

Date June 22, 2020

ABATEMENT OF PUBLIC NUISANCE AT 2701 E 24th STREET

WHEREAS, the property located at 2701 E 24th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholders, Doua Lee and Yee Vang Lee, and Mortgage Holder, Citigroup Mortgage Loan Trust 2017-RP2, were notified more than thirty days ago to repair or demolish the garage 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 garage structure on the real estate legally described as The North ½ of Lot 24 and Lot 22 (Except the North 87.075 feet) in WILLOUGHBY ACRES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2701 E 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(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 garage structure.

Moved by _____ to adopt.

FORM APPROVED:

/s/ Megan Norberg
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**

DATE OF NOTICE: February 3, 2020

DATE OF INSPECTION: November 01, 2019

CASE NUMBER: COD2019-07523

PROPERTY ADDRESS: 2701 E 24TH ST

LEGAL DESCRIPTION: -EX N 87.075F- LOT 22 & N 1/2 LOT 24 WILLOUGHBY ACRES

DOUA LEE
Title Holder
2701 E 24TH ST
DES MOINES IA 50317-3603

CITIGROUP MORTGAGE LOAN TRUST 2017-RP2
Mortgage Holder
WILMINGTON SAV FND SOC,FSB, RA
500 DELAWARE AVE 11TH FLOOR
WILMINGTON DE 19801

YEE VANG LEE
Title Holder
2701 E 24TH ST
DES MOINES IA 50317-3603

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.

Kevin Pyles

(515) 283-4122



Nid Inspector

DATE MAILED: 2/3/2020

MAILED BY: JDH

Areas that need attention: 2701 E 24TH ST

Component:	Electrical System	Defect:	In poor repair
Requirement:	Electrical Permit	Location:	Garage Throughout
Comments:	Repair or replace		
Component:	Mechanical System	Defect:	Holes or major defect
Requirement:	Mechanical Permit	Location:	Garage Throughout
Comments:	Repair or replace		
Component:	Exterior Doors/Jams	Defect:	In disrepair
Requirement:	Compliance, International Property Maintenance Code	Location:	Garage
Comments:	Overhead door		
Component:	Exterior Walls	Defect:	In poor repair
Requirement:	Compliance, International Property Maintenance Code	Location:	Garage Throughout
Comments:	Repair/replace any broken, missing , damaged or rotted siding.		
Component:	Soffit/Facia/Trim	Defect:	In poor repair
Requirement:	Compliance, International Property Maintenance Code	Location:	Garage Throughout
Comments:	Repair/replace any rotted, missing or damaged areas.		
Component:	Shingles Flashing	Defect:	Deteriorated
Requirement:	Compliance, International Property Maintenance Code	Location:	Garage Throughout
Comments:	Replace roofing material. Per city code shingles limited to one layer. Any structural repairs will require a permit.		
Component:	Windows/Window Frames	Defect:	In poor repair
Requirement:	Compliance, International Property Maintenance Code	Location:	Garage Throughout
Comments:	Repair/replace any missing, rotted or damaged windows/window frames. Chipped/peeling paint. Scrape and paint to match. Any repairs to the structure may require a building permit.		
Component:	Exterior Walls	Defect:	Absence of paint
Requirement:	Compliance, International Property Maintenance Code	Location:	Garage Throughout
Comments:	Srape and paint		

Component: Soffit/Facia/Trim
Requirement: Compliance, International Property
Maintenance Code
Comments: Scrape and paint

Defect: Absence of paint
Location: Garage Throughout

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	2701 E 24TH ST				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	060/08602-000-000	Geoparcel	7923-30-328-023	Status	Active
School	Des Moines	Nbhd/Pocket	DM10/A	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Victor Scaglione 515-286-3898		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

E 24TH ST

2813	2720
2811	2718
2809	2716
2807	2714
2705	2710
2701	2706
2625	2704
2619	2612
2610	2610
2601	2608

MORTON AVE

307 2622

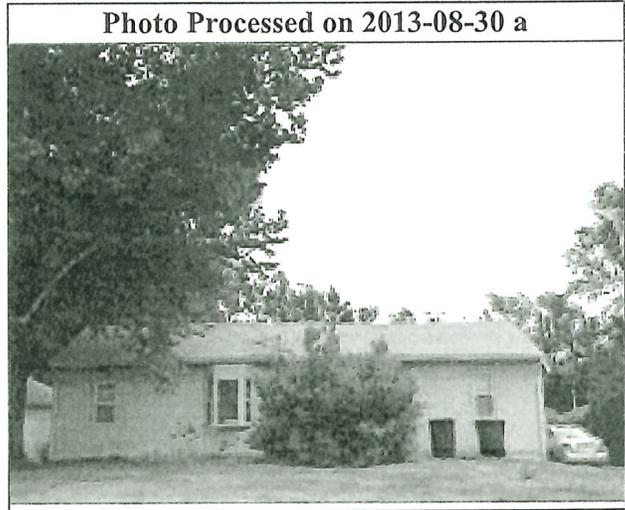
2614

302 2606

E SHERIDAN AVE

2408 2416 2422 2428 2432 2438

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



Historical Photos

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	LEE, DOUA	2003-04-04	9737/489
Title Holder	2	LEE, YEE VANG		

Legal Description and Mailing Address

-EX N 87.075F- LOT 22 & N 1/2 LOT 24 WILLOUGHBY ACRES	DOUA LEE 2701 E 24TH ST DES MOINES, IA 50317-3603
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Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$28,500	\$137,400	\$165,900

Market Adjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
2019 Homestead Credit	LEE, YEE VANG	Application #162505

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>			

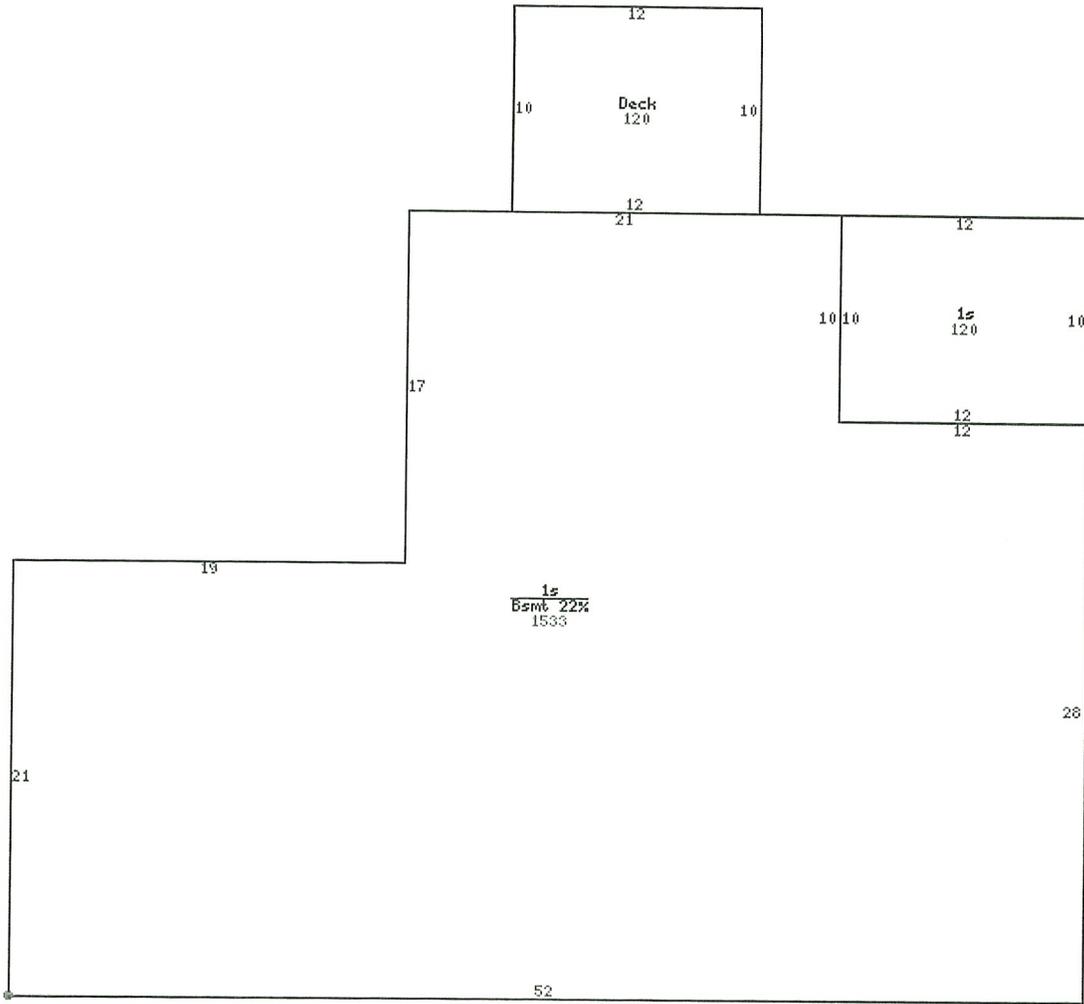
Land

Square Feet	29,962	Acres	0.688	Frontage	87.0
Depth	344.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1

Occupancy	Single Family	Residence Type	1 Story	Building Style	Ranch
Year Built	1954	Year Remodel	1989	Number Families	1
Grade	4+10	Condition	Above Normal	Total Square Foot Living Area	1653
Main Living Area	1653	Basement Area	337	Deck Area	120
Foundation	Concrete Block	Exterior Wall Type	Mixed Frame	Roof Type	Gable
Roof Material	Asphalt Shingle	Number Fireplaces	1	Heating	Gas Forced Air
Air Conditioning	100	Number Bathrooms	2	Bedrooms	3
Rooms	9				



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Square Feet
Measure 1	680	Story Height	1	Grade	4
Year Built	1960	Condition	Normal		
Comment	20 X 22 && 12 X 20				

Sales - 4 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
EMERY, ERLENE KAY	LEE, DOUA	<u>2003-03-26</u>	\$98,900	Deed	<u>9737/489</u>
LUKENBILL, JAMES R JR	EMERY, RICHARD K.	<u>2000-06-21</u>	\$91,900	Deed	<u>8531/273</u>
CLAYTON, ANGELA S	LUKENBILL, JAMES R JR	<u>1997-02-12</u>	\$69,900	Deed	<u>7576/263</u>
BALES, DANNY R	CLAYTON, ANGELA	<u>1994-09-28</u>	\$66,500	Deed	<u>7097/493</u>

Permits - 5 Records

Year	Type	Permit Status	Application	Description
2005	Permit	Complete	2003-05-15	addition/room (120 sf)

Year	Type	Permit Status	Application	Description
2004	Permit	Partial	2003-05-15	addition/room (120 sf)
1990	Permit	Complete	1989-08-02	interior alterations
1989	Permit	Complete	1987-05-22	addition
1988	Permit	PS	1987-05-22	addition

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$28,500	\$137,400	\$165,900
2017	<u>Assessment Roll</u>	Residential	Full	\$24,200	\$119,500	\$143,700
2015	<u>Assessment Roll</u>	Residential	Full	\$22,100	\$111,500	\$133,600
2013	<u>Assessment Roll</u>	Residential	Full	\$21,400	\$110,100	\$131,500
2011	<u>Assessment Roll</u>	Residential	Full	\$21,400	\$110,400	\$131,800
2009	<u>Assessment Roll</u>	Residential	Full	\$23,000	\$116,800	\$139,800
2007	<u>Assessment Roll</u>	Residential	Full	\$23,000	\$116,800	\$139,800
2005	<u>Assessment Roll</u>	Residential	Full	\$20,100	\$91,200	\$111,300
2004	<u>Assessment Roll</u>	Residential	Full	\$18,800	\$84,240	\$103,040
2003	<u>Assessment Roll</u>	Residential	Full	\$18,800	\$79,940	\$98,740
2001	<u>Assessment Roll</u>	Residential	Full	\$16,670	\$69,650	\$86,320
1999	Assessment Roll	Residential	Full	\$14,020	\$67,090	\$81,110
1997	Assessment Roll	Residential	Full	\$12,730	\$60,940	\$73,670
1995	Assessment Roll	Residential	Full	\$11,290	\$54,050	\$65,340
1993	Assessment Roll	Residential	Full	\$10,820	\$51,790	\$62,610
1991	Assessment Roll	Residential	Full	\$10,820	\$45,150	\$55,970
1990	Assessment Roll	Residential	Full	\$10,820	\$39,050	\$49,870
1989	Assessment Roll	Residential	Full	\$10,820	\$30,940	\$41,760

This template was last modified on Sat Mar 4 12:31:48 2017 .

top

2701 E 24th St



06/10/2020 12:46

top

2701 E 24th St



06/10/2020 12:47