



Date February 25, 2019

ABATEMENT OF PUBLIC NUISANCE AT 2511 E 24<sup>th</sup> STREET

WHEREAS, the property located at 2511 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, CAM Property Holdings, LLC, and Mortgage Holder, Fidelity 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:

The main structure on the real estate legally described as Lot 52 in WILLOUGHBY PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2511 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:

[Signature]
Luke DeSmet, Assistant City Attorney

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

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and TOTAL.

MOTION CARRIED

APPROVED

Mayor

34

top

2511 E. 24th St



34

top

2511 E. 24th St



02/15/2019 09:48

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top

2511 E. 24<sup>th</sup> St



02/15/2019 09:47

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02/15/2019 09:47



2511 E 24th St

top



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

**DATE OF NOTICE:** December 7, 2018

**DATE OF INSPECTION:** August 10, 2018

**CASE NUMBER:** COD2018-06706

**PROPERTY ADDRESS:** 2511 E 24TH ST

**LEGAL DESCRIPTION:** LOT 52 WILLOUGHBY PLACE

CAM PROPERTY HOLDINGS LLC  
Title Holder  
CALEB FRITZLER, REG. AGENT  
4407 SW 9TH ST  
DES MOINES IA 50315

FIDELITY BANK  
Mortgage Holder  
BRUCE GREENFIELD, PRESIDENT  
177 S JORDAN CREEK PKWY  
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 60-192 and 60-191 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 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.

Neighborhood Inspection Division

(515) 283-4208

  
Nid Inspector

DATE MAILED: 12/7/2018

MAILED BY: JDH

**Areas that need attention:** 2511 E 24TH ST

<b>Component:</b> Electrical Lighting Fixtures <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b> Will need to pull electrical permit.	<b>Defect:</b> Fire damaged <b>Location:</b> Main Structure
<b>Component:</b> Electrical Receptacles <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b> Will need to pull electrical permit.	<b>Defect:</b> Fire damaged <b>Location:</b> Main Structure
<b>Component:</b> Electrical System <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b> Will need to pull electrical permit.	<b>Defect:</b> Fire damaged <b>Location:</b> Main Structure
<b>Component:</b> Interior Walls /Ceiling <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b> Will need to pull building permit.	<b>Defect:</b> Fire damaged <b>Location:</b> Main Structure
<b>Component:</b> Roof <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b> Will need to pull structural permit.	<b>Defect:</b> Fire damaged <b>Location:</b> Main Structure
<b>Component:</b> Floor Joists/Beams <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b> Will need to pull structural permit.	<b>Defect:</b> Fire damaged <b>Location:</b> Main Structure
<b>Component:</b> Wiring <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b> Will need to pull Electrical permit.	<b>Defect:</b> Fire damaged <b>Location:</b> Main Structure
<b>Component:</b> Air Conditioning <b>Requirement:</b> Compliance with Int Residential Code <b>Comments:</b> Will need to pull Mechanical permit.	<b>Defect:</b> Fire damaged <b>Location:</b> Main Structure



**Component:** Exterior Doors/Jams  
**Requirement:** Complaine with Int Residential Code  
**Defect:** Flood Damage  
**Location:** Main Structure  
**Comments:** Will need to pull building permit.

**Component:** Flooring  
**Requirement:** Complaine with Int Residential Code  
**Defect:** Fire damaged  
**Location:** Main Structure  
**Comments:** Will nee to pull building permit.

**Component:** See Comments  
**Requirement:**  
**Defect:** See Comments  
**Location:** Shed  
**Comments:** The shed in its current condition does not constitute a public nuisance. However, if the primary structure is demolished and no primary structure is immediately built on the property, the shed must be demolished as well because it is an accessory use only pursuant to Des Moines Municipal Code Section 134-343.



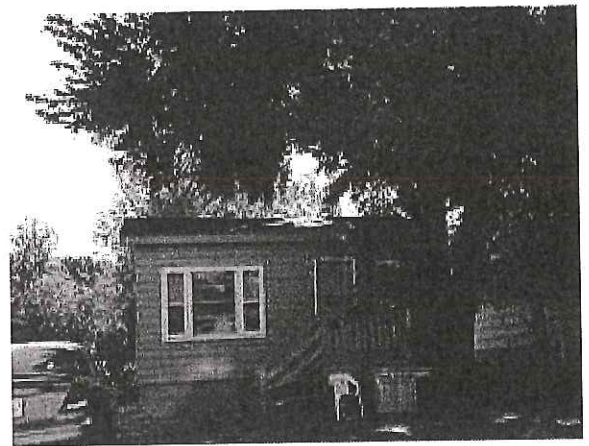
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<b>District/Parcel</b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
060/08676-000-000	7923-30-378-011	0334	DM10/A	DES MOINES	ACTIVE
<b>School District</b>	<b>Tax Increment Finance District</b>	<b>Bond/Fire/Sewer/Cemetery</b>			
1/Des Moines					
<b>Street Address</b>			<b>City State Zipcode</b>		
2511 E 24TH ST			DES MOINES IA 50317-6235		

Click on parcel to get new listing

Get Bigger Map

Google Map



Approximate date of photo 08/27/2013

<b>Mailing Address</b>
CAM PROPERTY HOLDINGS LLC 4407 SW 9TH ST DES MOINES, IA 50315

<b>Legal Description</b>
LOT 52 WILLOUGHBY PLACE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	CAM PROPERTY HOLDINGS LLC	2018-11-02	17134/204	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	11,900	43,000	0	54,900
<a href="#">Estimate Taxes</a> <a href="#">Polk County Treasurer Tax Information</a> <a href="#">Pay Taxes</a>						

Zoning	Description	SF	Assessor Zoning
FW	Floodway District		Floodway

Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and

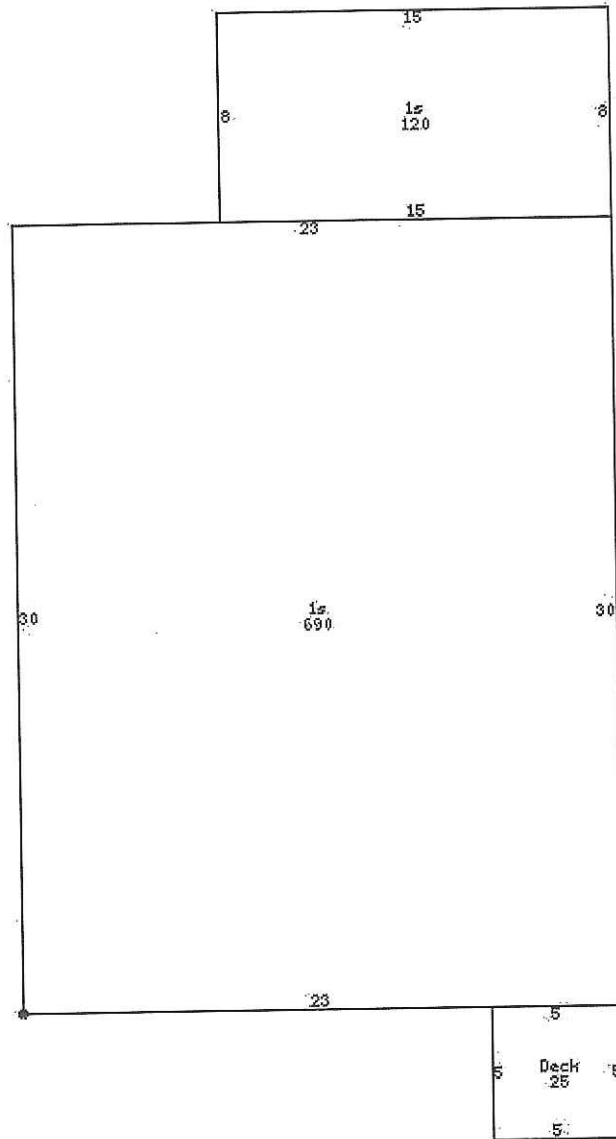
Urban Design 515 283-4182

**Land**

<b>SQUARE FEET</b>	6,000	<b>FRONTAGE</b>	40.0	<b>DEPTH</b>	150.0
<b>ACRES</b>	0.138	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

**Residence # 1**

<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	S1/1 Story	<b>BLDG STYLE</b>	RN/Ranch
<b>YEAR BUILT</b>	1951	<b># FAMILIES</b>	1	<b>GRADE</b>	4
<b>GRADE ADJUST</b>	-10	<b>CONDITION</b>	VP/Very Poor	<b>TSFLA</b>	810
<b>MAIN LV AREA</b>	810	<b>DECK AREA</b>	25	<b>FOUNDATION</b>	C/Concrete Block
<b>EXT WALL TYP</b>	VN/Vinyl Siding	<b>ROOF TYPE</b>	GB/Gable	<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>	2	<b>ROOMS</b>	5		



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
WIEDERIN REAL ESTATE LLC	CAM PROPERTY HOLDINGS LLC	2018-10-29	15,000	D/Deed	17134/204
OETH, GARY	WIEDERIN REAL ESTATE, L.L.C.	2006-10-16	45,900	D/Deed	11918/209
KIBBEE, JASON	OETH, GARY	2003-10-22	11,500	D/Deed	10240/488
BARRIE, GLADYS W	KIBBEE, JASON	2003-09-04	8,230	D/Deed	10240/487
BARRIE, GLADYS W	BONE, TODD A	2000-07-03	30,000	C/Contract	8540/866

Year	Type	Status	Application	Permit/Pickup Description
Current	U/Pickup	PR/Partial	2018-11-19	CL/Correct Data CONDITION
2005	P/Permit	CP/Complete	2003-11-14	AL/PORCH

2004	P/Permit	PR/Partial	2003-11-14	AL/PORCH
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Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Residential	Full	11,900	43,000	0	54,900
2015	Assessment Roll	Residential	Full	10,800	40,400	0	51,200
2013	Assessment Roll	Residential	Full	11,300	43,100	0	54,400
2011	Assessment Roll	Residential	Full	11,300	43,400	0	54,700
2009	Assessment Roll	Residential	Full	11,200	42,700	0	53,900
2007	Assessment Roll	Residential	Full	11,200	42,700	0	53,900
2005	Assessment Roll	Residential	Full	7,700	33,800	0	41,500
2004	Assessment Roll	Residential	Full	7,310	17,820	0	25,130
2003	Board Action	Residential	Full	7,310	17,360	0	24,670
2003	Assessment Roll	Residential	Full	7,310	33,140	0	40,450
2001	Assessment Roll	Residential	Full	6,170	27,950	0	34,120
1999	Assessment Roll	Residential	Full	5,950	18,340	0	24,290
1997	Assessment Roll	Residential	Full	5,400	16,660	0	22,060
1995	Assessment Roll	Residential	Full	4,790	14,780	0	19,570
1993	Assessment Roll	Residential	Full	4,590	14,160	0	18,750
1991	Board Action	Residential	Full	4,590	11,820	0	16,410
1991	Assessment Roll	Residential	Full	4,590	11,820	0	16,410
1991	Was Prior Year	Residential	Full	4,590	10,030	0	14,620

[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)