



Date January 27, 2020

ABATEMENT OF PUBLIC NUISANCE AT 1602 MARTIN LUTHER KING Jr. PARKWAY

WHEREAS, the property located at 1602 Martin Luther King Jr. Parkway, 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, Anita B Monts, 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 4, 5, 6 and E 42 feet of Lots 7, 8, 9, all in Block 2 and East 42 feet of Lot "C" and all of Lot "A" Block 7, SHEPHERDSON'S ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1602 Martin Luther King Jr. Parkway, 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:

[Handwritten signature of Megan Norberg]

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, and 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

Location					
Address	1602 MARTIN LUTHER KING JR PKWY				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	080/06254-001-000	Geoparcels	7924-33-258-008	Status	Active
School	Des Moines	Nbhd/Pocket	DM75/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Austin Viggers 515-286-3958		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

NDAMIN AVE

MARTIN LUTHER KING JR PKWY

20TH ST

1619
1615
1611
1607
1601
1549
1545
1543
1541

1618
1616
1602
1550
1548
1544
1542

1812
1608
1604
1548
1546
1542
1538

2020 2016

1607 1601

1545 1543

1541

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

Photo Processed on 2012-03-28 a

Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	MONTS, ANITA B	2013-08-19	14922/923

Legal Description and Mailing Address

LTS 4, 5, 6 & E 42F LTS 7, 8 & 9 BLK 2 & LT A & E 42F LT C BLK 7 SHEPHERDSONS ADDITION	ANITA B MONTS 120 39TH ST MANHATTAN BEACH, CA 90266-3110
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Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Multi-Residential	Full	\$28,000	\$40,000	\$68,000

[Assessment Roll Notice](#) [Unadjusted Cost Report](#)

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

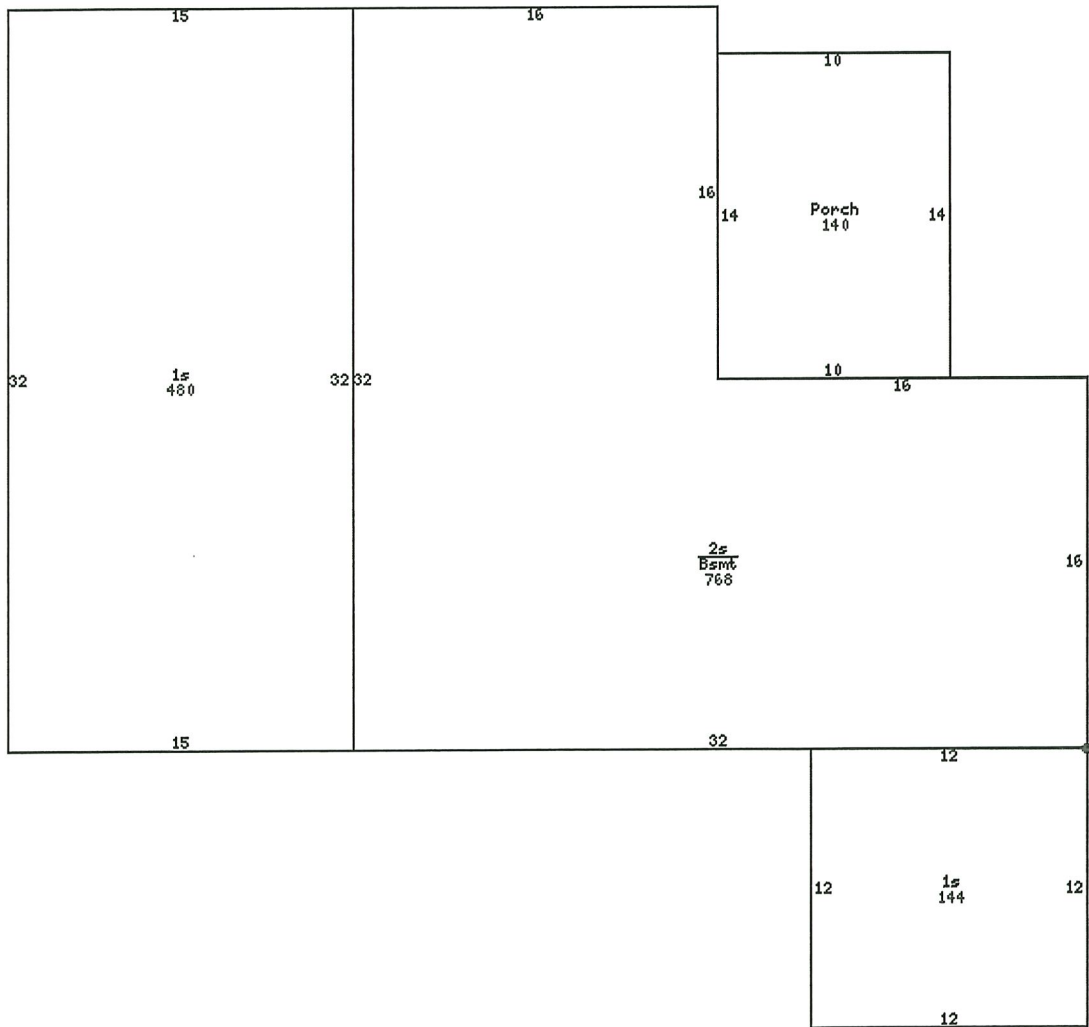
Land

Square Feet	17,400	Acres	0.399	Topography	Blank
Vacancy	Blank	Unbuildable	Blank		

Residences - 1 Record

Residence #1

Occupancy	Conversion	Residence Type	2 Stories	Year Built	1890
Number Families	3	Grade	4-05	Condition	Poor
Total Square Foot Living Area	2160	Main Living Area	1392	Upper Living Area	768
Basement Area	768	Open Porch Area	140	Exterior Wall Type	Brick
Brick%	100	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	0	Number Bathrooms	3



Commercial Summary

Occupancy	Apartment Conversion	Age, Weighted	1890	Total Story Height	2
Land Area	17,400	Gross Area	2,160	Finished Area	2,160

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Unfinished Bsmt Area	768	Finished Bsmt Area	0	Number of Units	3
Primary Group	Residence Conversion	Percent Primary Group	100.00	Percent Secondary Group	0.00
Grade, Weighted	4/Grade 4	Bldg Class, Weighted	5/Metal	Condition, Weighted	PR/Poor
Ground Floor Area	1,392				

Sales - 4 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
HSBC BANK USA NA	FALBO, GIUSEPPE	<u>2009-01-07</u>	\$9,700	Deed	<u>12882/982</u>
MENDEZ, JESUS	KENT, JASON	<u>2005-09-29</u>	\$115,000	Deed	<u>11328/437</u>
YEISLEY, TERESA	MENDEZ, JESUS	<u>2005-01-25</u>	\$48,000	Deed	<u>10964/700</u>
WILLIAM E DETTWILLER	TERESA YEISLEY	<u>1990-09-15</u>	\$17,000	Contract	<u>6245/702</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
MALONEY, MARY (Treasurer)	MONTS, ANITA B	2013-08-15	2013-08-19	Tax Sale Deed	<u>14922/923</u>

Permits - 5 Records

Year	Type	Permit Status	Application	Description
2012	Pickup	Cancel	2009-11-04	review value/misc
2011	Pickup	Pass/Partial	2009-11-04	review value/misc
2010	Pickup	Partial	2009-11-04	review value/misc
2004	Permit	No Add	2003-07-01	alterations/exterior
2001	Permit	Complete	2000-05-05	alterations/exterior

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Multi-Residential	Full	\$28,000	\$40,000	\$68,000
2017	<u>Assessment Roll</u>	Multi-Residential	Full	\$28,000	\$28,500	\$56,500
2015	<u>Assessment Roll</u>	Multi-Residential	Full	\$23,500	\$27,500	\$51,000
2013	<u>Assessment Roll</u>	Commercial Multiple	Full	\$23,500	\$22,000	\$45,500
2011	<u>Assessment Roll</u>	Commercial Multiple	Full	\$23,500	\$22,000	\$45,500
2010	<u>Assessment Roll</u>	Commercial Multiple	Full	\$23,500	\$24,500	\$48,000
2009	<u>Assessment Roll</u>	Commercial Multiple	Full	\$23,300	\$70,000	\$93,300
2007	<u>Assessment Roll</u>	Commercial Multiple	Full	\$23,300	\$70,000	\$93,300
2006	<u>Assessment Roll</u>	Commercial Multiple	Full	\$21,200	\$72,100	\$93,300
2005	<u>Assessment Roll</u>	Commercial Multiple	Full	\$21,200	\$36,100	\$57,300
2003	<u>Assessment Roll</u>	Commercial Multiple	Full	\$18,400	\$32,800	\$51,200
2001	<u>Assessment Roll</u>	Commercial Multiple	Full	\$17,400	\$19,200	\$36,600
1999	Assessment Roll	Commercial Multiple	Full	\$8,000	\$19,200	\$27,200

Yr	Type	Class	Kind	Land	Bldg	Total
1993	Assessment Roll	Commercial Multiple	Full	\$7,740	\$17,760	\$25,500
1993	Was Prior Year	Commercial Multiple	Full	\$7,740	\$23,740	\$31,480

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

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DATE OF NOTICE: October 15, 2019

DATE OF INSPECTION: August 29, 2019

CASE NUMBER: COD2019-04013

PROPERTY ADDRESS: 1602 M L KING JR PKWY

LEGAL DESCRIPTION: LTS 4, 5, 6 & E 42F LTS 7, 8 & 9 BLK 2 & LT A & E 42F LT C BLK 7 SHEPHERDSONS ADDITION

ANITA B MONTS

Title Holder

120 39TH ST

MANHATTAN BEACH CA 90266-3110

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.

Brad Rissman
(515) 283-4754



Nid Inspector

DATE MAILED: 10/15/2019

MAILED BY: BJR

Areas that need attention: 1602 M L KING JR PKWY

Component:	Exterior Doors/Jams	Defect:	Deteriorated
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Repair or replace all damaged or missing doors and or jams. Compliance with international residential building code.		
Component:	Exterior Stairs	Defect:	In poor repair
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Repair or replace front deck. Compliance with International Residential Building Code.		
Component:	Exterior Walls	Defect:	In poor repair
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Repair or replace missing, damaged and deteriorated bricks and siding. Compliance with International Residential Building Code.		
Component:	Foundation	Defect:	Cracked/Broken
Requirement:	Building Permit	Location:	Unknown
Comments:	Foundation Needs Engineers Report		
Component:	Interior Walls /Ceiling	Defect:	Missing
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Compliance with international residential building code.		
Component:	Roof	Defect:	Holes or major defect
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Repair or replace all damaged items. Compliance with International Residential Building Code.		
Component:	Electrical System	Defect:	In poor repair
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Compliance with International Residential Building Code.		
Component:	See Comments	Defect:	See Comments
Requirement:	Unknown	Location:	Main Structure
Comments:	Unable to gain access into structure. Possibly more violations		

<u>Component:</u>	Shingles Flashing	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Roof
<u>Comments:</u>	Repair or replace all damage and missing items. Compliance with International Residential Building Code.		

<u>Component:</u>	Soffit/Facia/Trim	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Repair or replace all damaged or missing items. Compliance with International Residential Building Code.		

<u>Component:</u>	Stairs/Stoop	<u>Defect:</u>	In disrepair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Replace both front and rear stoops. Compliance with international residential building code.		

<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Repair or replace all damaged or broken windows and frames. Compliance with international residential building code.		

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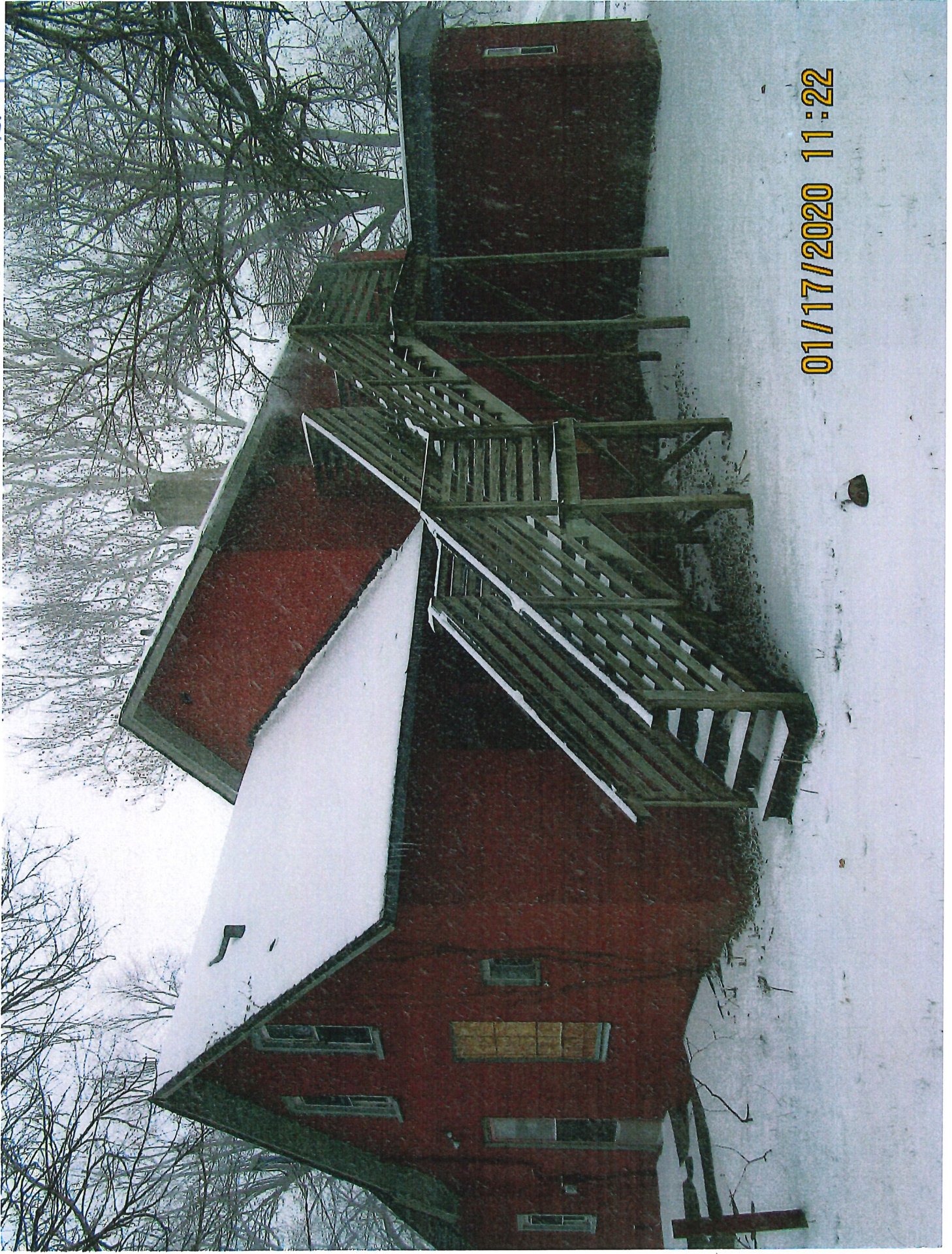
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