



Date March 9, 2020

ABATEMENT OF PUBLIC NUISANCE AT 2345 E 11th Street

WHEREAS, the property located at 2345 E 11th 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, Ramon Ortiz, and Mortgage Holder, Bankers Insurance Company, 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 The North 26 feet of Lot 23 and the South 16 feet of Lot 24 in GUTHRIE'S SECOND ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2345 E 11th 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:



Megan Norberg, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

I, P. Kay Cmelik, 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



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

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DATE OF NOTICE: December 12, 2019

DATE OF INSPECTION: September 17, 2019

CASE NUMBER: COD2019-05888

PROPERTY ADDRESS: 2345 E 11TH ST

LEGAL DESCRIPTION: N 26F LT 23 & S 16F LT 24 GUTHRIES 2ND ADD

RAMON ORTIZ
Title Holder
4312 50TH ST
DES MOINES IA 50310

BANKERS INSURANCE COMPANY
Mortgage Holder
CHIEF FINANCIAL OFFICER, R.A.
200 E GAINES ST
TALLAHASSEE FL 32399

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. 317

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.

Kevin Pyles

(515) 283-4122



Nid Inspector

DATE MAILED: 12/12/2019

MAILED BY: JDH

Areas that need attention: 2345 E 11TH ST

Component:	Bathroom Lavatory	Defect:	No Hot/cold water
Requirement:	Plumbing Permit	Location:	Main Structure Throughout
Comments:	Repair or replace		

Component:	Electrical System	Defect:	In disrepair
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Repair or replace		

Component:	Exterior Doors/Jams	Defect:	Missing
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Repair or replace		

Component:	Exterior Walls	Defect:	Cracked/Broken
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Siding cracked in some areas, fix, paint to match		

Component:	Flooring	Defect:	In poor repair
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Repair or replace		

Component:	Interior Stairway	Defect:	Deteriorated
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Repair or replace		

Component:	Interior Walls /Ceiling	Defect:	Holes or major defect
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure Throughout
Comments:	Have structure check for any defects. Any repairs to the structure may require a building permit.		

Component:	Mechanical System	Defect:	In poor repair
Requirement:	Mechanical Permit	Location:	Main Structure Throughout
Comments:	Repair or replace		

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<u>Component:</u> Plumbing System <u>Requirement:</u> Plumbing Permit <u>Comments:</u> Repair or replace	<u>Defect:</u> In poor repair <u>Location:</u> Main Structure Throughout
<u>Component:</u> Protective Covering/Junction Box <u>Requirement:</u> Compliance with National Electrical Code <u>Comments:</u> Repair or replace	<u>Defect:</u> Missing <u>Location:</u> Main Structure Throughout
<u>Component:</u> Soffit/Facia/Trim <u>Requirement:</u> Compliance, International Property Maintenance Code <u>Comments:</u> Repair or replace	<u>Defect:</u> Deteriorated <u>Location:</u> Main Structure Throughout
<u>Component:</u> Windows/Window Frames <u>Requirement:</u> Compliance, International Property Maintenance Code <u>Comments:</u> Have structure check for any defects. Any repairs to the structure may require a building permit.	<u>Defect:</u> Missing <u>Location:</u> Main Structure Throughout
<u>Component:</u> Stairs/Stoop <u>Requirement:</u> Compliance, International Property Maintenance Code <u>Comments:</u> Over grown with trees and weeds.	<u>Defect:</u> See Comments <u>Location:</u> Street Frontage

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	2345 E 11TH ST				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	110/03292-000-000	Geoparcels	7924-26-478-010	Status	Active
School	Des Moines	Nbhd/Pocket	DM86/A	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Andrew Rand 515-286-3368		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

2400	2403	2400
2348	2351	2350
2346	2347	2344
2342	2345	2340
2340	2341	2338
2336	2337	2334
2330	2333	2331

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2013-10-29 a



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	ORTIZ, RAMON	2017-10-18	16690/199

Legal Description and Mailing Address

N 26F LT 23 & S 16F LT 24 GUTHRIES 2ND ADD	RAMON ORTIZ 4312 50TH ST DES MOINES, IA 50310-2927
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Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$18,500	\$20,700	\$39,200

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Zoning - 1 Record

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

Conditional Zoning

Conditional Zoning

Docket no 14361

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

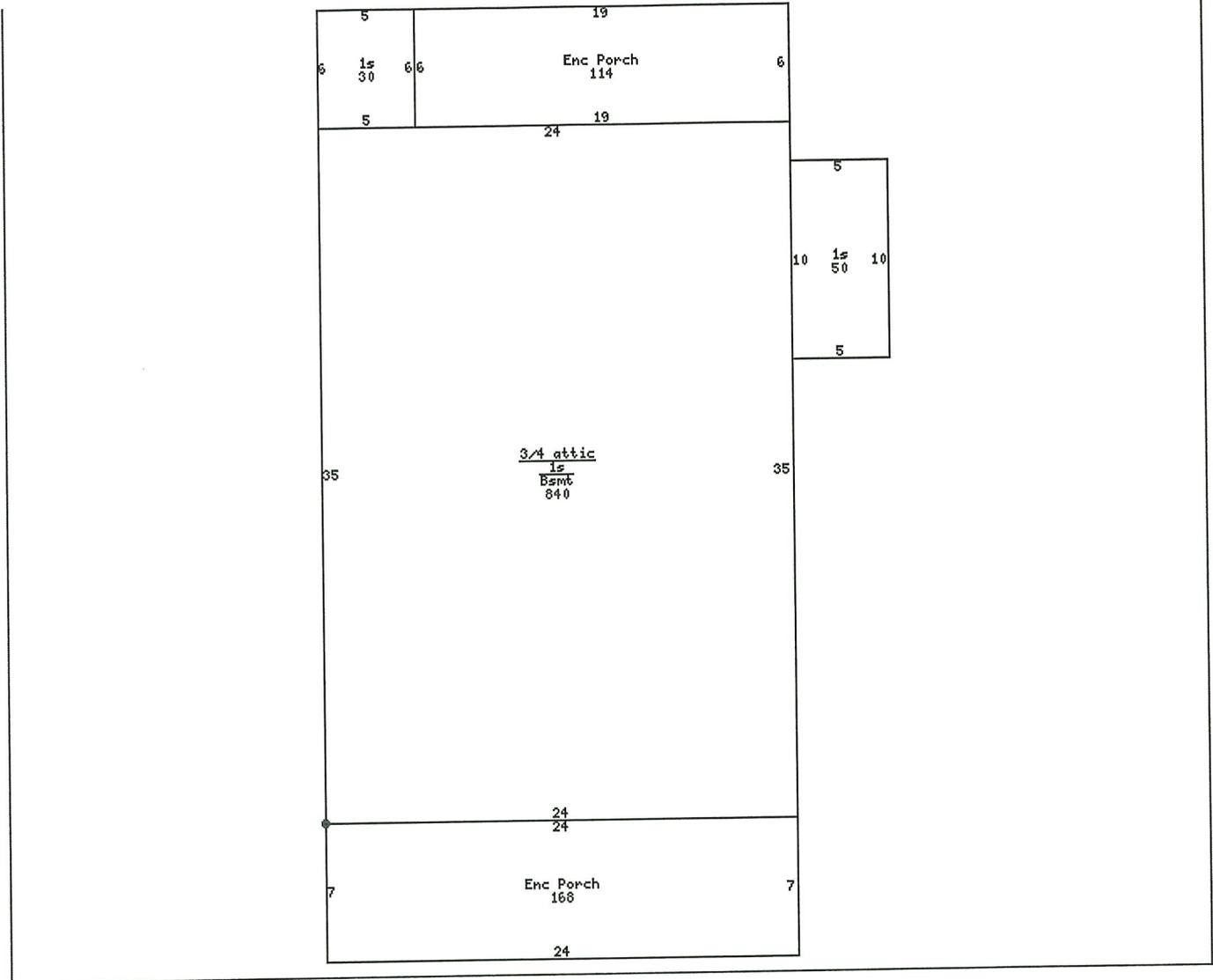
Land

Square Feet	6,426	Acres	0.148	Frontage	42.0
Depth	153.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1

Occupancy	Single Family	Residence Type	1 Story Finished Attic	Building Style	Conventional
Year Built	1918	Year Remodel	1994	Number Families	1
Grade	4-05	Condition	Poor	Total Square Foot Living Area	1298
Main Living Area	920	Attic Finished Area	378	Basement Area	840
Enclosed Porch Area	282	Foundation	Brick	Exterior Wall Type	Asbestos
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning	100	Number Bathrooms	1	Number Toilet Rooms	1
Bedrooms	3	Rooms	6		



Sales - 5 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
GARCIA PETRAT, AMANDA	ORTIZ, RAMON	<u>2017-10-18</u>	\$10,000	Deed	<u>16690/199</u>
FIRST CONTRACT CORP	GARCIA-PETRAT, AMANDA	<u>2014-10-17</u>	\$29,000	Deed	<u>15357/768</u>
FEDERAL HOME LOAN MORTGAGE CORPORATION	FIRST CONTRACT CORPORATION	<u>2014-09-23</u>	\$15,000	Deed	<u>15344/814</u>
COURTNEY, SHARON K	MATTER, RANDALL D.	<u>2003-05-29</u>	\$79,900	Deed	<u>9867/889</u>
KINDHART, JAMES E	COURTNEY, SHARON K	<u>1993-11-30</u>	\$33,750	Deed	<u>6916/430</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
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Yr	Type	Class	Kind	Land	Bldg	Total
2003	<u>Assessment Roll</u>	Residential	Full	\$13,240	\$68,800	\$82,040
			Adj	\$13,240	\$62,680	\$75,920
2001	<u>Assessment Roll</u>	Residential	Full	\$10,070	\$51,980	\$62,050
			Adj	\$10,070	\$45,860	\$55,930
1999	Assessment Roll	Residential	Full	\$9,240	\$43,930	\$53,170
			Adj	\$9,240	\$37,810	\$47,050
1997	Assessment Roll	Residential	Full	\$8,290	\$39,430	\$47,720
			Adj	\$8,290	\$33,310	\$41,600
1995	Assessment Roll	Residential	Full	\$7,350	\$34,970	\$42,320
			Adj	\$7,350	\$28,850	\$36,200
1993	Assessment Roll	Residential	Full	\$6,230	\$29,650	\$35,880
1990	Assessment Roll	Residential	Full	\$6,230	\$28,170	\$34,400

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