\$35,000	Contract	<u>14292/240</u>
FEDERAL NATIONAL MORTGAGE ASSOC	RV HOLDINGS ELEVEN LLC	<u>2011-12-20</u>	\$9,240	Deed	<u>14118/150</u>
CORTA, JOSE V	OLSEN, JOSEPH	<u>2007-06-15</u>	\$77,500	Deed	<u>12259/620</u>
DAVIS, CHRISTINE E	CORTA JOSE VILLA	<u>2006-07-20</u>	\$32,000	Deed	<u>11773/157</u>

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
FROST, JOHN J	DAMESON, CHRISTINE E	<u>1998-02-01</u>	\$20,000	Contract	<u>7828/139</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
RV HOLDINGS ELEVEN LLC	ACM VISION V LLC	2013-11-25	2014-05-05	Special Warranty Deed	<u>15174/799</u>
MORGAN, TERRY L	RV HOLDINGS ELEVEN LLC	2013-05-06	2013-05-15	Affidavit	<u>14786/87</u>
RV HOLDINGS ELEVEN, LLC	MORGAN, TERRY LEE	2012-04-19	2012-06-01	Contract	<u>14292/240</u>

Permits - 3 Records

Year	Type	Permit Status	Application	Description
2014	Permit	Cancel	2012-07-02	construction/paving (480 sf)
2013	Permit	Pass	2012-07-02	construction/paving (480 sf)
1990	Pickup	Complete	1989-07-20	a/c

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2017	<u>Assessment Roll</u>	Residential	Full	\$7,200	\$31,700	\$38,900
2016	<u>Board Action</u>	Residential	Full	\$7,200	\$32,200	\$39,400
2015	<u>Assessment Roll</u>	Residential	Full	\$7,200	\$32,200	\$39,400
2013	<u>Assessment Roll</u>	Residential	Full	\$8,000	\$31,600	\$39,600
2011	<u>Assessment Roll</u>	Residential	Full	\$8,500	\$43,700	\$52,200
2009	<u>Assessment Roll</u>	Residential	Full	\$6,200	\$44,900	\$51,100
2007	<u>Assessment Roll</u>	Residential	Full	\$6,000	\$43,100	\$49,100
2005	<u>Assessment Roll</u>	Residential	Full	\$7,100	\$40,700	\$47,800
2003	<u>Assessment Roll</u>	Residential	Full	\$6,250	\$35,310	\$41,560
2001	<u>Assessment Roll</u>	Residential	Full	\$4,680	\$26,150	\$30,830
1999	Assessment Roll	Residential	Full	\$4,610	\$19,940	\$24,550
1997	Assessment Roll	Residential	Full	\$3,770	\$16,320	\$20,090
1995	Assessment Roll	Residential	Full	\$3,510	\$15,210	\$18,720
1990	Assessment Roll	Residential	Full	\$3,040	\$13,160	\$16,200
1989	Assessment Roll	Residential	Full	\$3,040	\$12,860	\$15,900

This template was last modified on Sat Mar 4 12:31:48 2017 .

top

36A

1727 Mondamin Ave



top

1727 Mondamin Ave



top

36A
1727 Mondamin Ave

