



**Date** October 12, 2015

**ABATEMENT OF PUBLIC NUISANCES AT 1535 24<sup>th</sup> Street**

WHEREAS, the property located at 1535 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, Oak Park Investments partnership LXI, was notified more than thirty days ago to repair or demolish the 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:

The main structure on the real estate legally described as Lot 8 in CURTIS BLUFF PARK ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1535 24<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 structure.

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

FORM APPROVED:

Luke DeSmet, Assistant City Attorney

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

**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.

MOTION CARRIED

APPROVED

\_\_\_\_\_ Mayor

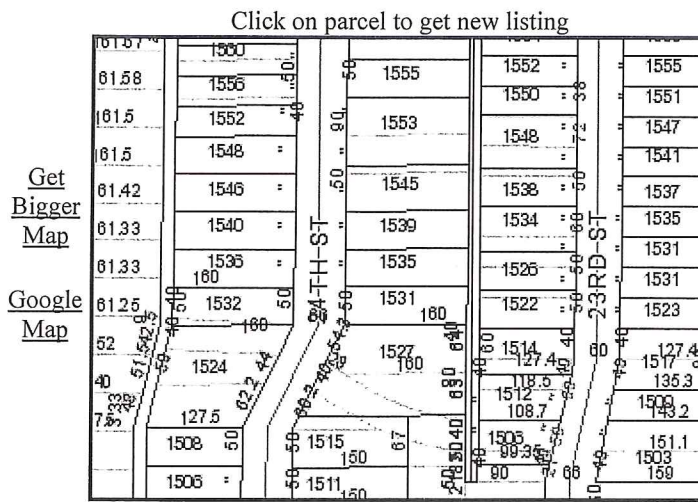
\_\_\_\_\_ City Clerk

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**Polk County Assessor**

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<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
080/01380-000-000	7924-33-327-006	0163	DM75/Z	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>		
1535 24TH ST			DES MOINES IA 50311		



Approximate date of photo 03/27/2012

<b>Mailing Address</b>
OAK PARK INVESTMENTS PARTNERSHIP 100 N LA SALLE ST STE 1111 CHICAGO, IL 60602-3537

<b>Legal Description</b>
LOT 8 CURTIS BLUFF PARK ADDITION

<b>Ownership</b>	<b>Name</b>	<b>Recorded</b>	<b>Book/Page</b>	<b>RevStamps</b>
Title Holder #1	OAK PARK INVESTMENTS PARTNERSHIP LXI	2010-03-03	13371/472	

<b>Assessment</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>AgBd</b>	<b>Total</b>
Current	Residential	Full	8,500	4,800	0	13,300

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

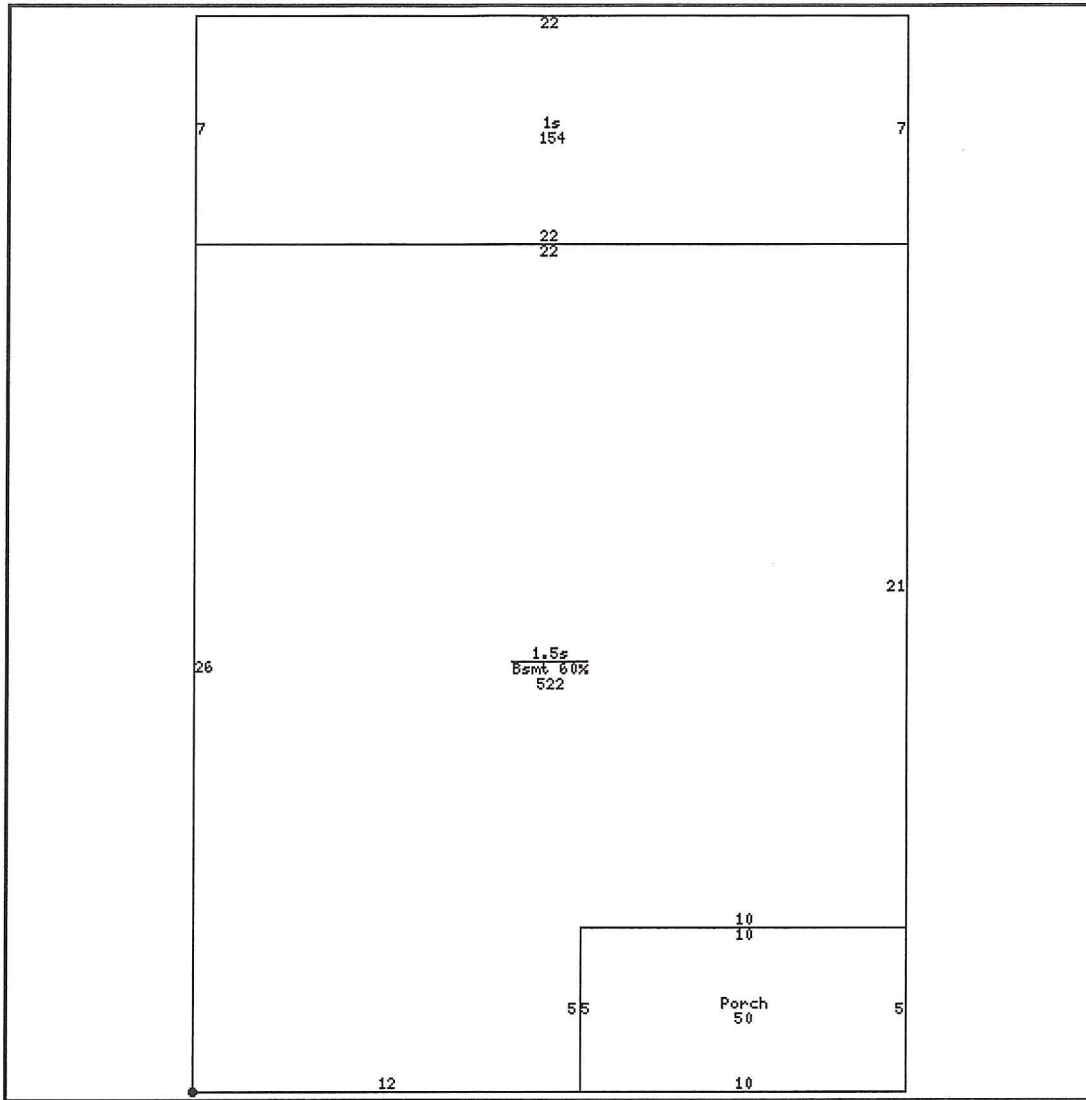
<b>Zoning</b>	<b>Description</b>	<b>SF</b>	<b>Assessor Zoning</b>

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			

<b>Land</b>					
<b>SQUARE FEET</b>	8,000	<b>FRONTAGE</b>	50.0	<b>DEPTH</b>	160.0
<b>ACRES</b>	0.184	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

<b>Residence # 1</b>					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	SH/1.5 Stories	<b>BLDG STYLE</b>	ET/Early 20s
<b>YEAR BUILT</b>	1900	<b># FAMILIES</b>	1	<b>GRADE</b>	4
<b>GRADE ADJUST</b>	-05	<b>CONDITION</b>	VP/Very Poor	<b>TSFLA</b>	1,026
<b>MAIN LV AREA</b>	676	<b>UPPR LV AREA</b>	350	<b>BSMT AREA</b>	313
<b>OPEN PORCH</b>	50	<b>FOUNDATION</b>	B/Brick	<b>EXT WALL TYP</b>	MS/Hardboard
<b>ROOF TYPE</b>	GM/Gambrel	<b>ROOF MATERL</b>	A/Asphalt Shingle	<b>HEATING</b>	A/Gas Forced Air
<b>AIR COND</b>	0	<b>BATHROOMS</b>	1	<b>BEDROOMS</b>	3
<b>ROOMS</b>	6				

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<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
MC DERMOTT, JOSEPH M SR	CORTLANDT, ROBERT	1997-06-07	77,000	C/Contract	7671/5 Multiple Parcels
HALSTED, BETTY L	MC DERMOTT, JOSEPH M JR	1992-09-22	9,000	D/Deed	6689/276

<u>Year</u>	<u>Type</u>	<u>Class</u>	<u>Kind</u>	<u>Land</u>	<u>Bldg</u>	<u>AgBd</u>	<u>Total</u>
2015	Assessment Roll	Residential	Full	8,500	4,800		13,300
2013	Assessment Roll	Residential	Full	8,000	40,200	0	48,200
2011	Assessment Roll	Residential	Full	8,000	40,200	0	48,200
2009	Assessment Roll	Residential	Full	8,000	37,900	0	45,900
2007	Assessment Roll	Residential	Full	7,700	36,300	0	44,000
2005	Assessment Roll	Residential	Full	7,200	35,600	0	42,800

2003	<u>Assessment Roll</u>	Residential	Full	5,380	26,270	0	31,650
2001	<u>Assessment Roll</u>	Residential	Full	6,650	21,420	0	28,070
1999	<u>Assessment Roll</u>	Residential	Full	5,100	19,910	0	25,010
1997	<u>Assessment Roll</u>	Residential	Full	4,710	18,380	0	23,090
1995	<u>Assessment Roll</u>	Residential	Full	4,430	17,300	0	21,730
1989	<u>Assessment Roll</u>	Residential	Full	3,830	14,970	0	18,800

[email this page](#)

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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**

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**DATE OF NOTICE: July 27, 2015**

**DATE OF INSPECTION: October 23, 2008**

**CASE NUMBER: COD2008-07924**

**PROPERTY ADDRESS: 1535 24TH ST**

**LEGAL DESCRIPTION: LOT 8 CURTIS BLUFF PARK ADDITION**

OAK PARK INVESTMENTS PARTNERSHIP  
Title Holder  
TIMOTHY T BALIN, PRESIDENT  
100 N LASALLE ST STE 1111  
CHICAGO IL 60602

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 date 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.**

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: 7/27/2015

MAILED BY: JDH

**Areas that need attention:** 1535 24TH ST

<b>Component:</b>	Mechanical System	<b>Defect:</b>	In disrepair
<b>Requirement:</b>		<b>Location:</b>	Throughout
<b>Comments:</b>	Must be checked by licensed contractor		
<b>Component:</b>	Soffit/Facia/Trim	<b>Defect:</b>	Excessive rot
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	
<b>Comments:</b>			
<b>Component:</b>	Soffit/Facia/Trim	<b>Defect:</b>	Holes or major defect
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	
<b>Comments:</b>			
<b>Component:</b>	Soffit/Facia/Trim	<b>Defect:</b>	Absence of paint
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	
<b>Comments:</b>			
<b>Component:</b>	Windows/Window Frames	<b>Defect:</b>	Absence of paint
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	
<b>Comments:</b>			
<b>Component:</b>	Windows/Window Frames	<b>Defect:</b>	Cracked/Broken
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	
<b>Comments:</b>			
<b>Component:</b>	Windows/Window Frames	<b>Defect:</b>	Excessive rot
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	
<b>Comments:</b>			
<b>Component:</b>	Exterior Doors/Jams	<b>Defect:</b>	Severly peeling paint
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	
<b>Comments:</b>	Rear		



<b>Component:</b>	Exterior Doors/Jams	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	
<b>Comments:</b>	Rear		
<b>Component:</b>	Exterior Walls	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	
<b>Comments:</b>			
<b>Component:</b>	Exterior Walls	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	
<b>Comments:</b>			
<b>Component:</b>	Exterior Walls	<b>Defect:</b>	Holes or major defect
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	
<b>Comments:</b>			
<b>Component:</b>	Flooring	<b>Defect:</b>	Unsafe to carry Load
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Porch
<b>Comments:</b>	Front porch		
<b>Component:</b>	Hand Rails	<b>Defect:</b>	Improperly Installed
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	
<b>Comments:</b>	On front stairway both porch & by street		
<b>Component:</b>	Guardrails	<b>Defect:</b>	Improperly Installed
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Porch
<b>Comments:</b>	Guardrail around front porch also no ballastars		
<b>Component:</b>	Electrical Lighting Fixtures	<b>Defect:</b>	In poor repair
<b>Requirement:</b>		<b>Location:</b>	
<b>Comments:</b>	Exterior rear		
<b>Component:</b>	General Grade Around Structure	<b>Defect:</b>	Inadequate
<b>Requirement:</b>		<b>Location:</b>	
<b>Comments:</b>	This also includes the concrete slab in back		

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<b>Component:</b> Roof	<b>Defect:</b> Leaks
<b>Requirement:</b>	<b>Location:</b>
<b>Comments:</b>	

<b>Component:</b> Shingles Flashing	<b>Defect:</b> Improperly Installed
<b>Requirement:</b>	<b>Location:</b>
<b>Comments:</b>	

<b>Component:</b> Shingles Flashing	<b>Defect:</b> not impervious to water
<b>Requirement:</b>	<b>Location:</b>
<b>Comments:</b>	

<b>Component:</b> Weather Head	<b>Defect:</b> In disrepair
<b>Requirement:</b>	<b>Location:</b>
<b>Comments:</b> Electrical service drop is obstructed by vegetation- SE	

<b>Component:</b> Interior Walls /Ceiling	<b>Defect:</b> Water Damage
<b>Requirement:</b>	<b>Location:</b>
<b>Comments:</b> Kitchen & bathroom	

<b>Component:</b> Interior Walls /Ceiling	<b>Defect:</b> Absence of paint
<b>Requirement:</b>	<b>Location:</b> Throughout
<b>Comments:</b>	

<b>Component:</b> Interior Walls /Ceiling	<b>Defect:</b> Holes or major defect
<b>Requirement:</b>	<b>Location:</b> Throughout
<b>Comments:</b>	

<b>Component:</b> Wiring	<b>Defect:</b> Exposed
<b>Requirement:</b>	<b>Location:</b>
<b>Comments:</b> Several areas	

<b>Component:</b> Flooring	<b>Defect:</b> Deteriorated
<b>Requirement:</b>	<b>Location:</b> Throughout
<b>Comments:</b>	

**Component:** Interior Stairway  
**Requirement:**  
**Comments:** Both  
**Defect:** In poor repair  
**Location:**

**Component:** Hand Rails  
**Requirement:**  
**Comments:** Both  
**Defect:** Missing  
**Location:**

**Component:** Smoke Detectors  
**Requirement:**  
**Comments:**  
**Defect:** Missing Where Required  
**Location:** Throughout

**Component:** Bathroom Lavatory  
**Requirement:**  
**Comments:**  
**Defect:** Missing  
**Location:**

**Component:** Functioning Water Closet  
**Requirement:**  
**Comments:**  
**Defect:** Missing  
**Location:**

**Component:** Tub/Shower Walls  
**Requirement:**  
**Comments:**  
**Defect:** Missing  
**Location:**

**Component:** Window Glazing/Paint  
**Requirement:**  
**Comments:**  
**Defect:** Not impervious to weather  
**Location:** Throughout

**Component:** Foundation  
**Requirement:**  
**Comments:**  
**Defect:** Leaks  
**Location:** Basement

**Component:** Floor Joists/Beams  
**Requirement:**  
**Comments:**  
**Defect:** Excessive rot  
**Location:** Basement

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**Component:** Floor Joists/Beams  
**Requirement:** Engineering Report  
**Defect:** Structurally inadequate  
**Location:** Basement  
**Comments:**

**Component:** Floor Joists/Beams  
**Requirement:**  
**Defect:** Insect Infestation  
**Location:** Basement  
**Comments:** Need to be checked by pest control company. Must provide invoice.

**Component:** Furnace  
**Requirement:** Compliance, Uniform Mechanics Code  
**Defect:** In disrepair  
**Location:**  
**Comments:** Have cleaned & checked for safe operable condition by reputable company-provide invoice

**Component:** Water Heater  
**Requirement:**  
**Defect:** In disrepair  
**Location:**  
**Comments:** Have cleaned & checked for safe operable condition by reputable company-provide invoice

**Component:** Electrical Other Fixtures  
**Requirement:**  
**Defect:** In disrepair  
**Location:**  
**Comments:** Panel is water damaged, must be checked by licensed contractor

**Component:** Plumbing System  
**Requirement:**  
**Defect:** In disrepair  
**Location:** Throughout  
**Comments:** Must be checked by licensed contractor

**Component:** Incompatible Breaker Panel  
**Requirement:**  
**Defect:** In disrepair  
**Location:** Throughout  
**Comments:** Must be checked by licensed contractor



1535 24th St

top

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05/10/2015 09:46

1535 24th St

top

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