



Date June 28, 2021

ABATEMENT OF PUBLIC NUISANCE AT 1210 ARMY POST ROAD

WHEREAS, the property located at 1210 Army Post Road, 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, Tiger Knight, LLC, and Mortgage Holder, Raccoon Valley Bank, were notified more than thirty days ago to repair or demolish the main structure 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 on the real estate legally described as Except the North 10 feet, Lots 1 through 3 and Except the North 10 feet, Lot 392, DAVID MCKEE PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1210 Army Post Road, 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:

/s/ 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, 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



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

50E

DATE OF NOTICE: December 21, 2020

DATE OF INSPECTION: September 15, 2020

CASE NUMBER: COD2020-03978

PROPERTY ADDRESS: 1210 ARMY POST RD

LEGAL DESCRIPTION: -EX N 10F- LTS 1 THRU 3 & -EX N 10F- LOT 392 DAVID MC KEE PLACE

TIGER KNIGHT LLC
Title Holder - MARK A CRITELLI - REG. AGENT
2924 104TH ST
URBANDALE IA 50322

RACCOON VALLY BANK
Mortgage Holder - KARYN JOHNSON, VICE PRESIDENT
1051 NE GATEWAY DR
GRIMES IA 50111

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.

Chad Sutherland

(515) 283-4181



Nid Inspector

DATE MAILED: 12/21/2020

MAILED BY: TSY

Areas that need attention: 1210 ARMY POST RD

<p>Component: Foundation Requirement: Building Permit Comments: THE STRUCTURE NEEDS TO BE SITTING ON A FOUNDATION. OBTAIN AND FINALIZE BUILDING PERMIT.</p>	<p>Defect: Missing Location: Main Structure Throughout</p>
<p>Component: Landings Requirement: Building Permit Comments: ALL MEANS OF EGREES NEED PROPER LANDINGS. OBTAIN AND FINALIZE BUILDING PERMIT.</p>	<p>Defect: Missing Location: Main Structure Throughout</p>
<p>Component: Mechanical System Requirement: Compliance, Uniform Mechanics Code Comments: MECHANICAL SYSTEM NEEDS TO BE IN SAFE, WORKING ORDER. WORK NEEDS TO BE DONE BY LICENSED CONTRATOR. OBTAIN AND FINALIZE MECHANICAL PERMIT</p>	<p>Defect: Disconnected Utility Water/Gas/Electric Location: Main Structure Throughout</p>
<p>Component: Plumbing System Requirement: Compliance with Uniform Plumbing Code Comments: PLUMBING NEEDS TO BE CONNECTED TO STRUCTURE. WORK NEEDS TO BE DONE BY LICENSED CONTRATOR. OBTAIN AND FINALIZE PLUMBING PERMIT.</p>	<p>Defect: Disconnected Utility Water/Gas/Electric Location: Main Structure Throughout</p>
<p>Component: Soffit/Facia/Trim Requirement: Compliance with Int Residential Code Comments: REPAIR/REPLACE ALL ROTTEN AND DETERIORATED SOFFIT,FACIA,TRIM,MATCH ALL WITH SAME COLOR AND STYLE.</p>	<p>Defect: Deteriorated Location: Main Structure Throughout</p>
<p>Component: Utilities Requirement: Compliance with Int Residential Code Comments: ALL UTILITES NEED TO BE CONNECTED AND IN WORKING ORDER TO STRUCTURE. OBTAIN ALL PROPER PERMITS AND FINALIZE.</p>	<p>Defect: Missing Location: Main Structure Throughout</p>
<p>Component: Exterior Walls Requirement: Compliance with Int Residential Code Comments: REPAIR/REPLACE ALL WALL WITH DEFECTS. REPLACE ROTTEN WOOD AND MISSING SIDING. ALL MATERIALS MUST MATCH IN COLOR,SIZE,AND TEXTURE.</p>	<p>Defect: Missing Sections Location: Main Structure Throughout</p>
<p>Component: Electrical System Requirement: Compliance with National Electrical Code Comments: ELECTRICAL NEEDS TO BE CONNECTED TO STRUCTURE. WORK NEEDS TO BE DONE BY LICENSED CONTRATOR. OBTAIN AND FINALIZE ELECTRICAL PERMIT</p>	<p>Defect: Disconnected Utility Water/Gas/Electric Location: Main Structure Throughout</p>

Component: Sewer
Requirement: Compliance with Uniform Plumbing Code
Defect: Disconnected Utility
Water/Gas/Electric
Location: Main Structure Throughout
Comments: PLUMBING NEEDS TO BE CONNECTED TO STRUCTURE. WORK NEEDS TO BE DONE BY LICENSED CONTRATOR. OBTAIN AND FINALIZE PLUMBING PERMIT

Component: Windows/Window Frames
Requirement: Complaince with Int Residential Code
Defect: Deteriorated
Location: Main Structure Throughout
Comments: TRIM AROUND WINDOWS NEED TO BE ROT AND DETERIOTED FREE. MATCH ALL TRIM WITH SAME COLOR,SIZE,AND STYLE.

Polk County Assessor

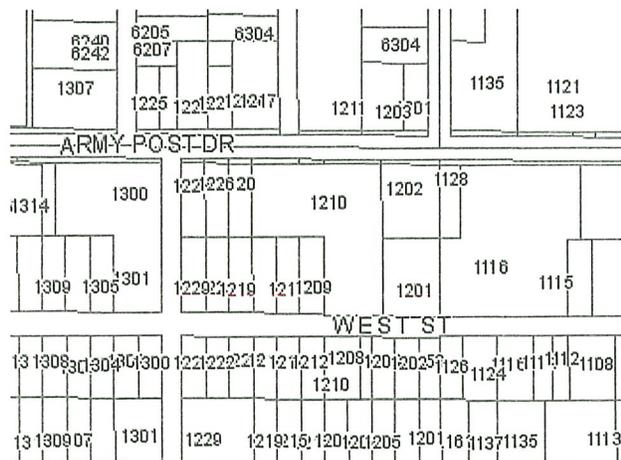
111 Court Avenue #195
Des Moines, IA 50309-0904

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

Location					
Address	1210 ARMY POST RD				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	120/00896-003-000	Geoparcels	7824-33-105-010	Status	Active
School	Des Moines	Nbhd/Pocket	DM43/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Cary Halfpop, ICA 515-286-2279		

Map and Current Photos - 4 Records

Click on parcel to get a new listing



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

Photo Processed on 2016-07-07 a

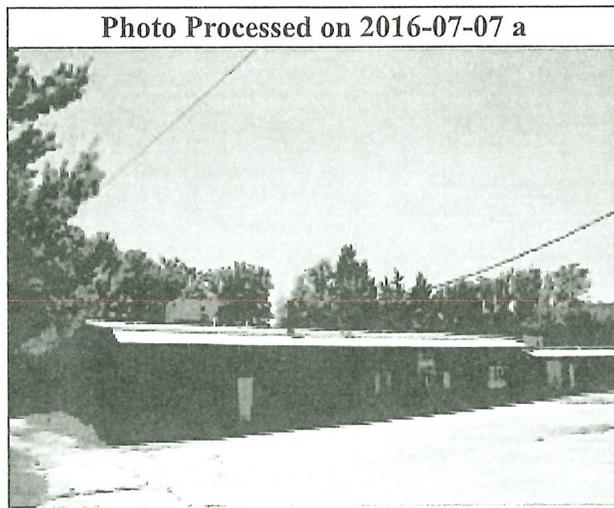


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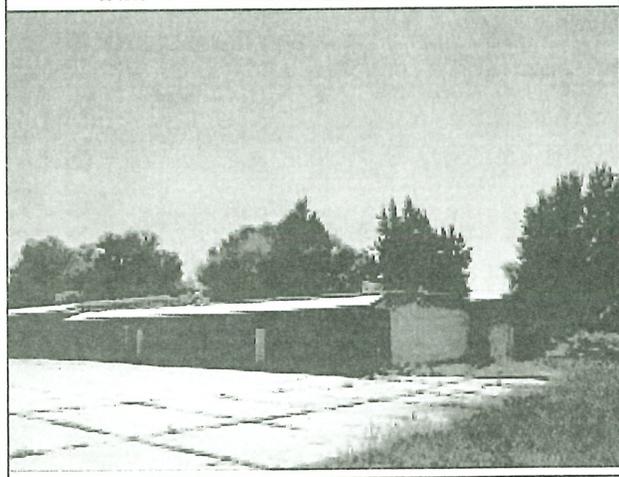


Photo Processed on 2020-12-22 c



Historical Photos

Photo Processed on 2020-12-22 d



Historical Photos

A Protest filed on 2021-04-20 (BARRY NELSON) has been received.
 A hearing for the Protest has been scheduled for 2021-05-12 12:10.

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	TIGER KNIGHT LLC	2020-02-05	17689/736

Legal Description and Mailing Address	
-EX N 10F- LTS 1 THRU 3 & -EX N 10F- LOT 392 DAVID MC KEE PLACE	TIGER KNIGHT LLC 13947 OAK BROOK DR URBANDALE, IA 50323-2134

Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Assessment Roll	Commercial	Full	\$251,000	\$80,000	\$331,000
2020 Value	Commercial	Full	\$228,000	\$17,000	\$245,000

Assessment Roll Notice Unadjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
2020 Business Property Tax Credit	TIGER KNIGHT, BY BARRY J NELSON	Application 10652

Zoning - 2 Records

Zoning	Description	SF	Assessor Zoning
RX1	RX1 Mixed Use District	47049	Residential
N3B	N3b Neighborhood District	15307	Residential

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

Land

Square Feet	62,357	Acres	1.432	Topography	Blank
Shape	Rectangle	Vacancy	Blank	Unbuildable	Blank

Commercial Summary

Occupancy	Industrial Light	Age, Weighted	1985	Total Story Height	1
Land Area	62,357	Gross Area	12,225	Finished Area	2,900

Unfinished Bsmt Area	0	Finished Bsmt Area	0	Number of Units	0
Primary Group	Industrial Light	Percent Primary Group	100.00	Percent Secondary Group	0.00
Grade, Weighted	4/Grade 4	Bldg Class, Weighted	5/Metal	Condition, Weighted	NM/Normal
Ground Floor Area	12,225	Perimeter	550	Unfinished Area	12,225
Interior Finished Area	2,900				

Commercial Sections - 1 Record

Commercial Section #101

Section Multiplier	1	Occupancy	Industrial Light	Foundation	Concrete
Exterior Wall	Metal	Insulation	Yes	Roof	Gable
Roof Material	Metal	Covered Area	1,158	Covered Quality	Below Normal
Landings Square Foot	675	Landing Quality	Above Normal	Entrance Square Foot	42
Entrance Quality	Below Normal	Manual Overhead Square Foot	520	Wiring	Adequate
Plumbing	Adequate	Total Story Height	1	Frame Type	Steel
Fireproof Construction	No	Bldg Class	Metal	Total Section Area	12,225
Ground Floor Area	12,225	Perimeter	550	Grade	4+00
Year Built	1974	Year Remodel	1993	Condition	Normal

Comment P=CANOPY ,J&K=OFC.,50X60 AREA BLT. 1987,4-OH DR'S,METAL LINER 50X60+15X15AREA BLT-1993(WEST END) Q=TRUCKWELL R=ENTRY

Commercial Groups - 2 Records

Commercial Group #101 1

Use Code	Industrial Light	Base Story	1	Number Stories	1
Total Group Area	12,225	Base Floor Area	12,225	Wall Height	14
Heating	Central	Air Conditioning	Yes	Exhaust System	No

Commercial Group #101 2

Use Code	Interior Finish	Base Story	1	Number Stories	1
Total Group Area	2,900	Base Floor Area	2,900	Heating	Surround
Air Conditioning	Surround	Exhaust System	No		
Comment	J&K				

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
CHOP ENTERPRISES INC	TIGER KNIGHT LLC	2017-01-26	2017-01-30	Contract	<u>16358/337</u>
CHOP ENTERPRISES INC	TIGER KNIGHT LLC	2017-01-25	2020-02-05	Warranty Deed	<u>17689/736</u>
IGLESIA PENTECOSTES BETEL	CHOP ENTERPRISES INC	2016-05-18	2016-05-19	Forfeiture of Contract	<u>16008/221</u>
CHOP ENTERPRISES, INC Formerly Known As ARTCRAFT, INC	IGLESIA PENTECOSTES BETEL	2012-06-01	2012-06-14	Contract	<u>14310/497</u>

Permits - 15 Records

Year	Type	Permit Status	Application	Reason	Reason1
Current	Permit	To Work	2020-10-14	Construction	MANUFACTURED HOME
Current	Permit	To Work	2020-09-01	Alterations	TENANT FINISH
2021	Permit	Pass	2020-10-14	Construction	MANUFACTURED HOME
2021	Permit	Pass	2020-09-01	Alterations	TENANT FINISH
2017	Pickup	Complete	2017-02-01	Review Value	TREND
2017	Pickup	Complete	2016-07-05	Review Value	RETURN TO TAX
2013	Pickup	No Add	2011-06-27	Review Value	BOARD OF REVIEW
2013	Pickup	No Add	2009-07-07	Review Value	BOARD OF REVIEW
2012	Pickup	Pass	2011-06-27	Review Value	BOARD OF REVIEW
2012	Pickup	Pass	2009-07-07	Review Value	BOARD OF REVIEW
2011	Pickup	Pass	2009-07-07	Review Value	BOARD OF REVIEW
2010	Pickup	Pass	2009-07-07	Review Value	BOARD OF REVIEW
1994	Permit	Complete	1992-09-10		Addition
1993	Permit	Partial	1992-09-10		Addition
1993	Permit	Complete	1992-04-30		Demolish SFDW

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Commercial	Full	\$228,000	\$17,000	\$245,000
2017	<u>Assessment Roll</u>	Commercial	Full	\$228,000	\$1,000	\$229,000
2015	<u>Assessment Roll</u>	Commercial Exempt	Full	\$206,000	\$51,000	\$257,000
			Adj	\$0	\$0	\$0

Yr	Type	Class	Kind	Land	Bldg	Total
2013	<u>Assessment Roll</u>	Commercial Exempt	Full	\$206,000	\$13,000	\$219,000
			Adj	\$0	\$0	\$0
2011	<u>Board Action</u>	Industrial	Full	\$206,000	\$13,000	\$219,000
2011	<u>Assessment Roll</u>	Industrial	Full	\$206,000	\$153,000	\$359,000
2009	<u>Board Action</u>	Industrial	Full	\$206,000	\$153,000	\$359,000
2009	<u>Assessment Roll</u>	Industrial	Full	\$206,000	\$256,500	\$462,500
2007	<u>Board Action</u>	Industrial	Full	\$206,000	\$256,500	\$462,500
2007	<u>Assessment Roll</u>	Industrial	Full	\$206,000	\$336,000	\$542,000
2005	<u>Assessment Roll</u>	Industrial	Full	\$187,000	\$326,500	\$513,500
2003	<u>Board Action</u>	Industrial	Full	\$162,500	\$305,000	\$467,500
2003	<u>Assessment Roll</u>	Industrial	Full	\$162,500	\$305,000	\$467,500
2001	<u>Assessment Roll</u>	Industrial	Full	\$153,240	\$287,760	\$441,000
1999	Assessment Roll	Industrial	Full	\$114,000	\$288,000	\$402,000
1998	Assessment Roll	Industrial	Full	\$110,500	\$279,500	\$390,000
			Adj	\$110,500	\$265,250	\$375,750
1997	Assessment Roll	Industrial	Full	\$110,500	\$279,500	\$390,000
			Adj	\$110,500	\$251,000	\$361,500
1996	Assessment Roll	Industrial	Full	\$110,500	\$279,500	\$390,000
			Adj	\$110,500	\$236,750	\$347,250
1995	Assessment Roll	Industrial	Full	\$110,500	\$279,500	\$390,000
			Adj	\$110,500	\$222,500	\$333,000
1994	Assessment Roll	Industrial	Full	\$105,280	\$266,180	\$371,460
			Adj	\$105,280	\$194,930	\$300,210
1993	Assessment Roll	Commercial	Full	\$105,280	\$210,220	\$315,500

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