



Roll Call Number

Agenda Item Number
BDH 1-B

Date June 8, 2015

WHEREAS, the property located at 1026 24th 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, Greyfox Properties, LLC, was 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 163 and the South 5/6 of Lot 162, and the East 1/2 of the vacated North/South alley right of way lying West of and adjoining the South 50.0 feet of Lot 162, and lying west of and adjoining Lot 163, all in UNIVERSITY LAND COMPANY'S FIRST ADDITION TO THE CITY OF DES MOINES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1026 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 structure.

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



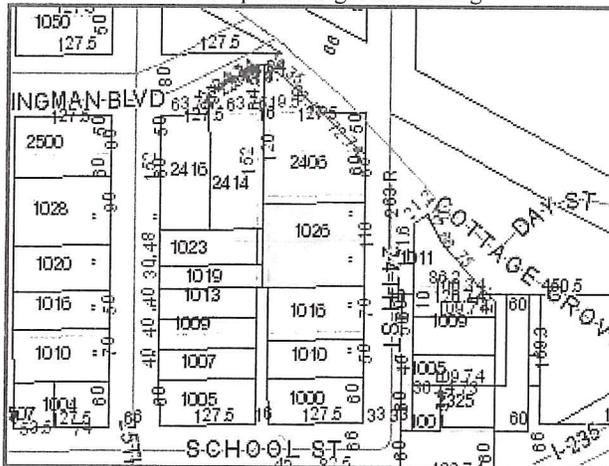
[[Home](#)] [[General Query](#)] [[Legal Query](#)] [[HomeOwner Query](#)] [[Book/Page Query](#)] [[Commercial Query](#)] [[Res Sales Query](#)] [[Comm Sales Query](#)] [[Help](#)]

| | | | | | |
|------------------------|---------------------------------------|---------------------------------|---------------------------|---------------------|---------------|
| District/Parcel | GeoParcel | Map | Nbhd | Jurisdiction | Status |
| 030/04892-001-000 | 7824-05-112-021 | 0592 | DM95/Z | DES MOINES | ACTIVE |
| School District | Tax Increment Finance District | Bond/Fire/Sewer/Cemetery | | | |
| 1/Des Moines | | | | | |
| Street Address | | | City State Zipcode | | |
| 1026 24TH ST | | | DES MOINES IA 50311 | | |

Click on parcel to get new listing

[Get Bigger Map](#)

[Google Map](#)



Approximate date of photo 03/28/2014

Mailing Address

GREYFOX PROPERTIES LLC
13110 BIRCH DR STE 148-257
OMAHA, NE 68164-4160

Legal Description

E 1/2 VAC N/S ALLEY ROW W & ADJ S 50F LT 162 & E 1/2 VAC N/S ALLEY ROW W & ADJ LT 163 & S
5/6 LT 162 & ALL LT 163 UNIVERSITY LAND COS 1ST ADDITION

| | | | | |
|------------------|------------------------|-----------------|------------------|------------------|
| Ownership | Name | Recorded | Book/Page | RevStamps |
| Title Holder #1 | GREYFOX PROPERTIES LLC | 2015-03-24 | 15509/66 | |

| | | | | | | |
|-------------------|-------------------|-------------|-------------|-------------|-------------|--------------|
| Assessment | Class | Kind | Land | Bldg | AgBd | Total |
| Assmt Roll | Multi-Residential | Full | 20,000 | 58,500 | 0 | 78,500 |
| Current | Multi-Residential | Full | 20,000 | 50,000 | 0 | 70,000 |

Protest filed on 2015-05-05 (hearing 2015-05-20 09:00:00) [Assessment Roll Notice](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

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

Source: City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design 515 283-4182

| Land | | | | | |
|-------------|---------|-------|-------|-------|----------------|
| SQUARE FEET | 14,905 | ACRES | 0.342 | SHAPE | RT/Rectangular |
| TOPOGRAPHY | B/Blank | | | | |

| Commercial Summary | | | | | |
|--------------------|-------------------------|--------------|-------|--------------|-------|
| OCCUPANCY | 1B/Apartment Conversion | WEIGHTED AGE | 1883 | STORY HEIGHT | 2 |
| LAND AREA | 14,905 | GROSS AREA | 2,158 | FINISH AREA | 2,158 |
| BSMT UNFIN | 999 | BSMT FINISH | 0 | NUMBER UNITS | 4 |

| Residence # 1 | | | | | |
|---------------|-------------------|--------------|------------------|--------------|-------|
| OCCUPANCY | CV/Conversion | RESID TYPE | S2/2 Stories | YEAR BUILT | 1883 |
| # FAMILIES | 4 | GRADE | 4 | GRADE ADJUST | +00 |
| CONDITION | BN/Below Normal | TSFLA | 2,158 | MAIN LV AREA | 1,159 |
| UPPR LV AREA | 999 | BSMT AREA | 999 | OPEN PORCH | 32 |
| ENCL PORCH | 78 | EXT WALL TYP | WS/Wood Siding | ROOF TYPE | H/Hip |
| ROOF MATERL | A/Asphalt Shingle | HEATING | A/Gas Forced Air | AIR COND | 0 |
| BATHROOMS | 4 | | | | |

| | | | | | | | |
|------|------------------------|---------------------|------|--------|---------|---|---------|
| 2010 | Correction | Commercial Multiple | Full | 20,000 | 76,000 | 0 | 96,000 |
| 2010 | <u>Board Action</u> | Commercial Multiple | Full | 20,000 | 112,000 | 0 | 132,000 |
| 2009 | PAAB Order | Commercial Multiple | Full | 20,000 | 76,000 | 0 | 96,000 |
| 2009 | <u>Board Action</u> | Commercial Multiple | Full | 20,000 | 112,000 | 0 | 132,000 |
| 2009 | <u>Assessment Roll</u> | Commercial Multiple | Full | 20,000 | 112,000 | 0 | 132,000 |
| 2007 | <u>Assessment Roll</u> | Commercial Multiple | Full | 20,000 | 112,000 | 0 | 132,000 |
| 2006 | <u>Assessment Roll</u> | Commercial Multiple | Full | 18,000 | 114,000 | 0 | 132,000 |
| 2005 | <u>Assessment Roll</u> | Commercial Multiple | Full | 18,000 | 97,000 | 0 | 115,000 |
| 2003 | <u>Assessment Roll</u> | Commercial Multiple | Full | 15,800 | 71,200 | 0 | 87,000 |

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-B

DATE OF NOTICE: April 7, 2015

DATE OF INSPECTION: February 19, 2015

CASE NUMBER: COD2015-00825

PROPERTY ADDRESS: 1026 24TH ST

LEGAL DESCRIPTION: E 1/2 VAC N/S ALLEY ROW W & ADJ S 50F LT 162 & E 1/2 VAC N/S ALLEY ROW W & ADJ LT 163 & S 5/6 LT 162 & ALL LT 163 UNIVERSITY LAND COS 1ST ADDITION

GREYFOX PROPERTIES LLC

Title Holder

BRYCE D CARLSON, REG. AGT.

1128 HAMPTON CT

IOWA CITY IA 52240

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 COMPONETS 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 (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.

Chris Reindl
(515) 283-4797



Nid Inspector

DATE MAILED: 4/7/2015

MAILED BY: JDH

Areas that need attention: 1026 24TH ST

| | |
|--|---|
| <p><u>Component:</u> Sewer</p> <p><u>Requirement:</u> Plumbing Permit</p> <p><u>Comments:</u></p> | <p><u>Defect:</u> In poor repair</p> <p><u>Location:</u> Throughout</p> |
|--|---|

| | |
|--|---|
| <p><u>Component:</u> Windows/Window Frames</p> <p><u>Requirement:</u> Building Permit</p> <p><u>Comments:</u></p> | <p><u>Defect:</u> Fire damaged</p> <p><u>Location:</u> Throughout</p> |
|--|---|

| | |
|---|--|
| <p><u>Component:</u> Electrical Service</p> <p><u>Requirement:</u></p> <p><u>Comments:</u></p> | <p><u>Defect:</u> In disrepair</p> <p><u>Location:</u></p> |
|---|--|

| | |
|---|--|
| <p><u>Component:</u> Exterior Walls</p> <p><u>Requirement:</u></p> <p><u>Comments:</u></p> | <p><u>Defect:</u> Fire damaged</p> <p><u>Location:</u></p> |
|---|--|

| | |
|--|--|
| <p><u>Component:</u> Furnace</p> <p><u>Requirement:</u></p> <p><u>Comments:</u></p> | <p><u>Defect:</u> In poor repair</p> <p><u>Location:</u></p> |
|--|--|

| | |
|---|---|
| <p><u>Component:</u> Electrical Lighting Fixtures</p> <p><u>Requirement:</u> Electrical Permit</p> <p><u>Comments:</u></p> | <p><u>Defect:</u> In poor repair</p> <p><u>Location:</u> Throughout</p> |
|---|---|

| | |
|--|---|
| <p><u>Component:</u> Exterior Stairs</p> <p><u>Requirement:</u> Building Permit</p> <p><u>Comments:</u></p> | <p><u>Defect:</u> In poor repair</p> <p><u>Location:</u> Throughout</p> |
|--|---|

| | |
|---|---|
| <p><u>Component:</u> Floor Joists/Beams</p> <p><u>Requirement:</u> Building Permit</p> <p><u>Comments:</u></p> | <p><u>Defect:</u> In poor repair</p> <p><u>Location:</u> Throughout</p> |
|---|---|

BDH 1B

Component: Water Heater
Requirement: Plumbing Permit
Defect: Not installed as required
Location: Throughout
Comments:

Component: Interior Stairway
Requirement: Building Permit
Defect: In poor repair
Location: Throughout
Comments:

Component: Wiring
Requirement: Electrical Permit
Defect: In poor repair
Location: Throughout
Comments:

Component: See Comments
Requirement:
Defect: In disrepair
Location: Throughout
Comments: Sanitation.

BDH1B

top

1026 24th St



06.01.2015 11:05

BDH 123

004

1026 24th St



06.01.2015 11:06

BDH1-B



1026 24th St

top