



Roll Call Number

Agenda Item Number

27B

Date March 22, 2021

ABATEMENT OF PUBLIC NUISANCE AT 255 E. 18TH ST.

WHEREAS, the property located at 255 E. 18th St., 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, L & R Real Estate 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 Lot One (1) in Block "C" in EAST PARK PLACE, now included in and forming a part of the City of Des Moines, except the East 50 feet thereof; and the North 70 feet of Lot Five (5), of the Official Plat of the Northeast 1/4 of Section 2, Township 78, Range 24, West of the 5th P.M., Iowa, now included in and forming a part of the City of Des Moines, Polk County, Iowa except the East 50 feet thereof, and locally known as 255 E. 18th St., has previously been declared a public nuisance;

The City Legal Department, through special counsel Ahlers & Cooney, P.C., 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:

Kristine Stone, Special Counsel
Ahlers & Cooney, P.C.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
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

27B



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

DATE OF NOTICE: January 4, 2021

DATE OF INSPECTION:

October 28, 2020

CASE NUMBER: COD2020-03320

PROPERTY ADDRESS: 255 E 18TH ST

LEGAL DESCRIPTION: -EX E 50F- LT 1 BLK C EAST PARK PLACE; AND -EX E 50F- N 70F LT 5 OP NE 1/4 SEC 2-78-24

L & R REAL ESTATE LLC
Title Holder
RANDY KARAIIDOS, R.A.
3320 48TH ST
DES MOINES IA 50310-3216

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.

Areas that need attention:

255 E 18TH ST

Component:	Electrical System	Defect:	Disconnected Utility
Requirement:	Electrical Permit		Water/Gas/Electric
		Location:	Main Structure Throughout
Comments:	Hire licensed electrical contractor to verify safety of electrical system and correct any violations that may exist. Electrical permit required.		
Component:	Mechanical System	Defect:	Disconnected Utility
Requirement:	Mechanical Permit		Water/Gas/Electric
		Location:	Main Structure Throughout
Comments:	Gas service has been shut off need licensed mechanical contractor to verify safety of mechanical systems and correct any violations prior to service being restored. Permit required.		
Component:	Plumbing System	Defect:	Disconnected Utility
Requirement:	Plumbing Permit		Water/Gas/Electric
		Location:	Main Structure Throughout
Comments:	Have plumbing system checked for any defects. All violations need to be corrected prior to utility being restored. Any repairs to the plumbing system will require a plumbing permit.		
Component:	Foundation	Defect:	Holes or major defect
Requirement:	Engineering Report		
		Location:	Main Structure Throughout
Comments:	Hole in foundation, engineering report required to ensure safety of the structure.		
Component:	Exterior Walls	Defect:	In poor repair
Requirement:	Compliance, International Property Maintenance Code		
		Location:	Main Structure Throughout
Comments:	Repair/replace any broken, missing, damaged or rotted siding. Any repairs to the structure will require a building permit.		
Component:	Windows/Window Frames	Defect:	Cracked/Broken
Requirement:	Compliance, International Property Maintenance Code		
		Location:	Main Structure Throughout
Comments:	Repair/replace any missing, rotted or damaged windows/window frames. Any repairs to the structure will require a building permit.		
Component:	Interior Walls /Ceiling	Defect:	In poor repair
Requirement:	Compliance, International Property Maintenance Code		
		Location:	Main Structure Throughout
Comments:	Repair/replace any broken, missing, damaged or rotted drywall/paneling/wall covering. Any repairs to the structure will require a building permit.		
Component:	Flooring	Defect:	In poor repair
Requirement:	Compliance, International Property Maintenance Code		
		Location:	Main Structure Throughout
Comments:	Replace any damaged flooring material. Any structural repairs will require a permit.		

<u>Component:</u>	See Comments	<u>Defect:</u>	See Comments
<u>Requirement:</u>		<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Other violations may exist inside the structure due to inspection being limited to only 2 apartments at this time.		

<u>Component:</u>	Foundation	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>	Any repairs to the foundation will need a building permit.		

Polk County Assessor

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

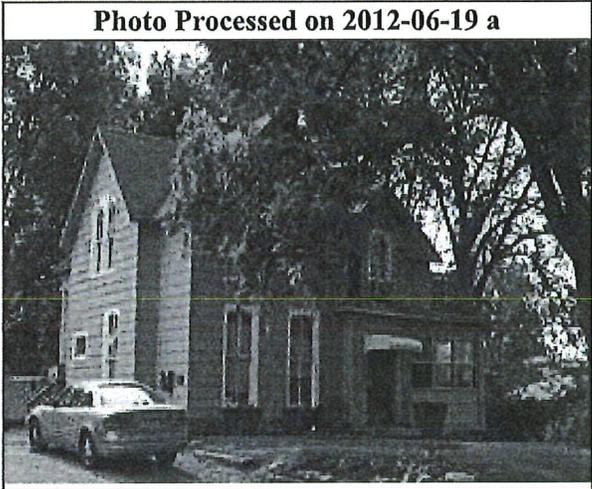
(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	255 E 18TH ST				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	040/06580-000-000	Geoparcel	7824-02-259-001	Status	<u>Active</u>
School	Des Moines	Nbhd/Pocket	DM16/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Cary Halfpop, ICA 515-286-2279		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

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



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	L & R REAL ESTATE LLC	2013-01-28	14631/911

Legal Description and Mailing Address

-EX E 50F- LT 1 BLK C EAST PARK PLACE; AND -EX E 50F- N 70F LT 5 OP NE 1/4 SEC 2-78-24

L & R REAL ESTATE LLC
3320 48TH ST
DES MOINES, IA 50310-3216

Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Multi-Residential	Full	\$25,900	\$46,300	\$72,200

Unadjusted Cost Report

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N3C	N3c Neighborhood District		Residential

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

Unfinished Bsmt Area	502	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	920				

Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
COLE, BRYAN L & RALEIGH DUNSTON	EAST GRAND PARTNERSHIP	<u>1995-04-14</u>	\$37,000	Contract	<u>7178/574</u> Multiple Parcels
DAVIS, CHARLES R & BETTY	COLE, BRYAN L & ROLLIE DUNSTON	<u>1993-01-11</u>	\$21,000	Contract	<u>6708/341</u> Multiple Parcels

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
KARAIDOS, RANDY JONES, LINDA	L & R REAL ESTATE LLC	2013-01-25	2013-01-28	Quit Claim Deed	<u>14631/911</u>

Permits - 3 Records

Year	Type	Permit Status	Application	Reason	Reason1
2018	Permit	No Add	2017-11-13	Alterations	REMODEL
2009	Permit	No Add	2008-09-09	Alterations	MISC
2006	Permit	No Add	2005-08-26	Alterations	FOUNDATION

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Multi-Residential	Full	\$25,900	\$46,300	\$72,200
2017	<u>Board Action</u>	Multi-Residential	Full	\$26,000	\$34,000	\$60,000
2017	<u>Assessment Roll</u>	Multi-Residential	Full	\$25,900	\$51,100	\$77,000
2015	<u>Assessment Roll</u>	Multi-Residential	Full	\$21,600	\$47,900	\$69,500
2013	<u>Assessment Roll</u>	Commercial Multiple	Full	\$21,600	\$40,400	\$62,000
2011	<u>Assessment Roll</u>	Commercial Multiple	Full	\$21,600	\$40,400	\$62,000
2009	<u>Assessment Roll</u>	Commercial Multiple	Full	\$21,600	\$48,200	\$69,800
2007	<u>Assessment Roll</u>	Commercial Multiple	Full	\$21,600	\$48,200	\$69,800
2006	<u>Assessment Roll</u>	Commercial Multiple	Full	\$19,600	\$50,200	\$69,800
2005	<u>Assessment Roll</u>	Commercial Multiple	Full	\$19,600	\$36,200	\$55,800
2003	<u>Assessment Roll</u>	Commercial Multiple	Full	\$17,000	\$32,800	\$49,800
2001	<u>Assessment Roll</u>	Commercial Multiple	Full	\$16,080	\$19,500	\$35,580
1999	Assessment Roll	Commercial Multiple	Full	\$7,400	\$19,500	\$26,900
1995	Assessment Roll	Commercial Multiple	Full	\$7,200	\$18,100	\$25,300
1993	Assessment Roll	Commercial Multiple	Full	\$6,820	\$17,270	\$24,090

278

Yr	Type	Class	Kind	Land	Bldg	Total
1993	Was Prior Year	Commercial Multiple	Full	\$6,820	\$17,270	\$24,090

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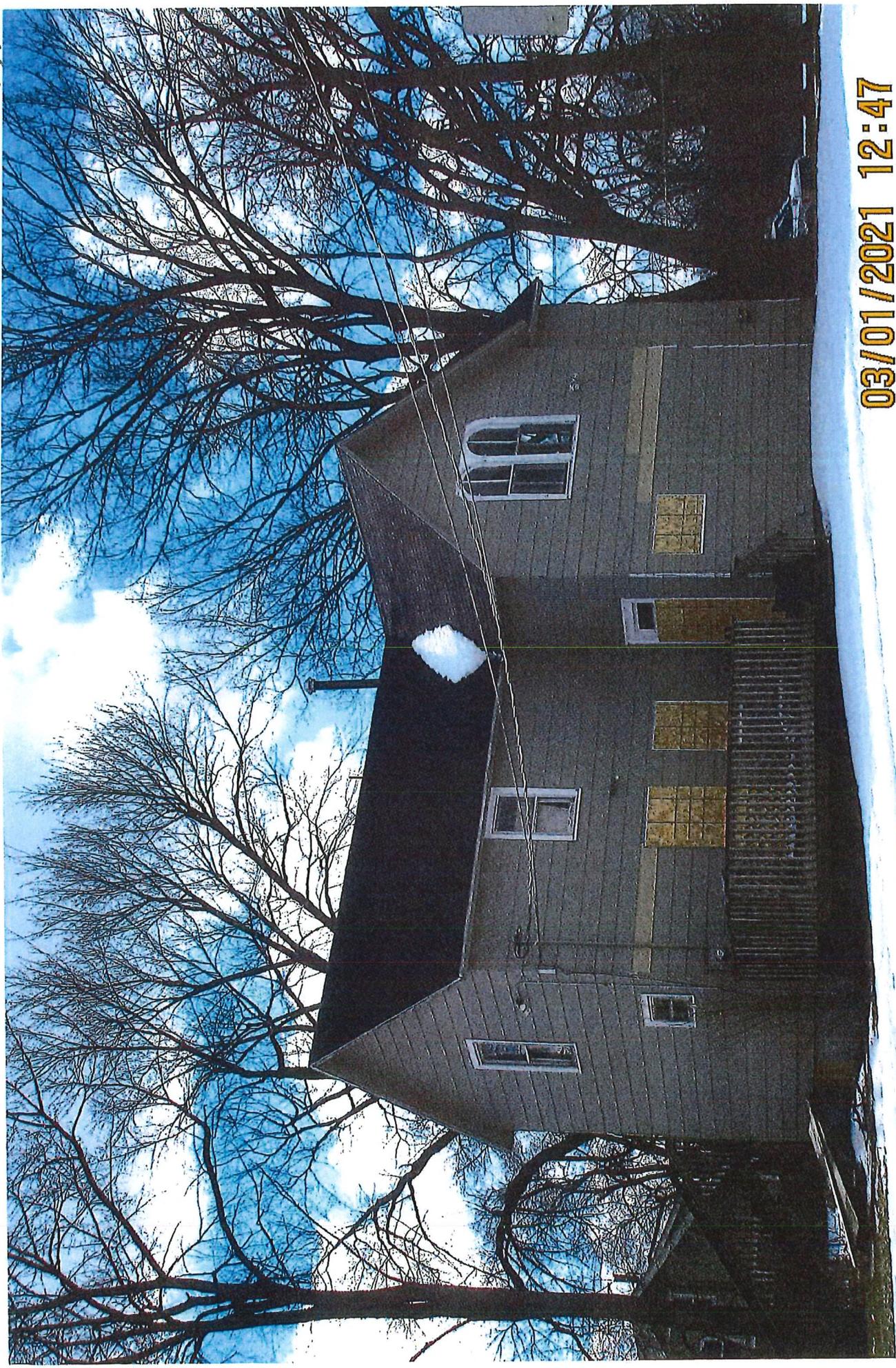
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27B



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270



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