

Date November 19, 2018

ABATEMENT OF PUBLIC NUISANCE AT 1507 11th STREET

WHEREAS, the property located at 1507 11th Street, 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, UCR 9 Investment, 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 South 21 feet of North 45 feet of Lot 2 in Block E in EDGEWOOD PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1507 11th Street, 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				

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.

MOTION CARRIED

APPROVED

Mayor

City Clerk

top

1507 11th St



11/07/2018 11:50

top

1507 11th St



11/07/2018 11:49

1507 11th St

top



11/07/2018 11:49



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

DATE OF NOTICE: May 4, 2018

DATE OF INSPECTION: April 25, 2018

CASE NUMBER: COD2018-03199

PROPERTY ADDRESS: 1507 11TH ST

LEGAL DESCRIPTION: S 21 F N 45 F LOT 2 BLK E EDGEWOOD PARK

UCR 9 INVESTMENT INC
Title Holder
DENNIS L EPPARD, REG. AGENT
1345 WASHINGTON AVE
DES MOINES IA 50314-1953

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 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: 5/4/2018

MAILED BY: MWS

Areas that need attention: 1507 11TH ST

<u>Component:</u>	Electrical Service	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	
<u>Comments:</u>			
<u>Component:</u>	Plumbing System	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Plumbing Permit	<u>Location:</u>	
<u>Comments:</u>			
<u>Component:</u>	Roof	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	
<u>Comments:</u>	Multiple Water Intrusions, Replace roof		
<u>Component:</u>	Foundation	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Engineering Report	<u>Location:</u>	
<u>Comments:</u>			
<u>Component:</u>	Mechanical System	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Mechanical Permit	<u>Location:</u>	
<u>Comments:</u>			
<u>Component:</u>	Stairs/Stoop	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	
<u>Comments:</u>	Eterior, Replace front and back		
<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Building Permit	<u>Location:</u>	
<u>Comments:</u>			

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

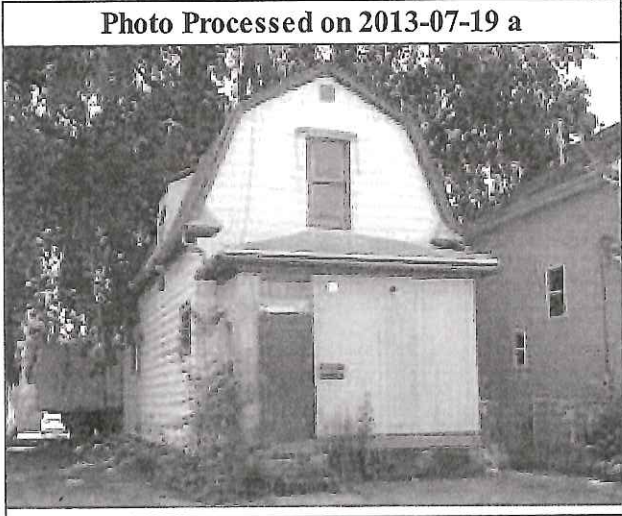
Location					
Address	1507 11TH ST				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	080/01633-000-000	Geoparcel	7924-34-328-012	Status	Active
School	Des Moines	Nbhd/Pocket	DM76/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	John Catron 515-286-3021		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

1520	11TH ST	1517	1516	
1518		1515	1510	
1514		1509	1508	
1510		1507	1502	
1504		1503		
1502				
CLARK ST				
Bigger Map Google Map Pictometry				

Photo Processed on 2013-07-19 a



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	UCR 9 INVESTMENT INC	2003-12-01	<u>10289/127</u>

Legal Description and Mailing Address

S 21 F N 45 F LOT 2 BLK E EDGEWOOD PARK	DENNIS EPPARD 1345 WASHINGTON AVE DES MOINES, IA 50314-1953
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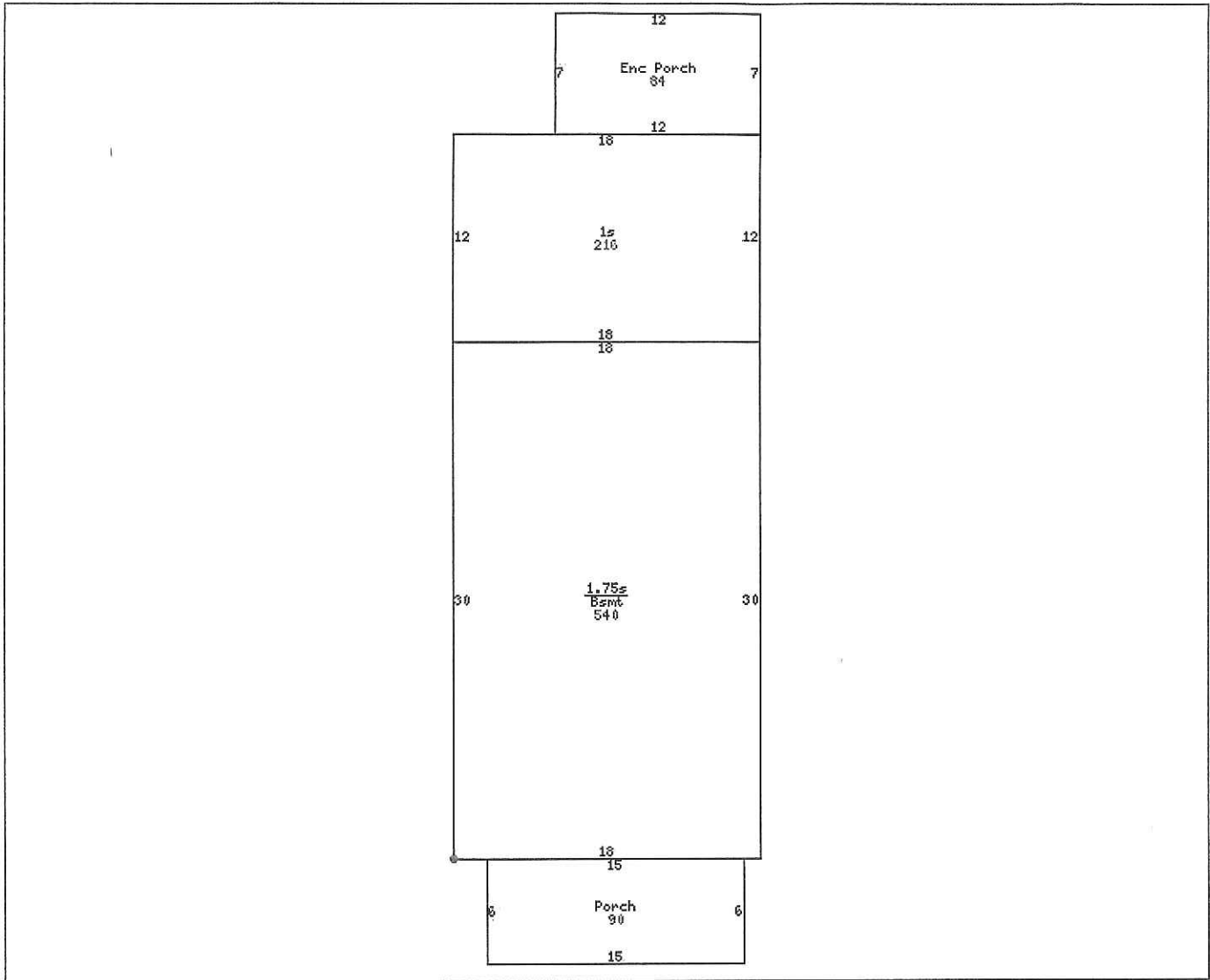
Current Values

Type	Class	Kind	Land	Bldg	Total
2018 Value	Residential	Full	\$3,100	\$38,300	\$41,400

Market Adjusted Cost Report

Zoning - 1 Record

Zoning	Description		SF	Assessor Zoning	
R-3	Multiple Family Residential District			Multi-Family Residential	
Conditional Zoning					
Docket no 14361					
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	2,751	Acres	0.063	Frontage	21.0
Depth	131.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	2 Stories	Building Style	Early 20s
Year Built	1900	Number Families	1	Grade	4-05
Condition	Normal	Total Square Foot Living Area	1242	Main Living Area	756
Upper Living Area	486	Basement Area	540	Open Porch Area	90
Enclosed Porch Area	84	Foundation	Brick	Exterior Wall Type	Metal Siding
Roof Type	Gambrel	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning	0	Number Bathrooms	2	Bedrooms	2
Rooms	6				



Sales - 3 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
EPPARD INVESTMENTS, INC	RICE-NEIGHBORS, ROZINNA	<u>2002-12-19</u>	\$44,730	Contract	<u>9523/947</u>
EPPARD INVESTMENT INC.	ARMSTRONG, JENNY MARIE	<u>1999-05-17</u>	\$49,500	Contract	<u>8216/643</u>
KEY REALTY INC	EPPARD INVESTMENTS, INC.	<u>1998-10-20</u>	\$9,000	Contract	<u>8039/145</u>

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2017	<u>Assessment Roll</u>	Residential	Full	\$3,100	\$38,300	\$41,400
2015	<u>Assessment Roll</u>	Residential	Full	\$3,100	\$38,700	\$41,800
2013	<u>Assessment Roll</u>	Residential	Full	\$3,100	\$34,100	\$37,200
2011	<u>Assessment Roll</u>	Residential	Full	\$3,300	\$41,000	\$44,300
2009	<u>Assessment Roll</u>	Residential	Full	\$2,700	\$45,400	\$48,100

Yr	Type	Class	Kind	Land	Bldg	Total
2007	<u>Assessment Roll</u>	Residential	Full	\$2,600	\$43,600	\$46,200
2005	<u>Assessment Roll</u>	Residential	Full	\$2,300	\$33,500	\$35,800
2003	<u>Board Action</u>	Residential	Full	\$2,260	\$32,510	\$34,770
2003	<u>Assessment Roll</u>	Residential	Full	\$2,260	\$36,290	\$38,550
2001	<u>Assessment Roll</u>	Residential	Full	\$1,620	\$26,770	\$28,390
1999	Assessment Roll	Residential	Full	\$1,670	\$11,660	\$13,330
1997	Assessment Roll	Residential	Full	\$1,370	\$9,540	\$10,910
1995	Assessment Roll	Residential	Full	\$1,280	\$8,890	\$10,170
1989	Assessment Roll	Residential	Full	\$1,110	\$7,690	\$8,800

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