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Date August 8, 2016

**ABATEMENT OF PUBLIC NUISANCE AT 420 E 24<sup>th</sup> STREET**

WHEREAS, the property located at 420 E 24<sup>th</sup> 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, Stanley C Gruen, 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.

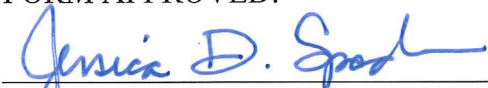
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as south 55 feet of North 95 feet of Lots 15 and 16 in 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 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(s) 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:

  
\_\_\_\_\_  
Jessica D. Spoden, Assistant City Attorney

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

28 H



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

**DATE OF NOTICE:** March 11, 2016

**DATE OF INSPECTION:** March 01, 2016

**CASE NUMBER:** COD2010-03487

**PROPERTY ADDRESS:** 420 E 24TH ST

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

STANLEY C GRUEN  
Title Holder  
1728 46TH ST  
DES MOINES IA 50310

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.**

28 #

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.

Neighborhood Inspection Division

(515) 283-4208

  
Nid Inspector

DATE MAILED: 3/11/2016

MAILED BY: JDH

28 H

**Areas that need attention:** 420 E 24TH ST

<b>Component:</b> Brick Chimney <b>Requirement:</b> Compliance, Uniform Mechanics Code <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Roof
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<b>Component:</b> Roof <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Leaks <b>Location:</b> Throughout
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<b>Component:</b> Electrical System <b>Requirement:</b> Electrical Permit <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Throughout
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<b>Component:</b> Exterior Walls <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b>	<b>Defect:</b> Excessive rot <b>Location:</b> Throughout
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<b>Component:</b> Smoke Detectors <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b>	<b>Defect:</b> Not Supplied <b>Location:</b> Throughout
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<b>Component:</b> Plumbing System <b>Requirement:</b> Compliance with Uniform Plumbing Code <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Throughout
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<b>Component:</b> Shingles Flashing <b>Requirement:</b> Compliance, International Property Maintenance Code <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Throughout
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<b>Component:</b> Interior Walls /Ceiling <b>Requirement:</b> Compliance, International Property Maintenance Code <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Throughout
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<b>Component:</b>	Flooring	<b>Defect:</b>	Excessive rot
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Floor Joists/Beams	<b>Defect:</b>	Excessive rot
<b>Requirement:</b>	Engineering Report	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Sub Floor	<b>Defect:</b>	Excessive rot
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Waste Lines	<b>Defect:</b>	Cracked/Broken
<b>Requirement:</b>	Compliance with Uniform Plumbing Code	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Soffit/Facia/Trim	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Interior Walls /Ceiling	<b>Defect:</b>	Excessive rot
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Basement
<b>Comments:</b>			
<b>Component:</b>	Windows/Window Frames	<b>Defect:</b>	Deteriorated
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	00	<b>Defect:</b>	
<b>Requirement:</b>	Permit Required	<b>Location:</b>	
<b>Comments:</b>	Demo Permit required if house and/or garage is demo		
<b>Component:</b>	Accessory Buildings	<b>Defect:</b>	See Comments
<b>Requirement:</b>		<b>Location:</b>	



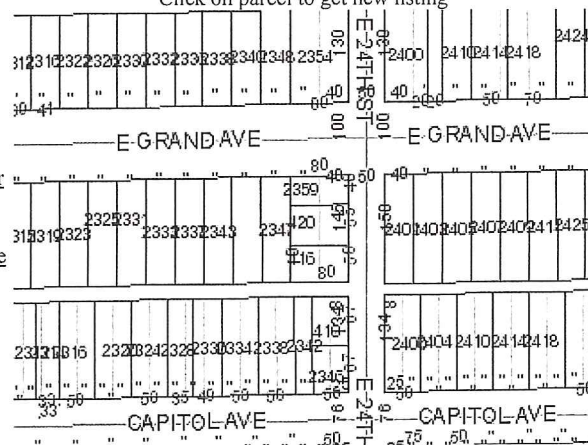
28H

**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>
050/00214-000-000	7824-01-155-015	0432	DM16/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>		
420 E 24TH ST			DES MOINES IA 50317-2228		

Click on parcel to get new listing



Get Bigger Map  
 Google Map



Approximate date of photo 10/22/2010

<b>Mailing Address</b>
STANLEY C GRUEN 1728 46TH ST DES MOINES, IA 50310-3023

<b>Legal Description</b>
S 55 F N 95 F LOTS 15 & 16 CENTRAL PARK

<b>Ownership</b>	<b>Name</b>	<b>Recorded</b>	<b>Book/Page</b>	<b>RevStamps</b>
Title Holder #1	GRUEN, STANLEY C	2015-12-16	15839/813	

<b>Assessment</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>AgBd</b>	<b>Total</b>
Current	Residential	Full	8,700	10,600	0	19,300

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

<b>Taxable Value Credit</b>	<b>Name</b>	<b>Number</b>	<b>Info</b>
Homestead	FARNSWORTH, DENNIS C	59411	
Military	FARNSWORTH, DENNIS C	90811	Vietnam

28 H

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	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	VP/Very Poor	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





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2013	<u>Assessment Roll</u>	Residential	Full	8,600	54,300	0	62,900
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](mailto:polkweb@assess.co.polk.ia.us)

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420 E. 24th st



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420 E. 24<sup>th</sup> St



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420 E. 24<sup>th</sup> St



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