



Date October 25, 2010

WHEREAS, the property located at 3415 Washington 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 Jan Clearman and the Mortgage Holder Wells Fargo Bank, National Association, were notified more than thirty days ago to repair or demolish the garage 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 36 KINGSDALE, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3415 Washington 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				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

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.

MOTION CARRIED APPROVED

Mayor

City Clerk



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

BDH 1-C

DATE OF NOTICE: August 27, 2010

DATE OF INSPECTION: May 20, 2010

CASE NUMBER: COD2010-03389

PROPERTY ADDRESS: 3415 WASHINGTON AVE

LEGAL DESCRIPTION: LOT 36 KINGSDALE

JAN CLEARMAN
Title Holder
3209 NW 86TH ST APT 226
URBANDALE IA 50322

WELLS FARGO BANK NATIONAL ASSOCIATION
Mortgage Holder
CORP. SER. COMP. REG. AGENT
505 5TH AVENUE SUITE 729
DES MOINES IA 50309

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.

Gene Rife

(515) 283-4018

Nid Inspector

DATE MAILED: 8/27/2010

MAILED BY: TSY

Areas that need attention: 3415 WASHINGTON AVE

Component: Roof Requirement: Comments:	Defect: Deteriorated Location: Garage
Component: Exterior Doors/Jams Requirement: Comments: Overhead doors	Defect: In poor repair Location: Garage
Component: Exterior Walls Requirement: Comments: Out of plumb	Defect: In poor repair Location: Garage
Component: Windows/Window Frames Requirement: Comments: Frames	Defect: In poor repair Location: Garage
Component: Exterior Walls Requirement: Comments:	Defect: In poor repair Location: Garage

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
100/07864-000-000	7924-32-253-023	0015	DM57/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
3415 WASHINGTON AVE			DES MOINES IA 50310-4430		

Click on parcel to get new listing

Get Bigger Map



Approximate date of photo 12/05/2003

Mailing Address
JAN CLEARMAN 3415 WASHINGTON AVE DES MOINES, IA 50310-4430

Legal Description
LOT 36 KINGSDALE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	CLEARMAN, JAN	1998-01-20	7810/498	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	23,200	61,900	0	85,100
Market Adjusted Cost Report Estimate Taxes Polk County Treasurer Tax Information Pay Taxes						

BDH 1-C

Taxable Value Credit	Name	Number	Info
Homestead	CLEARMAN, JAN	21552	

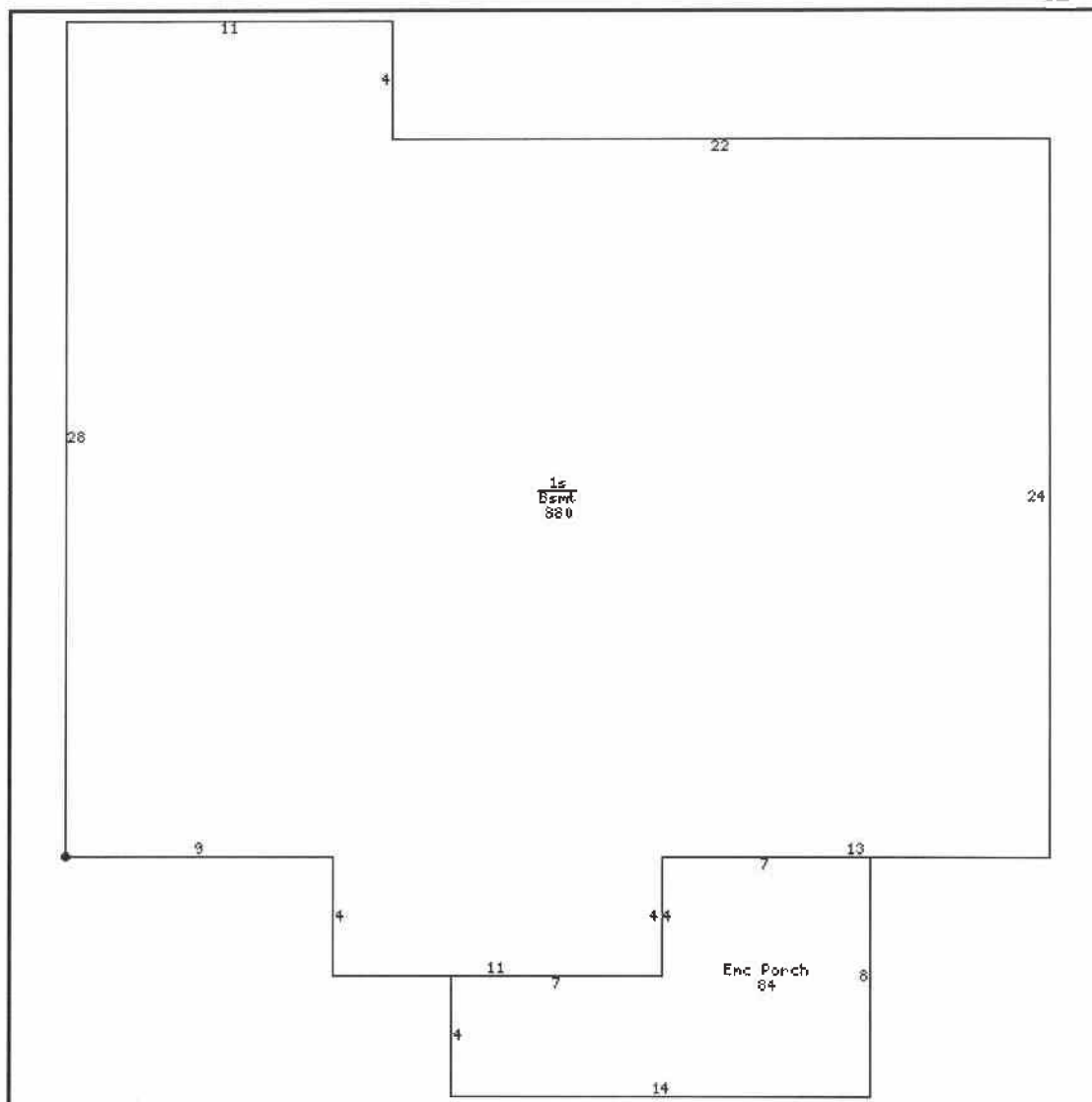
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

Source: City of Des Moines Community Development **Published:** 2010-03-05 **Contact:** Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	7,100	FRONTAGE	50.0	DEPTH	142.0
ACRES	0.163	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1939	# FAMILIES	1	GRADE	5
GRADE ADJUST	+10	CONDITION	BN/Below Normal	TSFLA	880
MAIN LV AREA	880	BSMT AREA	880	ENCL PORCH	84
FOUNDATION	C/Concrete Block	EXT WALL TYP	MT/Metal Siding	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	0
BATHROOMS	1	BEDROOMS	2	ROOMS	5

BDH 1-C



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	12	MEASURE2	18	STORY HEIGHT	1
GRADE	5	YEAR BUILT	1956	CONDITION	PR/Poor
COMMENT	HOLES IN ROOF.				

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
MOON, MICHAEL J	CLEARMAN, JAN	1991-10-23	30,000	C/Contract	6461/924

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2009	Assessment Roll	Residential	Full	23,200	61,900	0	85,100

BDH 1-C

2007	Board Action	Residential	Full	21,900	58,400	0	80,300
2007	Assessment Roll	Residential	Full	21,900	69,500	0	91,400
2005	Assessment Roll	Residential	Full	19,200	62,400	0	81,600
2003	Assessment Roll	Residential	Full	17,550	58,220	0	75,770
2001	Assessment Roll	Residential	Full	17,670	53,380	0	71,050
1999	Assessment Roll	Residential	Full	12,310	49,740	0	62,050
1997	Assessment Roll	Residential	Full	11,680	47,190	0	58,870
1995	Assessment Roll	Residential	Full	10,440	42,200	0	52,640
1993	Board Action	Residential	Full	9,610	38,840	0	48,450
1993	Assessment Roll	Residential	Full	9,610	43,610	0	53,220
1991	Assessment Roll	Residential	Full	9,610	35,110	0	44,720
1991	Was Prior Year	Residential	Full	9,610	32,560	0	42,170

[email this page](#)

Room 195, 111 Court Avenue, Des Moines, IA 50309
 Phone 515 286-3140 / Fax 515 286-3386
polkweb@assess.co.polk.ia.us

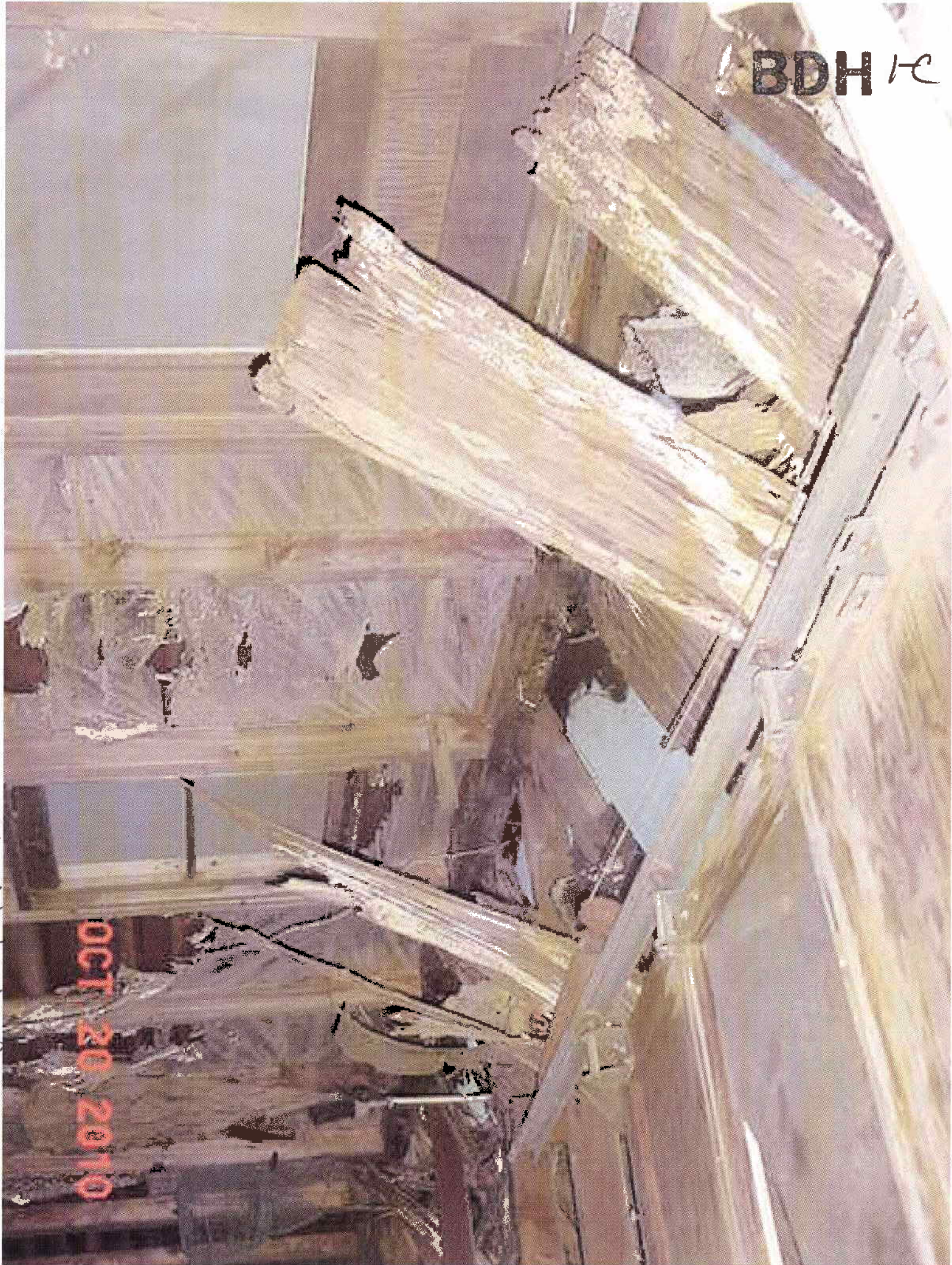
BDH 1c



OCT 20 2010

3415 WASHINGTON AVENUE

BDH HC



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