

Date March 22, 2021

ABATEMENT OF PUBLIC NUISANCES AT 1816 ALLISON AVE.

WHEREAS, the property located at 1816 Allison Ave., Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present condition constitute not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, UCR 9 Investment Inc., was notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date has failed to abate the nuisances.

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

The main structure and garage structure on the real estate legally described as Lot 5 Block 7 NORWOOD PARK ADDITION TO NORTH DES MOINES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1816 Allison Ave., have previously been declared public nuisances;

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 nuisances, and should the owner(s) fail to abate the nuisances, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structures.

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

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

DATE OF NOTICE: December 17, 2020

DATE OF INSPECTION:

December 04, 2020

CASE NUMBER: COD2020-05384

PROPERTY ADDRESS: 1816 ALLISON AVE

LEGAL DESCRIPTION: LOT 5 BLK 7 NORWOOD PARK ADDITION TO NORTH DES MOINES

UCR 9 INVESTMENT INC
Title Holder - DENNIS L EPPARD, REG AGENT
13822 HAYNES RD
DOVER FL 33527

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: 12/17/2020

MAILED BY: BJR

Areas that need attention: 1816 ALLISON AVE

Component:	Exterior Doors/Jams	Defect:	Cracked/Broken
Requirement:	Compliance with Int Residential Code	Location:	Garage Throughout
Comments:	Repair or replace all damaged or missing doors and or jams as needed. Permit required if changing opening size.		
Component:	Exterior Walls	Defect:	Holes or major defect
Requirement:	Building Permit	Location:	Garage Throughout
Comments:	Have licensed contractor repair or replace all damaged wall components, including; framing, sheeting, and coverings. Permit required for replacement of all structural components.		
Component:	Foundation	Defect:	Holes or major defect
Requirement:	Building Permit	Location:	Garage Throughout
Comments:	Foundation Needs Engineers Report. Repair per engineer's report.		
Component:	Windows/Window Frames	Defect:	Cracked/Broken
Requirement:	Compliance with Int Residential Code	Location:	Garage Throughout
Comments:	Repair or replace all damaged or missing windows as needed. Permit required if changing opening size.		
Component:	Ductwork	Defect:	Missing
Requirement:	Compliance, Uniform Mechanics Code	Location:	Main Structure Throughout
Comments:	Replace all damaged or missing.		
Component:	Electrical System	Defect:	Improperly Installed
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Have licensed contractor check system and repair or replace system. Bring any and all components up to code. Copy of invoice required. Permit MUST be finalized.		
Component:	Exterior Doors/Jams	Defect:	Cracked/Broken
Requirement:	Compliance with Int. Existing Building Code	Location:	Main Structure Throughout
Comments:	Repair or replace all damaged or missing doors and or jams as needed. Permit required if changing opening size.		
Component:	Floor Joists/Beams	Defect:	Improperly Installed
Requirement:	Building Permit	Location:	Deck
Comments:	Replace per code.		

Component:	Foundation	Defect:	Cracked/Broken
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Foundation Needs Engineers Report. Repair per engineer's report.		
Component:	Interior Walls /Ceiling	Defect:	In poor repair
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Repair or replace all damaged.		
Component:	Mechanical System	Defect:	In disrepair
Requirement:	Mechanical Permit	Location:	Main Structure Throughout
Comments:	Have licensed contractor check system and repair or replace system. Bring any and all components up to code. Copy of invoice required. Permit MUST be finalized.		
Component:	Plumbing System	Defect:	Improperly Installed
Requirement:	Plumbing Permit	Location:	Main Structure Throughout
Comments:	Have licensed contractor check system and repair or replace system. Bring any and all components up to code. Copy of invoice required. Permit MUST be finalized.		
Component:	Smoke Detectors	Defect:	Missing
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Required per code.		
Component:	Soffit/Facia/Trim	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Repair or replace all damaged or missing items as needed.		
Component:	Furnace	Defect:	Improperly Installed
Requirement:	Mechanical Permit	Location:	Basement
Comments:	Compliance with Int Mechanical Code.		
Component:	Water Heater	Defect:	Improperly Installed
Requirement:	Plumbing Permit	Location:	Basement
Comments:	Compliance with Int Plumbing Code.		
Component:	Windows/Window Frames	Defect:	Cracked/Broken
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Repair or replace all damaged or missing windows as needed. Permit required if changing opening size.		

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Polk County Assessor

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

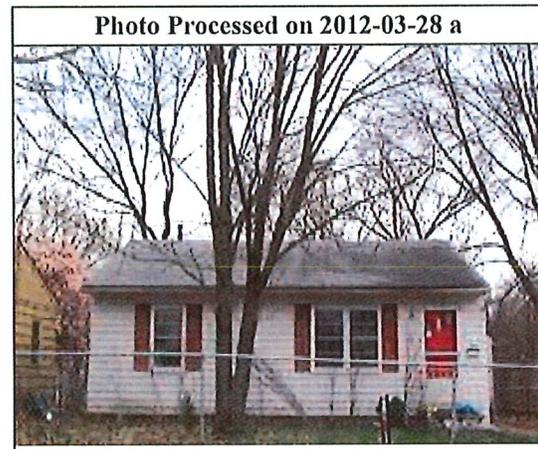
(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	1816 ALLISON AVE				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	080/04776-000-000	Geoparcels	7924-33-229-011	Status	Active
School	Des Moines	Nbhd/Pocket	DM73/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Andrew Rand 515-286-3368		

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	UCR 9 INVESTMENT INC	2015-12-23	15850/119

Legal Description and Mailing Address

LOT 5 BLK 7 NORWOOD PARK ADDITION TO NORTH DES MOINES	UCR 9 INVESTMENT INC 13822 HAYNES RD DOVER, FL 33527
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Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$8,000	\$41,000	\$49,000

[Market Adjusted Cost Report](#)

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N5	N5 Neighborhood District		Residential

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

Land					
Square Feet	6,600	Acres	0.152	Frontage	50.0
Depth	132.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1951	Number Families	1	Grade	5+05
Condition	Below Normal	Total Square Foot Living Area	768	Main Living Area	768
Basement Area	768	Open Porch Area	144	Foundation	Concrete Block
Exterior Wall Type	Wood Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	0	Number Bathrooms	1
Bedrooms	2	Rooms	4		
<p>The diagram shows a rectangular layout with a smaller rectangle attached to the top side. The main rectangle has a width of 32 and a height of 24. The smaller rectangle has a width of 16 and a height of 9. The total width of the combined shape is 16 + 32 = 48. The total height is 24. The area of the main rectangle is 32 * 24 = 768. The area of the smaller rectangle is 16 * 9 = 144. The total area is 768 + 144 = 912. The diagram is labeled with 'Porch 144' and '12 768'.</p>					
Detached Structures - 1 Record					

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Detached Structure #101					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	16	Measure 2	22	Story Height	1
Grade	5	Year Built	1957	Condition	Below Normal

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
1819 LLC	UCR 9 INVESTMENT INC	2015-12-03	2015-12-23	Quit Claim Deed	15850/119
GLENDOWER CORPORATION	1819 LLC	2012-04-10	2012-04-10	Quit Claim Deed	14229/494

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	Assessment Roll	Residential	Full	\$8,000	\$41,000	\$49,000
2017	Assessment Roll	Residential	Full	\$7,000	\$37,000	\$44,000
2015	Assessment Roll	Residential	Full	\$6,700	\$36,200	\$42,900
2013	Assessment Roll	Residential	Full	\$6,500	\$35,900	\$42,400
2011	Assessment Roll	Residential	Full	\$7,700	\$43,100	\$50,800
2009	Assessment Roll	Residential	Full	\$8,300	\$46,900	\$55,200
2007	Assessment Roll	Residential	Full	\$7,900	\$44,900	\$52,800
2005	Assessment Roll	Residential	Full	\$5,800	\$51,900	\$57,700
2003	Assessment Roll	Residential	Full	\$4,690	\$42,520	\$47,210
2001	Assessment Roll	Residential	Full	\$4,480	\$30,680	\$35,160
1999	Assessment Roll	Residential	Full	\$4,350	\$25,040	\$29,390
1997	Assessment Roll	Residential	Full	\$3,770	\$21,720	\$25,490
1995	Assessment Roll	Residential	Full	\$3,420	\$19,690	\$23,110
1989	Assessment Roll	Residential	Full	\$2,960	\$17,040	\$20,000

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