



**Roll Call Number**

**Agenda Item Number**

63 H

**Date** June 13, 2022

**ABATEMENT OF PUBLIC NUISANCES AT 2408 E THORNTON AVENUE**

WHEREAS, the property located at 2408 E Thornton Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and accessory structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, CIM REO 2021-NR1, LLC, was notified more than thirty days ago to repair or demolish the main structure and accessory structure and as of this date has failed to abate the nuisances.

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

The main structure and accessory structure on the real estate legally described as Lot 32 in EASTER LAKE PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2408 E Thornton Avenue, have previously been declared public nuisances;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisances, and should the owner(s) fail to abate the nuisances, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structures.

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

FORM APPROVED:

Judy K Parks-Kruse  
Judy K. Parks-Kruse, Assistant City Attorney

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

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

**CERTIFICATE**

I, Laura Baumgartner acting  
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



City of Des Moines  
400 Robert D. Ray Drive  
Des Moines, IA 50309

Case Number: NUIS-2022-000078	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 04/06/2022
	Date of Notice: 04/07/2022
Date of Inspection: 04/06/2022	

CIM REO 2021-NR1 LLC - SELECT POR  
3217 DECKER LAKE DR  
SALT LAKE CITY UT 84119

Address of Property: 2408 E THORNTON AVE, DES MOINES IA 50320  
Parcel Number: 782424176001  
Legal Description: LT 32 EASTER LAKE PARK

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the time set out in this notice (below under "Compliance Due Date") to abate the following violation(s) and complete the required remedial action.

**VIOLATION(S)**

Violation	Corrective Action	Compliance Due Date
135-2 C - Outbuilding and Detached Garage	Remove the outbuilding and/or detached garage should the primary structure be removed.	05/18/2022
60-191 - Vacation and Abatement	Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.	05/18/2022

60-192(3) - Dangerous Structure or Premise  
- Damaged

05/18/2022

Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

Front Porch

REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.

HAVE LICENSED CONTRACTOR CHECK AND OBTAIN FINAL ON PERMIT REPLACE ALL DAMAGE AND DETERIORATED TRUSSES.

REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT

REPLACE ALL DAMAGED ROOFING COMPONENTS BY LICENSED CONTRACTOR. BUILDING PERMIT REQUIRED IF REPLACING SHEETING

60-192(4) - Dangerous Structure or Premise  
- Insufficient Strength or Stability

Repair or replace any portion of a building, or any member, appurtenance, or ornamentation on the exterior of the structure that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.

05/19/2022

Front Porch Area and interior front door  
/Livingroom

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

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REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.

60-194 - Defacing and Removing Placard

Replace or restore defaced or removed placard.

05/18/2022

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure 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 may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

**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.** Should you have any 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 over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,



Scott Clauson

Neighborhood Inspector

Neighborhood Services

602 Robert D. Ray Drive, Des Moines, IA 50309

SAClauson@dmgov.org



City of Des Moines  
400 Robert D. Ray Drive  
Des Moines, IA 50309

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Date of Inspection: 04/06/2022	

CIM REO 2021-NR1 LLC - SELECT POR  
NATIONAL REGISTERED AGENTS, INC  
1209 ORANGE ST  
WILMINGTON DE 19801

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Parcel Number: 782424176001  
Legal Description: LT 32 EASTER LAKE PARK

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Respectfully,



Scott Clauson

Neighborhood Inspector

Neighborhood Services

602 Robert D. Ray Drive, Des Moines, IA 50309

SAClauson@dmgov.org

# 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](mailto:polkweb@assess.co.polk.ia.us)

Location					
<b>Address</b>	2408 E THORNTON AVE				
<b>City</b>	DES MOINES	<b>Zip</b>	50320	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	010/01931-032-000	<b>Geoparcels</b>	7824-24-176-001	<b>Status</b>	<a href="#">Active</a>
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM22/B	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	South Des Moines	<b>Appraiser</b>	Joseph Peterson 515-286-3011		

### Map and Current Photos - 1 Record

**Click on parcel to get a new listing**

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



### [Historical Photos](#)

### Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	CIM REO 2021-NR1 LLC	2022-01-11	<a href="#">18945/33</a>

### Legal Description and Mailing Address

LT 32 EASTER LAKE PARK	SELECT POR CIM REO 2021 NR1 LLC 3217 DECKER LAKE DR SALT LAKE CITY, UT 84119-3284
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### Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Residential	Full	\$48,900	\$180,900	\$229,800

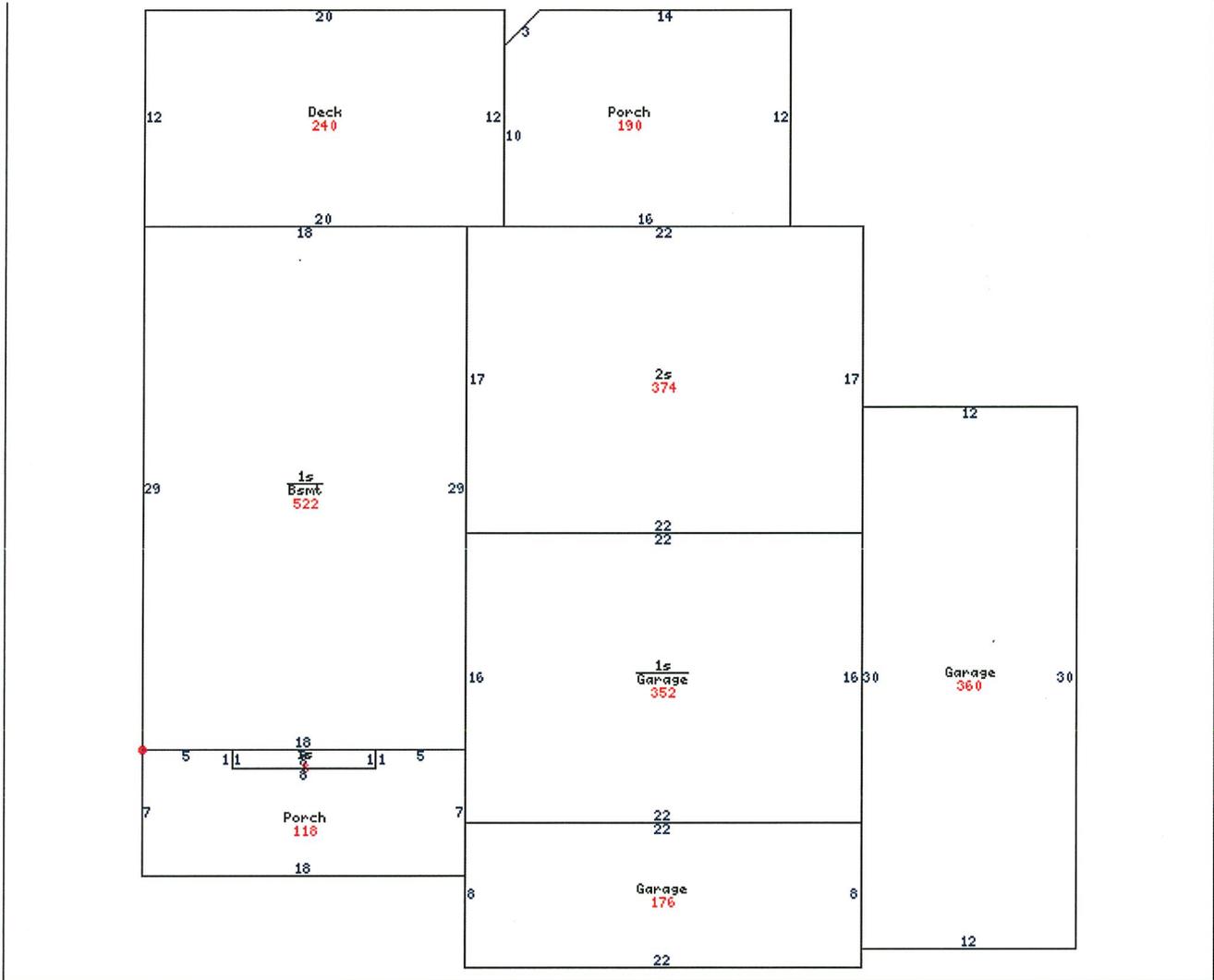
### [Market Adjusted Cost Report](#)

### Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N2B	N2b Neighborhood District		Residential

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

<b>Land</b>					
<b>Square Feet</b>	13,872	<b>Acres</b>	0.318	<b>Frontage</b>	48.3
<b>Topography</b>	Normal	<b>Shape</b>	Keystone	<b>Vacancy</b>	No
<b>Unbuildable</b>	No				
<b>Residences - 1 Record</b>					
<b>Residence #1</b>					
<b>Occupancy</b>	Single Family	<b>Residence Type</b>	Split Level	<b>Building Style</b>	4 Split
<b>Year Built</b>	1988	<b>Number Families</b>	1	<b>Grade</b>	3-05
<b>Condition</b>	Normal	<b>Total Square Foot Living Area</b>	1630	<b>Main Living Area</b>	904
<b>Upper Living Area</b>	726	<b>Attached Garage Square Foot</b>	888	<b>Basement Area</b>	522
<b>Open Porch Area</b>	308	<b>Deck Area</b>	240	<b>Foundation</b>	Poured Concrete
<b>Exterior Wall Type</b>	Hardboard	<b>Roof Type</b>	Gable	<b>Roof Material</b>	Asphalt Shingle
<b>Number Fireplaces</b>	1	<b>Heating</b>	Gas Forced Air	<b>Air Conditioning</b>	100
<b>Number Bathrooms</b>	2	<b>Number Toilet Rooms</b>	1	<b>Bedrooms</b>	3
<b>Rooms</b>	5				



**Sales - 2 Records**

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
GUINN, CHESTER L	MUNOZ, STEVE	<a href="#">1996-08-01</a>	\$113,000	Deed	<a href="#">7459/795</a>
DAVIS, THANE W	GUINN, CHESTER L	<a href="#">1995-07-19</a>	\$116,000	Deed	<a href="#">7236/707</a>

**Recent Ownership Transfers**

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
MUNOZ, STEVE J SCHNEIDER, KEVIN J	CIM REO 2021-NR1 LLC	2022-01-04	2022-01-11	Sheriffs Deed	<a href="#">18945/33</a>

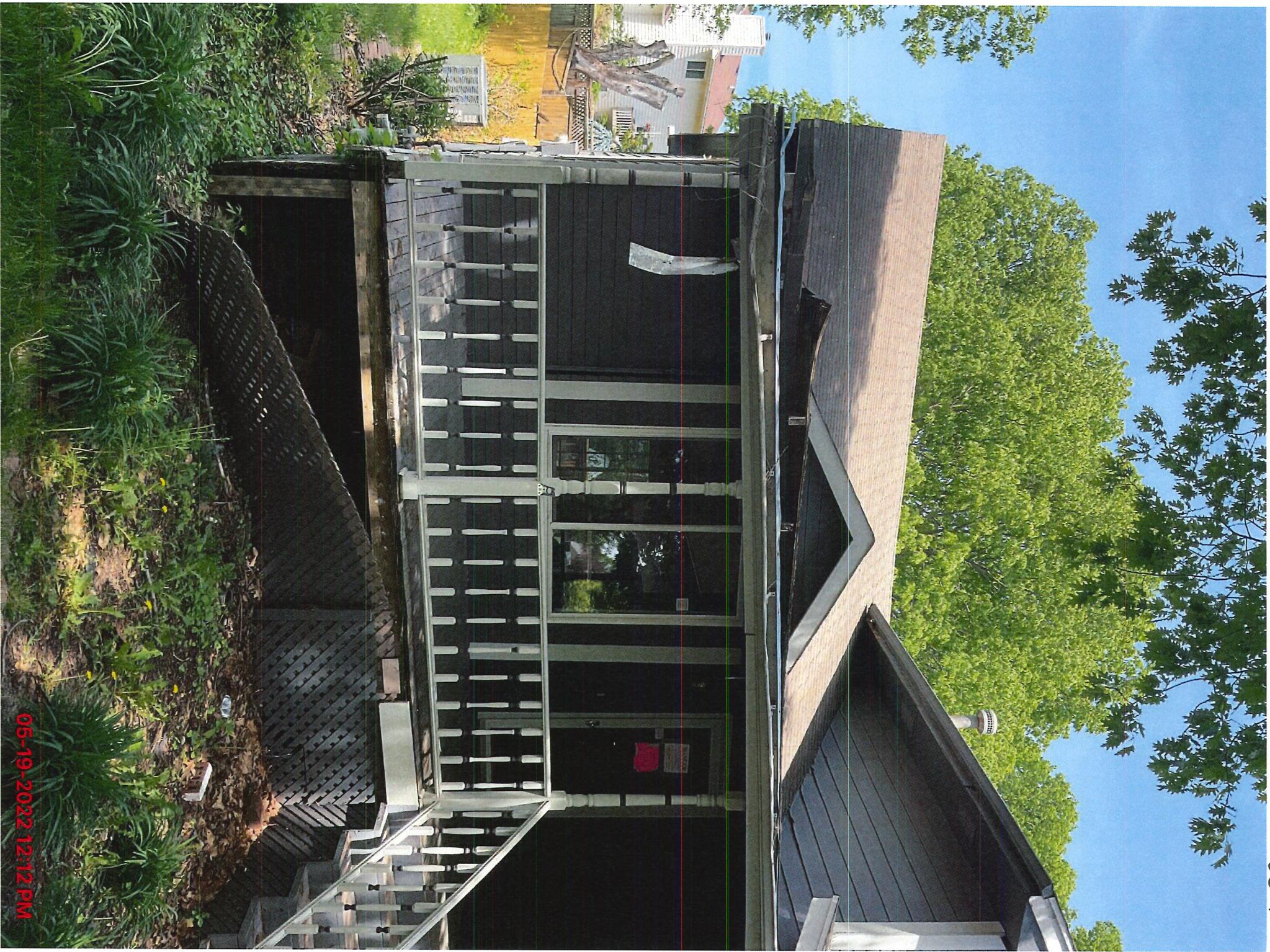
**Permits - 2 Records**

Year	Type	Permit Status	Application	Reason	Reason1
2003	Permit	Complete	2002-04-22	Addition	GARAGE (359 sf)
1989	Permit	Complete	1988-04-29		New House

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<a href="#">Assessment Roll</a>	Residential	Full	\$48,900	\$180,900	\$229,800
2019	<a href="#">Assessment Roll</a>	Residential	Full	\$45,700	\$169,000	\$214,700
2017	<a href="#">Assessment Roll</a>	Residential	Full	\$38,500	\$147,900	\$186,400
2015	<a href="#">Assessment Roll</a>	Residential	Full	\$24,600	\$144,000	\$168,600
2013	<a href="#">Assessment Roll</a>	Residential	Full	\$23,500	\$137,500	\$161,000
2011	<a href="#">Assessment Roll</a>	Residential	Full	\$24,700	\$146,500	\$171,200
2009	<a href="#">Assessment Roll</a>	Residential	Full	\$25,500	\$150,900	\$176,400
2007	<a href="#">Assessment Roll</a>	Residential	Full	\$26,600	\$157,400	\$184,000
2005	<a href="#">Assessment Roll</a>	Residential	Full	\$29,700	\$146,400	\$176,100
2003	<a href="#">Assessment Roll</a>	Residential	Full	\$27,870	\$137,800	\$165,670
2001	<a href="#">Assessment Roll</a>	Residential	Full	\$24,190	\$105,780	\$129,970
1999	Assessment Roll	Residential	Full	\$14,130	\$104,130	\$118,260
1997	Assessment Roll	Residential	Full	\$13,690	\$100,900	\$114,590
1995	Assessment Roll	Residential	Full	\$12,550	\$92,490	\$105,040
1994	Board Action	Residential	Full	\$10,910	\$80,430	\$91,340
1994	Assessment Roll	Residential	Full	\$10,910	\$80,430	\$91,340
1993	Assessment Roll	Residential	Full	\$10,910	\$72,820	\$83,730
			Adj	\$10,910	\$0	\$10,910
1989	Assessment Roll	Residential	Full	\$10,200	\$72,820	\$83,020
			Adj	\$10,200	\$0	\$10,200

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