

Date ..... April 23, 2012 .....

WHEREAS, the property located at 1400 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 Cloteal M. Carr, (Larry Carr, deceased) and the Mortgage Holder The Bank of New York Mellon Trust Company, N.A., as successor to JPMorgan Chase Bank N.A. as Trustee for RASC 2003KS4 were notified more than thirty days ago to repair or demolish the main 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 on the real estate legally described as LOT 46 FOREST PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1400 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 main 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



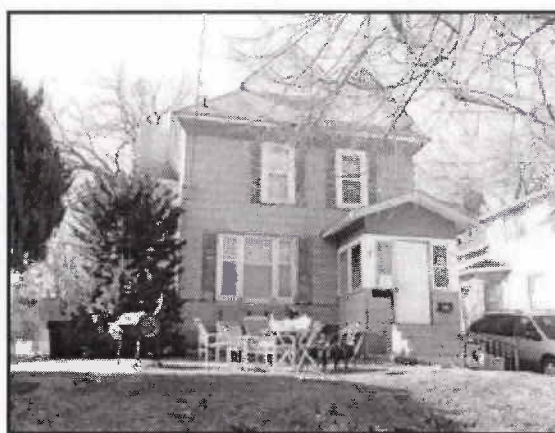
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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
080/02176-000-000	7924-34-155-011	0125	DM76/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1400 MONDAMIN AVE			DES MOINES IA 50314-1948		

Click on parcel to get new listing

Get Bigger Map

Google Map



Approximate date of photo 04/05/2006

**Mailing Address**

LARRY CARR  
 6000 CRESTON AVE UNIT C6 BLDG C  
 DES MOINES, IA 50321-1310

**Legal Description**

LOT 46 FOREST PARK

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	CARR, LARRY	1999-06-04	8232/460	
Title Holder #2	CARR, CLOTEAL M			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	7,700	45,600	0	53,300

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

**BDH** 1-B

Taxable Value Credit	Name	Number	Info
Homestead	<u>CARR, LARRY</u>	14000	
Military	<u>CARR, LARRY</u>	14001	Vietnam

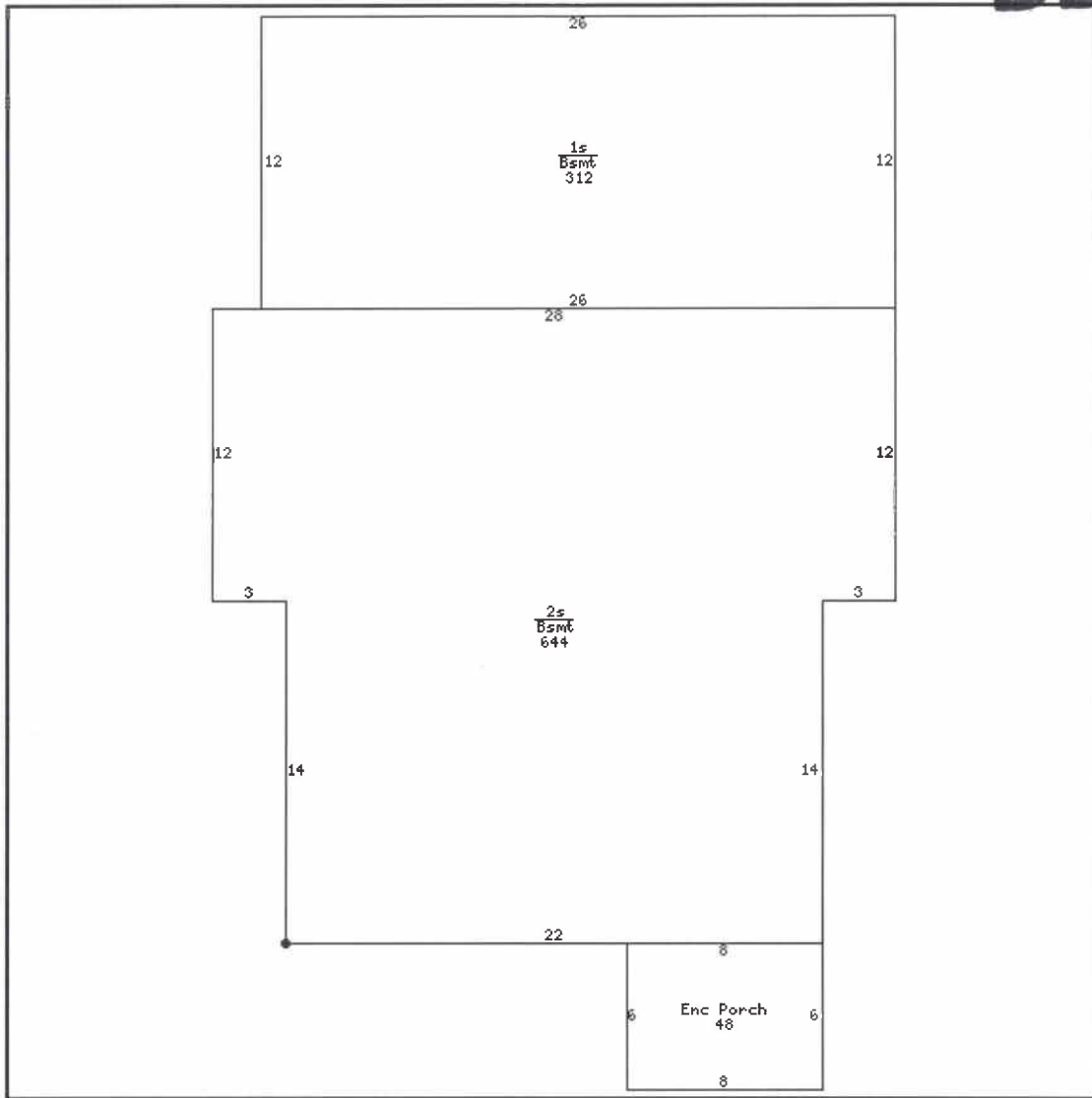
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
*Condition	Docket_no 14361		

**Source:** City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design 515 283-4200

Land					
<b>SQUARE FEET</b>	6,600	<b>FRONTAGE</b>	50.0	<b>DEPTH</b>	132.0
<b>ACRES</b>	0.152	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

Residence # 1					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	S2/2 Stories	<b>BLDG STYLE</b>	ET/Early 20s
<b>YEAR BUILT</b>	1910	<b># FAMILIES</b>	1	<b>GRADE</b>	4
<b>GRADE ADJUST</b>	+00	<b>CONDITION</b>	BN/Below Normal	<b>TSFLA</b>	1,600
<b>MAIN LV AREA</b>	956	<b>UPPR LV AREA</b>	644	<b>BSMT AREA</b>	956
<b>ENCL PORCH</b>	48	<b>FOUNDATION</b>	B/Brick	<b>EXT WALL TYP</b>	AS/Asbestos
<b>ROOF TYPE</b>	GB/Gable	<b>ROOF MATERL</b>	A/Asphalt Shingle	<b>HEATING</b>	A/Gas Forced Air
<b>AIR COND</b>	0	<b>BATHROOMS</b>	2	<b>BEDROOMS</b>	3
<b>ROOMS</b>	9				

**BDH 1-B**



Detached # 101					
<b>OCCUPANCY</b>	GAR/Garage	<b>CONSTR TYPE</b>	MA/Masonry	<b>MEASCODE</b>	D/Dimensions
<b>MEASURE1</b>	8	<b>MEASURE2</b>	24	<b>STORY HEIGHT</b>	1
<b>GRADE</b>	5	<b>YEAR BUILT</b>	1950	<b>CONDITION</b>	PR/Poor
<b>COMMENT</b>	EST. YR. BUILT				

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
PROCYK, EVA	CARR, LARRY	<u>1991-08-01</u>	15,000	C/Contract	6412/241

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Residential	Full	7,700	45,600	0	53,300

**BDH** 1-B

2009	<u>Assessment Roll</u>	Residential	Full	6,000	48,900	0	54,900
2007	<u>Assessment Roll</u>	Residential	Full	5,800	46,900	0	52,700
2005	<u>Assessment Roll</u>	Residential	Full	6,300	39,900	0	46,200
2003	<u>Assessment Roll</u>	Residential	Full	5,840	36,090	0	41,930
2001	<u>Assessment Roll</u>	Residential	Full	4,690	29,090	0	33,780
1999	Assessment Roll	Residential	Full	4,690	21,810	0	26,500
1997	Assessment Roll	Residential	Full	3,840	17,850	0	21,690
1995	Assessment Roll	Residential	Full	3,580	16,640	0	20,220
1989	Assessment Roll	Residential	Full	3,100	14,400	0	17,500

email this page

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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-B**

**DATE OF NOTICE: December 15, 2011**

**DATE OF INSPECTION: April 08, 2011**

**CASE NUMBER:** COD2011-01204

**PROPERTY ADDRESS:** 1400 MONDAMIN AVE

**LEGAL DESCRIPTION:** LOT 46 FOREST PARK

CLOTEAL M CARR & LARRY CARR  
Title Holder - LARRY CARR - DECEASED  
ADDRESS UNKNOWN

THE BANK OF NEW YORK MELLON  
Mortgage 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 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.

Mike F Lehman

(515) 283-4299



Nid Inspector

DATE MAILED: 12/15/2011

MAILED BY: TSY

**Areas that need attention:** 1400 MONDAMIN AVE

<b>Component:</b>	Air Conditioning	<b>Defect:</b>	Water Damage
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Basement
<b>Comments:</b>			
<b>Component:</b>	Ductwork	<b>Defect:</b>	Water Damage
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	
<b>Comments:</b>			
<b>Component:</b>	Electrical Lighting Fixtures	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Electrical Other Fixtures	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Exterior Doors/Jams	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Floor Joists/Beams	<b>Defect:</b>	Water Damage
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Basement
<b>Comments:</b>			
<b>Component:</b>	Floor Joists/Beams	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Unknown
<b>Comments:</b>			
<b>Component:</b>	Flooring	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance with International Building Code	<b>Location:</b>	Throughout
<b>Comments:</b>			



**BDH** 1-13

**Component:** Foundation  
**Requirement:** Building Perm.  
**Defect:** In poor repair  
**Location:** Basement  
**Comments:**

**Component:** Furnace  
**Requirement:** Mechanical Permit  
**Defect:** Water Damage  
**Location:** Basement  
**Comments:**

**Component:** Interior Stairway  
**Requirement:** Building Permit  
**Defect:** In poor repair  
**Location:** Basement  
**Comments:**

**Component:** Interior Walls /Ceiling  
**Requirement:** Building Permit  
**Defect:** In poor repair  
**Location:** Throughout  
**Comments:**

**Component:** Landings  
**Requirement:** Building Permit  
**Defect:** In poor repair  
**Location:** Basement  
**Comments:**

**Component:** Roof  
**Requirement:** Building Permit  
**Defect:** Holes or major defect  
**Location:** Throughout  
**Comments:**

**Component:** Shingles Flashing  
**Requirement:** Compliance with International Building Code  
**Defect:** In poor repair  
**Location:** Throughout  
**Comments:**

**Component:** Smoke Detectors  
**Requirement:** Compliance with International Building Code  
**Defect:** Not installed as required  
**Location:** Throughout  
**Comments:**

**Component:** Soffit/Facia/Trim  
**Requirement:** Building Permit  
**Defect:** Holes or major defect  
**Location:** Throughout  
**Comments:**

**Component:** Stairs/Stoop  
**Requirement:** Compliance with International Building Code  
**Comments:** North exterior.

**Defect:** In poor repair  
**Location:** Unknown

**BDH 1-B**

**Component:** Water Heater  
**Requirement:** Mechanical Permit  
**Comments:**

**Defect:** Water Damage  
**Location:** Basement

**Component:** Window Glazing/Paint  
**Requirement:** Compliance with International Building Code  
**Comments:**

**Defect:** Absence of paint  
**Location:** Throughout

**Component:** Windows/Window Frames  
**Requirement:** Compliance with International Building Code  
**Comments:**

**Defect:** In poor repair  
**Location:** Throughout

1400 NEWBAMIN NORTH & WEST EXTERIOR.



04/18/2012

1400 MONMOUTH SOUTH EXTERIOR.



BDH

04/18/2012

1400 MOUND AVE  
EAST EXTERIOR.



BDH

04/18/2012

1<sup>st</sup> FLOOR BEDROOM CEILING



BDH 1-B

04/07/2011

1st Floor Living Room Ceiling



BDH

04/07/2011

2<sup>nd</sup> Floor Bedroom Ceiling



BDH

04/07/2011