

Date February 13, 2012

WHEREAS, the property located at 1620 41st Street, 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 Clark E. Williams and Mortgage Holder ABN AMRO Mortgage Group, Inc. 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 nuisance.

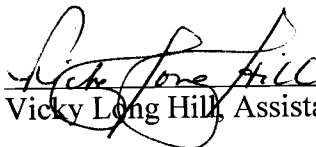
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure and garage structure on the real estate legally described as E 90F LT 11 & ALL LT 20 GRASTONE PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1620 41st Street, 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 owners 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		
_____ 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-10

DATE OF NOTICE: August 27, 2010

DATE OF INSPECTION: May 18, 2010

CASE NUMBER: COD2010-03448

PROPERTY ADDRESS: 1620 41ST ST

LEGAL DESCRIPTION: E 90F LT 11 & ALL LT 20 GRASTONE PLACE

CLARK E WILLIAMS
 Title Holder
 829 16TH ST
 WEST DES MOINES IA 50265

ABN AMRO MORTGAGE GROUP, INC
 Mortgage Holder
 CT CORP. SYS. REG. AGENT
 2222 GRAND AVE
 DES MOINES IA 50312

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.

Ed Leedom

(515) 283-4183


Nid Inspector

DATE MAILED: 8/27/2010

MAILED BY: TSY

Areas that need attention: 1620 41ST ST

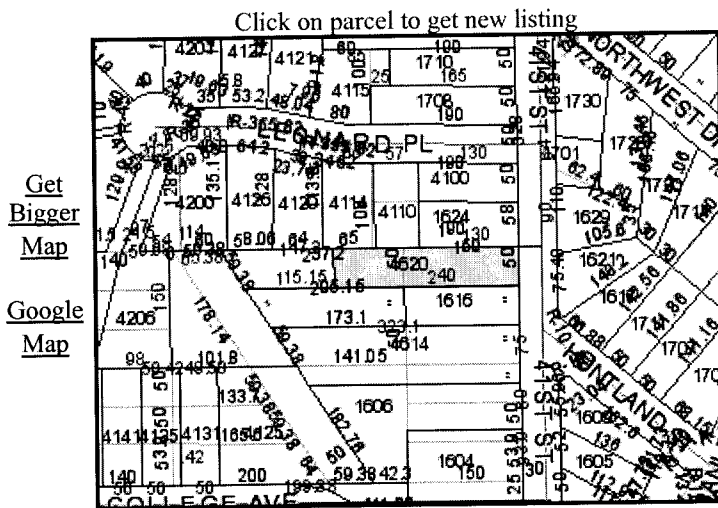
Component: Exterior Doors/Jams Requirement: Building Permit Comments: Door & header	Defect: Deteriorated Location: Garage
Component: Interior Walls /Ceiling Requirement: Comments:	Defect: Deteriorated Location: Garage
Component: Soffit/Facia/Trim Requirement: Comments:	Defect: Deteriorated Location: Garage
Component: Roof Requirement: Building Permit Comments: Sheathing & rafters	Defect: Deteriorated Location: Garage
Component: Roof Requirement: Comments:	Defect: Leaks Location: Main Structure
Component: Roof Requirement: Comments:	Defect: Leaks Location: Garage
Component: Roof Requirement: Building Permit Comments:	Defect: Holes or major defect Location: Main Structure

BDH-1C



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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
100/05671-002-000	7924-32-154-061	0788	DM59/Z	DES MOINES	<u>ACTIVE</u>
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1620 41ST ST			DES MOINES IA 50310-3922		



Approximate date of photo 11/22/2003

Mailing Address

CLARK E WILLIAMS
829 16TH ST
WEST DES MOINES, IA 50265-3432

Legal Description

E 90F LT 11 & ALL LT 20 GRASTONE PLACE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	WILLIAMS, CLARK E	1995-08-28	<u>7251/755</u>	97.60

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	31,800	58,900	0	90,700

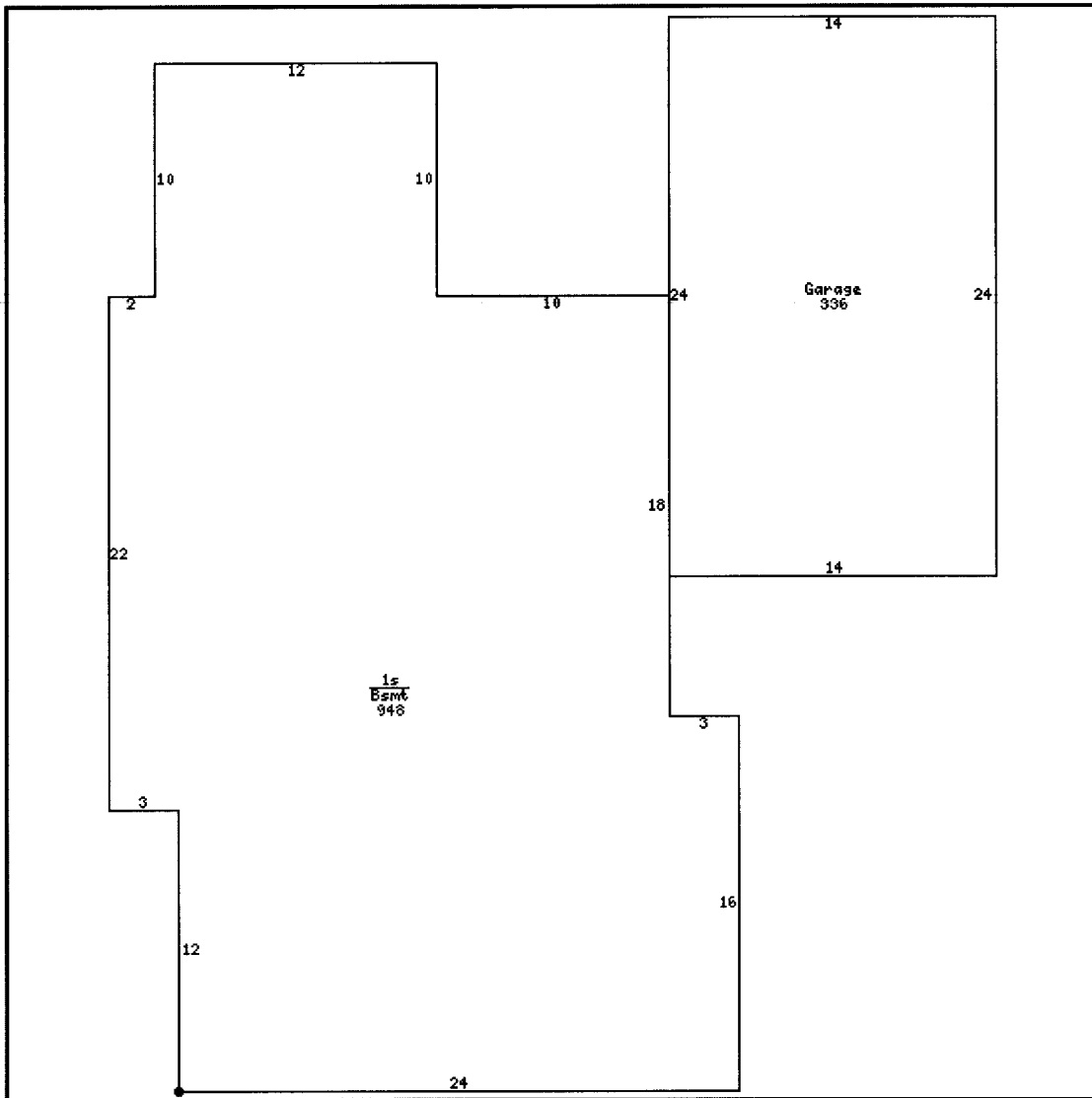
[Market Adjusted Cost Report](#) [Assessment Roll Notice](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

Zoning	Description	SF	Assessor Zoning
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R1-60	One Family, Low Density Residential District	Residential
Source: City of Des Moines Community Development Published: 2011-05-25 Contact: Planning and Urban Design 515 283-4200		

Land					
SQUARE FEET	12,000	FRONTAGE	50.0	DEPTH	240.0
ACRES	0.275	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1920	# FAMILIES	1	GRADE	4
GRADE ADJUST	-10	CONDITION	NM/Normal	TSFLA	948
MAIN LV AREA	948	ATT GAR AREA	336	BSMT AREA	948
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	100
BATHROOMS	1	BEDROOMS	2	ROOMS	5



Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Residential	Full	31,800	58,900	0	90,700
2009	<u>Assessment Roll</u>	Residential	Full	33,700	67,000	0	100,700
2007	<u>Assessment Roll</u>	Residential	Full	31,000	61,700	0	92,700
2005	<u>Assessment Roll</u>	Residential	Full	28,200	63,700	0	91,900
2003	<u>Assessment Roll</u>	Residential	Full	25,200	57,020	0	82,220
2001	<u>Assessment Roll</u>	Residential	Full	22,020	47,220	0	69,240
1999	Assessment Roll	Residential	Full	14,490	49,320	0	63,810
1997	Assessment Roll	Residential	Full	13,570	46,180	0	59,750
1996	Assessment Roll	Residential	Full	11,900	40,490	0	52,390
1996	Was Prior Year	Residential	Full	11,900	40,490	0	52,390

[email this page](#)

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Phone 515 286-3140 / Fax 515 286-3386
polkweb@assess.co.polk.ia.us*