



**Roll Call Number**

Agenda Item Number

41D

Date February 24, 2025

**ABATEMENT OF PUBLIC NUISANCE AT 3001 DEAN AVENUE**

WHEREAS, the property located at 3001 Dean 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, George M. Clayton, was notified more than thirty days ago to repair or demolish the main 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:

The main structure on the real estate legally described as commencing at a point 33 feet East and 40 feet South of the Northwest corner of the Southwest Quarter (SW ¼) of Section 6, Township 78 North, Range 23, West of the 5<sup>th</sup> Prime Meridian Iowa which said point is 50 feet West of the Northwest corner of Lot Eight (8) MATHIS ADDITION (said a subdivision of the North 482 feet of Lot Seven (7) of the Official Plat of the Southwest Quarter (SW ¼) of said Section 6, except a parcel 83 by 160 feet in the Northwest corner of said Lot Seven (7); thence East 50 feet, thence South 123 feet to the alley, thence West 50 feet along North line of said alley to the East line of E 30<sup>th</sup> Street and thence North 123 feet to the place of beginning, all now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3001 Dean 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(s) 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.  
Second by \_\_\_\_\_

FORM APPROVED:

Reagan Peterson  
Reagan E. Peterson, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

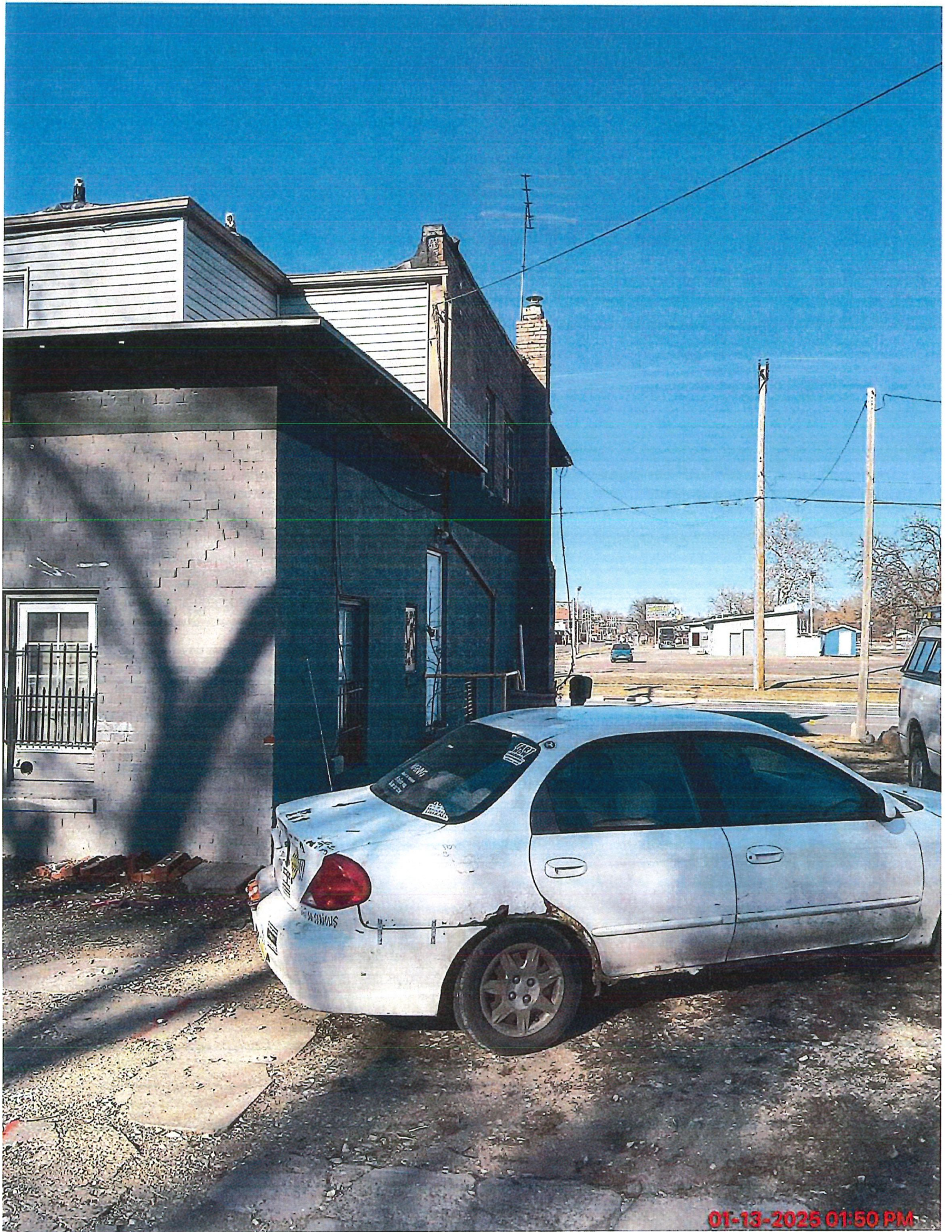
**CERTIFICATE**

I, Laura Baumgartner, 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.

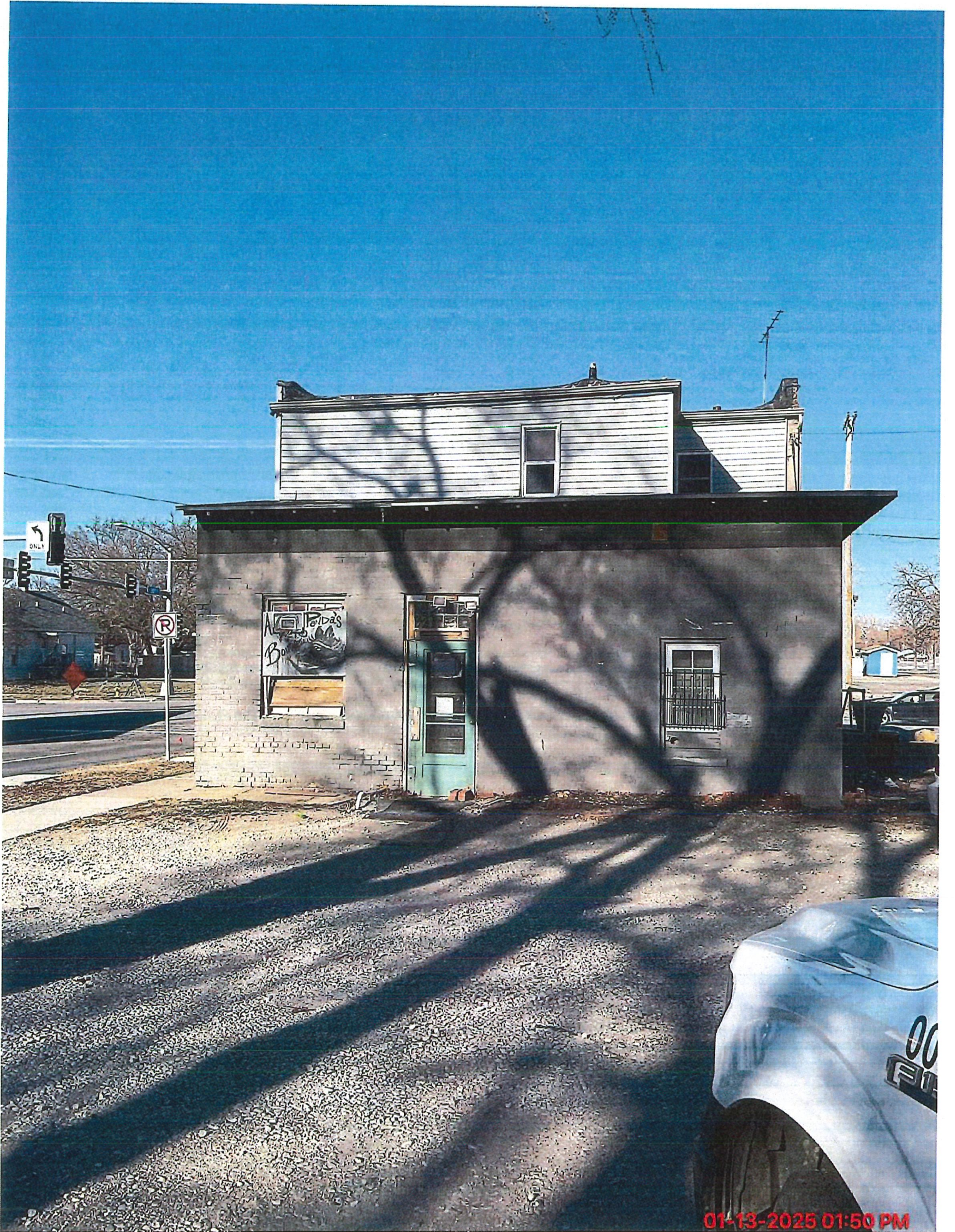
\_\_\_\_\_ City Clerk





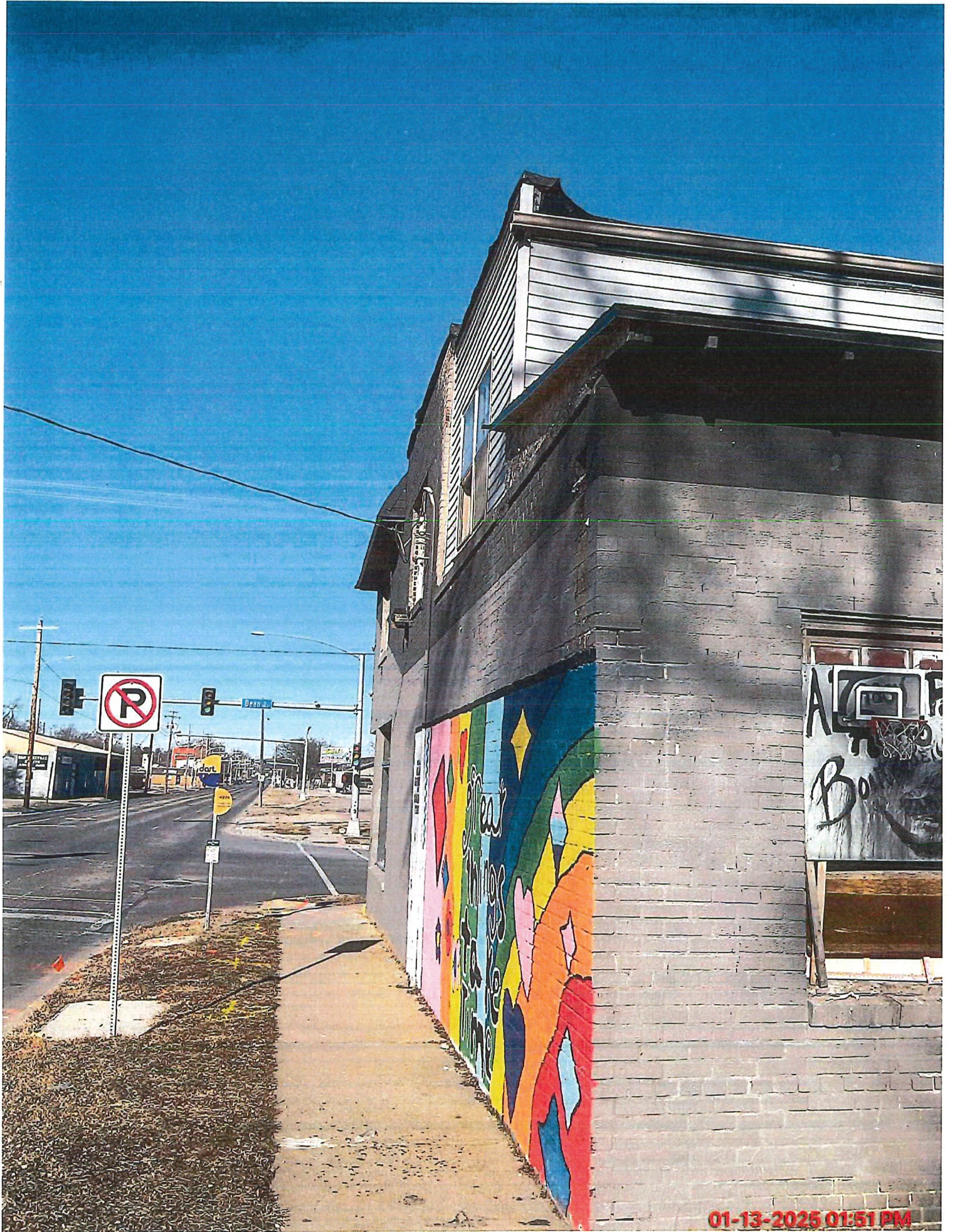
01-13-2025 01:50 PM





01-13-2025 01:50 PM





01-13-2025 01:51 PM



# Polk County Assessor

111 Court Avenue #195  
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386  
[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)

Location					
Address	3001 DEAN AVE				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	050/04163-001-000	Geoparcels	7823-06-301-001	Status	<u>Active</u>
School	Des Moines	Nbhd/Pocket	DM19/Z	Tax Authority Group	DEM-C-DEM-770131
Submarket	Northeast Des Moines	Appraiser	Bob Powers, ICA 515-286-3828		

**Map and Current Photos - 1 Record**

Use Cyclomedia Panorama -

**Click on parcel to get a new listing**

[Bigger Map](#) [County GIS](#) [Auditor](#)  
[Google Map](#) [Pictometry](#)

**Photo Processed on photodate=2024-04-01 label=a**

782306301001 4/9/2024

[Historical Photos](#)

Ownership - 1 Record				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	CLAYTON, GEORGE M	2003-03-07	<u>9678/901</u>
<b>Legal Links For Subdivisions, Condominiums, and Plats of Survey</b>				
<a href="#">MATHIS' ADDITION</a> <a href="#">OFFICIAL PLAT OF SW 1/4 SEC 6</a>				
<b>Legal Description and Mailing Address</b>				
W 50F LOT 8 MATHIS ADDITION; AND BEG 33F E & 40F S OF NW COR THN E 50F S 120F W 50F N 120F TO POB LT 7 OP SW 1/4 SEC 6-78-23			GEORGE M CLAYTON 14455 UNIVERSITY AVE WAUKEE, IA 50263-8100	

Current Values					
Type	Class	Kind	Land	Bldg	Total
2024 Value	<b>Total Value</b>	Full	\$24,800	\$100,900	\$125,700
	Commercial	Full	\$18,360	\$65,840	\$84,200
	Residential 3+	Full	\$6,440	\$35,060	\$41,500

[Unadjusted Cost Report](#)

Auditor Adjustments to Value		
Category	Name	Information



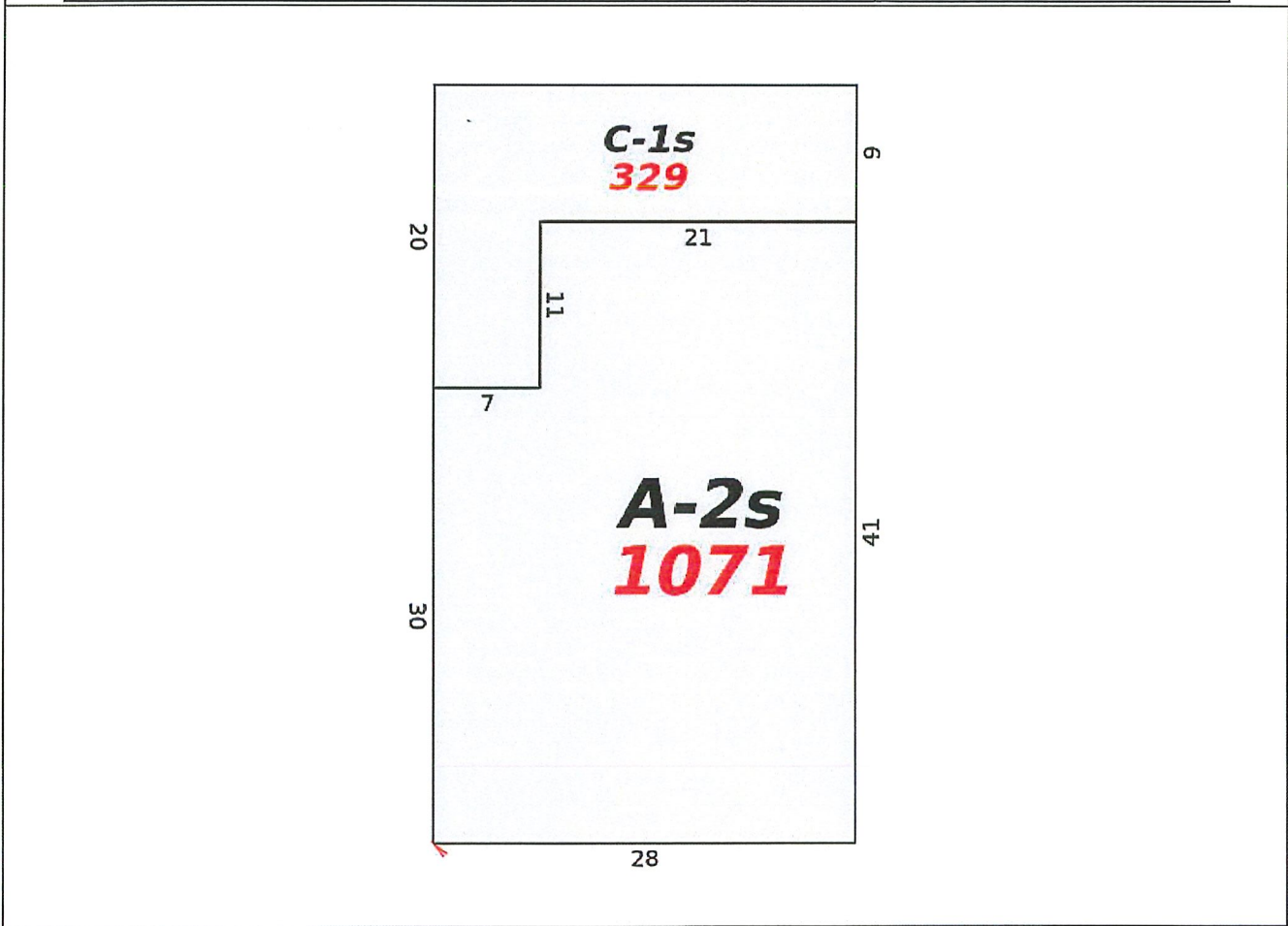
<b>Category</b>		<b>Name</b>		<b>Information</b>	
<u>2024 Business Property Assessment Limitation</u>		CLAYTON GEORGE M		Names and Unit Determination as of July 1, 2024	
<b>Zoning - 1 Record</b>					
<b>Zoning</b>	<b>Description</b>		<b>SF</b>	<b>Assessor Zoning</b>	
MX1	MX1 Mixed Use District				
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
<b>Land</b>					
<b>Square Feet</b>	6,150	<b>Acres</b>	0.141	<b>Frontage</b>	50
<b>Depth</b>	123	<b>Topography</b>	Blank	<b>Shape</b>	Rectangle
<b>Vacancy</b>	Blank	<b>Unbuildable</b>	Blank		

<b>Commercial Summary</b>					
<b>Occupancy</b>	Retail & Apartment	<b>Age, Weighted</b>	1920	<b>Total Story Height</b>	2
<b>Land Area</b>	6,150	<b>Gross Area</b>	2,471	<b>Finished Area</b>	2,471
<b>Unfinished Bsmt Area</b>	1,400	<b>Finished Bsmt Area</b>	0	<b>Number of Units</b>	1
<b>Primary Group</b>	Retail Small	<b>Percent Primary Group</b>	36.17	<b>Secondary Group</b>	Apartment
<b>Percent Secondary Group</b>	27.67	<b>Grade, Weighted</b>	4/4	<b>Bldg Class, Weighted</b>	2/Brick or Masonry
<b>Condition, Weighted</b>	BN/Below Normal	<b>Ground Floor Area</b>	1,400	<b>Perimeter</b>	156

<b>Commercial Sections - 1 Record</b>					
<b>Commercial Section #id=101</b>					
<b>Occupant</b>	FLEA MARKET AND APARTMENT				
<b>Section Multiplier</b>	1	<b>Occupancy</b>	Retail & Apartment	<b>Foundation</b>	Concrete
<b>Submerged</b>	No	<b>Exterior Wall</b>	Brick on Masonry	<b>Insulation</b>	Yes
<b>Roof</b>	Flat	<b>Roof Material</b>	Built-up	<b>Wiring</b>	Adequate
<b>Plumbing</b>	Adequate	<b>Total Story Height</b>	2	<b>Frame Type</b>	Frame
<b>Fireproof Construction</b>	No	<b>Bldg Class</b>	Brick or Masonry	<b>Total Section Area</b>	3,871
<b>Ground Floor Area</b>	1,400	<b>Perimeter</b>	156	<b>Grade</b>	4-10
<b>Year Built</b>	1920	<b>Condition</b>	Below Normal		



Commercial Groups - 3 Records					
Commercial Group #id=101 sid=1					
Use Code	Retail Small	Base Story	1	Number Stories	1
Total Group Area	1,400	Base Floor Area	1,400	Wall Height	10
Heating	Central	Air Conditioning	None	Exhaust System	No
Commercial Group #id=101 sid=2					
Use Code	Apartment	Base Story	2	Number Stories	1
Total Group Area	1,071	Base Floor Area	1,071	Number Units	1
Wall Height	9	Heating	Central	Air Conditioning	None
Exhaust System	No				
Comment	1-2BDRM APT				
Commercial Group #id=101 sid=3					
Use Code	Basement Entire	Number Stories	1	Total Group Area	1,400
Base Floor Area	1,400	Wall Height	8	Heating	None
Air Conditioning	None	Exhaust System	No		



Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DAMERVILLE, MICHAEL D SR & JANET S	CLAYTON, GEORGE M	<a href="#">2003-03-03</a>	\$70,000	Deed	<a href="#">9678/901</a>
BURCH, JOHN L	DAMERVILLE, MICHAEL D SR	<a href="#">1999-11-18</a>	\$70,000	Deed	<a href="#">8375/522</a>

Permits - 2 Records



Year	Type	Permit Status	Application	Reason	Reason1
2019	Permit	No Add	2018-03-14	Alterations	BATH
2015	Pickup	No Add	2014-09-17	Review	DUAL CLASS

## Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	<a href="#">Assessment Roll</a>	<b>Total Value</b>	Full	\$24,800	\$100,900	\$125,700
		Multi-Residential	Full	\$6,440	\$35,060	\$41,500
		Commercial	Full	\$18,360	\$65,840	\$84,200
2021	<a href="#">Assessment Roll</a>	<b>Total Value</b>	Full	\$20,800	\$83,400	\$104,200
		Commercial	Full	\$15,400	\$55,100	\$70,500
		Multi-Residential	Full	\$5,400	\$28,300	\$33,700
2019	<a href="#">Assessment Roll</a>	<b>Total Value</b>	Full	\$18,900	\$77,100	\$96,000
		Multi-Residential	Full	\$4,910	\$22,690	\$27,600
		Commercial	Full	\$13,990	\$54,410	\$68,400
2017	<a href="#">Assessment Roll</a>	<b>Total Value</b>	Full	\$18,900	\$68,000	\$86,900
		Multi-Residential	Full	\$4,910	\$17,990	\$22,900
		Commercial	Full	\$13,990	\$50,010	\$64,000
2015	<a href="#">Assessment Roll</a>	<b>Total Value</b>	Full	\$15,700	\$63,800	\$79,500
		Commercial	Full	\$11,620	\$47,210	\$58,830
		Multi-Residential	Full	\$4,080	\$16,590	\$20,670
2013	<a href="#">Assessment Roll</a>	Commercial	Full	\$15,700	\$58,800	\$74,500
2011	<a href="#">Assessment Roll</a>	Commercial	Full	\$15,700	\$58,800	\$74,500
2009	<a href="#">Assessment Roll</a>	Commercial	Full	\$15,700	\$62,800	\$78,500
2007	<a href="#">Assessment Roll</a>	Commercial	Full	\$15,700	\$62,800	\$78,500
2005	<a href="#">Assessment Roll</a>	Commercial	Full	\$15,000	\$61,000	\$76,000
2003	<a href="#">Assessment Roll</a>	Commercial	Full	\$13,000	\$57,000	\$70,000
2001	<a href="#">Assessment Roll</a>	Commercial	Full	\$12,300	\$38,400	\$50,700
1999	Assessment Roll	Commercial	Full	\$13,800	\$38,400	\$52,200
1997	Assessment Roll	Commercial	Full	\$13,400	\$37,300	\$50,700
1997	Was Prior Year	Commercial	Full	\$13,400	\$37,300	\$50,700





**City of Des Moines**  
 400 Robert D. Ray Drive  
 Des Moines, IA 50309

<b>Case Number: NUIS-2024-000230</b>	
<b>Notice of Violation</b>	<b>Case Type: Public Nuisance</b>
	<b>Case Opened: 09/27/2024</b>
	<b>Date of Notice: 09/30/2024</b>
<b>Date of Inspection: 09/30/2024</b>	

GEORGE M CLAYTON  
 14455 UNIVERSITY AVE  
 WAUKEE IA 50263

Address of Property: **3001 DEAN AVE, DES MOINES IA 50317**  
 Parcel Number: **782306301001**

Legal Description: **W 50F LOT 8 MATHIS ADDITION; AND BEG 33F E & 40F S OF NW COR THN E 50F S 120F W 50F N 120F TO POB LT 7 OP SW 1/4 SEC 6-78-23**

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

**VIOLATION(S)**

<b>Violation</b>	<b>Corrective Action</b>	<b>Compliance Due Date</b>
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Violation	Corrective Action	Compliance Due Date
<p><b>60-191 - Vacation and Abatement</b>            Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.</p>	Vacate the structure.	11/08/2024
<p><b>60-192(17) - Unsafe and Dangerous Structure or Premise</b>            Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.</p>	Repair or replace all deficient roof components to provide a sound, weathertight condition that provides positive drainage. All work must be done in a workmanlike manner with all required permits. The entire roof system of the structure must be repaired.	11/12/2024
<p><b>60-194 - Defacing and Removing Placard</b>            No person shall deface or remove the placard, except as authorized by the administrator.</p>	Replace or restore defaced or removed placard.	11/08/2024

If not occupied, 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**. 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 may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.



**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.** Should you have any questions regarding permits, contact the Permit and Development Center at (515) 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 over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

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

Thank you for your help,

Respectfully,



Scott Clauson  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
Desk 515-283-4120 / Mobile 515-669-8231  
SAClauson@dmgov.org