



Date April 15, 2024

ABATEMENT OF PUBLIC NUISANCE AT 1710 FOREST AVE.

WHEREAS, the property located at 1710 Forest Ave., 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, Gloria Richardson, 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 57 in GARDEN ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1710 Forest Ave., 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.

Second by _____

FORM APPROVED:

[Handwritten signature of Kristine Stone]

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

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

CERTIFICATE

I, LAURA BAUMGARTNER, 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.

Mayor

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

35B

Location					
Address	1710 FOREST AVE				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	080/02364-000-000	Geoparcels	7924-33-478-004	Status	Active
School	Des Moines	Nbhd/Pocket	DM76/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Joseph Peterson 515-286-3011		

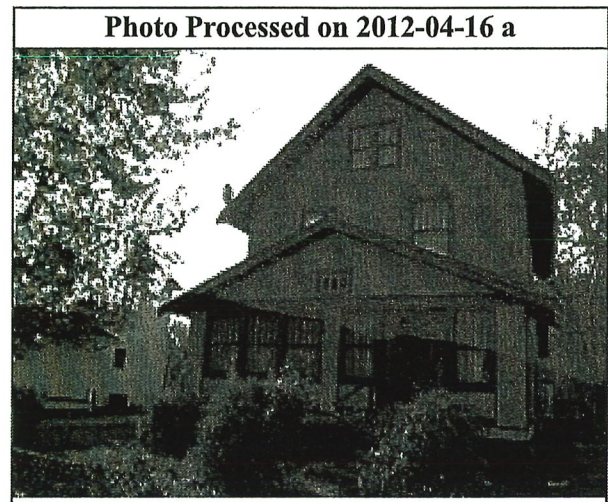
Map and Current Photos - 1 Record

Click on parcel to get a new listing

17th St
18th St
Forest Ave

1705 1821 1819
1722
1720 1718 1712 1710 1704 1702 1822 1814 1811
1341
1337
1333 1713 1709 1705 1701 1821 1819 1811

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



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	RICHARDSON, GLORIA M	2003-04-21	9767/383

Legal Description and Mailing Address

LOT 57 GARDEN ADDITION	GLORIA M RICHARDSON 1710 FOREST AVE DES MOINES, IA 50314-1333
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Current Values

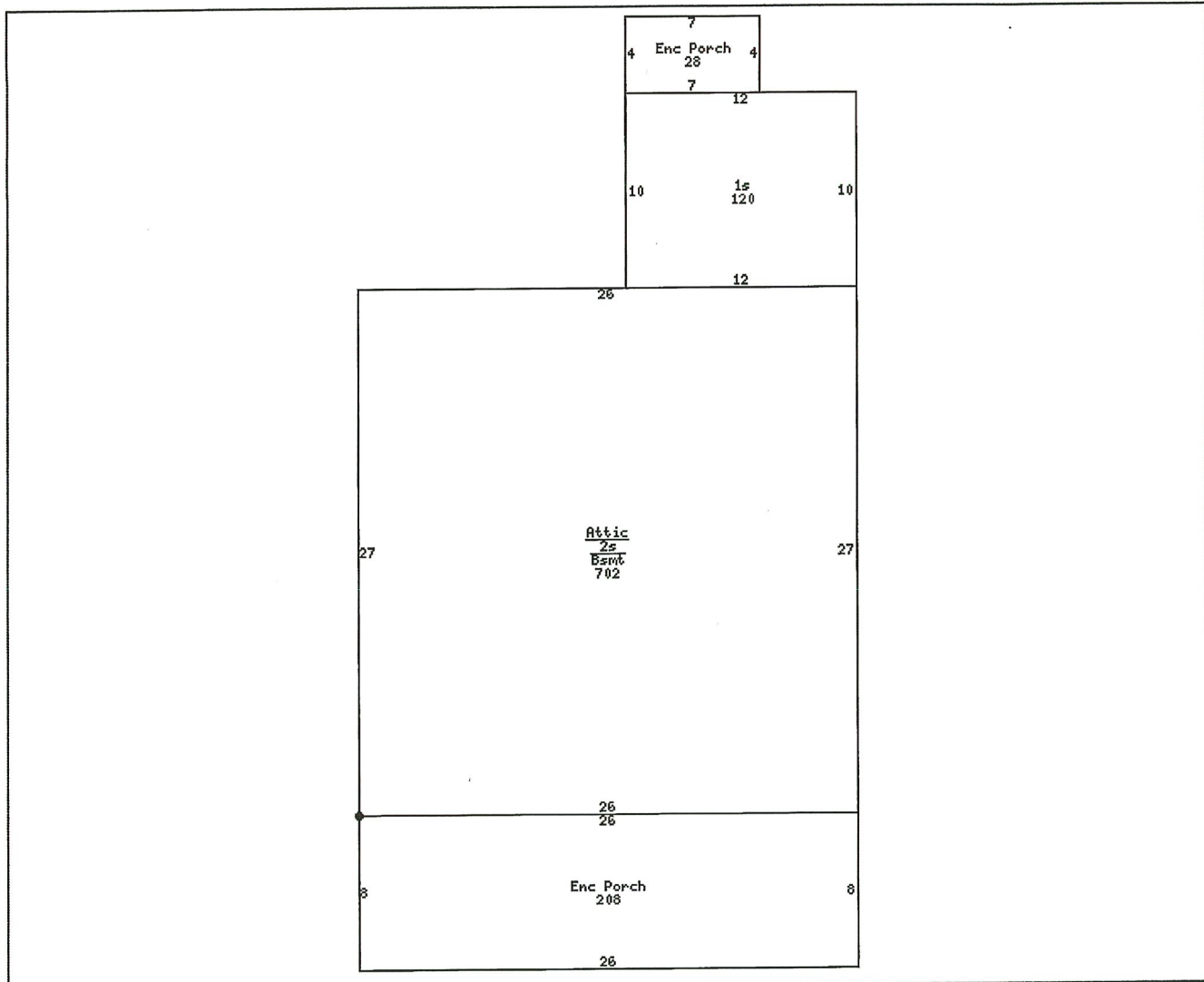
Type	Class	Kind	Land	Bldg	Total
2023 Value	Residential	Full	\$11,700	\$83,000	\$94,700

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

Auditor Adjustments to Value

Category	Name	Information
2023 Homestead Credit	RICHARDSON, GLORIA M	Application #69225

Category		Name		Information	
<u>2023 Homestead Tax Exemption</u>		RICHARDSON, GLORIA M			
Zoning - 1 Record					
Zoning	Description		SF	Assessor Zoning	
N5	N5 Neighborhood District			Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	6,500	Acres	0.149	Frontage	50.0
Depth	130.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	2 Stories Plus	Building Style	Early 20s
Year Built	1915	Number Families	1	Grade	4+10
Condition	Below Normal	Total Square Foot Living Area	1910	Main Living Area	822
Upper Living Area	702	Attic Finished Area	386	Basement Area	702
Enclosed Porch Area	236	Foundation	Brick	Exterior Wall Type	Stucco
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning	0	Number Bathrooms	1	Number Extra Fixtures	1
Bedrooms	4	Rooms	9		



Permits - 4 Records

Year	Type	Permit Status	Application	Reason	Reason1
2020	Permit	No Add	2019-07-08	Addition	DECK
2001	Permit	No Add	1999-11-03	Construction	CARPOR (120 sf)
2000	Permit	Pass	1999-11-03	Construction	CARPOR (120 sf) (Cost \$150)
1994	Permit	No Add	1993-11-12		Repairs

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	<u>Assessment Roll</u>	Residential	Full	\$11,700	\$83,000	\$94,700
2021	<u>Assessment Roll</u>	Residential	Full	\$8,900	\$60,500	\$69,400
2019	<u>Assessment Roll</u>	Residential	Full	\$7,900	\$53,300	\$61,200
2017	<u>Assessment Roll</u>	Residential	Full	\$7,000	\$48,200	\$55,200
2015	<u>Assessment Roll</u>	Residential	Full	\$7,000	\$48,900	\$55,900
2013	<u>Assessment Roll</u>	Residential	Full	\$6,900	\$42,700	\$49,600
2011	<u>Assessment Roll</u>	Residential	Full	\$7,400	\$51,400	\$58,800
2009	<u>Assessment Roll</u>	Residential	Full	\$6,200	\$58,500	\$64,700
2007	<u>Assessment Roll</u>	Residential	Full	\$5,900	\$56,100	\$62,000
2005	<u>Assessment Roll</u>	Residential	Full	\$6,400	\$27,000	\$33,400

Yr	Type	Class	Kind	Land	Bldg	Total
2003	<u>Board Action</u>	Residential	Full	\$5,170	\$21,600	\$26,770
2003	<u>Assessment Roll</u>	Residential	Full	\$5,170	\$38,890	\$44,060
2001	<u>Assessment Roll</u>	Residential	Full	\$3,660	\$28,300	\$31,960
1999	Assessment Roll	Residential	Full	\$4,180	\$14,910	\$19,090
1997	Assessment Roll	Residential	Full	\$3,420	\$12,200	\$15,620
1995	Assessment Roll	Residential	Full	\$3,190	\$11,370	\$14,560
1989	Assessment Roll	Residential	Full	\$2,760	\$9,840	\$12,600

This template was last modified on Thu Jun 3 19:39:49 2021 .



City of Des Moines
 400 Robert D. Ray Drive
 Des Moines, IA 50309

35B

Case Number: NUIS-2023-000308	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 12/13/2023
	Date of Notice: 12/22/2023
	Date of Inspection: 12/13/2023

GLORIA RICHARDSON
 1710 FOREST AVE
 DES MOINES IA 50314

Address of Property: **1710 FOREST AVE, DES MOINES IA 50314**
 Parcel Number: **792433478004**

Legal Description: **LOT 57 GARDEN ADDITION**

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

VIOLATION(S)

Violation	Corrective Action	Compliance Due Date
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Violation	Corrective Action	Compliance Due Date
<p>60-191 - Vacation and Abatement Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.</p>	<p>Vacate the structure. ** UNABLE TO GAIN ACCESS SOME VIOLATIONS MAY NOT APPLY. MORE VIOLATIONS MAY EXIST.</p>	01/22/2024
<p>60-192(1) - Unsafe and Dangerous Structure or Premise Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.</p>	<p>Repair or replace all building components damaged to the point to effectively create a nuisance or a violation. All work must be done in a workmanlike manner with all required permits.</p>	01/22/2024
<p>60-192(17) - Unsafe and Dangerous Structure or Premise Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all deficient roof components to provide a sound, weathertight condition that provides positive drainage. All work must be done in a workmanlike manner with all required permits.</p>	01/22/2024

Violation	Corrective Action	Compliance Due Date
<p>60-192(21) - Unsafe and Dangerous Structure or Premise Stairs, decks, porches, balconies, walking systems, landings, and all similar appurtenances attached thereto, including guards and handrails are not structurally sound, not properly anchored or that anchored with connections not capable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all stairs, decks, porches, landings and similar elements of building egress, including guards and handrails to a sound and properly anchored condition. All work must be done in a workmanlike manner with all required permits.</p>	01/22/2024
<p>60-192(24) - Unsafe and Dangerous Structure or Premise Mechanical equipment, appliances, fireplaces, boilers, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.</p>	<p>Provide an inspection report from a licensed mechanical contractor for all mechanical systems and appliances. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits. * unable to gain access to determine damage if any at all.</p>	01/22/2024
<p>60-192(25) - Unsafe and Dangerous Structure or Premise Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>Provide an inspection report from a licensed plumbing contractor for the entire plumbing system. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p>	01/22/2024
<p>60-192(26) - Unsafe and Dangerous Structure or Premise Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>Provide an inspection report from a licensed electrical contractor for all electrical systems and devices. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p>	01/22/2024

Violation	Corrective Action	Compliance Due Date
60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.	Replace or restore defaced or removed placard.	01/22/2024

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure 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 may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

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. Should you have any 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 over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,



Charles McClaran
 Neighborhood Inspector
 Neighborhood Services
 602 Robert D. Ray Drive, Des Moines, IA 50309
 (515) 283-4143
 CWMcClaran@dmgov.org



Iowa

PO Box 631851 Cincinnati, OH 45263-1851

GANNETT

PROOF OF PUBLICATION

Dakota Noble
Jennifer Hulse
Des Moines, City Of
602 Robert D Ray DR
Des Moines IA 50309-1868

STATE OF WISCONSIN, COUNTY OF BROWN

The Des Moines Register and Tribune Company, a newspaper printed and published in the city of Des Moines, Polk County, State of Iowa, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

01/10/2024

and that the fees charged are legal.
Sworn to and subscribed before on 01/10/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$77.20
Order No: 9711051 # of Copies: 1
Customer No: 1250855
PO #: NUIS-2023-000308

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

PUBLIC NUISANCE
NOTICE OF INSPECTION
NEIGHBORHOOD INSPECTION
DIVISION
NEIGHBORHOOD SERVICES
DES MOINES
CITY OF DES MOINES, IOWA
Gloria Richardson
And all others having a legal
interest in
The property located at
1710 Forest Ave
Des Moines IA 50314
NUIS-2023-000308

ORIGINAL NOTICE OF PUBLIC
NUISANCE
NAMED
PARTY/PARTIES and all others
having a legal interest in the subject
property:
You are hereby notified that on the
15th day of December 2023, THE
CITY OF DES MOINES, IOWA,
conducted an inspection of the
property located at 1710 Forest Ave,
Des Moines, IA and legally
described as LOT 27 GARDEN
ADDITION and found violations of
Chapter 60 of the Municipal Code of
the City of Des Moines Iowa. The
violations constitute a menace to
health and safety and the
structure(s) on the premise are
declared a public nuisance.
Property has been placarded as
unfit for human habitation.
Titleholder(s), contract
purchaser(s) and/or legal interest
holders have 7 days to vacate and
secure the structure(s). Failure to
vacate and secure may result in
legal action pursuant to Chapter 60-
190 and 60-191 of the Municipal Code
of the City of Des Moines.
The notice of violation and pictures
can be viewed or copied in the
Office of the Neighborhood
Inspection Division of the City of
Des Moines, 602 Robert D. Ray
Drive, Armory Bldg, 1st Floor, Des
Moines, IA, 8:00 am - 4:30 pm, (515)
283-4046. The violations must be
abated within 30 days from the date
of this published notice by taking
steps to abate all other violations
pursuant to the notice. You shall
contact the inspector at the
telephone number listed below to
verify compliance. If you fail to
abate the public nuisance, a request
will be made to the City Council,
authorizing further legal action. As
a result of the public nuisance action
any costs incurred by the City will
be billed to you when the nuisance
has been abated. Failure to pay the
costs may result in collection by
assessment to the property or
personal judgment.
Appropriate building permits may be
required for violations listed in the
notice and you should contact the
Permit and Development Center at
283-4200. Renovation of the
structure(s) may also involve zoning
issues and you should contact
Development Zoning at 283-4200 to
address those issues. If you
determine the structure(s) is beyond
repair and decide to remove it, a
demolition permit must be obtained
and you must follow the guidelines
for demolition outlined by the
Building Department of the City of
Des Moines. You may sign a waiver
giving the City of Des Moines
authorization to remove the
structure; however, this may result
in collection 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 with the County
Recorder's Office shall be furnished
to the Neighborhood Inspection
Division.
Charles McClaran: Neighborhood
Inspection Inspector
602 Robert D. Ray Drive
Des Moines, Iowa
Telephone: (515) 283-4046
If you require the assistance of
auxiliary aids or services to
participate in the hearing because of
a disability, immediately call your
district ADA coordinator at 1 (515)
283-3394. If you are hearing impaired
call Relay Iowa TTY at 1-800-735-
2942.

RECEIVED
JAN 17 2024
NEIGHBORHOOD
INSPECTION DIVISION