



Roll Call Number

Agenda Item Number

49 C

Date October 3, 2022

ABATEMENT OF PUBLIC NUISANCES AT 3713 INDIANAPOLIS AVENUE

WHEREAS, the property located at 3713 Indianapolis Avenue, 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 constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, David L. Allen, and the Mortgage Holder, Veridian Credit Union, were notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date have 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 135 in GRAY'S WOODS, and a triangular piece of land in Lot 136 in Gray's Woods, an Official Plat, described as follows: Beginning at the SE corner of Lot 136, thence North along the East line 127.3 feet to the NE corner of said Lot, thence SW along the North line of said Lot, 20 feet, thence SE to point of beginning, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3713 Indianapolis Avenue, have previously been declared public nuisances;

The City Legal Department 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.
Second by _____

FORM APPROVED:

Judy K. Parker-Kuise, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

Mavor

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.

City Clerk

49c



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

Case Number: NUIS-2022-000099	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 04/21/2022
	Date of Notice: 07/07/2022
Date of Inspection: 04/18/2022	

VERIDIAN CREDIT UNION
RENEE CHRISTOFFER, PRESIDENT
5401 NW 86TH ST
JOHNSTON IA 50131

Address of Property: 3713 INDIANAPOLIS AVE, DES MOINES IA 50317
Parcel Number: 792332432003
Legal Description: LOT 135 & A TRI PC BNG E 20 F ON N LINE & 127.3 F MEAS ON ELY LINE LOT 136 GRAYS WOODS

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
60-191 - Vacation and Abatement	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.</p> <p>*ALL ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURAL COMPONENTS THROUGHOUT THE STRUCTURE ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET THE CITY CODES.</p>	08/18/2022
60-192(1) - Dangerous Structure or Premise - Door, Stairway, Exit	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Repair or replace any door, aisle, passageway, stairway, exit, or other means of egress that does not conform to the approved building or fire code.</p>	08/18/2022

60-192(12) - Dangerous Structure or Premise - Abandoned	MAIN STRUCTURE THROUGHOUT	08/18/2022
	Demolish the abandoned structure or premises, OR, repair, replace, or renovate the abandoned building or structure to a state such that it is no longer a nuisance or hazard to the public.	
60-192(14) - Unsafe or dangerous structure	MAIN STRUCTURE THROUGHOUT	08/18/2022
	Repair or replace the unsafe equipment OR demolish the structure.	
	*HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED MECHANICAL CONTRACTOR.	
	*HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.	
	*HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.	
60-192(15) - Unsafe or dangerous structure	GARAGE THROUGHOUT	08/18/2022
	Repair or replace the unsafe or unlawful structure OR demolish the structure.	

60-192(15) - Unsafe or dangerous structure	MAIN STRUCTURE THROUGHOUT	08/18/2022
	<p>Repair or replace the unsafe or unlawful structure OR demolish the structure.</p> <p>*SEVERE SMOKE AND FIRE DAMAGE. REPLACE ALL THAT IS DAMAGED. BUILDING PERMIT REQUIRED.</p> <p>*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.</p>	

60-192(2) - Dangerous Structure or Premise - Walking Surface	MAIN STRUCTURE THROUGHOUT	08/18/2022
	<p>Repair or replace walking surface of any aisle, passageway, stairway, exit, or other means of egress that is unsafe and does not provide safe and adequate means of egress.</p>	

60-192(3) - Dangerous Structure or Premise - Damaged	GARAGE THROUGHOUT	08/18/2022
	<p>Repair or replace 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 AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND WINDOWS.</p> <p>*REPAIR OR REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING: FRAMING, SHEETING, AND COVERINGS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.</p>	

60-192(3) - Dangerous Structure or Premise
- Damaged

MAIN STRUCTURE THROUGHOUT

08/18/2022

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*SEVERE SMOKE AND FIRE DAMAGE. REPLACE ALL THAT IS DAMAGED. BUILDING PERMIT REQUIRED.

*REPAIR/REPLACE ANY BROKEN, MISSING, DAMAGED OR ROTTED DRYWALL/PANELING/WALL COVERING. ANY REPAIRS TO THE STRUCTURE WILL REQUIRE A BUILDING PERMIT.

*REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.

*REPAIR OR REPLACE ALL DAMAGED OR MISSING DOORS AND OR JAMS AS NEEDED. OBTAIN FINAL ON PERMIT REQUIRED IF CHANGING OPENING SIZE

*REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.

*REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT

*REPLACE ALL DAMAGED ROOFING COMPONENTS BY BUILDING PERMIT REQUIRED IF REPLACING SHEETING.

60-192(5) - Dangerous Structure or Premise - Dilapidated or Deteriorated	MAIN STRUCTURE THROUGHOUT	08/18/2022
	Repair or replace the building or structure, or part of a structure which is likely to partially or completely collapse because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.	
60-192(6) - Dangerous Structure or Premise - Unsafe	MAIN STRUCTURE THROUGHOUT	08/18/2022
	Vacate and secure any structure that is clearly unsafe for its use and occupancy, OR, demolish the structure after obtaining required permit, OR repair or replace the building or structure, or any portion thereof, that is clearly unsafe for its use and occupancy.	
60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation	MAIN STRUCTURE THROUGHOUT	08/18/2022
	Vacate and secure the structure or premises, OR, repair, replace, and/or sanitize any building or structure determined to be unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease.	
60-194 - Defacing and Removing Placard	Replace or restore defaced or removed placard.	08/18/2022

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,



Kevin Pyles
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4122
KEPyles@dmgov.org



City of Des Moines
 400 Robert D. Ray Drive
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Notice of Violation	Case Type: Public Nuisance
	Case Opened: 04/21/2022
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FCI TERRE HAUTE - FEDERAL CORRECTIONAL INSTITUTION
 DAVID L ALLEN - REGISTER # 19464-030
 PO BOX 33
 TERRE HAUTE IN 47808

Address of Property: 3713 INDIANAPOLIS AVE, DES MOINES IA 50317
 Parcel Number: 792332432003
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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.

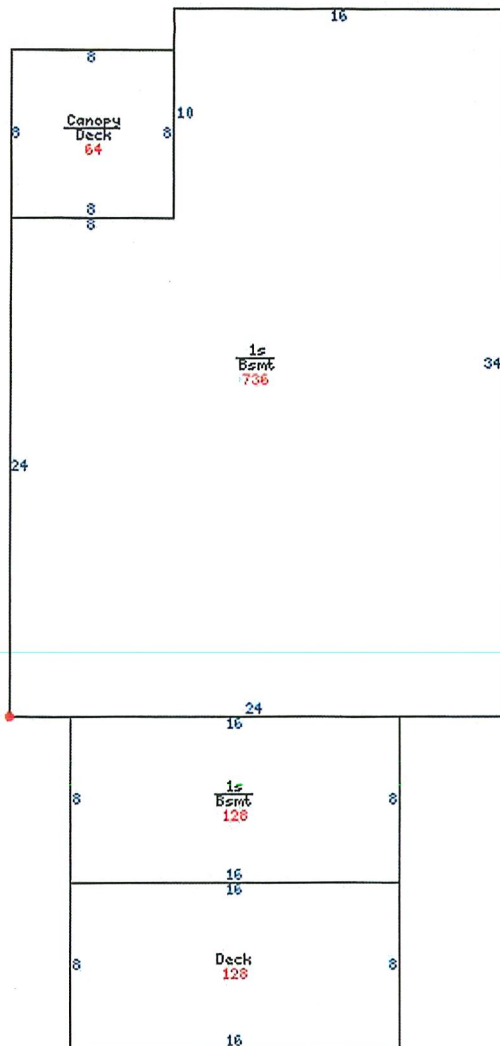
Thank you for your help,

Respectfully,



Kevin Pyles
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4122
KEPyles@dmgov.org

Zoning	Description			SF	Assessor Zoning
N3B	N3b Neighborhood District				Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	17,303	Acres	0.397	Topography	Normal
Shape	Irregular	Vacancy	No	Unbuildable	No
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1949	Year Remodel	2012	Number Families	1
Grade	4-10	Condition	Below Normal	Total Square Foot Living Area	864
Main Living Area	864	Basement Area	864	Deck Area	192
Canopy Square Foot	64	Foundation	Brick	Exterior Wall Type	Vinyl Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning	100	Number Bathrooms	1	Bedrooms	2
Rooms	6				



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	30	Measure 2	24	Story Height	1
Grade	4	Year Built	1981	Condition	Normal
Comment	Used Material				

Sales - 4 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
KING, JEREMY	ALLEN, DAVID L	2018-03-28	\$22,000	Deed	16864/720
CORBIN, DONALD R	KING, JEREMY	2011-05-04	\$18,500	Deed	13844/543
CORBIN, JERILYNN A	PHILLIPS, DAVID	2006-07-15	\$92,680	Deed	11811/596
MOORE, NANCY A	BISHOP & ASSOCIATES INC	1992-06-22	\$14,750	Deed	6583/539

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
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Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
KING, JEREMY	ALLEN, DAVID LEROY	2018-03-28	2018-03-29	Warranty Deed	16864/720

Permits - 6 Records

Year	Type	Permit Status	Application	Reason	Reason1
2020	Pickup	Complete	2019-01-03	Addition	DECK
2019	Pickup	Pass	2019-01-03	Addition	DECK
2013	Pickup	Complete	2011-06-27	Review Value	BOARD OF REVIEW
2012	Pickup	Pass	2011-06-27	Review Value	BOARD OF REVIEW
2002	Pickup	Complete	2002-02-22	Review Value	ABATEMENT FILED
1997	Pickup	Complete		Addition	AIR CONDITIONING

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$22,000	\$64,600	\$86,600
2020	Assessment Roll	Residential	Full	\$19,400	\$57,500	\$76,900
2019	Assessment Roll	Residential	Full	\$19,400	\$44,200	\$63,600
2017	Assessment Roll	Residential	Full	\$16,000	\$61,000	\$77,000
2015	Assessment Roll	Residential	Full	\$15,000	\$59,100	\$74,100
2013	Assessment Roll	Residential	Full	\$14,100	\$56,600	\$70,700
2011	Board Action	Residential	Full	\$14,100	\$15,100	\$29,200
2011	Assessment Roll	Residential	Full	\$14,100	\$71,700	\$85,800
			Adj	\$14,100	\$55,290	\$69,390
2009	Assessment Roll	Residential	Full	\$15,700	\$78,300	\$94,000
			Adj	\$15,700	\$61,890	\$77,590
2007	Assessment Roll	Residential	Full	\$15,200	\$75,600	\$90,800
			Adj	\$15,200	\$59,190	\$74,390
2005	Assessment Roll	Residential	Full	\$16,600	\$74,900	\$91,500
			Adj	\$16,600	\$58,490	\$75,090
2003	Assessment Roll	Residential	Full	\$14,200	\$63,660	\$77,860
			Adj	\$14,200	\$47,250	\$61,450
2002	Assessment Roll	Residential	Full	\$15,160	\$58,040	\$73,200
			Adj	\$15,160	\$41,630	\$56,790
2001	Assessment Roll	Residential	Full	\$15,160	\$43,770	\$58,930
1999	Board Action	Residential	Full	\$10,090	\$35,910	\$46,000
1999	Assessment Roll	Residential	Full	\$10,090	\$40,690	\$50,780
1997	Assessment Roll	Residential	Full	\$9,140	\$36,860	\$46,000
1995	Assessment Roll	Residential	Full	\$7,920	\$27,820	\$35,740
1993	Assessment Roll	Residential	Full	\$7,470	\$26,230	\$33,700
1990	Board Action	Residential	Full	\$7,470	\$26,230	\$33,700
1990	Assessment Roll	Residential	Full	\$7,470	\$29,930	\$37,400

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

49c



Network: Sep 2, 2022 at 12:28:23 PM CDT
Des Moines

09-02-2022 12:28 PM

3713 Indianapolis Ave

Timestamp
Camera EXT



Network: Sep 2, 2022 at 12:28:56 PM CDT
Des Moines

09-02-2022 12:28 PM

3713 Indianapolis Ave