



Date January 27, 2020

ABATEMENT OF PUBLIC NUISANCE AT 1500 DOUGLAS AVENUE

WHEREAS, the property located at 1500 Douglas 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, Coluzzi Construction, LLC, 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 Lots 7 & 8 in Block 17 in OAK PARK ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1500 Douglas 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:

Megan Norberg, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, GRAY, MANDELBAUM, VOSS, WESTERGAARD, TOTAL, MOTION CARRIED, APPROVED, Mayor.

CERTIFICATE
I, P. Kay Cmelik, 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

# 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](mailto:polkweb@assess.co.polk.ia.us)

Location					
<b>Address</b>	1500 DOUGLAS AVE				
<b>City</b>	DES MOINES	<b>Zip</b>	50313	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	070/04377-000-000	<b>Geoparcels</b>	7924-27-101-005	<b>Status</b>	Active
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM82/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northwest Des Moines	<b>Appraiser</b>	Patrick Zaines, ICA 515-286-3832		

### Map and Current Photos - 1 Record

**Click on parcel to get a new listing**

[Bigger Map](#) [Polk County GIS](#)  
[Google Map](#) [Pictometry](#)

**Photo Processed on 2015-02-05 a**

### Historical Photos

### Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	COLUZZI CONSTRUCTION LLC	2019-10-24	17558/271

### Legal Description and Mailing Address

E 1/2 LOT 8 & ALL LOT 7 BLK 17 OAK PARK	COLUZZI CONSTRUCTION LLC 2603 DOUGLAS AVE DES MOINES, IA 50310
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### Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$21,600	\$30,200	\$51,800

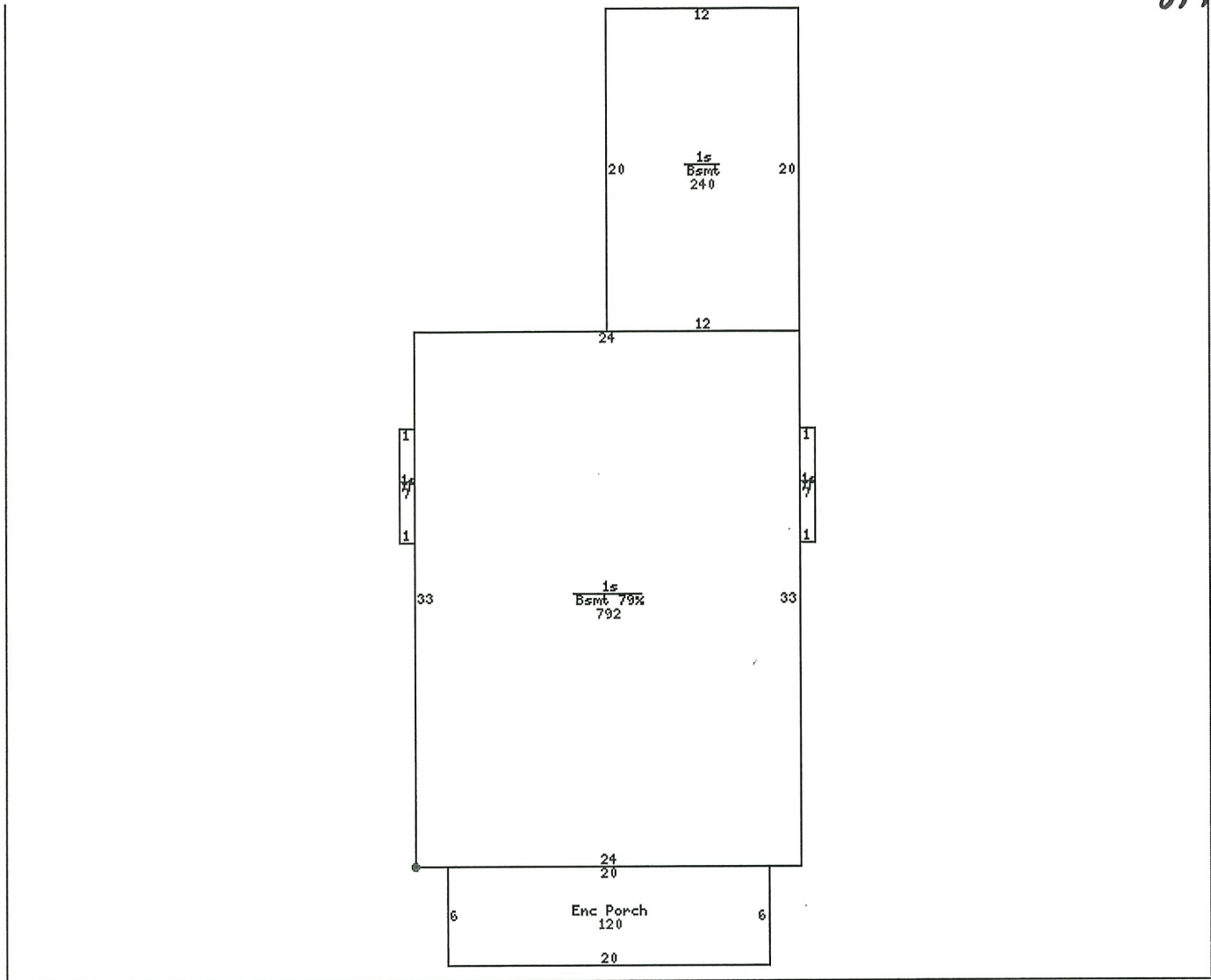
[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

### Auditor Adjustments to Value

Category	Name	Information
2019 Homestead Credit	CLUTTER, PHILIP C	Application #102414

### Zoning - 1 Record

<b>Zoning</b>	<b>Description</b>			<b>SF</b>	<b>Assessor Zoning</b>
R1-60	One Family, Low Density Residential District				Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
<b>Land</b>					
<b>Square Feet</b>	9,750	<b>Acres</b>	0.224	<b>Frontage</b>	75.0
<b>Depth</b>	130.0	<b>Topography</b>	Normal	<b>Shape</b>	Rectangle
<b>Vacancy</b>	No	<b>Unbuildable</b>	No		
<b>Residences - 1 Record</b>					
<b>Residence #1</b>					
<b>Occupancy</b>	Single Family	<b>Residence Type</b>	1 Story	<b>Building Style</b>	Bungalow
<b>Year Built</b>	1916	<b>Number Families</b>	1	<b>Grade</b>	5+10
<b>Condition</b>	Poor	<b>Total Square Foot Living Area</b>	1046	<b>Main Living Area</b>	1046
<b>Basement Area</b>	866	<b>Enclosed Porch Area</b>	120	<b>Foundation</b>	Brick
<b>Exterior Wall Type</b>	Asbestos	<b>Roof Type</b>	Gable	<b>Roof Material</b>	Asphalt Shingle
<b>Heating</b>	Gas Forced Air	<b>Air Conditioning</b>	0	<b>Number Bathrooms</b>	1
<b>Bedrooms</b>	3	<b>Rooms</b>	5		



**Sales - 2 Records**

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
CLUTTER, PHILIP C	COLUZZI CONSTRUCTION	<u>2019-10-23</u>	\$12,000	Deed	<u>17558/271</u> Multiple Parcels
BROOKS, GWENDOLYN M	CLUTTER, PHILIP C	<u>1994-09-02</u>	\$16,000	Deed	<u>7113/992</u> Multiple Parcels

**Recent Ownership Transfers**

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
CLUTTER, PHILIP C ----- CLUTTER, ALANNA R	COLUZZI CONSTRUCTION LLC	2019-10-23	2019-10-24	Warranty Deed	<u>17558/271</u>

**Permits - 1 Record**

Year	Type	Permit Status	Application	Description
Current	Permit	To Work	2019-10-28	alterations/misc

**Historical Values**

<b>Yr</b>	<b>Type</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>Total</b>
2019	<u>Assessment Roll</u>	Residential	Full	\$21,600	\$30,200	\$51,800
2017	<u>Assessment Roll</u>	Residential	Full	\$19,600	\$50,600	\$70,200
2015	<u>Assessment Roll</u>	Residential	Full	\$17,600	\$46,600	\$64,200
2013	<u>Assessment Roll</u>	Residential	Full	\$17,100	\$46,600	\$63,700
2011	<u>Assessment Roll</u>	Residential	Full	\$17,100	\$47,200	\$64,300
2009	<u>Assessment Roll</u>	Residential	Full	\$18,700	\$52,700	\$71,400
2007	<u>Assessment Roll</u>	Residential	Full	\$18,500	\$52,000	\$70,500
2005	<u>Assessment Roll</u>	Residential	Full	\$22,900	\$40,400	\$63,300
2003	<u>Assessment Roll</u>	Residential	Full	\$21,480	\$38,280	\$59,760
2001	<u>Assessment Roll</u>	Residential	Full	\$17,990	\$31,640	\$49,630
1999	Assessment Roll	Residential	Full	\$13,780	\$28,770	\$42,550
1997	Assessment Roll	Residential	Full	\$12,900	\$26,940	\$39,840
1995	Assessment Roll	Residential	Full	\$11,400	\$23,810	\$35,210
1993	Assessment Roll	Residential	Full	\$9,860	\$20,600	\$30,460
1990	Assessment Roll	Residential	Full	\$9,860	\$17,340	\$27,200

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

29E

**DATE OF NOTICE: October 28, 2019**

**DATE OF INSPECTION: September 25, 2019**

**CASE NUMBER:** COD2019-05054

**PROPERTY ADDRESS:** 1500 DOUGLAS AVE

**LEGAL DESCRIPTION:** E 1/2 LOT 8 & ALL LOT 7 BLK 17 OAK PARK

COLUZZI CONSTRUCTION LLC  
Title Holder - R. MITCH COLUZZI - REG. AGENT  
2421 HIGH ST  
DES MOINES IA 50312

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.

Kevin Pyles  
(515) 283-4122



Nid Inspector

DATE MAILED: 10/28/2019

MAILED BY: TSY

**Areas that need attention:** 1500 DOUGLAS AVE

<b>Component:</b>	Electrical System	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair or replace		
<b>Component:</b>	Exterior Doors/Jams	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair or replace		
<b>Component:</b>	Exterior Walls	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair or replace		
<b>Component:</b>	Mechanical System	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair or replace		
<b>Component:</b>	Plumbing System	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Plumbing Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair or replace		
<b>Component:</b>	Soffit/Facia/Trim	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair or replace		
<b>Component:</b>	Stairs/Stoop	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair or replace		
<b>Component:</b>	Roof	<b>Defect:</b>	Collapsed
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair or replace		



<b><u>Component:</u></b>	Exterior Walls	<b><u>Defect:</u></b>	Absence of paint
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	Repair or replace		

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1500 Douglas Ave



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1500 Douglas Ave



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