



**Roll Call Number**

**Agenda Item Number**

36 B

**Date** February 7, 2022

**ABATEMENT OF PUBLIC NUISANCE AT 3308 SW 7<sup>th</sup> ST.**

WHEREAS, the property located at 3308 SW 7<sup>th</sup> St., 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 public nuisance; and

WHEREAS, the Titleholder, Dynamic Enterprises Corp., was 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:

The main structure on the real estate legally described as the South 59 feet of the North 62 feet of the East ½ of Lot 19 in BLOOMFIELD PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3308 SW 7<sup>th</sup> St., has previously been declared a public nuisance;

The City Legal Department, through Special Counsel Ahlers & Cooney, P.C., 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.

FORM APPROVED:

Kristine Stone, Special Counsel  
Ahlers & Cooney, P.C.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

**CERTIFICATE**

I, P. Kay Cmelik, 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

36 B



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

Case Number: NUIS-2021-000061

Case Type: Public Nuisance

Case Opened: 11/29/2021

Date of Notice: 12/02/2021

Date of Inspection: 11/29/2021

**Notice of  
Violation**

BRANDY M MARCH  
3308 SW 7TH ST  
DES MOINES IA 50315

Address of Property: 3308 SW 7TH ST, DES MOINES IA 50315  
Parcel Number: 782421202024  
Legal Description: S 59F N 62F E 1/2 LOT 19 BLOOMFIELD PLACE

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)**

Violation	Corrective Action	Compliance Due Date
60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	<p>Vacate and secure the structure or premises, OR, demolish the structure after obtaining required demolition permit, OR, repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause that is a threat to life or health.</p> <p>HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED MECHANICAL</p>	01/13/2022

CONTRACTOR.

HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.

HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.

60-192(3) - Dangerous Structure or Premise  
- Damaged

Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

01/13/2022

REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND DOOR JAMS AND MUST BE IN GOOD WORKING ORDER.

REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.

REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.

OBTAIN FINAL ON PERMIT TO REPAIR OR REPLACE OF ANY DAMAGED OR MISSING EXTERIOR WALLS.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS.

PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

36B

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR PROPERLY REMEDIATE ALL MOLD. PROVIDE COPY OF INVOICE.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING: FRAMING, SHEETING, AND COVERINGS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

HAVE LICENSED CONTRACTOR CHECK AND OBTAIN FINAL ON PERMIT REPLACE ALL DAMAGE AND DETERIORATED TRUSSES.

REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES

LIMITED TO ONE LAYER.

ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT  
REPLACE ALL DAMAGED ROOFING COMPONENTS BY LICENSED CONTRACTOR.

BUILDING PERMIT REQUIRED IF REPLACING SHEETING.

REPAIR/REPLACE ANY BROKEN, MISSING, DAMAGED OR ROTTED SIDING.

ANY REPAIRS TO THE STRUCTURE WILL REQUIRE A BUILDING PERMIT.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR DAMAGED CHIMNEY. HAVE SERVICED, PROVIDE RECEIPT

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

[SAClauson@dmgov.org](mailto:SAClauson@dmgov.org)

36 B



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

Case Number: NUIS-2021-000061

Case Type: Public Nuisance

**Notice of  
Violation**

Case Opened: 11/29/2021

Date of Notice: 12/02/2021

Date of Inspection: 11/29/2021

DWIGHT E MARCH III  
3308 SW 7TH ST  
DES MOINES IA 50315

Address of Property: 3308 SW 7TH ST, DES MOINES IA 50315  
Parcel Number: 782421202024  
Legal Description: S 59F N 62F E 1/2 LOT 19 BLOOMFIELD PLACE

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.

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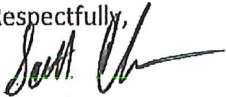
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400 Robert D. Ray Drive  
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Case Number: NUIS-2021-000061

Case Type: Public Nuisance

Case Opened: 11/29/2021

Date of Notice: 12/02/2021

Date of Inspection: 11/29/2021

**Notice of  
Violation**

DYNAMIC ENTERPRISES CORP  
RICHARD K HANSEN  
1104 20TH ST  
WEST DES MOINES IA 50265-2207

Address of Property: 3308 SW 7TH ST, DES MOINES IA 50315  
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Respectfully,



Scott Clauson

Neighborhood Inspector

Neighborhood Services

602 Robert D. Ray Drive, Des Moines, IA 50309

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# 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	3308 SW 7TH ST				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	010/00347-001-000	Geoparcels	7824-21-202-024	Status	<a href="#">Active</a>
School	Des Moines	Nbhd/Pocket	DM27/A	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Joseph Peterson 515-286-3011		

### Map and Current Photos - 1 Record

Click on parcel to get a new listing

3227 3300 3225  
3309 3304  
3311 3308  
3313 3312  
3315 3318  
3319

HUGHES AVE  
SW 7TH ST

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



### [Historical Photos](#)

### Ownership - 3 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	DYNAMIC ENTERPRISES CORP	2020-12-15	<a href="#">18251/719</a>
Contract Buyer	1	MARCH III, DWIGHT E	2015-03-09	<a href="#">15492/586</a>
Contract Buyer	2	MARCH, BRANDY M	2015-03-09	<a href="#">15492/586</a>

### Legal Description and Mailing Address

S 59F N 62F E 1/2 LOT 19 BLOOMFIELD PLACE	DYNAMIC ENTERPRISES CORP 2400 86TH ST STE 17 DES MOINES, IA 50322-4306
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### Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Residential	Full	\$26,300	\$133,500	\$159,800

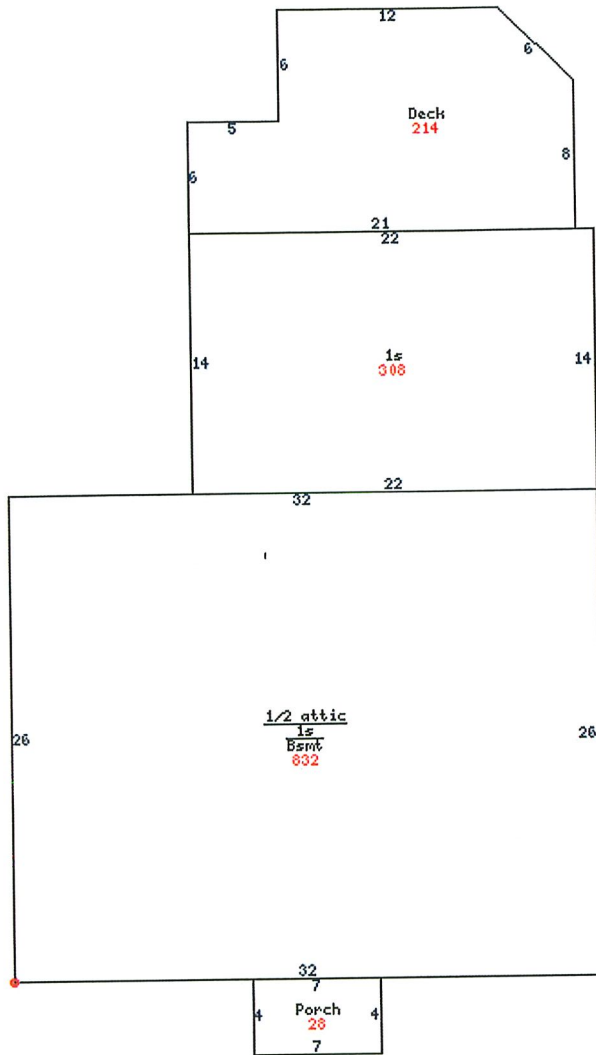
[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

### Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning



<b>Zoning</b>	<b>Description</b>			<b>SF</b>	<b>Assessor Zoning</b>
N3A	N3a Neighborhood District				Residential
<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>	8,555	<b>Acres</b>	0.196	<b>Frontage</b>	59.0
<b>Depth</b>	145.0	<b>Topography</b>	Normal	<b>Shape</b>	Rectangle
<b>Vacancy</b>	No	<b>Unbuildable</b>	No		
<b>Residences - 1 Record</b>					
<b>Residence #1</b>					
<b>Occupancy</b>	Single Family	<b>Residence Type</b>	1 Story Finished Attic	<b>Building Style</b>	Conventional
<b>Year Built</b>	1951	<b>Number Families</b>	1	<b>Grade</b>	4+00
<b>Condition</b>	Above Normal	<b>Total Square Foot Living Area</b>	1431	<b>Main Living Area</b>	1140
<b>Attic Finished Area</b>	291	<b>Basement Area</b>	832	<b>Open Porch Area</b>	28
<b>Deck Area</b>	214	<b>Foundation</b>	Concrete Block	<b>Exterior Wall Type</b>	Metal Siding
<b>Roof Type</b>	Gable	<b>Roof Material</b>	Asphalt Shingle	<b>Number Fireplaces</b>	1
<b>Heating</b>	Gas Forced Air	<b>Air Conditioning</b>	100	<b>Number Bathrooms</b>	1
<b>Bedrooms</b>	3	<b>Rooms</b>	6		



**Detached Structures - 1 Record**

**Detached Structure #101**

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	16	Measure 2	20	Story Height	1
Grade	5	Year Built	1951	Condition	Normal

**Sales - 2 Records**

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
HANSEN, RICHARD K	MARCH, DWIGHT E. III	<a href="#">2015-03-02</a>	\$130,000	Contract	<a href="#">15492/586</a>
SECRETARY OF HOUSING & URBAN DEVELOPMENT	HANSEN, RICHARD K.	<a href="#">2014-11-21</a>	\$71,600	Deed	<a href="#">15395/487</a>

**Recent Ownership Transfers**

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
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Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
HANSEN, RICHARD K ----- HANSEN, JILL T	DYNAMIC ENTERPRISES CORP	2020-12-14	2020-12-15	Quit Claim Deed	<a href="#">18251/719</a>
HANSEN, RICHARD K	MARCH III, DWIGHT E ----- MARCH, BRANDY M	2015-03-02	2015-03-09	Contract	<a href="#">15492/586</a>
SECRETARY OF HOUSING AND URBAN DEVELOPMENT	HANSEN, RICHARD K	2014-11-21	2014-11-25	Special Warranty Deed	<a href="#">15395/487</a>
US BANK NATIONAL ASSOCIATION	SECRETARY OF HOUSING & URBAN DEVELOPMENT	2013-03-18	2013-06-20	Special Warranty Deed	<a href="#">14840/291</a>

**Permits - 1 Record**

Year	Type	Permit Status	Application	Reason	Reason1
Current	Permit	To Work	2021-12-21	Alterations	REMODEL

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<a href="#">Assessment Roll</a>	Residential	Full	\$26,300	\$133,500	\$159,800
2019	<a href="#">Assessment Roll</a>	Residential	Full	\$23,400	\$119,500	\$142,900
2017	<a href="#">Assessment Roll</a>	Residential	Full	\$20,400	\$106,500	\$126,900
2015	<a href="#">Assessment Roll</a>	Residential	Full	\$18,400	\$97,700	\$116,100
2013	<a href="#">Assessment Roll</a>	Residential	Full	\$18,100	\$98,300	\$116,400
2012	<a href="#">Assessment Roll</a>	Residential	Full	\$18,100	\$98,600	\$116,700

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