

Date January 24, 2011

WHEREAS, the property located at 3740 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 conditions constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the Titleholder Adair Holdings, LLC, was notified more than thirty days ago to repair or demolish the main structure and garage 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 and garage structure on the real estate legally described as LOT 126 GRAYS WOODS, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3740 Indianapolis Avenue, have 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 main structure and 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				
MOTION CARRIED	APPROVED			

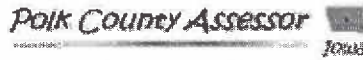
CERTIFICATE

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.

Mayor

City Clerk



[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
060/05677-000-000	7923-32-429-018	1293	DM13/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
3740 INDIANAPOLIS AVE			DES MOINES IA 50317-6746		



Approximate date of photo 12/27/2004

Mailing Address

ADAIR HOLDINGS, LLC
 405 N 115TH ST STE 100
 OMAHA, NE 68154-2507

Legal Description

LOT 126 GRAYS WOODS

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	ADAIR HOLDINGS LLC	2010-08-03	13526/366	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	24,700	123,400	0	148,100

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

Taxable Value Credit	Name	Number	Info
Homestead	SHOLLEY, SHELLY	43845	

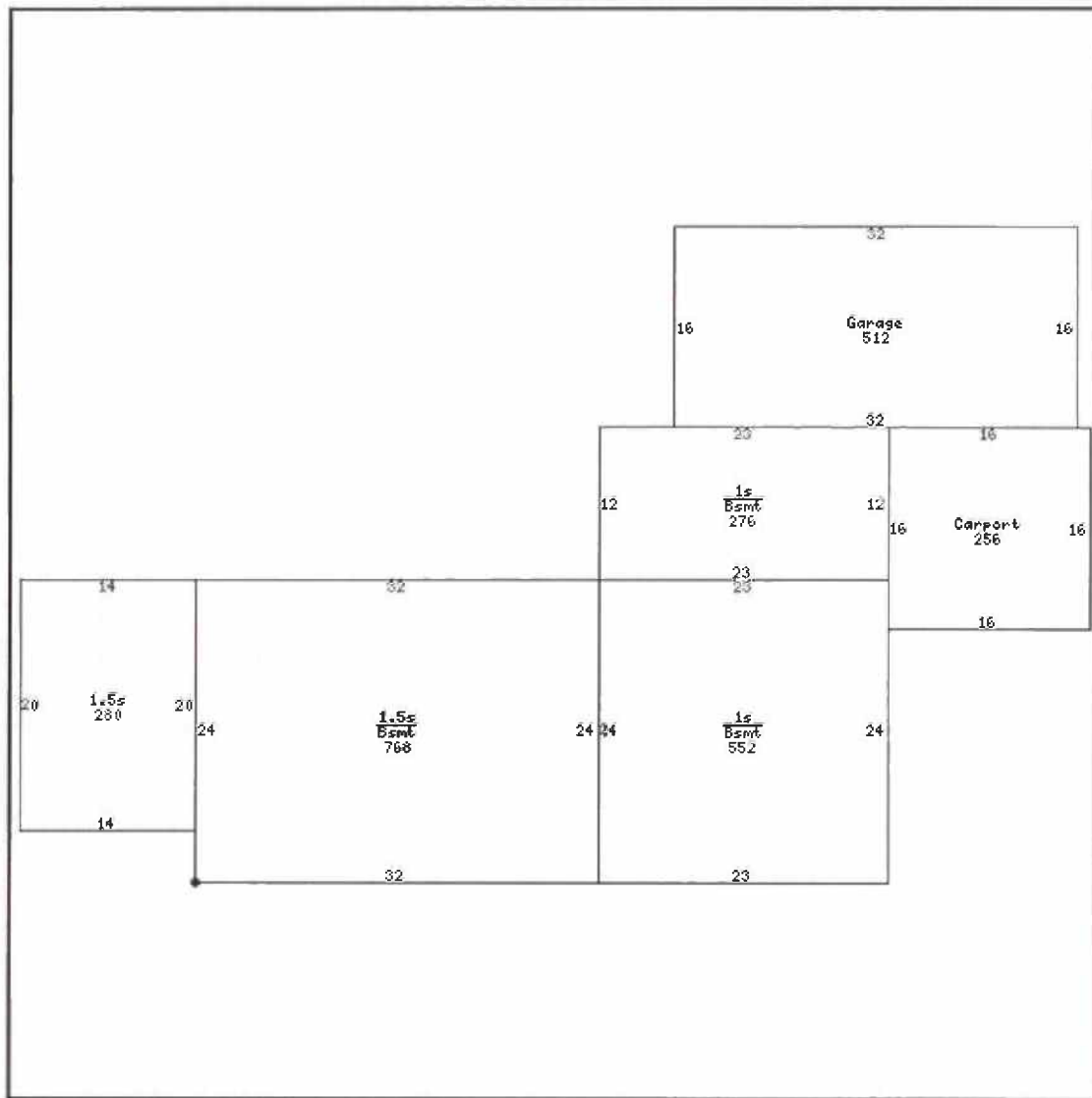
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

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

Land					
SQUARE FEET	38,095	ACRES	0.875	SHAPE	IR/Irregular
TOPOGRAPHY	N/Normal				

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	SH/1.5 Stories	BLDG STYLE	CC/Cape Cod
YEAR BUILT	1940	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	BN/Below Normal	TSFLA	2,579
MAIN LV AREA	1,876	UPPR LV AREA	703	ATT GAR AREA	512
BSMT AREA	1,596	CARPORT AREA	256	FOUNDATION	C/Concrete Block
EXT WALL TYP	MT/Metal Siding	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
BSMT GAR CAP	1	HEATING	A/Gas Forced Air	AIR COND	0
BATHROOMS	2	BEDROOMS	3	ROOMS	5

BDH IA



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DATA INT'L	SHOLLEY, SHELLY	1997-10-14	12,500	D/Deed	7746/320

Year	Type	Status	Application	Permit/Pickup Description
2002	P/Permit	CP/Complete	2000-11-07	AL/MISC
2002	P/Permit	CP/Complete	2000-05-19	AL/BATH
2001	P/Permit	PR/Partial	2000-11-07	AL/MISC
2001	P/Permit	PP/Pass/Partial	2000-05-19	AL/BATH
1996	U/Pickup	CP/Complete	1995-10-27	RV/REINSPECT
1991	P/Permit	CP/Complete	1990-06-04	New Garage
1991	P/Permit	CP/Complete	1990-06-04	Storage Shed

BDH IA

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2009	Board Action	Residential	Full	24,700	123,400	0	148,100
2009	Assessment Roll	Residential	Full	24,700	123,400	0	148,100
2007	Assessment Roll	Residential	Full	23,800	119,200	0	143,000
			Adj	23,800	61,000	0	84,800
2005	Assessment Roll	Residential	Full	20,300	75,600	0	95,900
			Adj	20,300	17,400	0	37,700
2004	Assessment Roll	Residential	Full	17,480	65,870	0	83,350
			Adj	17,480	7,670	0	25,150
2003	Assessment Roll	Residential	Full	17,480	65,870	0	83,350
2002	Assessment Roll	Residential	Full	18,730	61,840	0	80,570
2001	Assessment Roll	Residential	Full	18,730	23,640	0	42,370
1999	Assessment Roll	Residential	Full	11,040	2,760	0	13,800
1997	Board Action	Residential	Full	10,000	2,500	0	12,500
1997	Assessment Roll	Residential	Full	11,540	5,770	0	17,310
1996	Assessment Roll	Residential	Full	10,000	5,000	0	15,000
1995	Assessment Roll	Residential	Full	11,790	32,700	0	44,490
1993	Assessment Roll	Residential	Full	11,120	30,830	0	41,950
1991	Assessment Roll	Residential	Full	11,120	27,020	0	38,140
1990	Board Action	Residential	Full	11,120	24,180	0	35,300
1990	Assessment Roll	Residential	Full	11,120	28,080	0	39,200

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



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

BDH IA

DATE OF NOTICE: October 26, 2010

DATE OF INSPECTION: October 04, 2010

CASE NUMBER: COD2010-07089

PROPERTY ADDRESS: 3740 INDIANAPOLIS AVE

LEGAL DESCRIPTION: LOT 126 GRAYS WOODS

ADAIR HOLDINGS LLC

Title Holder

JOHN E WUNDER - REG. AGENT

610 CEDAR ST

MUSCATINE IA 52761

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. 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.

BDHIA

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.

Jim Nelson

(515) 283-4197



Nid Inspector

DATE MAILED: 10/26/2010

MAILED BY: JDH

Areas that need attention: 3740 INDIANAPOLIS AVE

Component: Plumbing System Requirement: Plumbing Permit Comments:	Defect: In poor repair Location:
Component: Electrical System Requirement: Electrical Permit Comments:	Defect: Flood Damage Location: Main Structure
Component: Exterior Walls Requirement: Building Permit Comments:	Defect: In poor repair Location: Main Structure
Component: 62 Requirement: Comments:	Defect: In poor repair Location: Main Structure
Component: Soffit/Facia/Trim Requirement: Comments:	Defect: Deteriorated Location: Main Structure
Component: Windows/Window Frames Requirement: Comments:	Defect: Deteriorated Location: Main Structure
Component: Exterior Doors/Jams Requirement: Comments:	Defect: In poor repair Location: Main Structure
Component: Accessory Buildings Requirement: Comments:	Defect: In poor repair Location: Main Structure

<p>Component: Exterior Walls</p> <p>Requirement:</p> <p>Comments:</p>	<p>Defect: Not impervious to weather</p> <p>Location: Main Structure BDH 1A</p>
<p>Component: Roof</p> <p>Requirement:</p> <p>Comments:</p>	<p>Defect: Excessive rot</p> <p>Location: Garage</p>
<p>Component: Exterior Doors/Jams</p> <p>Requirement:</p> <p>Comments:</p>	<p>Defect: In poor repair</p> <p>Location: Garage</p>
<p>Component: Shingles Flashing</p> <p>Requirement:</p> <p>Comments:</p>	<p>Defect: Deteriorated</p> <p>Location: Garage</p>

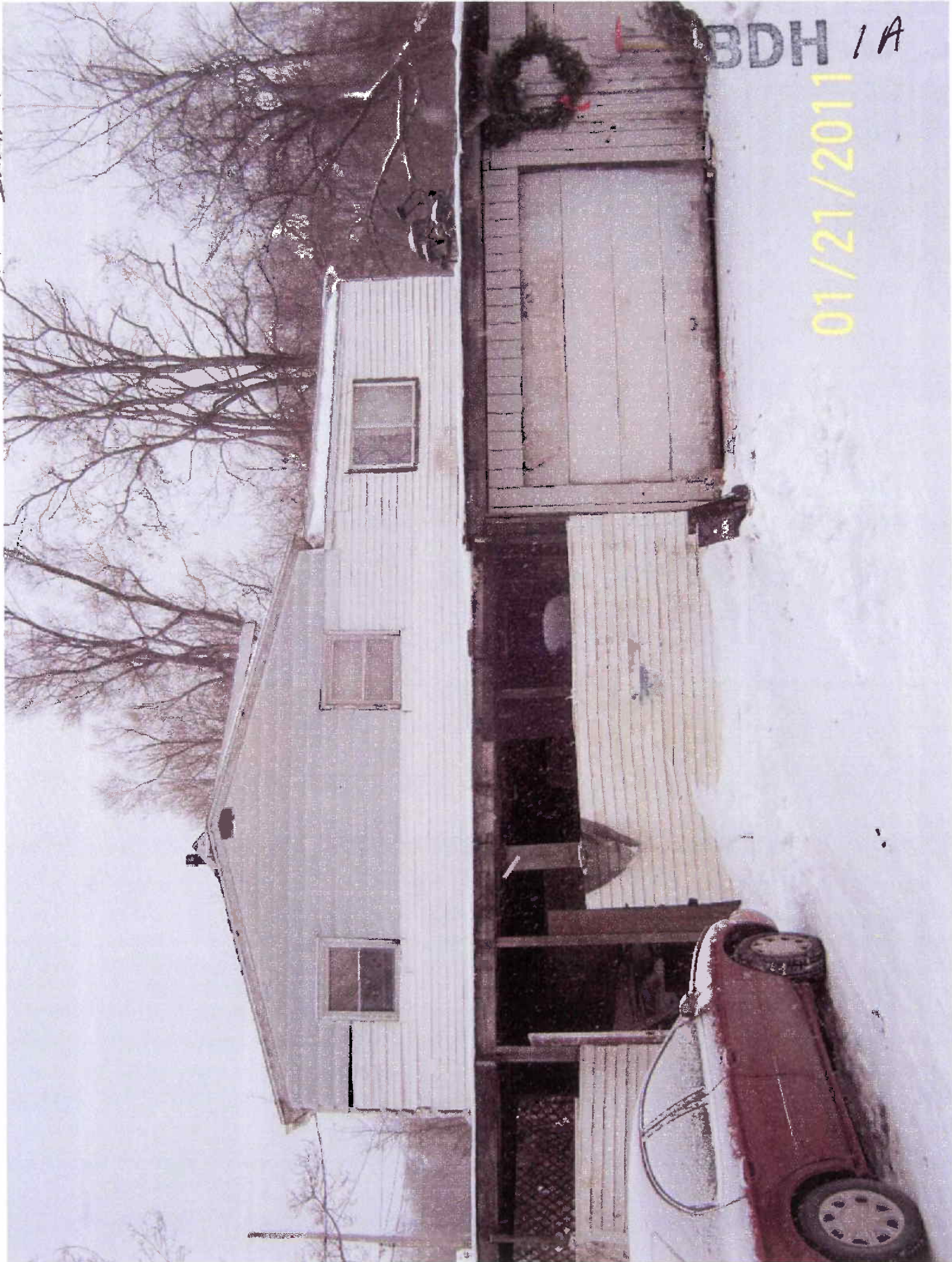
3740 Indiana road 4



BDH 1A

01/21/2011

3740 Inclineville



BDH 1A

01/21/2011

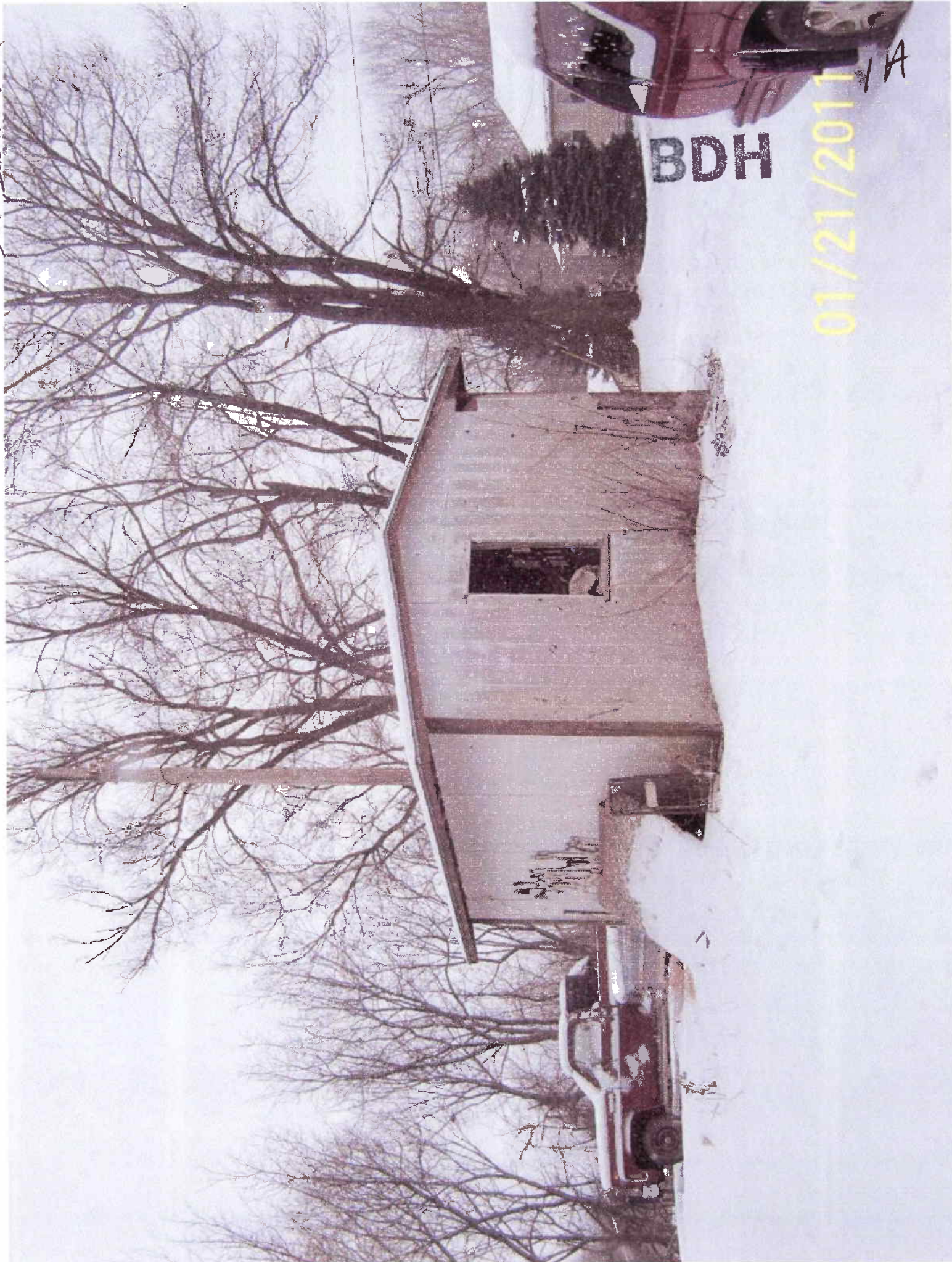
3740 Indianapolis



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