



Roll Call Number

Agenda Item Number
BDH 13

Date November 21, 2011

WHEREAS, the property located at 420 E. 24th Street, 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 previous Titleholder Kathy Farnsworth and current Titleholder Dennis Farnsworth were 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, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure on the real estate legally described as S 55 F N 95 F LOTS 15 & 16 CENTRAL PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 420 E. 24th 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 main structure.

Moved by _____ to adopt.

FORM APPROVED:

Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
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**

BDH1B

DATE OF NOTICE: May 25, 2010

DATE OF INSPECTION: May 18, 2010

CASE NUMBER: COD2010-03487

PROPERTY ADDRESS: 420 E 24TH ST

LEGAL DESCRIPTION: S 55 F N 95 F LOTS 15 & 16 CENTRAL PARK

KATHY FARNSWORTH
Title Holder
2508 DEAN AVE ATP 4
DES MOINES IA 50317

DENNIS FARNSWORTH - OFFENDER # 1075373
Title Holder
CLARINDA CORRECTIONAL FACILITY
2000 NORTH 16TH STREET
CLARINDA IA 51632

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.

BDHIB

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.

Dennis Rule

(515) 283-4114



Nid Inspector

DATE MAILED: 5/25/2010

MAILED BY: JDH

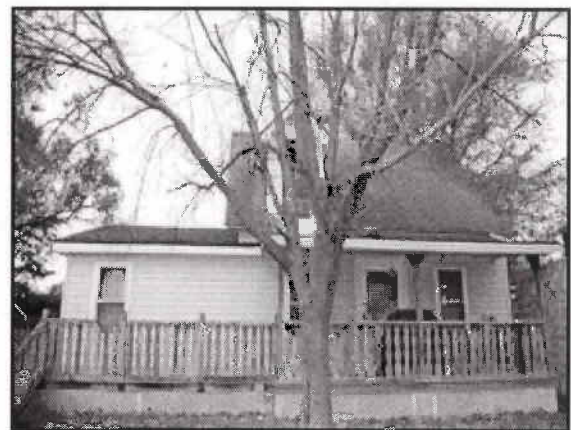
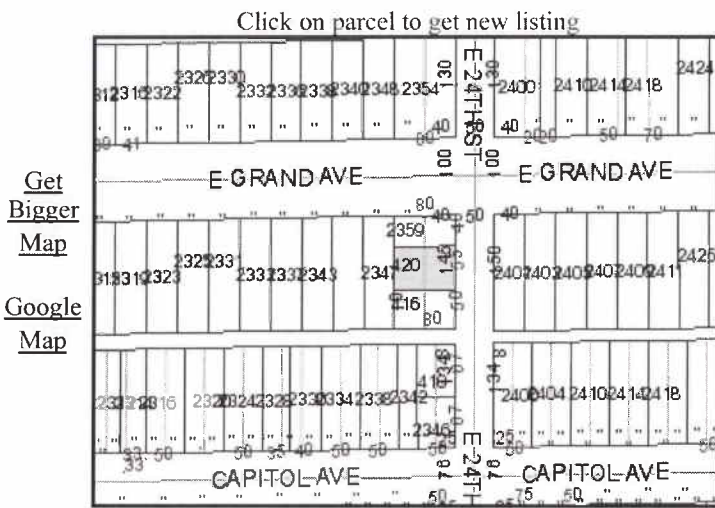
Areas that need attention: 420 E 24TH ST

Component:	Brick Chimney	Defect:	Deteriorated
Requirement:	Compliance, Uniform Mechanics Code	Location:	Roof
Comments:			
Component:	Roof	Defect:	Leaks
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Electrical System	Defect:	Deteriorated
Requirement:	Electrical Permit	Location:	Throughout
Comments:			
Component:	Exterior Walls	Defect:	Excessive rot
Requirement:	Compliance with Int Residential Code	Location:	Throughout
Comments:			
Component:	Smoke Detectors	Defect:	Not Supplied
Requirement:	Compliance with Int Residential Code	Location:	Throughout
Comments:			
Component:	Plumbing System	Defect:	Deteriorated
Requirement:	Compliance with Uniform Plumbing Code	Location:	Throughout
Comments:			
Component:	Shingles Flashing	Defect:	Deteriorated
Requirement:	Compliance, International Property Maintenance Code	Location:	Throughout
Comments:			
Component:	Interior Walls /Ceiling	Defect:	Deteriorated
Requirement:	Compliance, International Property Maintenance Code	Location:	Throughout
Comments:			

Component:	Flooring	Defect:	Excessive rot
Requirement:	Compliance, International Property Maintenance Code	Location:	Throughout
Comments:			BDH1B
Component:	Floor Joists/Beams	Defect:	Excessive rot
Requirement:	Engineering Report	Location:	Throughout
Comments:			
Component:	Sub Floor	Defect:	Excessive rot
Requirement:	Compliance with Int Residential Code	Location:	Throughout
Comments:			
Component:	Waste Lines	Defect:	Cracked/Broken
Requirement:	Compliance with Uniform Plumbing Code	Location:	Throughout
Comments:			
Component:	Soffit/Facia/Trim	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code	Location:	Throughout
Comments:			
Component:	Interior Walls /Ceiling	Defect:	Excessive rot
Requirement:	Compliance with Int Residential Code	Location:	Basement
Comments:			
Component:	Windows/Window Frames	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code	Location:	Throughout
Comments:			

[[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
050/00214-000-000	7824-01-155-015	0432	DM16/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
420 E 24TH ST			DES MOINES IA 50317-2228		



Approximate date of photo 10/22/2010

Mailing Address
DENNIS FARNSWORTH POB 57204 DES MOINES, IA 50317-0004

Legal Description
S 55 F N 95 F LOTS 15 & 16 CENTRAL PARK

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	FARNSWORTH, DENNIS	2010-08-31	13559/608	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	9,800	62,700	0	72,500

[Market Adjusted Cost Report](#) [Assessment Roll Notice](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

Taxable Value Credit	Name	Number	Info
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BDH1B

Homestead	FARNSWORTH, DENNIS C	59411	
Military	FARNSWORTH, DENNIS C	90811	Vietnam

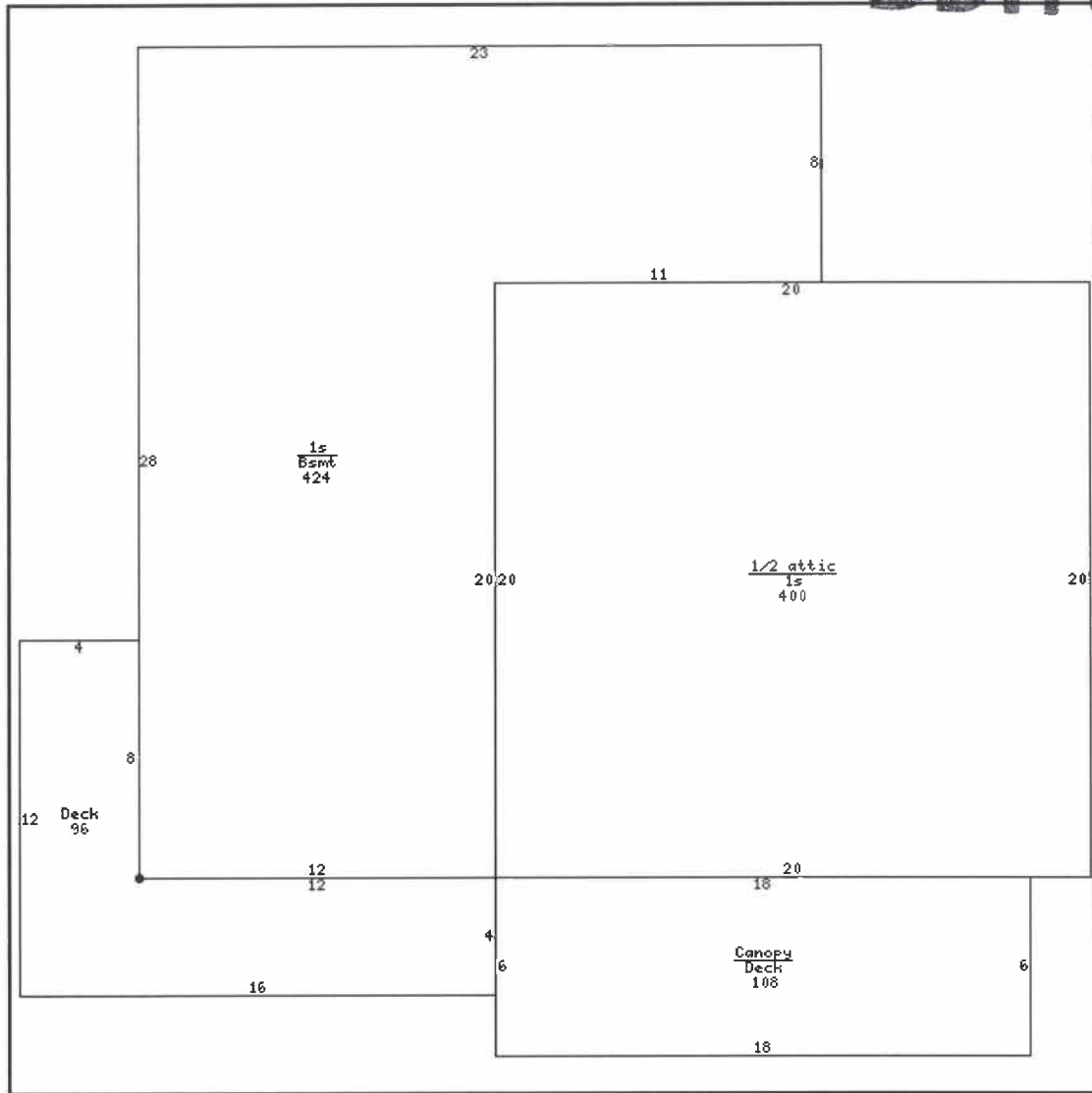
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

Source: City of Des Moines Community Development **Published:** 2011-05-25 **Contact:** Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	4,400	FRONTAGE	55.0	DEPTH	80.0
ACRES	0.101	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	FA/1 Story with Finished Attic	BLDG STYLE	ET/Early 20s
YEAR BUILT	1900	# FAMILIES	1	GRADE	5
GRADE ADJUST	+10	CONDITION	NM/Normal	TSFLA	964
MAIN LV AREA	824	ATTIC FINISH	140	BSMT AREA	424
DECK AREA	204	CANOPY AREA	108	FOUNDATION	B/Brick
EXT WALL TYP	VN/Vinyl Siding	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	0	BATHROOMS	2
TOILET ROOMS	1	BEDROOMS	3	ROOMS	7

BDH 1B



Detached # 101

OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	20	MEASURE2	20	STORY HEIGHT	1
GRADE	4	YEAR BUILT	2003	CONDITION	NM/Normal

Year	Type	Status	Application	Permit/Pickup Description
2004	P/Permit	CP/Complete	2003-06-24	NC/GARAGE (400 sf)
1995	U/Pickup	CA/Cancel	1994-08-31	Wood Deck
1988	U/Pickup	CP/Complete	1987-09-19	Convert to Single Family

Year	Type	Class	Kind	Land	Bldg	AgBd	Total

BDHIB

2011	<u>Assessment Roll</u>	Residential	Full	9,800	62,700	0	72,500
2009	<u>Assessment Roll</u>	Residential	Full	10,400	66,300	0	76,700
2007	<u>Assessment Roll</u>	Residential	Full	10,300	65,500	0	75,800
2005	<u>Assessment Roll</u>	Residential	Full	7,900	40,400	0	48,300
2004	<u>Assessment Roll</u>	Residential	Full	7,560	38,210	0	45,770
2003	<u>Assessment Roll</u>	Residential	Full	7,560	32,130	0	39,690
2001	<u>Assessment Roll</u>	Residential	Full	5,810	24,190	0	30,000
1999	Assessment Roll	Residential	Full	6,170	19,860	0	26,030
1997	Assessment Roll	Residential	Full	5,590	17,990	0	23,580
1995	Assessment Roll	Residential	Full	4,870	15,660	0	20,530
1993	Assessment Roll	Residential	Full	4,320	13,890	0	18,210
1990	Board Action	Residential	Full	4,320	11,680	0	16,000
1990	Assessment Roll	Residential	Full	4,320	13,080	0	17,400

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

BDH1B



420 E 24th St

BDH 1B

420 E 245th



BDH1B

420 E 245th

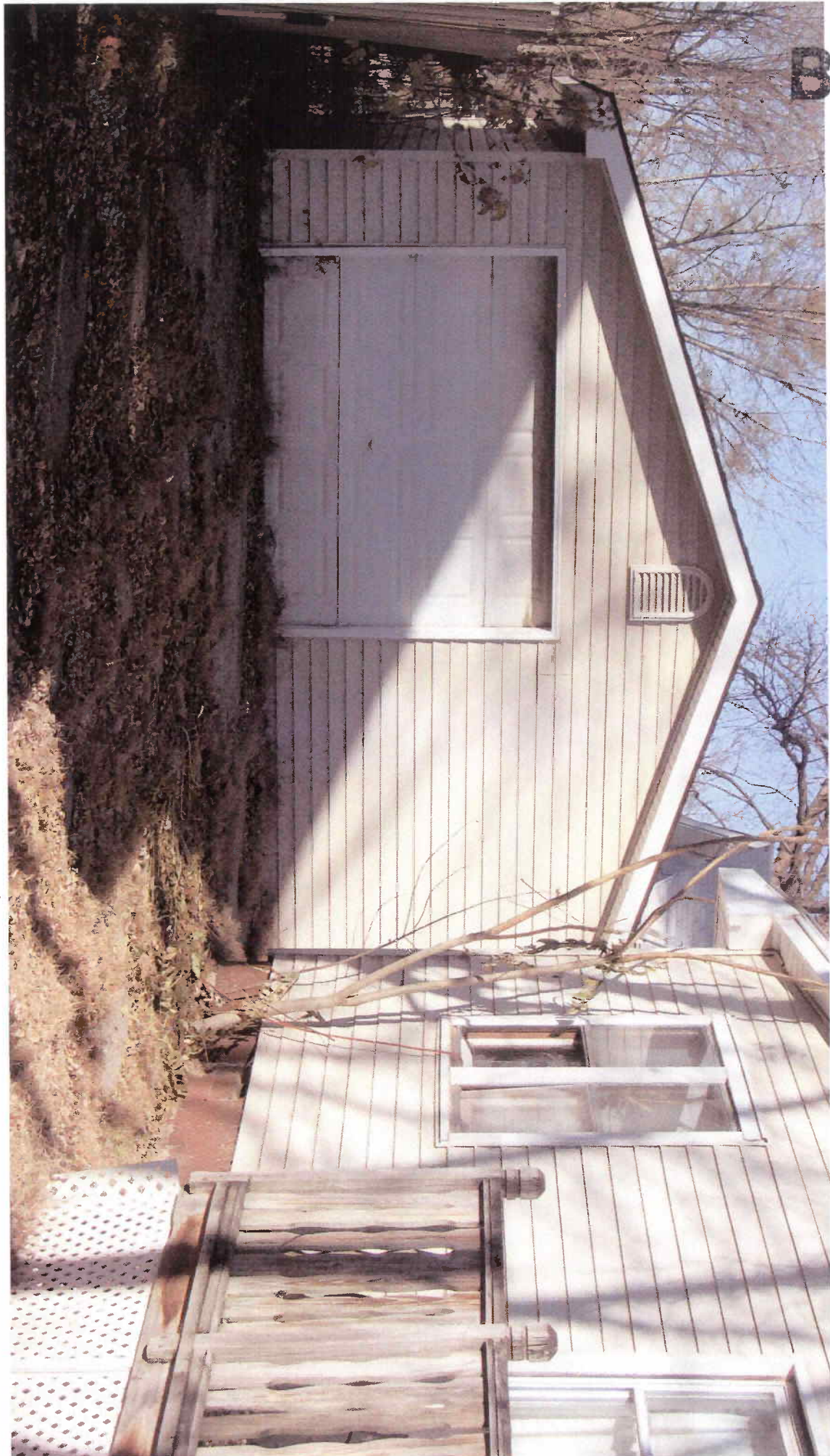


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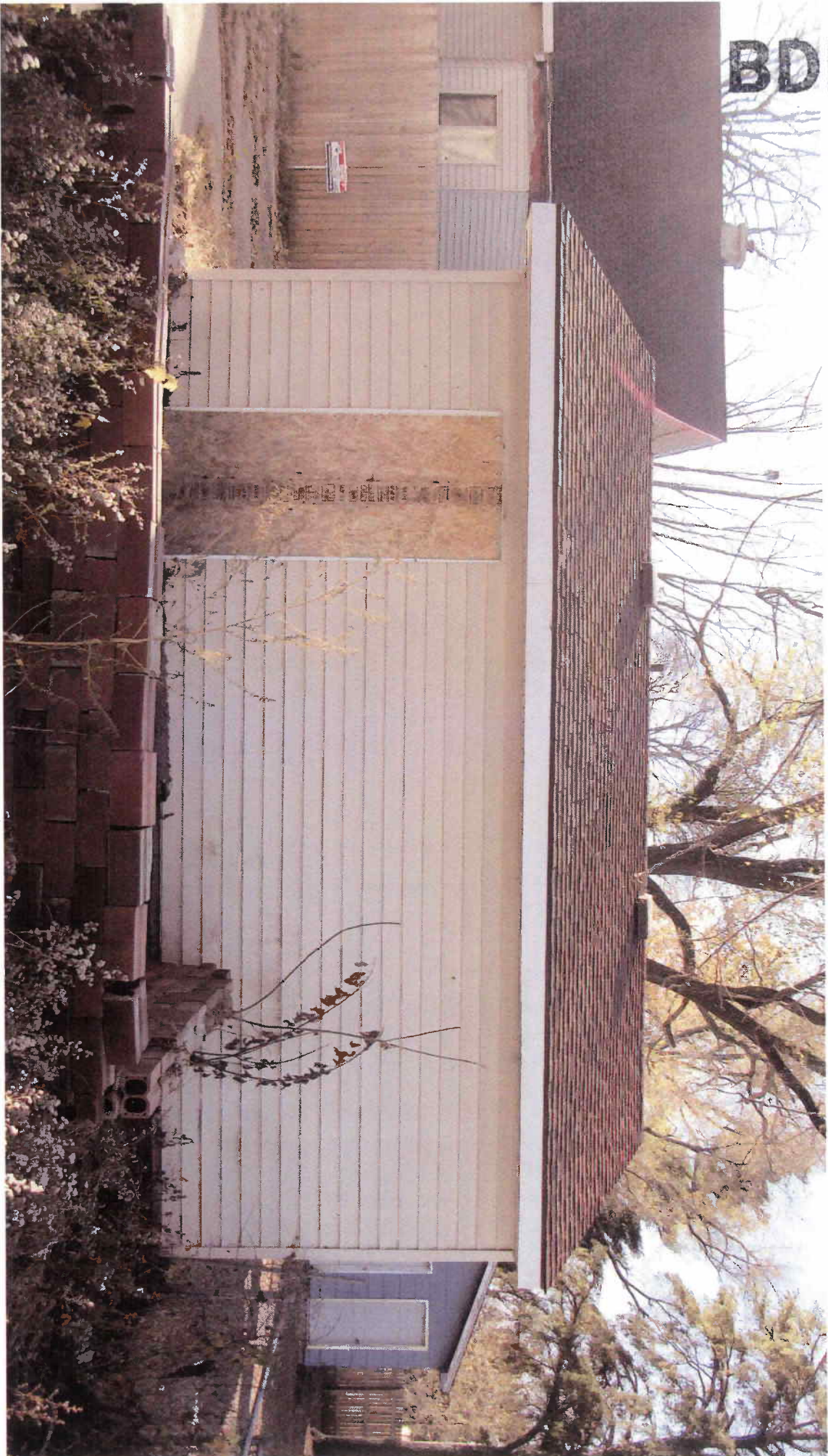
420 E 245th

BDH1B



420 E 24 St

BDH1B



420 E 24th

BDH 1B



420 E 24th

BDH1B



05.13.2010 11:34

420 E 24th St

BDH 13



420 E 24th

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05.13.2010 11:30

420 E 24st

BDH1B



420 E 24th

BDH/B



420 E 24th