

Date December 20, 2010

WHEREAS, the property located at 1806 Mondamin Avenue, 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 The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Benefit of the Certificate Holders CWABS, Inc. Asset-backed Certificates, Series 2007-9, 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, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure on the real estate legally described as N 1/2 LOT 38 NORTH WASHINGTON PLACE, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1806 Mondamin 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 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

**BDH 1-D**

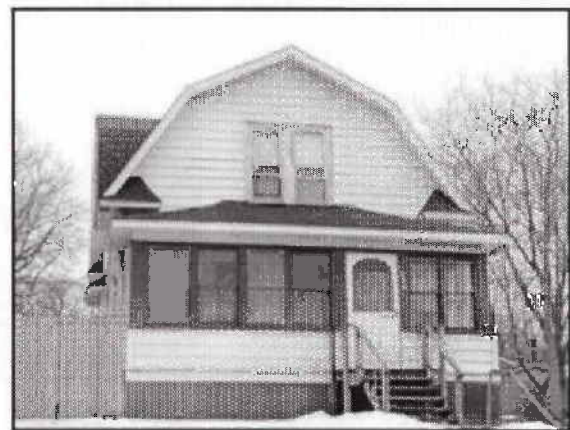
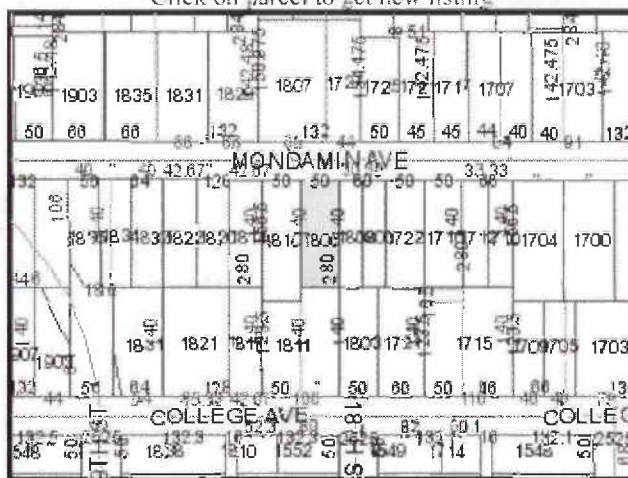
**Polk County Assessor** 

[ 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
080/04955-000-000	7924-33-280-008	0181	DM76/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
<b>1806 MONDAMIN AVE</b>			DES MOINES IA 50314-1456		

Click on parcel to get new listing

Get Bigger Map



Approximate date of photo 02/14/2004

**Mailing Address**

BAC HOME LOANS SERVICING LP  
7105 CORPORATE DR STOP PTXC35  
PLANO, TX 75024-4100

**Legal Description**

N 1/2 LOT 38 NORTH WASHINGTON PLACE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	BANK OF NEW YORK MELLON	2010-10-06	13608/907	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	6,100	42,300	0	48,400

[Market Adjusted Cost Report](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

**BDH** 1-D

Taxable Value Credit	Name	Number	Info
Homestead	COZAD, TREVOR	188079	

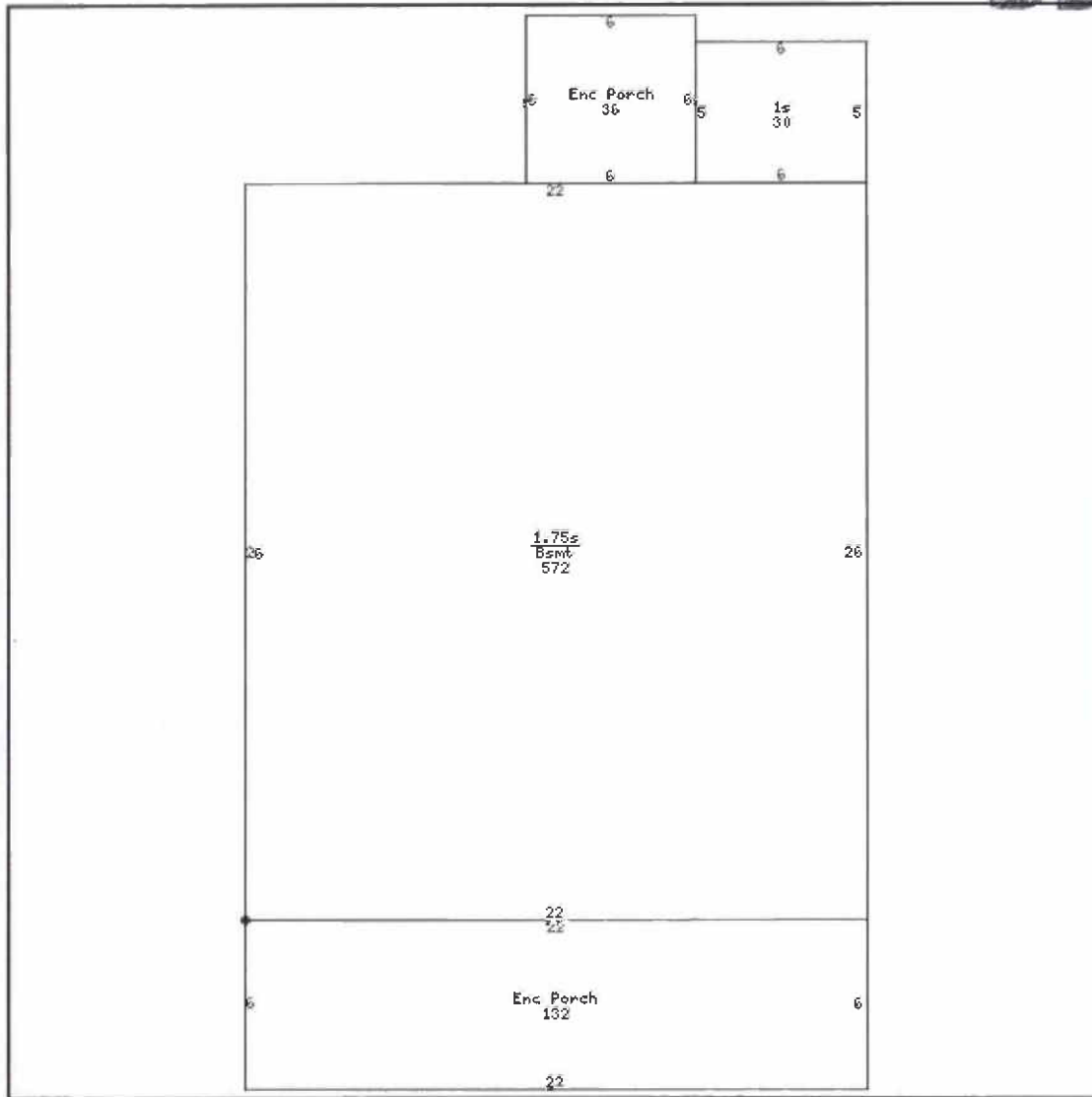
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
*Condition	Docket_no 14361		

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

Land					
SQUARE FEET	7,000	FRONTAGE	50.0	DEPTH	140.0
ACRES	0.161	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S2/2 Stories	BLDG STYLE	CV/Conventional
YEAR BUILT	1913	YEAR REMODEL	1988	# FAMILIES	1
GRADE	4	GRADE ADJUST	-05	CONDITION	NM/Normal
TSFLA	1,117	MAIN LV AREA	602	UPPR LV AREA	515
BSMT AREA	572	ENCL PORCH	168	FOUNDATION	B/Brick
EXT WALL TYP	MT/Metal Siding	ROOF TYPE	GM/Gambrel	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	0	BATHROOMS	1
TOILET ROOMS	1	BEDROOMS	2	ROOMS	5

**BDH 1-D**



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DELANEY, JANICE E	COZAD, TREVOR	2005-12-30	49,500	C/Contract	11481/980
DELANEY, JANICE E	CUEVAS, RAUL	2004-09-02	49,500	C/Contract	10727/826
CONTRACT EXCH CORP	WILLIAMS, JOSEPH T	2002-08-01	34,500	C/Contract	9256/566
CHASE MANHATTAN BK	CONTRACT EXCHANGE CORP.	2002-07-22	18,000	D/Deed	9246/80
DSM HABITAT FOR HUMNITY, INC	WILLIAMS, JOSEPH T	1994-07-06	16,877	C/Contract	7050/658
S.H.E.L.T.E.R.	WILLIAMS, JOSEPH	1989-04-08	20,380	C/Contract	6128/691

**BDH** 1-D

UNKNOWN	SHELTER DM HAB FOR, HUMANITY	1987-07-14	4,350	C/Contract	5750/255
---------	------------------------------	------------	-------	------------	----------

Year	Type	Status	Application	Permit/Pickup Description
1989	P/Permit	CP/Complete	1987-08-06	Remodel & Repair
1988	U/Pickup	CP/Complete	1987-12-21	Remove Garage
1988	P/Permit	PS/	1987-08-06	Remodel & Repair

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2009	<u>Assessment Roll</u>	Residential	Full	6,100	42,300	0	48,400
2007	<u>Assessment Roll</u>	Residential	Full	5,800	40,600	0	46,400
2005	<u>Assessment Roll</u>	Residential	Full	7,300	38,500	0	45,800
2003	<u>Assessment Roll</u>	Residential	Full	6,260	32,640	0	38,900
2001	<u>Assessment Roll</u>	Residential	Full	4,880	25,170	0	30,050
1999	Assessment Roll	Residential	Full	5,030	20,570	0	25,600
1997	Assessment Roll	Residential	Full	4,120	16,830	0	20,950
1995	Assessment Roll	Residential	Full	3,840	15,690	0	19,530
1989	Assessment Roll	Residential	Full	3,320	13,580	0	16,900

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](mailto:polkweb@assess.co.polk.ia.us)



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

**BDH 1-D**

**DATE OF NOTICE: October 18, 2010**

**DATE OF INSPECTION: September 20, 2010**

**CASE NUMBER:** COD2010-06766

**PROPERTY ADDRESS:** 1806 MONDAMIN AVE

**LEGAL DESCRIPTION:** N 1/2 LOT 38 NORTH WASHINGTON PLACE

THE BANK OF NEW YORK MELLON  
Title Holder  
GENERAL COUNSEL - REG. AGENT  
ONE WALL STREET  
NEW YORK NY 10286

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.

Neighborhood Inspection Division

(515) 283-4206



Nid Inspector

DATE MAILED: 10/18/2010

MAILED BY: TSY

**Areas that need attention:** 1806 MONDAMIN AVE

<b>Component:</b>	Ductwork	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Basement
<b>Comments:</b>			
<b>Component:</b>	Electrical Other Fixtures	<b>Defect:</b>	Exposed
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Unknown
<b>Comments:</b>			
<b>Component:</b>	Electrical System	<b>Defect:</b>	Improperly Installed
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Basement
<b>Comments:</b>			
<b>Component:</b>	Foundation	<b>Defect:</b>	Collapsed
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Unknown
<b>Comments:</b>			
<b>Component:</b>	Furnace	<b>Defect:</b>	Water Damage
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Basement
<b>Comments:</b>			
<b>Component:</b>	Flooring	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Interior Walls /Ceiling	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Smoke Detectors	<b>Defect:</b>	Not Supplied
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Throughout
<b>Comments:</b>			



BDH 1-D

**Component:** Windows/Window Frames  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** Cracked/Broken  
**Location:** Throughout  
**Comments:**

**Component:** Windows/Window Frames  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** Absence of paint  
**Location:** Throughout  
**Comments:**

**Component:** Wiring  
**Requirement:** Compliance, International Property Maintenance Code  
**Defect:** Exposed  
**Location:** Unknown  
**Comments:**

NORTH EXTERIOR. 1806 MONROE AVE.



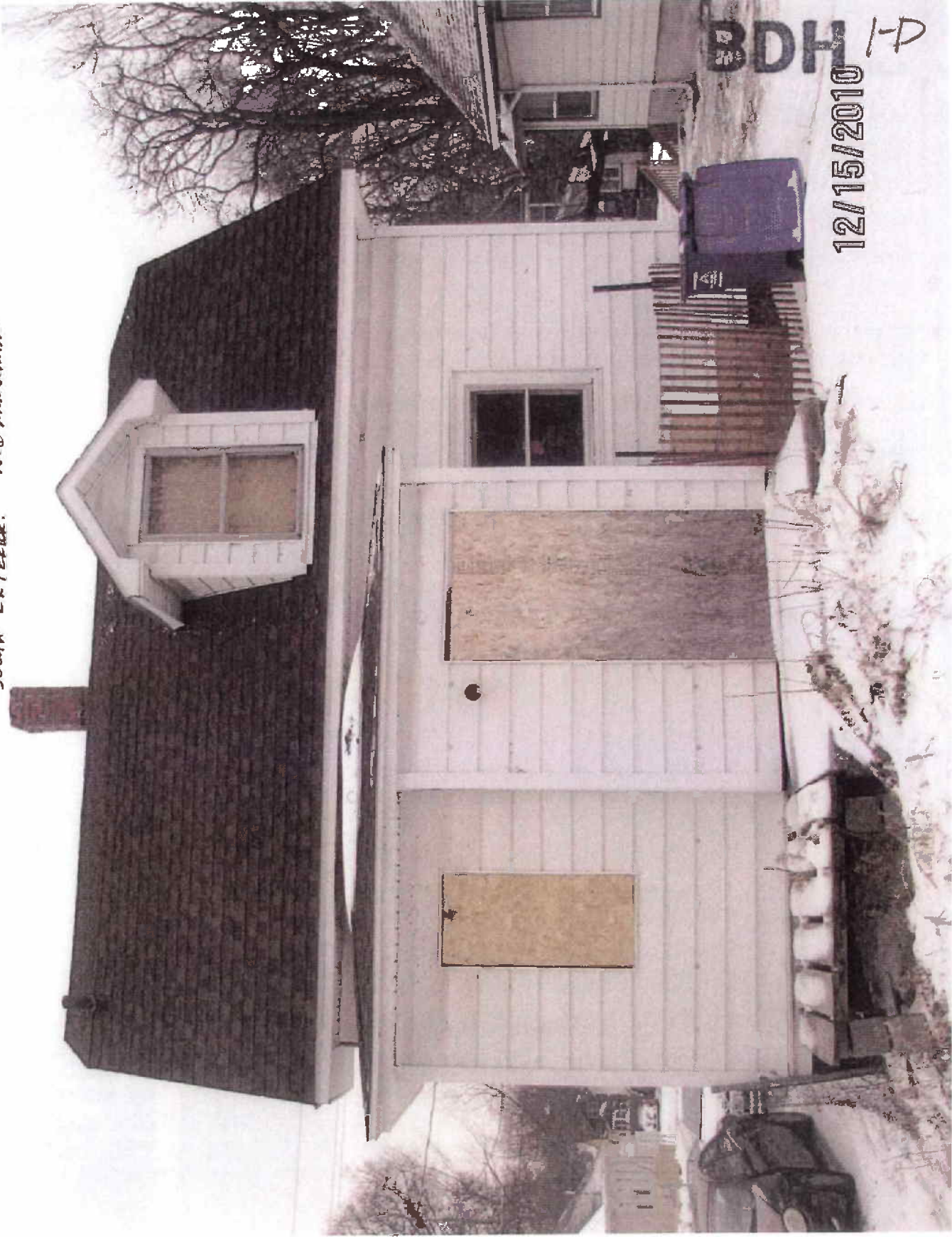
WEST EXTERIOR. 1806 MONTAGNA



BDH 1-D

12/15/2010

SOUTH EXTERIOR. 1806 MOUNTAIN



BDH 1-D

12/15/2010

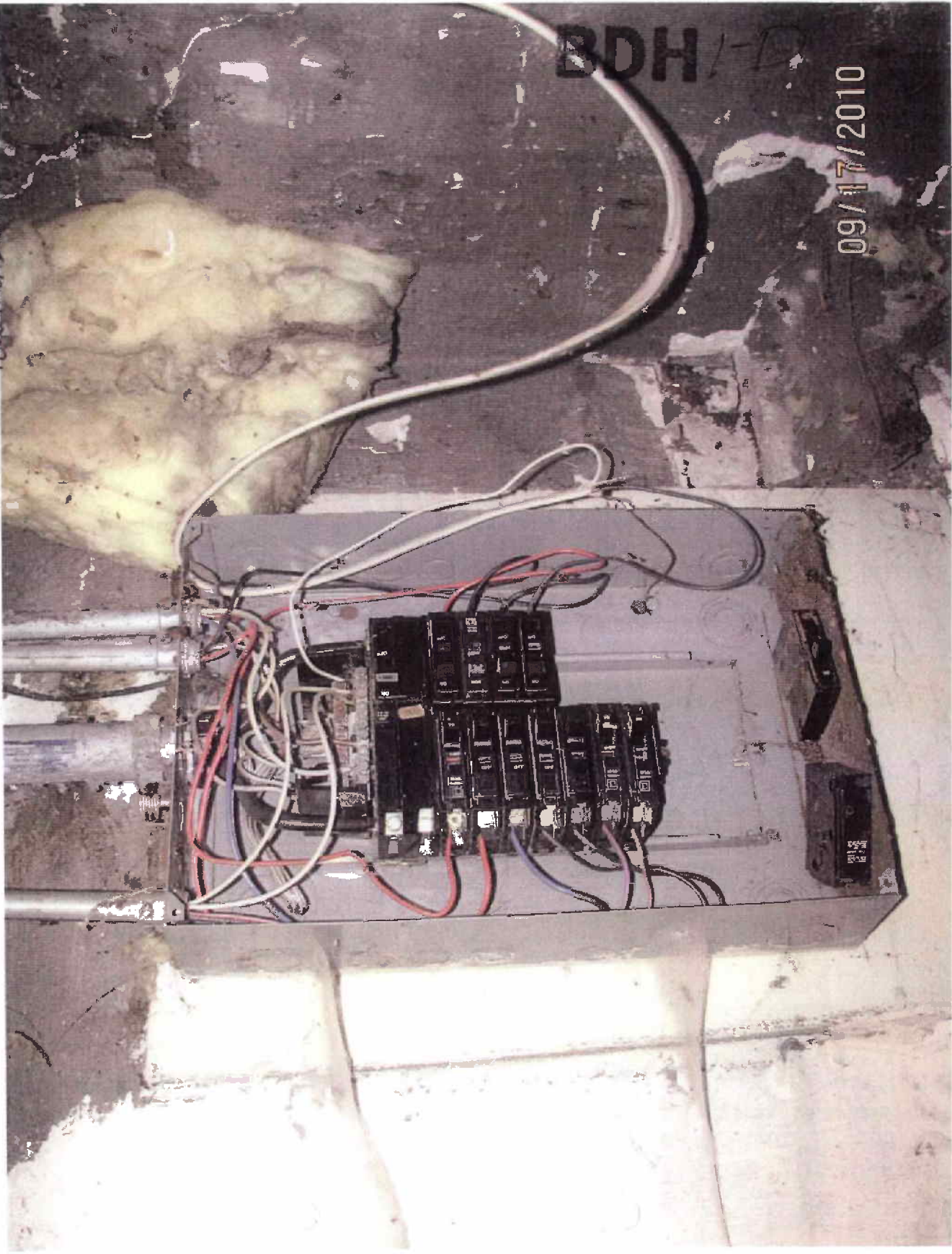
SOUTH COLLAPSED WALL. 1806 MAWAAMIN



BDH 1-D

12/15/2010

BASEMENT ELECTRICAL PANEL. 1806 MAIN BLDG



BDH/D

09/17/2010

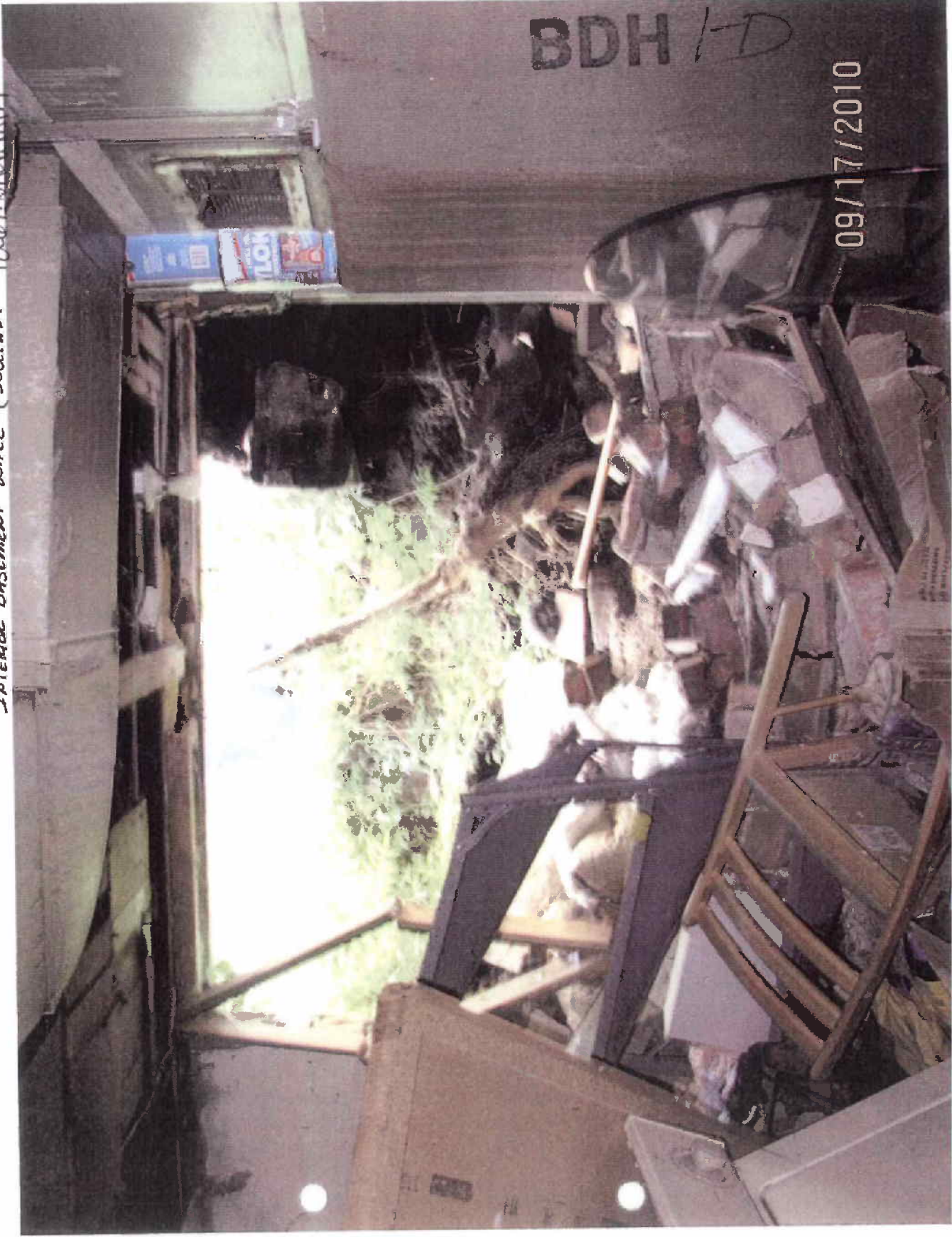
1st Floor Bathroom Wall. 1806 mandarin



BDH I-D

09/17/2010

INTERIOR BASEMENT WALL (SOUTH). 1866 MENDOTA MID



BDH / D

09/17/2010