

Date June 19, 2006

WHEREAS, the property located at 3200 Bowdoin 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 titleholders, Patricia A. Urias-Stahl and Don Stahl, were notified by personal service more than thirty days ago to repair or demolish the 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, SITTING AS THE LOCAL BOARD OF HEALTH:

The structure on the real estate legally described LOT 12 BLK 18 AUBURN HEIGHTS PLT 1, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3200 Bowdoin Street was 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

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



**PUBLIC NUISANCE
NOTICE OF INSPECTION
NEIGHBORHOOD INSPECTION DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF DES MOINES, IOWA**

BDH 1A

DATE OF NOTICE: May 17, 2006

DATE OF INSPECTION:

CASE NUMBER: COD2006-04122

PROPERTY ADDRESS: 3200 BOWDOIN ST

LEGAL DESCRIPTION: LOT 12 BLK 18 AUBURN HEIGHTS PLT 1

PATRICIA A URIAS-STAHN & DON STAHL
Title Holder
2318 E 23RD ST
DES MOINES IA 50317

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.

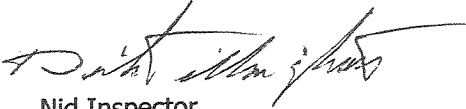
Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at 283-4200. All work performed by a contractor or you must be completed in a workmanlike 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 Polk 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.

Dick Tillinghast



Nid Inspector

DATE MAILED: 5/17/2006

MAILED BY: JDH

Areas that need attention: 3200 BOWDOIN ST

<u>Component:</u> Brick Chimney <u>Requirement:</u> Building Permit <u>Comments:</u>	<u>Defect:</u> Loose Brick <u>Location:</u> Main Structure
<u>Component:</u> Electrical System <u>Requirement:</u> Electrical Permit <u>Comments:</u>	<u>Defect:</u> In poor repair <u>Location:</u> Main Structure
<u>Component:</u> Exterior Doors/Jams <u>Requirement:</u> Building Permit <u>Comments:</u>	<u>Defect:</u> In poor repair <u>Location:</u> Main Structure
<u>Component:</u> Exterior Walls <u>Requirement:</u> Building Permit <u>Comments:</u>	<u>Defect:</u> In poor repair <u>Location:</u> Main Structure
<u>Component:</u> Flooring <u>Requirement:</u> Building Permit <u>Comments:</u>	<u>Defect:</u> In poor repair <u>Location:</u> Main Structure
<u>Component:</u> Foundation <u>Requirement:</u> Building Permit <u>Comments:</u>	<u>Defect:</u> In poor repair <u>Location:</u> Main Structure
<u>Component:</u> Interior Walls /Ceiling <u>Requirement:</u> Building Permit <u>Comments:</u>	<u>Defect:</u> In poor repair <u>Location:</u> Main Structure
<u>Component:</u> Mechanical System <u>Requirement:</u> Mechanical Permit <u>Comments:</u>	<u>Defect:</u> In poor repair <u>Location:</u> Main Structure

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Component: Plumbing System Requirement: Plumbing Permit Comments:	Defect: In poor repair Location: Main Structure
Component: Roof Requirement: Building Permit Comments:	Defect: In poor repair Location: Main Structure
Component: Shingles Flashing Requirement: Building Permit Comments:	Defect: Improperly Installed Location: Main Structure
Component: Soffit/Facia/Trim Requirement: Building Permit Comments:	Defect: In poor repair Location: Main Structure
Component: Sub Floor Requirement: Building Permit Comments:	Defect: In poor repair Location: Main Structure
Component: Window Glazing/Paint Requirement: Building Permit Comments:	Defect: In poor repair Location: Main Structure



3200 Bowdoin
6-12-04



300 Bowdon
6-12-06



3000 Row Point
4-12-06

BDH IA



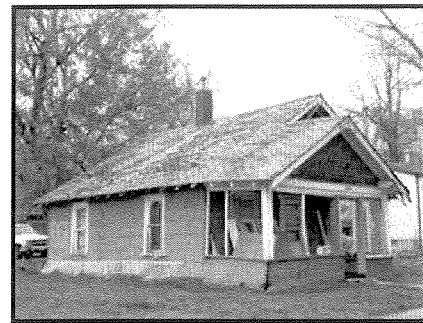
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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
070/00398-000-000	7924-26-177-025	0257	DM86/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
3200 BOWDOIN ST			DES MOINES IA 50313-4615		

Click on parcel to get new listing

Get Bigger Map

3222-	3223	3222-	3223	
3218	3217	3218	3219	
3212		3214	3215	3
3210	3211	3208	3211	
	3305	3206	3207	
3202	3201	3200	3201	132
132.6	132.6	132.6	132.6	132
E TIFFIN AVE.				
132.0	88 132.0 44.6	132.0	86.3 86.3 45	132
3120	3121	415	3123	503
3118	3119	3118		515
3112	3117	3112	3115	
3108	3111	3110	3109	3



Approximate date of photo 04/11/2004

Mailing Address
PATRICIA A URIAS-STAHL 3200 BOWDOIN ST DES MOINES, IA 50313-4615

Legal Description
LOT 12 BLK 18 AUBURN HEIGHTS PLT 1

Ownership	Name	Transfer	Book/Page	RevStamps
Title Holder #1	URIAS-STAHL, PATRICIA A	05/20/2005	11075/350	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	14,400	14,400	0	28,800

BDH IA

Market Adjusted Cost Report Estimate Taxes Polk County Treasurer Tax Information Pay Taxes

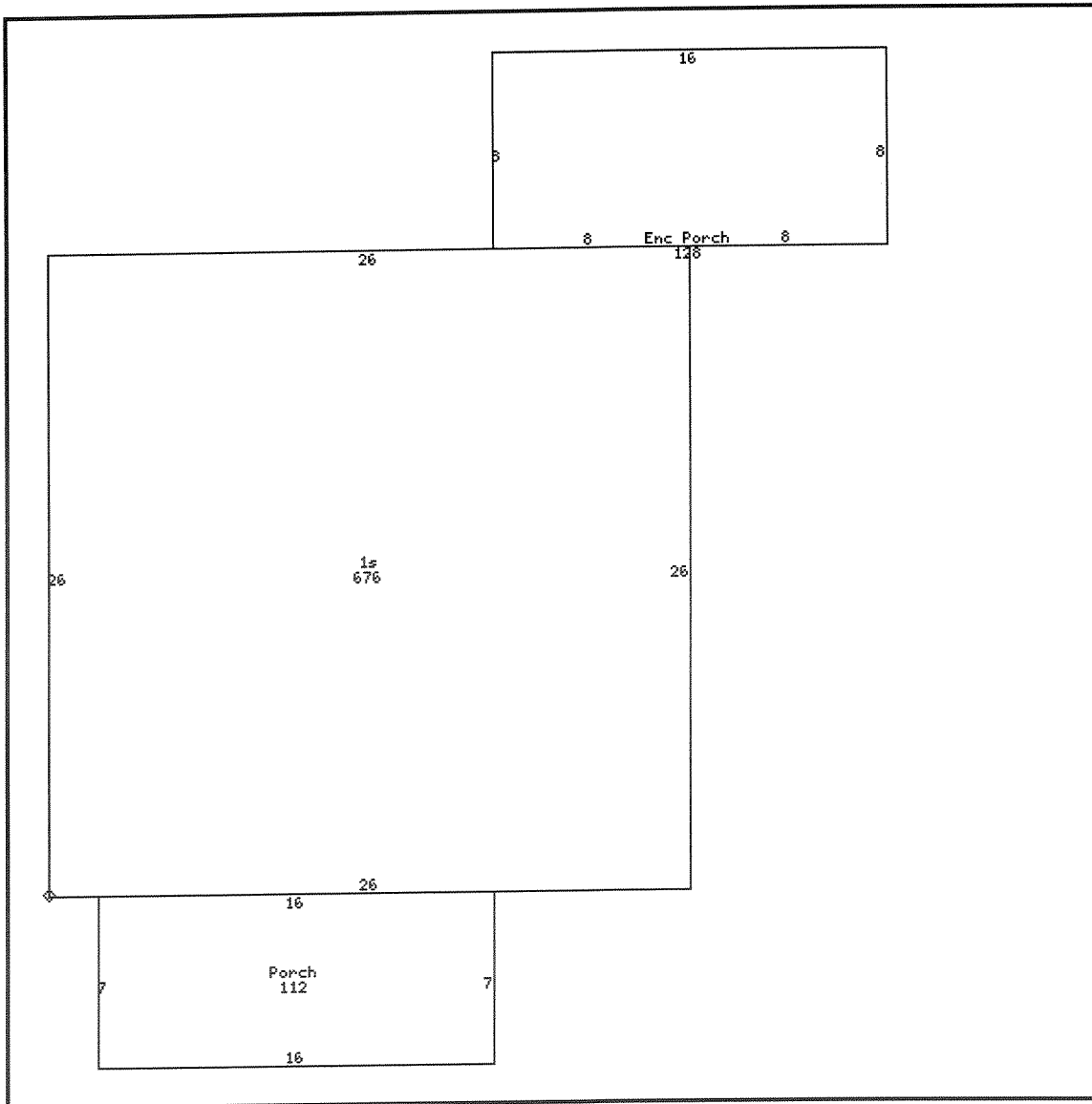
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District	6650	Residential
*Condition	Docket_no 14361		

Source: City of Des Moines Community Development **Published:** 05/09/2006 **Contact:** Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	6,650	FRONTAGE	50	DEPTH	133
ACRES	0.1530	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1915	# FAMILIES	1	GRADE	5
GRADE ADJUST	+00	CONDITION	PR/Poor	TSFLA	676
MAIN LV AREA	676	OPEN PORCH	112	ENCL PORCH	128
FOUNDATION	B/Brick	EXT WALL TYP	CO/Composition	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	0
BATHROOMS	1	BEDROOMS	2	ROOMS	4

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Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2005	Assessment Roll	Residential	Full	14,400	14,400	0	28,800
2003	Assessment Roll	Residential	Full	12,900	12,800	0	25,700
2001	Assessment Roll	Residential	Full	11,330	11,180	0	22,510
1999	Assessment Roll	Residential	Full	8,910	19,970	0	28,880
1997	Assessment Roll	Residential	Full	8,000	17,930	0	25,930
1995	Assessment Roll	Residential	Full	7,100	15,900	0	23,000
1993	Assessment Roll	Residential	Full	6,020	13,480	0	19,500
1990	Assessment Roll	Residential	Full	6,020	12,680	0	18,700

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BDH | A

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Phone 515 286-3140 / Fax 515 286-3386
polkweb@assess.co.polk.ia.us*