



Roll Call Number

Agenda Item Number

BDH 1-B

Date December 08, 2008

WHEREAS, the property located at 3031 Dean Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder Larry Stenslie and Mortgage Holder Amwest Surety Insurance Company a/k/a Amwest Surety Insurance Company were notified by personal service more than thirty days ago to repair or demolish the 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, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The garage structure on the real estate legally described as LOT 1 MATHIS ADD, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3031 Dean Avenue 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 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 garage structure.

Moved by _____ to adopt.

FORM APPROVED:



Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				
MOTION CARRIED	APPROVED			
_____ Mayor				

CERTIFICATE

I, DIANE RAUH, 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**

BDH 1-B

DATE OF NOTICE: October 7, 2008

DATE OF INSPECTION: September 23, 2008

CASE NUMBER: COD2008-06882

PROPERTY ADDRESS: 3031 DEAN AVE

LEGAL DESCRIPTION: LOT 1 MATHIS ADD

LARRY A STENSLIE
 Title Holder
 3031 DEAN AVE
 DES MOINES IA 50317

AMWEST SURETY INS. COMP. A/K/A
 Mortgage Holder - AMWEST SURETY INS. COMP.
 L TIM WAGNER - PRESIDENT
 8300 N HAYDEN RD #A-205
 SCOTTSDALE AZ 85258

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 60-304 and 60-306 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. Failure to correct these violations will result in legal action. The violations noted must be corrected within 30 days from the date of this notice. Failure to correct these violations will result in a request to the City Council, sitting as the board of Health, 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 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 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 Polk 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.

Dennis Rule

(515) 283-4114


Nld Inspector

DATE MAILED: 10/7/2008

MAILED BY: TSY

Areas that need attention: 3031 DEAN AVE

Component: Roof Requirement: Building Permit Comments:	Defect: Excessive rot Location: Throughout
Component: Exterior Doors/Jams Requirement: Compliance with Int Residential Code Comments:	Defect: Deteriorated Location: Throughout
Component: Soffit/Facia/Trim Requirement: Building Permit Comments:	Defect: Excessive rot Location: Throughout
Component: Exterior Walls Requirement: Building Permit Comments:	Defect: Excessive rot Location: Throughout
Component: Windows/Window Frames Requirement: Building Permit Comments:	Defect: Excessive rot Location: Throughout

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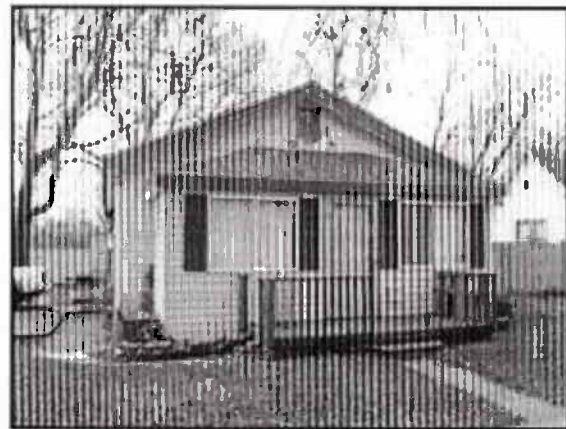
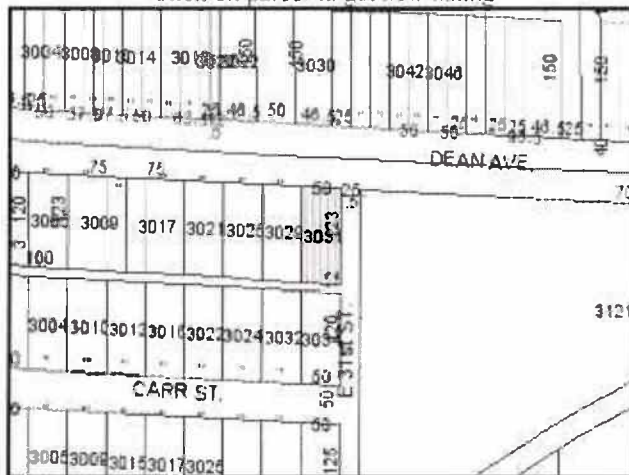
Polk County Assessor

[[Home](#)] [[General Query](#)] [[Legal Query](#)] [[HomeOwner Query](#)] [[Book/Page Query](#)] [[Commercial Query](#)] [[Res Sales Query](#)] [[Comm Sales Query](#)] [[Help](#)]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
050/03031-000-000	7823-06-301-008	0584	DM19/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
3031 DEAN AVE			DES MOINES IA 50317		

Click on parcel to get new listing

Get Bigger Map



Approximate date of photo 11/14/2006

Mailing Address
LARRY A STENSLIE 3031 DEAN AVE DES MOINES, IA 50317-2431

Legal Description
LOT 1 MATHIS ADD

Ownership	Name	Transfer	Book/Page	RevStamps
Title Holder #1	STENSLIE, LARRY A	10/30/1995	7289/275	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	4,200	36,600	0	40,800

Market Adjusted Cost Report Estimate Taxes Polk County Treasurer Tax Information Pay Taxes

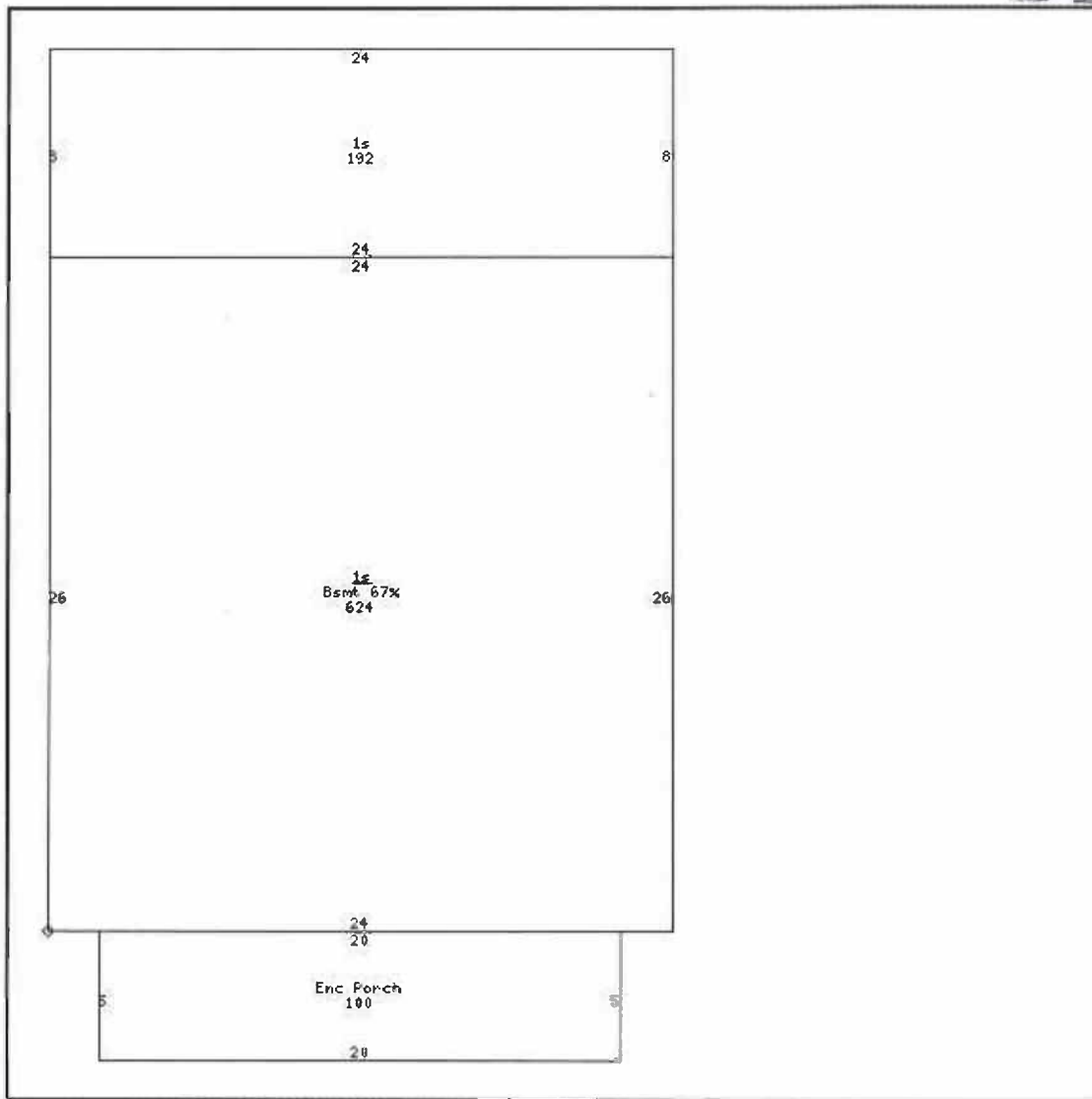
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Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District	6150	Residential
Source: City of Des Moines Community Development Published: 11/25/2008 Contact: Planning and Urban Design 515 283-4200			

Land					
SQUARE FEET	6,150	FRONTAGE	50	DEPTH	123
ACRES	0.1410	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story		CV/Conventional
YEAR BUILT	1890	# FAMILIES	1	GRADE	5
GRADE ADJUST	+00	CONDITION	AN/Above Normal	TSFLA	816
MAIN LV AREA	816	BSMT AREA	418	ENCL PORCH	100
FOUNDATION	B/Brick	EXT WALL TYP	VN/Vinyl Siding		GB/Gable
ROOF MATERL	C/Composition	HEATING	G/Gravity Hot Air	AIR COND	0
BATHROOMS	1	BEDROOMS	2	ROOMS	5

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Detached # 101									
OCCUPANCY	GAR/Garage	CONSTR TYPE		FR/Framc		MEASCODE		D/Dimensions	
MEASURE1	14	MEASURE2	20	STORY HEIGHT				1	
GRADE	5	YEAR BUILT	1920	CONDITION				BN/Below Normal	

Year	Type	Status	Application	Permit/Pickup Description
2001	P/Permit	CP/Complete	05/27/1998	RD/FIRE
2000	P/Permit	PR/Partial	05/27/1998	RD/FIRE (Cost \$4,000)
1999	P/Permit	PA/Pass	05/27/1998	RD/FIRE (Cost \$4,000)

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Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2007	Assessment Roll	Residential	Full	4,200	36,600	0	40,800
2005	Assessment Roll	Residential	Full	4,300	42,500	0	46,800
2003	Assessment Roll	Residential	Full	3,930	38,470	0	42,400
2001	Assessment Roll	Residential	Full	3,480	23,610	0	27,090
2000	Assessment Roll	Residential	Full	5,040	12,010	0	17,050
1999	Assessment Roll	Residential	Full	5,040	6,490	0	11,530
1998	Board Action	Residential	Full	4,370	5,630	0	10,000
1997	Assessment Roll	Residential	Full	4,370	12,430	0	16,800
1995	Assessment Roll	Residential	Full	3,930	11,170	0	15,100
1993	Assessment Roll	Residential	Full	3,680	10,460	0	14,140
1993	Was Prior Year	Residential	Full	3,680	9,790	0	13,470

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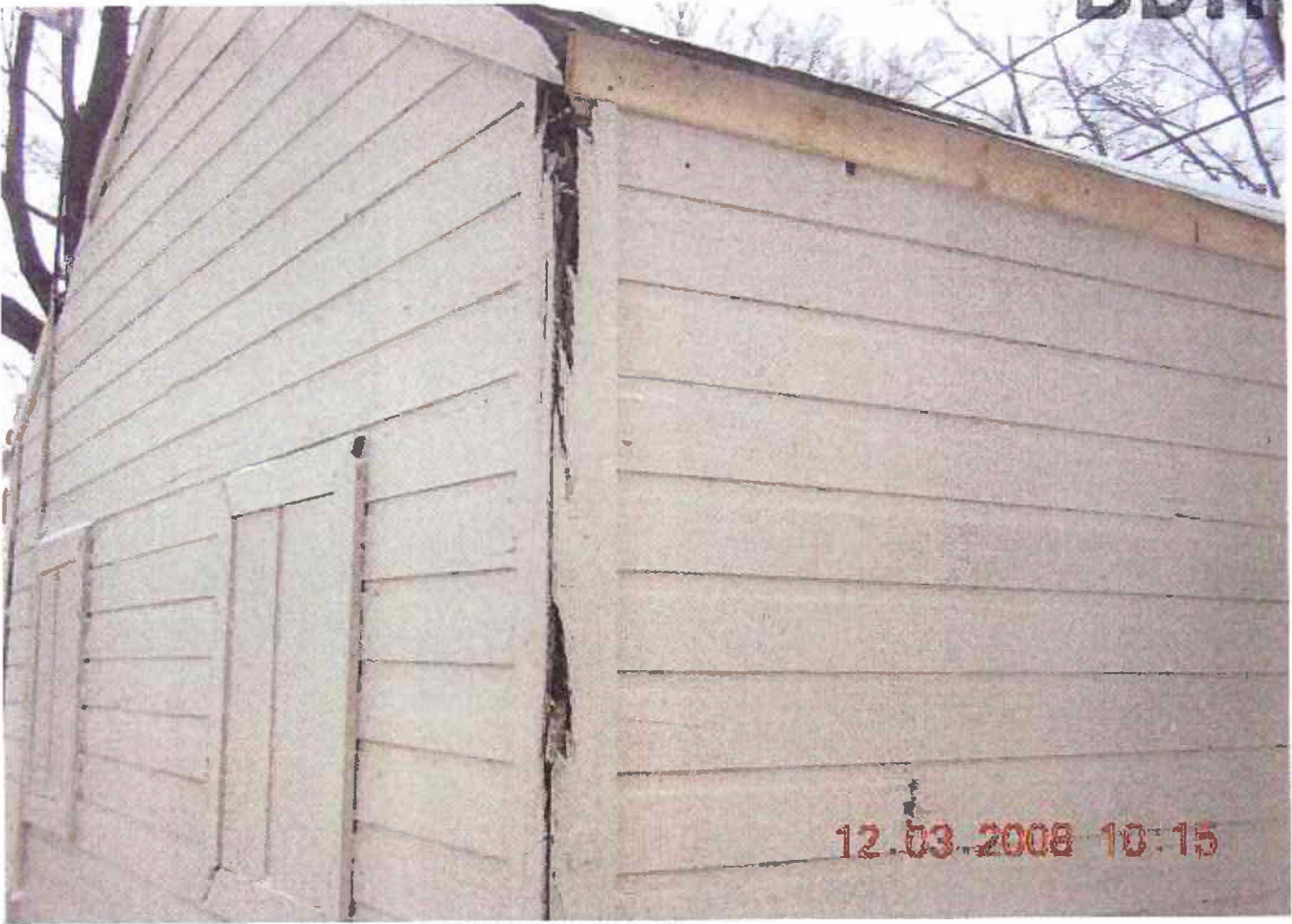
Room 195, 111 Court Avenue, Des Moines, IA 50309
 Phone 515 286-3149 / Fax 515 286-3386
 polkass@iassess.co polk.ia.us

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