

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



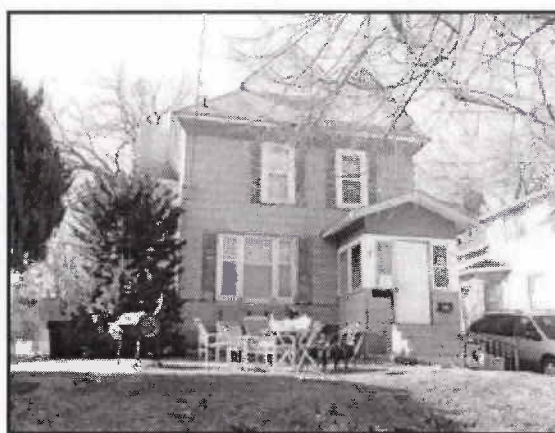
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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
080/02176-000-000	7924-34-155-011	0125	DM76/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode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

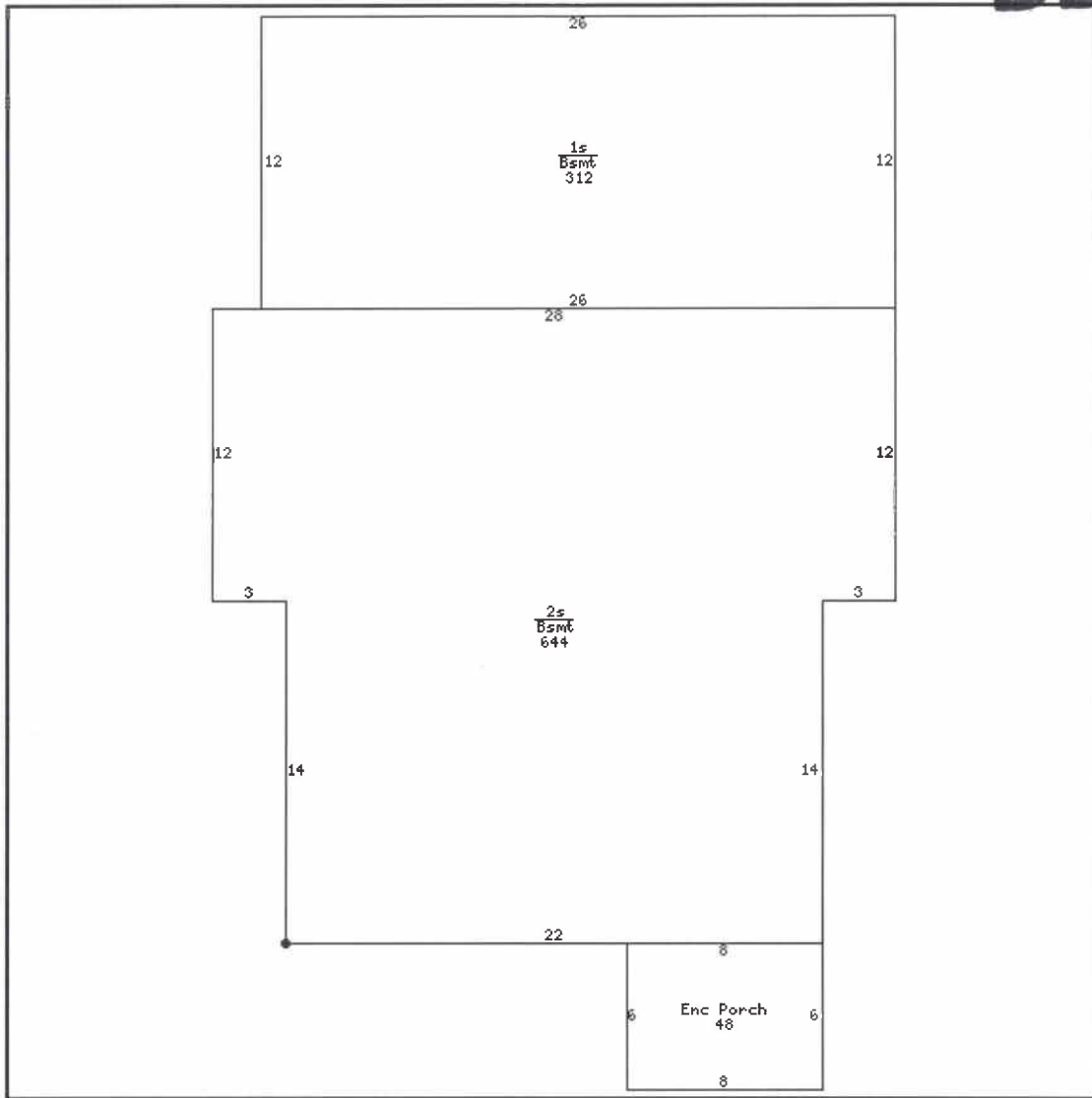
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
*Condition	Docket_no 14361		

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

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

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

BDH 1-B



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

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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



**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

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

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:

