

Date April 7, 2014

WHEREAS, the property located at 1524 Clark Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder Charles Stuewe was notified more than thirty days ago to repair or demolish the 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 structure on the real estate legally described as Lot 11 in Block 4, except the East 38 feet of the South 51.1 feet, in LAYMAN'S SECOND ADDITION TO NORTH DES MOINES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1524 Clark 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 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

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.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				

MOTION CARRIED APPROVED

Mayor

City Clerk



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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
080/03864-000-000	7924-34-302-002	0127	DM76/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1524 CLARK ST			DES MOINES IA 50314		

Click on parcel to get new listing

[Get Bigger Map](#)
[Google Map](#)



Approximate date of photo 07/11/2013

Mailing Address
CHARLES STUEWE 346 ORAN RD FARRAGUT, TN 37934-1821

Legal Description
-EX E 38 F S 51.1 F- LOT 11 BLK 4 LAYMANS 2ND ADD

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	STUEWE, CHARLES	2007-10-22	12418/152	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Commercial	Full	3,100	5,000	0	8,100

[Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

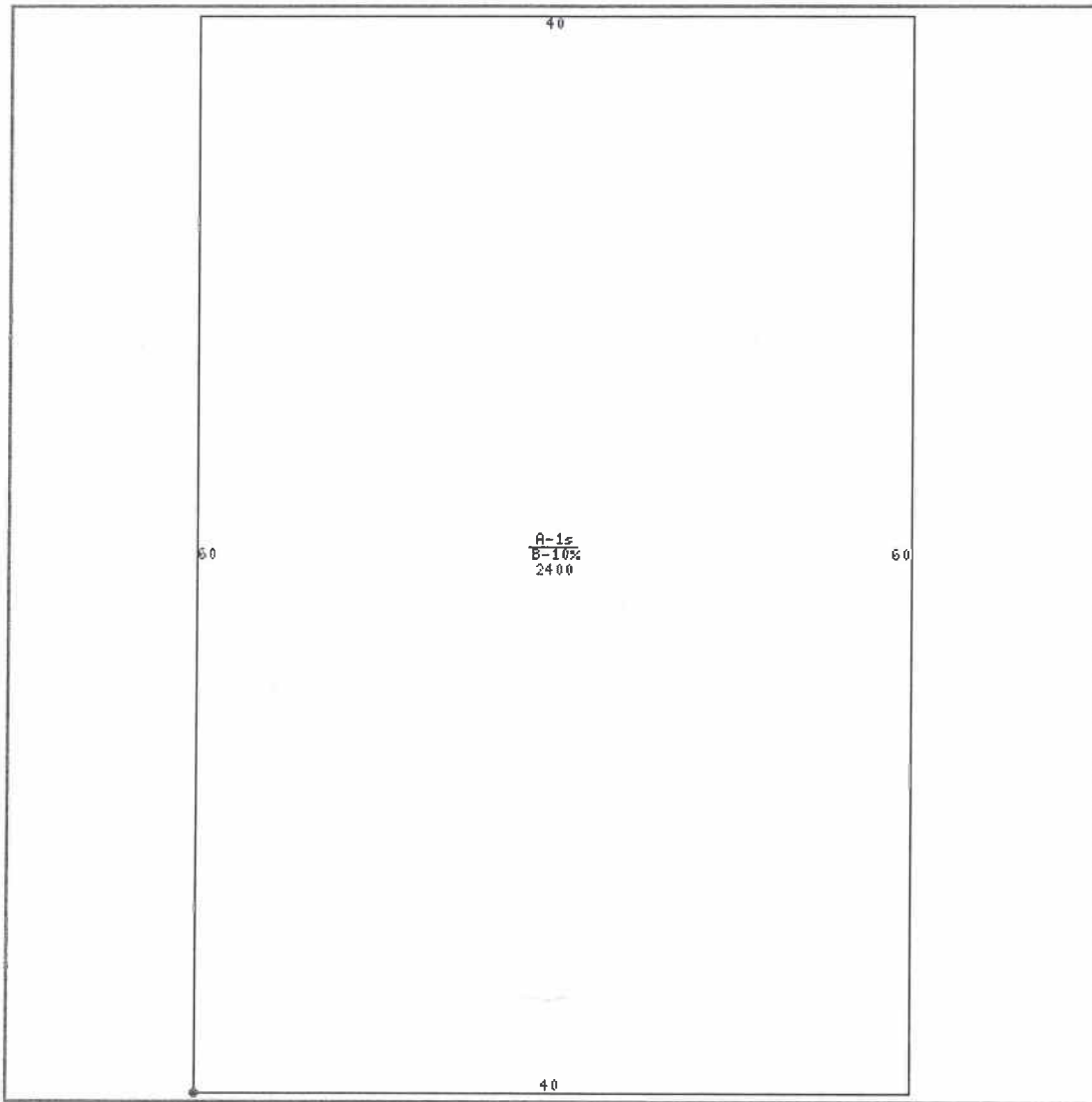
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

Source: City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design 515 283-4182

Land					
SQUARE FEET	4,558	ACRES	0.105	SHAPE	RC/Rectangle
TOPOGRAPHY	B/Blank				

Commercial Summary					
OCCUPANCY	46/Warehouse	WEIGHTED AGE	1921	STORY HEIGHT	1
LAND AREA	4,558	GROSS AREA	2,400	FINISH AREA	0
BSMT UNFIN	240	BSMT FINISH	0	NUMBER UNITS	0

Csection # 101					
SECT MULTIPL	1	OCCUPANCY	46/Warehouse	FOUNDATION	CN/Concrete
EXT WALL	CT/Concrete Block or Tile	BRK VEN	560	ROOF	G/Gable
ROOF MATERL	S/Shingle	WIRING	A/Adequate	PLUMBING	A/Adequate
TOTAL ST HT	1	FRAME TYPE	FR/Frame	FIREPRF CNST	N/No
BLDG CLASS	4/Frame, Concrete Blk, Tile, Tilt Up	TOT SCT AREA	2,640	GRND FL AREA	2,400
PERIMETER	200	GRADE	5	GRADE ADJUST	+00
YEAR BUILT	1921	CONDITION	PR/Poor		



Cgroup # 101 1					
USE CODE	320/Warehouse	BASE STORY	1	NUM STORIES	1
TOT GRP AREA	2,400	BASE FL AREA	2,400	HEATING	C/Central
AIR COND	N	EXHAUST SYS	N/No		

Cgroup # 101 2					
USE CODE	005/Basement Entire	NUM STORIES	1	TOT GRP AREA	240
BASE FL AREA	240	HEATING	N/None	AIR COND	N
EXHAUST SYS	N/No				

<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
SCISCO, JOHN	ROWE, GORDON N	2002-11-01	9,900	C/Contract	9425/656
HOLM, THEODORE J & TERRANCE T	SCISCO, JOHN	1996-03-05	8,500	D/Deed	7354/939

<u>Year</u>	<u>Type</u>	<u>Class</u>	<u>Kind</u>	<u>Land</u>	<u>Bldg</u>	<u>AgBd</u>	<u>Total</u>
2013	Assessment Roll	Commercial	Full	3,100	5,000	0	8,100
2011	Assessment Roll	Commercial	Full	3,100	5,000	0	8,100
2009	Assessment Roll	Commercial	Full	3,100	5,000	0	8,100
2007	Assessment Roll	Commercial	Full	3,100	5,800	0	8,900
2005	Assessment Roll	Commercial	Full	2,800	5,600	0	8,400
2003	Assessment Roll	Commercial	Full	2,400	5,200	0	7,600
2001	Assessment Roll	Commercial	Full	2,280	4,900	0	7,180
1999	Assessment Roll	Commercial	Full	3,700	4,900	0	8,600
1993	Assessment Roll	Commercial	Full	3,600	4,800	0	8,400
1993	Was Prior Year	Commercial	Full	3,420	4,580	0	8,000

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
PERMIT AND DEVELOPMENT CENTER
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF DES MOINES, IOWA**

BDH 1(A)

DATE OF NOTICE: September 19, 2013

DATE OF INSPECTION: July 30, 2013

CASE NUMBER: COD2013-04290

LEGAL INTEREST HOLDERS:	
Title Holder	CHARLES STUEWE 346 ORAN RD FARRAGUT, TN 37934-1821

PROPERTY ADDRESS: 1524 CLARK ST
LEGAL DESCRIPTION: -EX E 38 F S 51.1 F- LOT 11 BLK 4 LAYMANS 2ND ADD

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 structure currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the structure will be placarded as unsafe to occupy pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, the structure is to remain vacant and unoccupied until occupancy is authorized by this office. If the structure is occupied, it must be vacated immediately. In accordance with Chapter 26-277 of Des Moines Municipal code, this structure is deemed unsafe, and creates a public nuisance threatening to the health and safety of the public.

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. Permits must be obtained from this department prior to commencing any repairs or demolition. Inspections must be requested and approved in accordance with the code and our policies.

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. **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 an agreement voluntarily authorizing the City to do so. However, you will be responsible for all costs associated with the abatement of the public nuisance. The City may seek a personal judgment against you for the costs of removal and assess those costs against the property.

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 Permit and Development Center.

Should you have any questions, feel free to call. I can usually be reached between 8:00am and 9:00am, Monday through Friday.



Russell L. Legler
Building Inspector
Permit and Development Center
Ph: 515-283-4219

DATE MAILED: 9/19/2013

MAILED BY: RLL

Areas that need attention: 1524 CLARK ST

ID/Entered: 2013/09/16 15:36:57.9150	Complied:
Component: Electrical Service	Defect: Unknown
Requirement:	Location: Throughout
Comments: needs to meet code	

ID/Entered: 2013/09/16 15:32:57.5430	Complied:
Component: Exterior Walls	Defect: Major sagging
Requirement: Engineering Report	Location: Throughout
Comments:	

ID/Entered: 2013/09/16 15:40:44.6280	Complied:
Component: Mechanical System	Defect: Unknown
Requirement: Compliance with International Mechanical	Location: Throughout
Comments: needs to meet code	

ID/Entered: 2013/09/16 15:42:17.0560	Complied:
Component: Plumbing System	Defect: Unknown
Requirement: Plumbing Permit	Location: Throughout
Comments: needs to meet code	

ID/Entered: 2013/09/16 15:39:07.2710	Complied:
Component: Roof	Defect: Excessive rot
Requirement: Building Permit	Location: Throughout
Comments:	

1524 Clark Street



04/02/2014 12:49

1524 Clark Street



04/02/2014 12:50

BDH 1(A)

BDH 1(A)

1524 Clark St



04/02/2014 12:50

1524 Clark Str.



04/02/2014 12:48