

March 6, 2006

Date.....

RESOLUTION APPROVING TAX ABATEMENT APPLICATION FOR THE
ADDITIONAL VALUE ADDED BY IMPROVEMENTS MADE DURING 2004
TO 3430 SOUTH UNION STREET

WHEREAS, the Iowa Urban Revitalization Act, Chapter 404, Code of Iowa (the "Act"), provides for partial exemption from property tax for the actual value added by improvements to property located in a designated Urban Revitalization Area which are consistent with the Urban Revitalization Plan for such Area; and

WHEREAS, the Act provides that persons making improvements must apply to the City Council for tax abatement, and the City Council shall approve the application by resolution, subject to review by the County Assessor, if it finds (a) the project is located in a designated Urban Revitalization Area; (b) the project is in conformance with the Urban Revitalization Plan for such area; and (c) the improvements were made during the time the area was so designated; and

WHEREAS, pursuant to the Act, the Des Moines City Council passed Ordinance No. 11,026 designating the entire area within the corporate boundaries of the City of Des Moines on July 6, 1987, as a revitalization area (the "City-wide Urban Revitalization Area"); and

WHEREAS, on September 28, 1987, by Roll Call No. 87-4009, the Des Moines City Council approved the Urban Revitalization Plan for the City-wide Urban Revitalization Area which Plan, among other things, specifies the types of improvements eligible for tax abatement; and

WHEREAS, the attached application is for value added by eligible improvements made to property at 3430 South Union during calendar year 2004; and the application was submitted after February 1, 2006, due to a misunderstanding of the filing deadline caused by a language barrier; and

WHEREAS, the attached application has been received, reviewed and recommended for approval by City staff.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that:

- 1) The attached application for tax abatement for improvements to the property at 3430 South Union is hereby received.

(continued)

Date..... March 6, 2006

- 2) The following findings are hereby adopted:
 - a) The attached application was filed after February 1, 2006, for an improvement completed in calendar year 2004.
 - b) The attached application is for a project located in the City-wide Urban Revitalization Area.
 - c) The project is in conformance with the Urban Revitalization Plan for the City-wide Urban Revitalization Area.
 - c) The improvements described in the application were made during the time the City-wide Urban Revitalization Area was so designated.

- 3) The attached application is approved subject to review by the County Assessor under Section 404.5 of the Act, for exemption according to the schedule noted on the application.

- 4) The City Clerk shall forward a certified copy of this resolution and the attached application to the County Assessor.

(Council Communication No. 06- 117)

MOVED by _____ to adopt, and to request that the County Assessor process the application as if the application had been received on February 1, 2006.

FORM APPROVED:


 Roger K. Brown
 Assistant City Attorney

Attachment: Application for 3430 South Union Street

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BROOKS				
COLEMAN				
HENSLEY				
MAHAFFEY				
KIERNAN				
VLASSIS				
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

ORIGINAL

APPLICATION FOR TAX ABATEMENT UNDER THE DES MOINES CITY-WIDE URBAN REVITALIZATION PLAN

This application must be filed with the City by the 1st Working Day in February

ADDRESS OF PROPERTY 3430 S Union Des Moines IA 50315

LEGAL DESCRIPTION OF PROPERTY See Attached

TITLE HOLDER OR CONTRACT BUYERS MIGUEL YANQUI

ADDRESS OF OWNER (IF DIFFERENT THAN ABOVE)

PHONE NUMBER HOME 515-288-2864 WORK 515-288-1547

PROPOSED PROPERTY USE WILL THE PROPERTY BE? RESIDENTIAL RENTAL COMMERCIAL OWNER OCCUPIED INDUSTRIAL (CIRCLE ONE) (CIRCLE ONE) (CIRCLE ONE)

WILL THE PROPERTY BE SERVED BY CITY SEWER? YES NO SPECIFY IMPROVEMENTS NEW SIBB FAMILY DWELLING

ESTIMATED OR ACTUAL DATE OF COMPLETION Dec 2004

ESTIMATED OR ACTUAL COST OF IMPROVEMENTS \$125,000

TAX EXEMPTIONS SCHEDULE 1 2 3 4A 4B (CIRCLE ONE) (SEE REVERSE SIDE FOR APPLICABLE TAX SCHEDULES) FEB 1 2006

IF RESIDENTIAL RENTAL PROPERTY, COMPLETE THE FOLLOWING NUMBER OF UNITS

TENANTS OCCUPYING THE BUILDING WHEN PURCHASED (OR PRESENT TENANTS IF UNKNOWN)/DATE OF TENANT OCCUPANCY/RELOCATION BENEFITS RECEIVED BY ELIGIBLE TENANTS/ATTACH LIST OF BUILDINGS BEING DEMOLISHED, IF ANY (TO BE CONTINUED ON A SEPARATE PAGE IF NECESSARY)

Table with columns: TENANT, DATE OF OCCUPANCY, RELOCATION BENEFITS

I Certify That the above statements are true to the best of my knowledge.

SIGNATURE Miguel Yanqui DATE 1 FEB 06

FOR AGENCY USE ONLY THE ABOVE APPLICATION IS/IS NOT IN COMPLIANCE WITH REQUIREMENTS OF THE CITY-WIDE URBAN REVITALIZATION PLAN. CONSTRUCTION PERMIT NO. (S) 042003-00448 DATE ISSUED 10/17/04 COMMUNITY DEVELOPMENT DEPARTMENT DATE 3/26/06

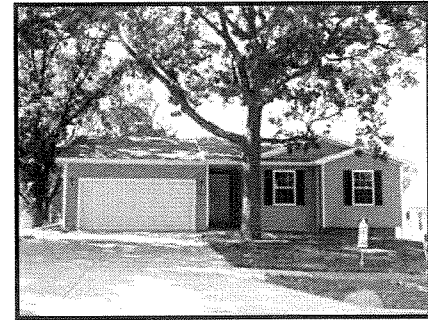
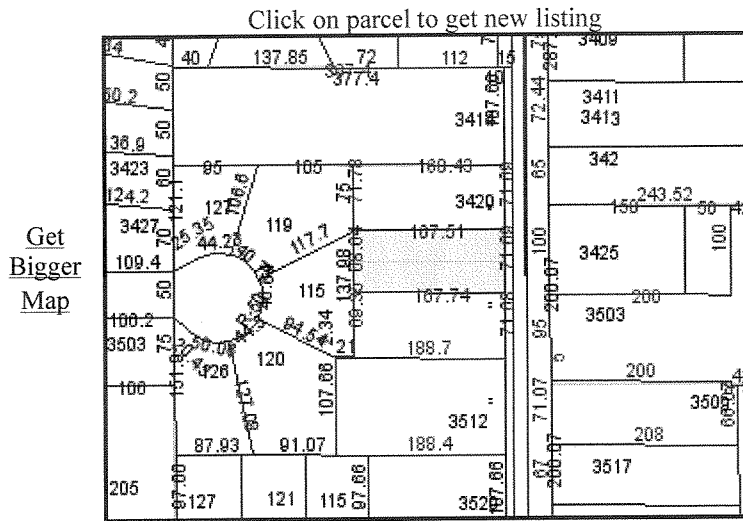
WHEN COMPLETED RETURN TO: TAX ABATEMENT, PERMIT AND DEVELOPMENT CENTER 602 ROBERT D. RAY DR. (FORMERLY E. 1ST STREET), DES MOINES, IA 50309

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[Home] [General Query] [Legal Query] [HomeOwner Query] [Book/Page Query] [Commercial Query] [Res Sales Query] [Comm Sales Query] [Help]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
010/00436-004-000	7824-21-228-048	0602	DM27/B	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
3430 SOUTH UNION ST			DES MOINES IA 50315		



Approximate date of photo 09/15/2004

Mailing Address

MIGUEL A YANQUI
 3430 SOUTH UNION ST
 DES MOINES, IA 50315-7757

Legal Description

PAR B BK 9114 PG 444 COM 71.69F S NE COR LT 9 THN W 167.51F S 68.64F E 167.74F N 71.69F
 TO POB LOTS 9 & 10 BROOKMONT ACRES

Ownership	Name	Transfer	Book/Page	RevStamps
Title Holder #1	YANQUI, MIGUEL A	12/03/2004	10848/768	236.00
Title Holder #2	YANQUI, JULIA			

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Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	20,500	126,200	0	146,700
Market Adjusted Cost Report Assessment Roll Notice Estimate Taxes Polk County Treasurer Tax Information Pay Taxes						

Taxable Value Credit	Name	Number	Info
Pending Homestead	YANQUI, JULIA	174523	

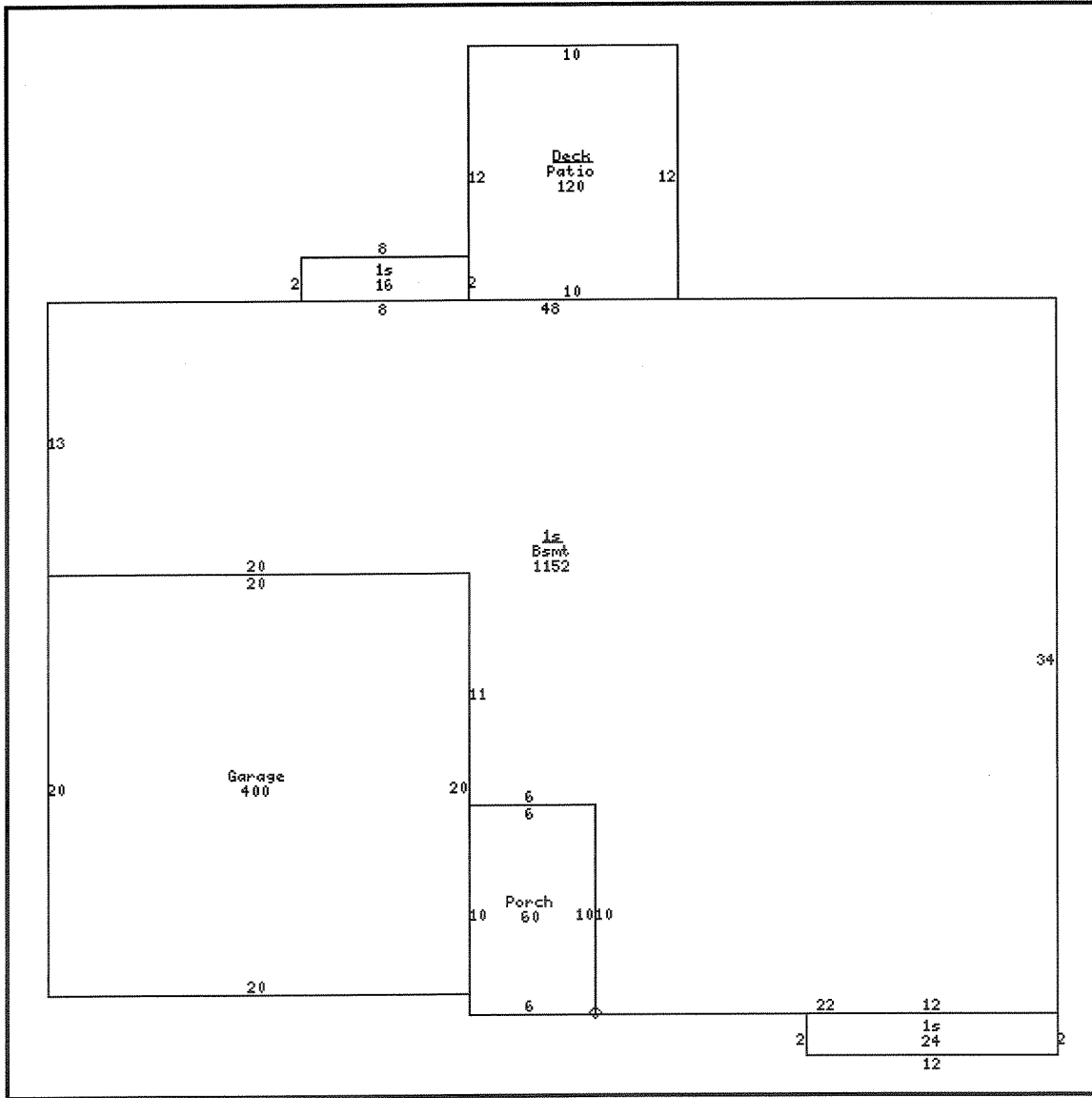
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District	12018	Residential

Source: City of Des Moines Community Development **Published:** 09/19/2005 **Contact:** Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	12,018	ACRES	0.2760	SHAPE	RT/Rectangular
TOPOGRAPHY	N/Normal				

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	RN/Ranch
YEAR BUILT	2003	# FAMILIES	1	GRADE	3
GRADE ADJUST	-05	CONDITION	NM/Normal	TSFLA	1,192
MAIN LV AREA	1,192	ATT GAR AREA	400	BSMT AREA	1,152
OPEN PORCH	60	DECK AREA	120	PATIO AREA	120
FOUNDATION	P/Poured Concrete	EXT WALL TYP	VN/Vinyl Siding	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	100
BATHROOMS	1	XTRA FIXTURE	1	WALKOUT BSMT	48
BEDROOMS	3	ROOMS	5		

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Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
IMAGINE HOMES INC	YANQUI, MIGUEL	11/17/2004	147,900	D/Deed	10848/768

Year	Type	Status	Application	Permit/Pickup Description
2005	P/Permit	CP/Complete	10/17/2003	NC/SINGLE FAMILY (1220 sf)
2004	P/Permit	PR/Partial	10/17/2003	NC/SINGLE FAMILY (1220 sf)

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2005	Assessment Roll	Residential	Full	20,500	126,200	0	146,700
2004	Assessment Roll	Residential	Full	14,420	15,000	0	29,420
2003	Assessment Roll	Residential	Full	14,420	0	0	14,420