



**Roll Call Number**

Agenda Item Number  
**BDH 1C**

Date May 18, 2015

WHEREAS, the property located at 2400 E 11<sup>th</sup> Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged 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, Gary Oeth, and Mortgage Holder, Metabank, were notified via personal service more than thirty days ago to repair or demolish the fire-damaged main structure and as of this date has 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 fire-damaged main structure on the real estate legally described as Lot 54 (except the East 21.3 feet which was deeded to the City of Des Moines for street purposes) in SHOPE'S ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa and locally known as 2400 E 11<sup>th</sup> 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 structures.

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED:

  
\_\_\_\_\_  
Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
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

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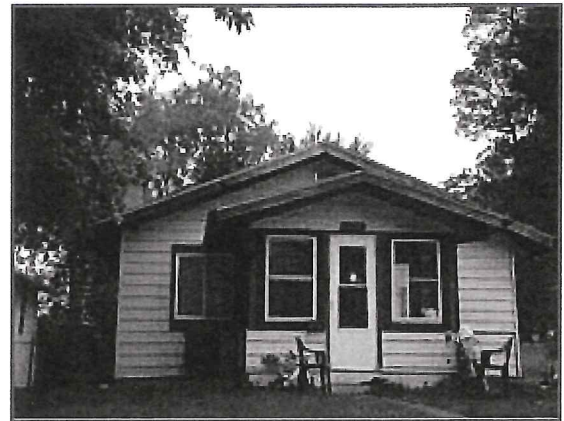


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<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
110/04943-000-000	7924-26-456-025	0254	DM86/A	DES MOINES	ACTIVE
<b>School District</b>	<b>Tax Increment Finance District</b>	<b>Bond/Fire/Sewer/Cemetery</b>			
1/Des Moines					
<b>Street Address</b>			<b>City State Zipcode</b>		
2400 E 11TH ST			DES MOINES IA 50316		

Click on parcel to get new listing

Get Bigger Map	Google Map	2411	2410	2405	2401	2347	2345	2339	2335	2333	2340
		2415	2411	2405	2401	2347	2345	2339	2335	2333	2340
		2422	2408	2404	2400	2348	2342	2340	2336	2333	2340
		2423	2411	2407	2403	2347	2345	2341	2337	2333	2340
		2418	2410	2405	2400	2347	2345	2340	2338	2333	2340
		2418	2410	2405	2400	2347	2345	2340	2338	2333	2340



Approximate date of photo 10/22/2013

<b>Mailing Address</b>
SUZANNE OETH 6501 MADISON AVE URBANDALE, IA 50322-2735

<b>Legal Description</b>
LT 54 -EX E 21.3F- SHOPES ADDITION

<b>Ownership</b>	<b>Name</b>	<b>Recorded</b>	<b>Book/Page</b>	<b>RevStamps</b>
Title Holder #1	OETH, GARY	2014-05-12	15182/960	

<b>Assessment</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>AgBd</b>	<b>Total</b>
Assmt Roll	Residential	Full	15,400	43,600	0	59,000
Current	Residential	Full	13,500	38,700	0	52,200

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

**BDH** *ic*

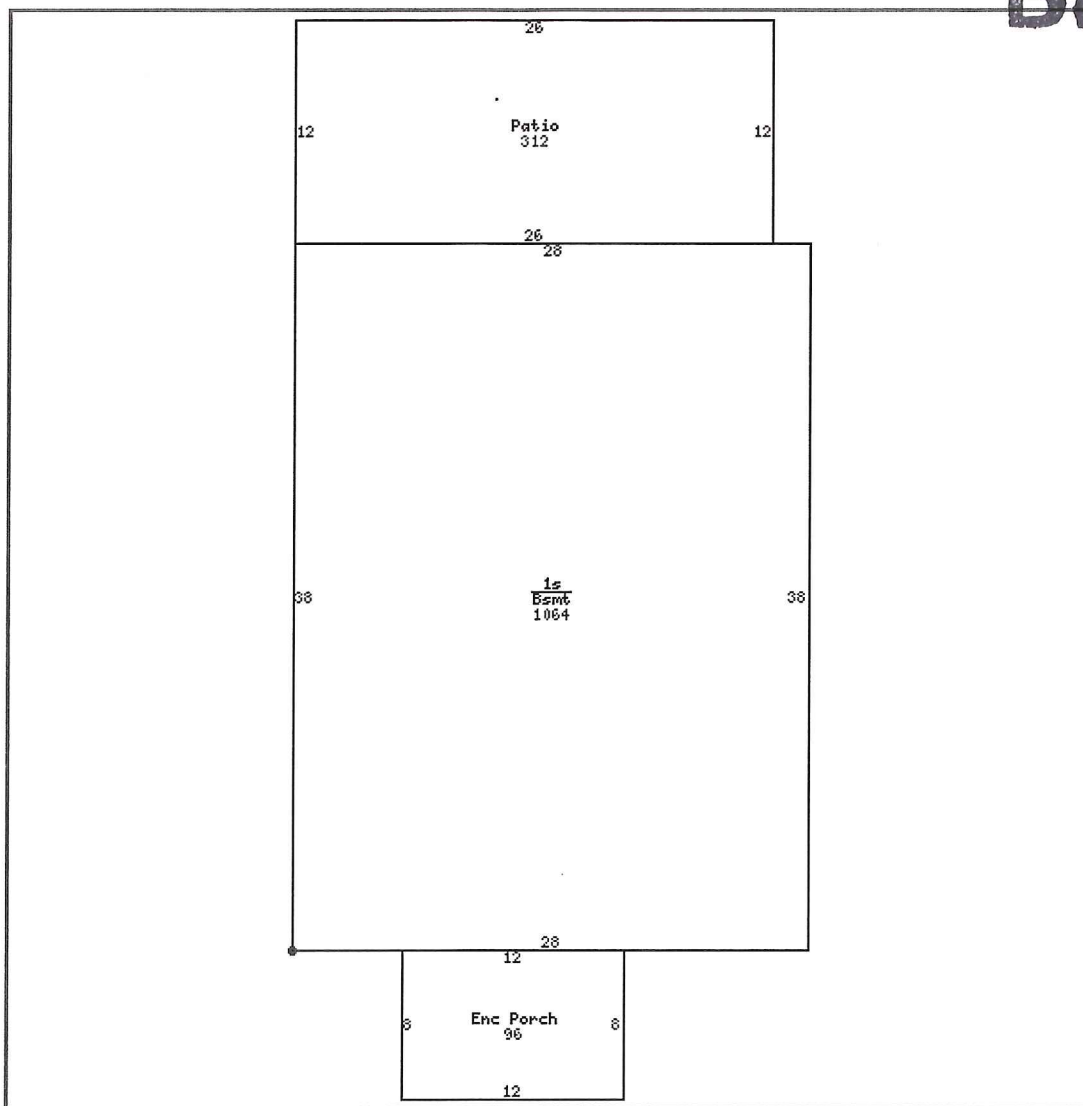
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
<b>Source:</b> City of Des Moines Community Development <b>Published:</b> 2012-03-20 <b>Contact:</b> Planning and Urban Design 515 283-4182			

Land					
SQUARE FEET	6,700	FRONTAGE	50.0	DEPTH	134.0
ACRES	0.154	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	CV/Conventional
YEAR BUILT	1920	YEAR REMODEL	1998	# FAMILIES	1
GRADE	4	GRADE ADJUST	-05	CONDITION	BN/Below Normal
TSFLA	1,064	MAIN LV AREA	1,064	BSMT AREA	1,064
ENCL PORCH	96	PATIO AREA	312	FOUNDATION	B/Brick
EXT WALL TYP	MT/Metal Siding	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
FIREPLACES	1	HEATING	W/Steam Heated Water	AIR COND	0
BATHROOMS	1	BEDROOMS	2	ROOMS	5



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Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
BARNES REALTY LC	OETH, SUZANNE	2001-12-13	40,000	D/Deed	9074/312
FAZIO, LEONARD R	WICKHMAN, GRANT	1995-12-01	40,000	C/Contract	7325/603

Year	Type	Status	Application	Permit/Pickup Description
1999	U/Pickup	CP/Complete	1998-06-10	AL/REMODEL

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	Assessment Roll	Residential	Full	13,500	38,700	0	52,200
2011	Assessment Roll	Residential	Full	16,500	46,800	0	63,300
2009	Assessment Roll	Residential	Full	19,700	55,400	0	75,100
2007	Assessment Roll	Residential	Full	18,600	52,300	0	70,900
			Adj	18,600	42,270	0	60,870

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2005	Assessment Roll	Residential	Full	16,000	66,500	0	82,500
			Adj	16,000	56,470	0	72,470
2003	Assessment Roll	Residential	Full	14,340	59,800	0	74,140
			Adj	14,340	49,770	0	64,110
2001	Assessment Roll	Residential	Full	10,250	42,530	0	52,780
			Adj	10,250	35,160	0	45,410
1999	Assessment Roll	Residential	Full	10,050	45,190	0	55,240
			Adj	10,050	35,160	0	45,210
1998	Board Action	Residential	Full	9,020	36,470	0	45,490
1997	Assessment Roll	Residential	Full	9,020	36,470	0	45,490
1995	Assessment Roll	Residential	Full	8,000	32,350	0	40,350
1993	Assessment Roll	Residential	Full	6,780	27,430	0	34,210
1990	Assessment Roll	Residential	Full	6,780	26,020	0	32,800

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](mailto:polkweb@assess.co.polk.ia.us)



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

**BDH** IC

**DATE OF NOTICE:** February 20, 2015

**DATE OF INSPECTION:** January 13, 2015

**CASE NUMBER:** COD2015-00053

**PROPERTY ADDRESS:** 2400 E 11TH ST

**LEGAL DESCRIPTION:** LT 54 -EX E 21.3F- SHOPES ADDITION

GARY OETH  
 Title Holder  
 2245 CAPITOL AVE  
 DES MOINES IA 50317

METABANK  
 Mortgage Holder - ATTN: GREG BAKER, VP  
 LIBERTY BLDG - 6TH & GRAND  
 418 6TH AVE #205  
 DES MOINES IA 50309

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. The violations noted must be corrected within 30 days from data of 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.**

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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 (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 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 (515) 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.

Daniel Adams  
(515) 237-1612



Nid Inspector

DATE MAILED: 2/20/2015

MAILED BY: JDH



**Areas that need attention:** 2400 E 11TH ST

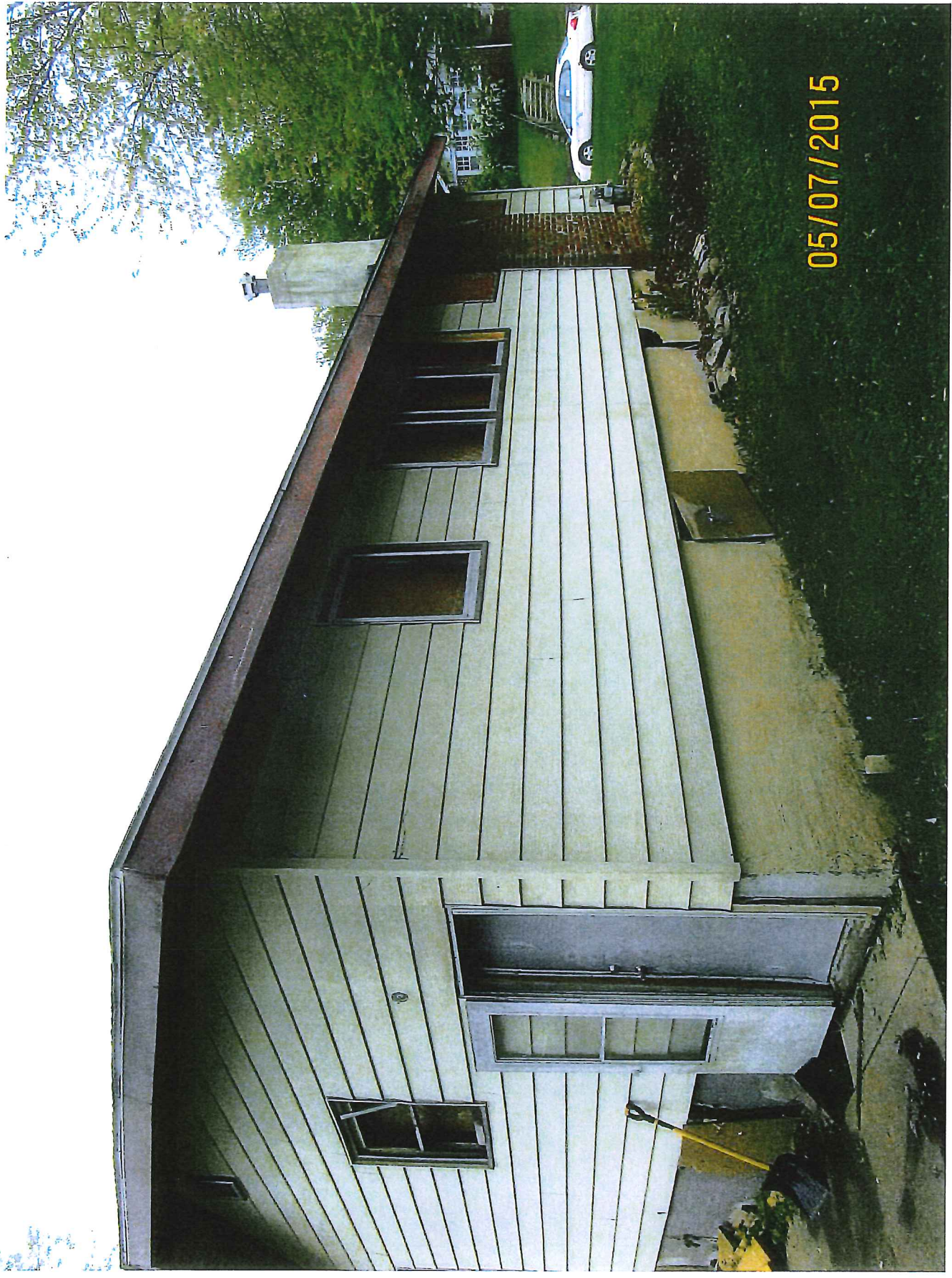
<b>Component:</b> Electrical System <b>Requirement:</b> Electrical Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Mechanical System <b>Requirement:</b> Mechanical Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Plumbing System <b>Requirement:</b> Plumbing Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Windows/Window Frames <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b>	<b>Defect:</b> Cracked/Broken <b>Location:</b> Throughout
<b>Component:</b> Floor Joists/Beams <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Interior Walls /Ceiling <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Flooring <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout
<b>Component:</b> Soffit/Facia/Trim <b>Requirement:</b> Compliance with International Building Code <b>Comments:</b>	<b>Defect:</b> Fire damaged <b>Location:</b> Throughout



2400 E 11th St

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05/07/2015





05/07/2015

2400 E 11th St

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2400 E 11th St