

Date January 23, 2012

WHEREAS, the property located at 1327 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 Titleholder AJD Properties, LLC and the Mortgage Holder Northwest Bank 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 LOT 20 UNIVERSITY PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1327 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

BDH 1-D



[[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
080/06898-000-000	7924-33-378-007	0156	DM75/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1327 24TH ST			DES MOINES IA 50311		

Click on parcel to get new listing

Get Bigger Map Google Map	127.5	127.5	1355	1335
			1337	1336
			1333	1334
	2410		1331	1330
			1327	1324
			1325	1322
			1323	1318
			1321	1314
			1317	1310
				162



Approximate date of photo 06/01/2011

Mailing Address

A J D PROPERTIES, LLC
 9902 SWANSON BLVD
 CLIVE, IA 50325-6932

Legal Description

LOT 20 UNIVERSITY PLACE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	A J D PROPERTIES, LLC	2011-04-25	13832/841	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Commercial Multiple	Full	14,400	7,500	0	21,900

[Protest Notice](#)
 [Assessment Roll Notice](#)
 [Estimate Taxes](#)
 [Polk County Treasurer Tax Information](#)
 [Pay Taxes](#)

Zoning	Description	SF	Assessor Zoning

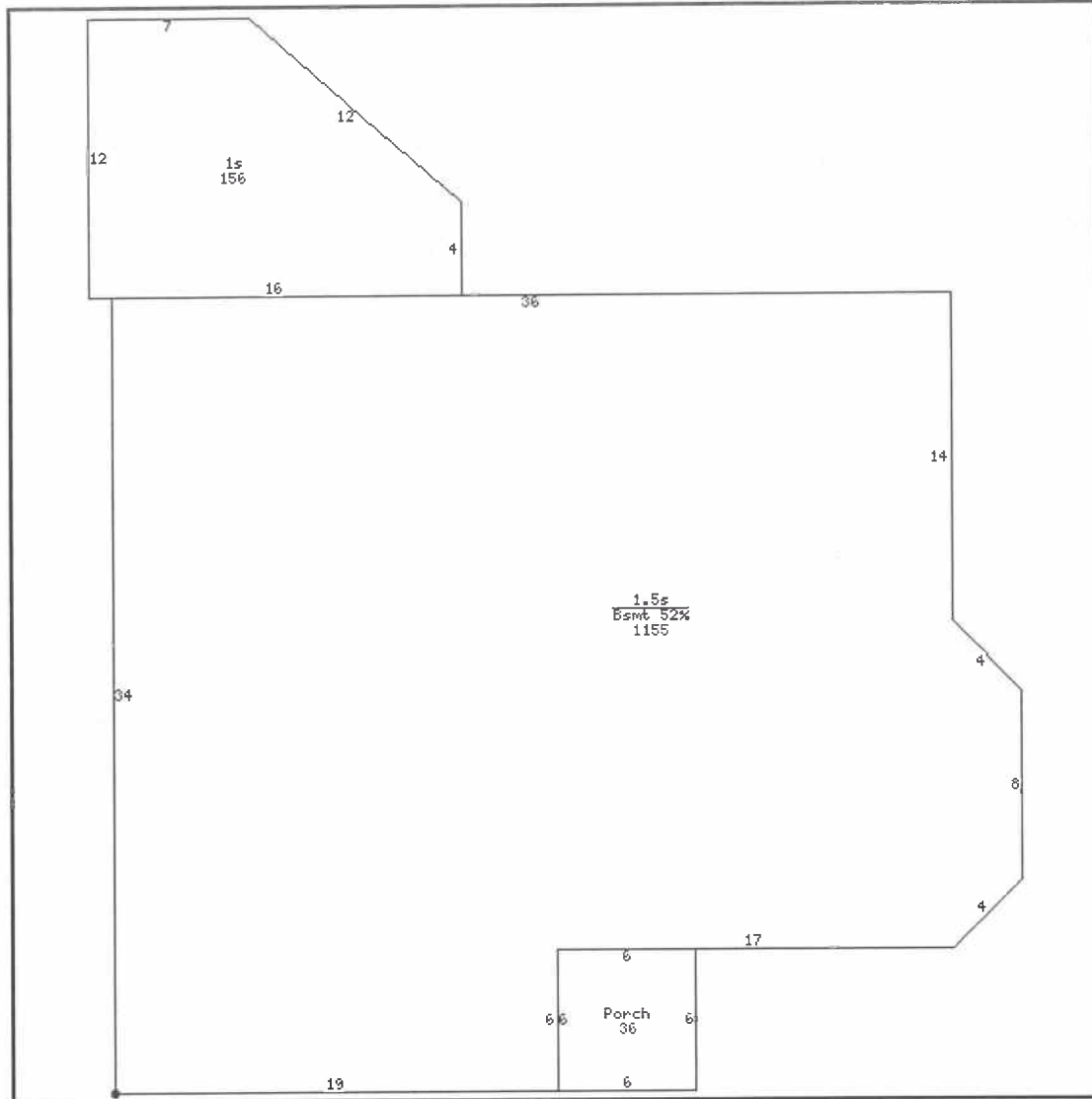
R-3	Multiple Family Residential District	Multi-Family Residential
Source: City of Des Moines Community Development Published: 2011-05-25 Contact: Planning and Urban Design 515 283-4200		

Land					
SQUARE FEET	8,618	ACRES	0.198	TOPOGRAPHY	B/Blank

Commercial Summary					
OCCUPANCY	1B/Apartment Conversion	WEIGHTED AGE	1897	STORY HEIGHT	2
LAND AREA	8,618	GROSS AREA	2,085	FINISH AREA	2,085
BSMT UNFIN	601	BSMT FINISH	0	NUMBER UNITS	3

Residence # 1					
OCCUPANCY	CV/Conversion	RESID TYPE	SH/1.5 Stories	YEAR BUILT	1897
# FAMILIES	3	GRADE	4	GRADE ADJUST	-05
CONDITION	VP/Very Poor	TSFLA	2,085	MAIN LV AREA	1,311
UPPR LV AREA	774	BSMT AREA	601	OPEN PORCH	36
FOUNDATION	T	EXT WALL TYP	AS/Asbestos	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	0
BATHROOMS	3				

BDH 1-D



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
JACKMAN, CRAIG A	CRITELLI PROPERTIES, LLC	<u>2007-02-02</u>	76,900	D/Deed	12068/805
JACKMAN, EDWIN W TRUST/S J JACKMAN EXECU	JACKMAN, CRAIG A & JOEL W	<u>1995-09-10</u>	55,000	C/Contract	7899/230

Year	Type	Status	Application	Permit/Pickup Description
Current	U/Pickup	PA/Pass	2011-06-27	RV/Review Value BOARD OF REVIEW

Year	Type	Appellant	Case	Status
2009	PAAB	CRITELLI PROPERTIES, LLC	09-77-1521	Stipulated
2008	PAAB	CRITELLI PROPERTIES, LLC	08-77-0172	Stipulated

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Board Action</u>	Commercial Multiple	Full	14,400	7,500	0	21,900
2011	<u>Assessment Roll</u>	Commercial Multiple	Full	14,400	49,600	0	64,000
2010	Correction	Commercial Multiple	Full	14,400	57,600	0	72,000
2010	<u>Board Action</u>	Commercial Multiple	Full	14,400	64,000	0	78,400
2009	PAAB Order	Commercial Multiple	Full	14,400	57,600	0	72,000
2009	<u>Board Action</u>	Commercial Multiple	Full	14,400	64,000	0	78,400
2009	<u>Assessment Roll</u>	Commercial Multiple	Full	14,400	64,000	0	78,400
2008	PAAB Order	Commercial Multiple	Full	14,400	58,600	0	73,000
2008	<u>Board Action</u>	Commercial Multiple	Full	14,400	64,000	0	78,400
2007	<u>Assessment Roll</u>	Commercial Multiple	Full	14,400	64,000	0	78,400
2006	<u>Assessment Roll</u>	Commercial Multiple	Full	13,100	65,300	0	78,400
2005	<u>Assessment Roll</u>	Commercial Multiple	Full	13,100	49,600	0	62,700
2003	<u>Assessment Roll</u>	Commercial Multiple	Full	11,400	45,100	0	56,500
2001	<u>Assessment Roll</u>	Commercial Multiple	Full	10,770	29,600	0	40,370
1999	Assessment Roll	Commercial Multiple	Full	7,000	29,600	0	36,600
1995	Assessment Roll	Commercial Multiple	Full	6,800	27,400	0	34,200
1993	Assessment Roll	Commercial Multiple	Full	6,430	26,070	0	32,500
1993	Was Prior Year	Commercial Multiple	Full	6,430	22,480	0	28,910

[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



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

BDH 1-D

DATE OF NOTICE: November 16, 2011

DATE OF INSPECTION: December 28, 2010

CASE NUMBER: COD2010-08823

PROPERTY ADDRESS: 1327 24TH ST

LEGAL DESCRIPTION: LOT 20 UNIVERSITY PLACE

A J D PROPERTIES, LLC
 Title Holder
 MARK A CRITELLI - REG. AGENT
 9902 SWANSON BLVD
 CLIVE IA 50325

NORTHWEST BANK
 Mortgage Holder
 PAUL PICK - SR. VICE PRESIDENT
 5700 UNIVERSITY, STE 100
 WEST DES MOINES IA 50266

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. 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 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.

Eric Moore
(515) 283-4759



Nid Inspector

DATE MAILED: 11/16/2011

MAILED BY: TSY

Areas that need attention: 1327 24TH ST

Component:	Flooring	Defect:	In poor repair
Requirement:		Location:	
Comments:	All 3 units		
Component:	Bathroom Lavatory	Defect:	Cracked/Broken
Requirement:		Location:	
Comments:	All 3 units		
Component:	Electrical Lighting Fixtures	Defect:	In poor repair
Requirement:		Location:	
Comments:	All 3 units		
Component:	Exterior Walls	Defect:	In poor repair
Requirement:		Location:	
Comments:			
Component:	Foundation	Defect:	In poor repair
Requirement:		Location:	
Comments:	Exterior		
Component:	Furnace	Defect:	In poor repair
Requirement:		Location:	
Comments:	All furnaces		
Component:	Functioning Water Closet	Defect:	Cracked/Broken
Requirement:		Location:	
Comments:	# 1		
Component:	Water Heater	Defect:	In poor repair
Requirement:		Location:	
Comments:	All water heaters		

3DH1-D

Component: Stairs/Stoop
Requirement:
Defect: Structurally Unsound
Location:
Comments: North stairway

Component: Sub Floor
Requirement:
Defect: Structurally Unsound
Location:
Comments: # 1 bathroom

Component: Tub/Shower Walls
Requirement:
Defect: In poor repair
Location:
Comments: # 1 & 2

Component: Waste Lines
Requirement:
Defect: Missing
Location:
Comments: # 1 bathroom

Component: Windows/Window Frames
Requirement:
Defect: In poor repair
Location:
Comments:

Component: Wiring
Requirement:
Defect: In poor repair
Location:
Comments:

Component: Wiring
Requirement:
Defect: Exposed
Location:
Comments:

Component: Plumbing System
Requirement:
Defect: In poor repair
Location: Throughout
Comments: Must be checked by licensed plumber

Component: Mechanical System
Requirement:
Defect: In poor repair
Location: Throughout
Comments: Must be checked by licensed mechanical contractor

Component: Electrical System

Defect: In poor repair

Requirement:

Location: Throughout

Comments: Must be checked by licensed electrician

JDH 1-D

BDH 1-D

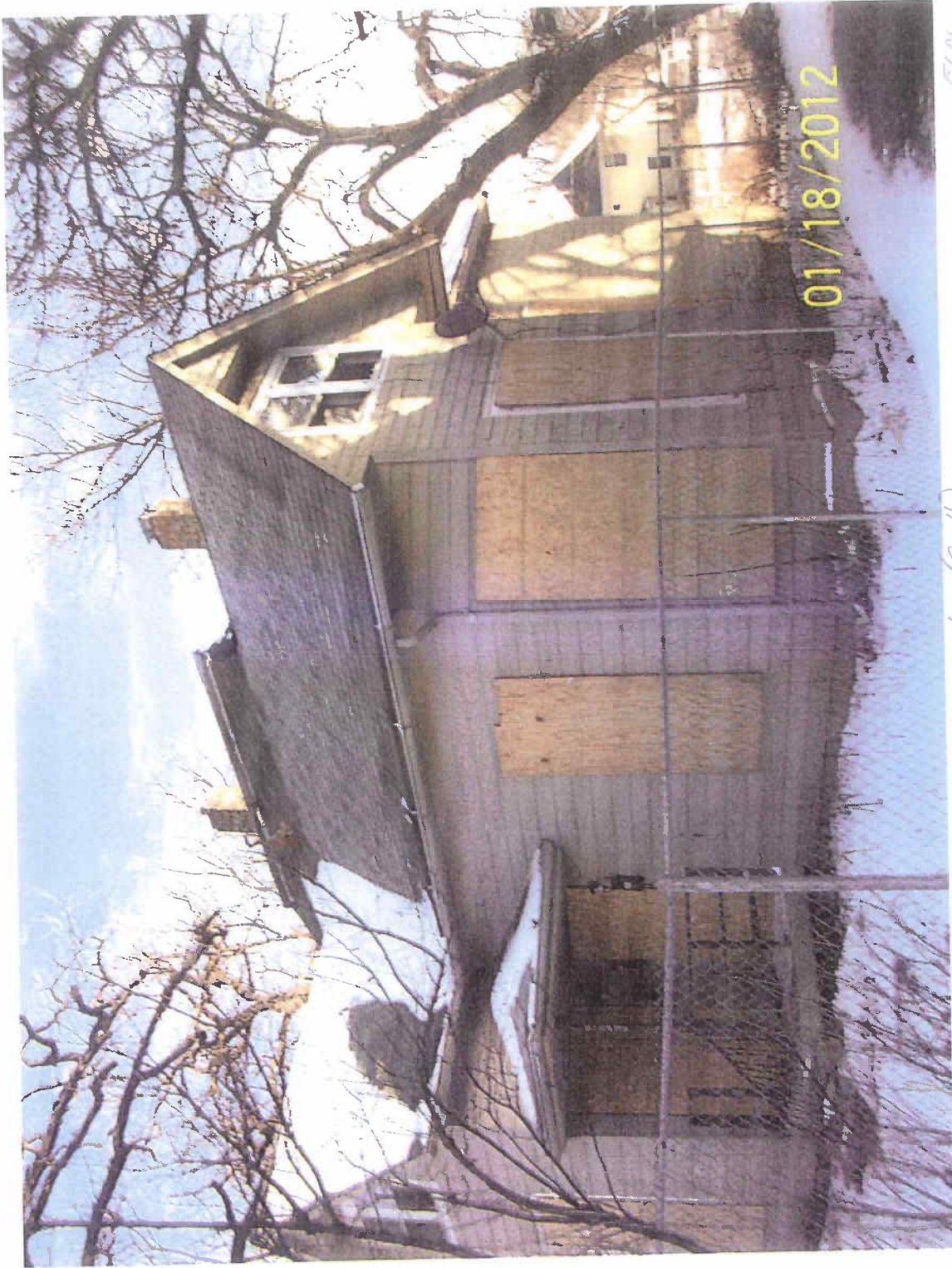


01/18/2012

E.M.

Front (West)

1327 24th



ECM

Side (South)

1327 2/4/12



01/18/2012

Side (North)

1327 24th

ELM

BDH 1-D



ELM

Road (East)

1327 2/4/6

BDH 1-D



EUM

#3

1307 24

BDH 1-D



EUM

#3

1317 2472



52m

#3

13.27 2412