

Date May 6, 2019

ABATEMENT OF PUBLIC NUISANCE AT 1601 ARMY POST ROAD #14

WHEREAS, the property located at 1601 Army Post Road #14, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure (mobile home) in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholders, Gene U. Rosendahl and Shirley D. Rosendahl, as Trustees to the Gene U. Rosendahl and Shirley D. Rosendahl Revocable Trust; and Gene U. Rosendahl as Titleholder of the mobile home, were notified more than thirty days ago to repair or demolish the main structure (mobile home) and as of this date have failed to abate the nuisance.

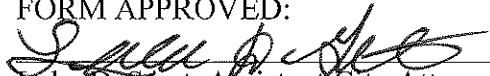
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure (mobile home) on the real estate legally described as Lot 43 (except the South 10 feet thereof) and Lot 41 (except the South 104.24 feet pf the West 12/5 feet and except the South 10 feet of the East 12.5 feet thereof) and Lot 42 (except the West 105.5 feet and except the North 10 feet of the East 45 feet and except the South 10 feet thereof) in GEIL PLACE, PLAT #3, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1601 Army Post Road #14, 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:

  
 Luke DeSmet, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				

CERTIFICATE

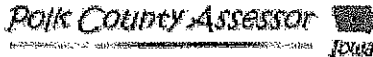
I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED APPROVED

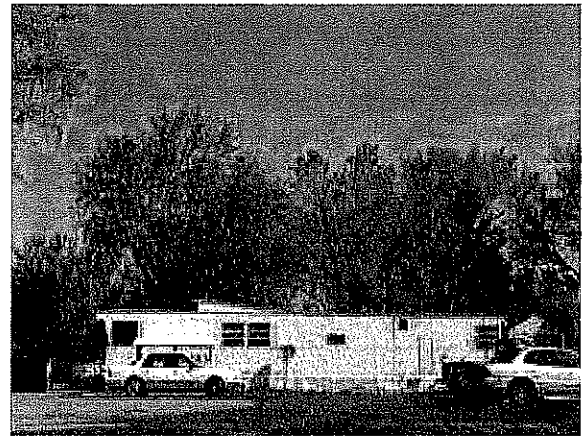
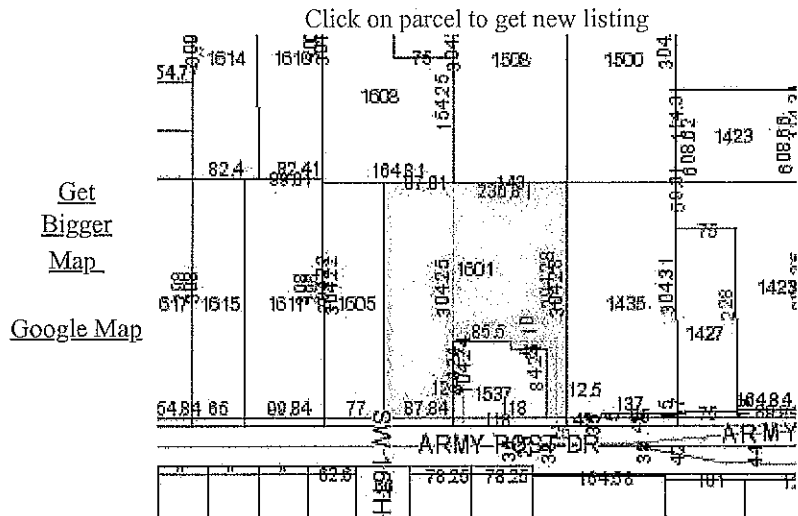
\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 City Clerk



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<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
120/01812-002-000	7824-29-478-042	B103	DM42/B	DES MOINES	ACTIVE
<b>School District</b>	<b>Tax Increment Finance District</b>	<b>Bond/Fire/Sewer/Cemetery</b>			
1/Des Moines					
<b>Street Address</b>			<b>City State Zipcode</b>		
1601 ARMY POST RD			DES MOINES IA 50315		



Approximate date of photo 04/21/2015

<b>Mailing Address</b>
GENE U ROSENDAHL 3308 MAISH AVE DES MOINES, IA 50321-1944

<b>Legal Description</b>
-EX S 104.24F W 12.5F- & -EX S 10F E 12.5F- LT 41 & -EX S 10F- E 12.5F & N10F W 45F E 57.5F LT 42 & -EX S 10F- LT 43 GEIL PLACE PLAT 3

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	ROSENDAHL (TRUSTEE), GENE U	2016-08-17	16137/839	
Title Holder #2	ROSENDAHL (TRUSTEE), SHIRLEY D			
Title Holder #3	GENE U ROSENDAHL REVOCABLE TRUST			
Title Holder #4	SHIRLEY D ROSENDAHL REVOCABLE TRUST			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Multi-Residential	Full	162,000	149,000	0	311,000
Current	Multi-Residential	Full	162,400	95,600	0	258,000
<b>Assessment Roll Notice</b>						

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
C-2	General Retail and Highway Oriented Commercial District		Highway Commercial
<b>Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182</b>			

Land					
SQUARE FEET	56,074	ACRES	1.287	SHAPE	RC/Rectangle
TOPOGRAPHY	B/Blank				

Commercial Summary					
OCCUPANCY	91/Land Semi-improved	WEIGHTED AGE	0	STORY HEIGHT	0
LAND AREA	56,074	GROSS AREA	0	FINISH AREA	0
BSMT UNFIN	0	BSMT FINISH	0	NUMBER UNITS	0

Detached # 101					
OCCUPANCY	SHD/Shed	MEASCODE	D/Dimensions	MEASURE1	12
MEASURE2	14	GRADE	4	YEAR BUILT	1954
CONDITION	NM/Normal				
COMMENT	UTILITY HOUSE				

Detached # 201					
OCCUPANCY	MHP/Mobile Home Pads	MEASCODE	Q/Quantity	MEASURE1	15
GRADE	5	YEAR BUILT	1954	CONDITION	BN/Below Normal
COMMENT	15 SPACE MOBILE HOME PARK				

Detached # 301					
OCCUPANCY	PVA/Asphalt Paving	MEASCODE	S/Square Feet	MEASURE1	6,650
GRADE	4	YEAR BUILT	1954	CONDITION	NM/Normal

Detached # 401					
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<b>OCCUPANCY</b>	MHP/Mobile Home Pads	<b>MEASCODE</b>	Q/Quantity	<b>MEASURE1</b>	10
<b>GRADE</b>	4	<b>YEAR BUILT</b>	1965	<b>CONDITION</b>	BN/Below Normal

**Detached # 501**

<b>OCCUPANCY</b>	PVA/Asphalt Paving	<b>MEASCODE</b>	Q/Quantity	<b>MEASURE1</b>	7,500
<b>GRADE</b>	4	<b>YEAR BUILT</b>	1965	<b>CONDITION</b>	NM/Normal

**Detached # 601**

<b>OCCUPANCY</b>	PVC/Concrete Paving	<b>MEASCODE</b>	S/Square Feet	<b>MEASURE1</b>	568
<b>GRADE</b>	4	<b>YEAR BUILT</b>	1997	<b>CONDITION</b>	NM/Normal
<b>COMMENT</b>	CONCRETE SLAB FOR USED CAR LOT				

**Detached # 701**

<b>OCCUPANCY</b>	FNC/Fence	<b>CONSTR TYPE</b>	FR/Frame	<b>MEASCODE</b>	L/Lineal Feet
<b>MEASURE1</b>	110	<b>MEASURE2</b>	6	<b>GRADE</b>	4
<b>YEAR BUILT</b>	2017	<b>CONDITION</b>	NM/Normal		

Year	Type	Status	Application	Permit/Pickup Description
2018	P/Permit	NA/No Add	2017-11-03	AD/FENCE
2018	P/Permit	NA/No Add	2017-04-19	AD/MISC
2011	U/Pickup	CP/Complete	2011-03-18	RV/REVAL
1998	P/Permit	CP/Complete	1997-05-23	NC/MISC (Cost \$600)
1997	U/Pickup	CP/Complete	1997	RV/REVAL

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Multi-Residential	Full	162,400	95,600	0	258,000
2015	Assessment Roll	Multi-Residential	Full	135,000	98,000	0	233,000
2013	Assessment Roll	Commercial	Full	135,000	72,500	0	207,500
2011	Assessment Roll	Commercial	Full	135,000	72,500	0	207,500
2009	Assessment Roll	Commercial	Full	135,500	72,000	0	207,500
2007	Assessment Roll	Commercial	Full	135,500	72,000	0	207,500
2005	Assessment Roll	Commercial	Full	123,000	70,000	0	193,000
2003	Assessment Roll	Commercial	Full	107,000	65,500	0	172,500
2001	Assessment Roll	Commercial	Full	100,930	61,570	0	162,500
1999	Assessment Roll	Commercial	Full	94,000	61,500	0	155,500

1998	Assessment Roll	Commercial	Full	91,500	59,900	0	151,400
1997	Board Action	Commercial	Full	91,500	58,500	0	150,000
1997	Assessment Roll	Commercial	Full	91,500	71,000	0	162,500
1995	Assessment Roll	Commercial	Full	78,000	71,000	0	149,000
1995	Was Prior Year	Commercial	Full	74,400	67,400	0	141,800

[email this page](#)

Room 195, 111 Court Avenue, Des Moines, IA 50309  
 Phone 515 286-3140 / Fax 515 286-3386  
[polkweb@assess.co](mailto:polkweb@assess.co), [polk.ia.us](http://polk.ia.us)



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

**DATE OF NOTICE:** March 6, 2019

**DATE OF INSPECTION:** May 25, 2018

**CASE NUMBER:** COD2018-04126

**PROPERTY ADDRESS:** 1601 ARMY POST RD LOT 14

**LEGAL DESCRIPTION:** -EX S 104.24F W 12.5F- & -EX S 10F E 12.5F- LT 41 & -EX S 10F- E 12.5F & N10F W 45F E 57.5F LT 42 & -EX S 10F- LT 43 GEIL PLACE PLAT 3

GENE & SHIRLEY ROSENDAHL REVOCABLE TRUST

Title Holder

GENE ROSENDAHL, TRUSTEE

3308 MAISH AVE

DES MOINES IA 50321

GENE & SHIRLEY ROSENDAHL REVOCABLE TRUST

Title Holder

SHIRLEY ROSENDAHL, TRUSTEE

3308 MAISH AVE

DES MOINES IA 50321

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

Josh Raligh (City)  
Nid Inspector

DATE MAILED: 3/6/2019

MAILED BY: TSY

**Areas that need attention:** 1601 ARMY POST RD

<b>Component:</b>	Electrical System	<b>Defect:</b>	Exposed
<b>Requirement:</b>	Compliance with National Electrical Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	DOT engineering report for repair of structural components		

<b>Component:</b>	Plumbing System	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance with Uniform Plumbing Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	DOT engineering report for repair of structural components		

<b>Component:</b>	Mechanical System	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance, Uniform Mechanics Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	DOT engineering report for repair of structural components		

<b>Component:</b>	Exterior Doors/Jams	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Replace doors and jambs		

<b>Component:</b>	Exterior Stairs	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Permit required for replacement		

<b>Component:</b>	Exterior Walls	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Engineering Report	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	DOT engineering report for repair of structural components		

<b>Component:</b>	Floor Joists/Beams	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Engineering Report	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	DOT engineering report for repair of structural components		

<b>Component:</b>	Flooring	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	No flooring throughout unit		



<b>Component:</b>	Interior Walls /Ceiling	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Engineering Report	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	DOT engineering report for repair of structural components		
<b>Component:</b>	Smoke Detectors	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Install required detectors throughout unit		
<b>Component:</b>	Soffit/Facia/Trim	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Replace rotted/damaged materials. Paint to match		
<b>Component:</b>	Sub Floor	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Engineering Report	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	DOT engineering report for repair of structural components		
<b>Component:</b>	Windows/Window Frames	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Replace broken frames and glass. Provide screens		

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1601 Army Post Rd #14

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1601 Army Post Rd # 14

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1601 Army Post Rd #14

APR 25 2019 11:26 AM  
Des Moines

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