



Roll Call Number

Agenda Item Number
BDH 1C

Date June 9, 2014

WHEREAS, the property located at 832 24th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged 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 Norma M. Dawson a/k/a Norma M. Chandler is deceased; therefore, All Known and Unknown Heirs were notified via publication more than thirty days ago to repair or demolish the 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, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The fire-damaged structure on the real estate legally described as Lot 5 in IRA P. WETMORE'S ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 832 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 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:

Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

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



Polk County Assessor

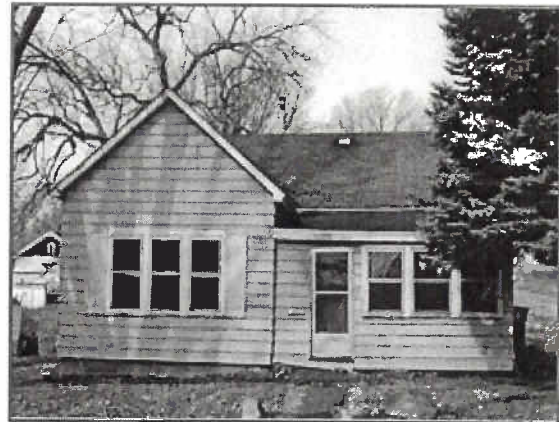
[[Home](#)] [[General Query](#)] [[Legal Query](#)] [[HomeOwner Query](#)] [[Book/Page Query](#)] [[Commercial Query](#)] [[Res Sales Query](#)] [[Comm Sales Query](#)] [[Help](#)]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
030/05356-000-000	7824-05-160-009	0044	DM93/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
832 24TH ST			DES MOINES IA 50312-4811		

Click on parcel to get new listing

Get Bigger Map

Google Map



Approximate date of photo 03/31/2014

Mailing Address
NORMA M DAWSON 832 24TH ST DES MOINES, IA 50312-4811

Legal Description
LOT 5 IRA P WETMORES ADDITION

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	DAWSON, NORMA M	1973-05-14	4370/922	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	16,300	39,100	0	55,400

[Market Adjusted Cost Report](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

Taxable Value Credit	Name	Number	Info
Homestead	DAWSON, NORMA M	51815	

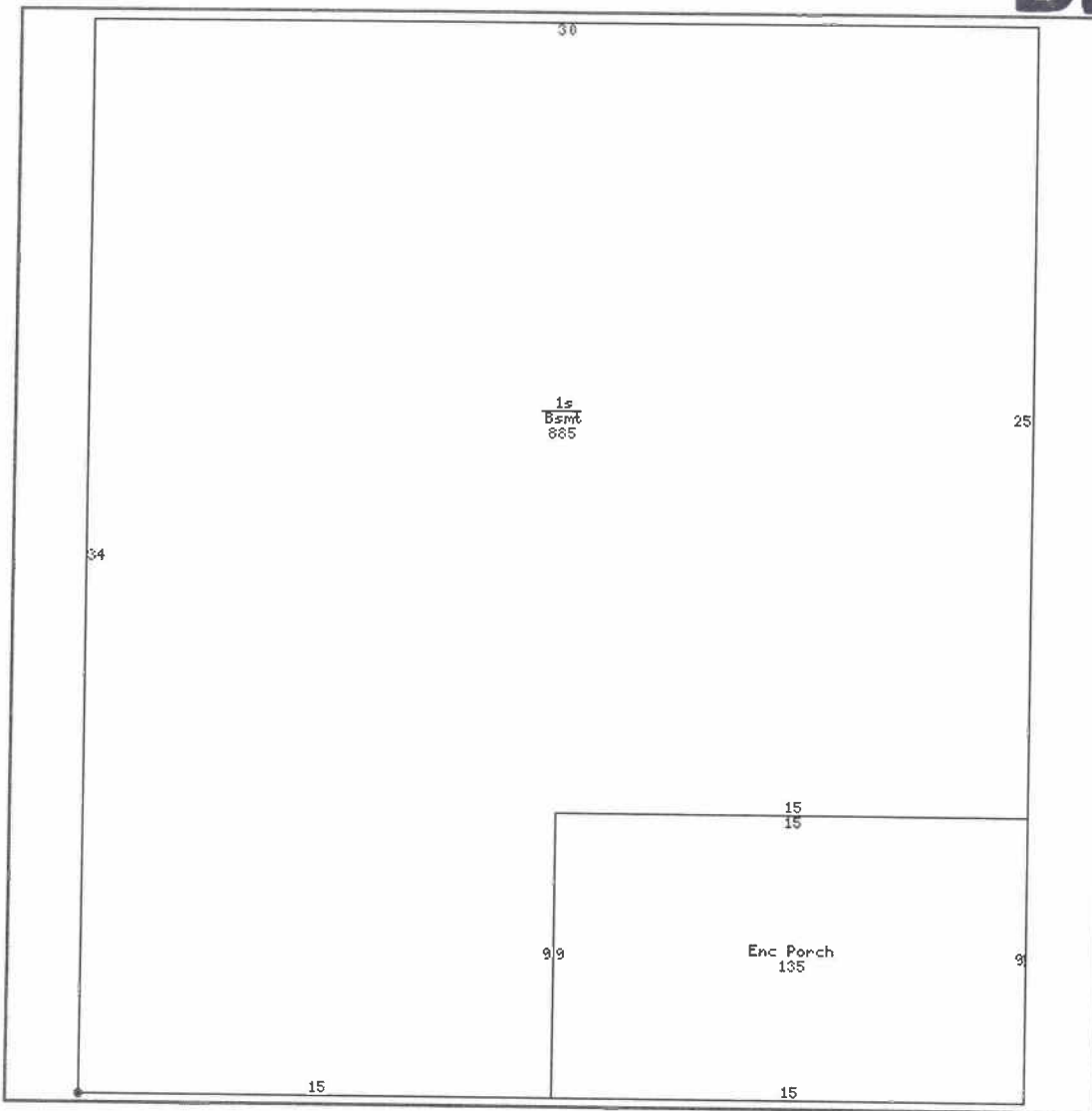
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Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182			

<u>Land</u>					
SQUARE FEET	6,875	FRONTAGE	55.0	DEPTH	125.0
ACRES	0.158	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

<u>Residence # 1</u>					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1889	# FAMILIES	1	GRADE	5
GRADE ADJUST	+10	CONDITION	BN/Below Normal	TSFLA	885
MAIN LV AREA	885	BSMT AREA	885	ENCL PORCH	135
FOUNDATION	B/Brick	EXT WALL TYP	MT/Metal Siding	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	100
TOILET ROOMS	1	BEDROOMS	2	ROOMS	5

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Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	Assessment Roll	Residential	Full	16,300	39,100	0	55,400
2011	Assessment Roll	Residential	Full	16,300	39,000	0	55,300
2009	Assessment Roll	Residential	Full	17,700	41,400	0	59,100
2007	Assessment Roll	Residential	Full	17,300	40,400	0	57,700
2005	Assessment Roll	Residential	Full	16,300	40,500	0	56,800
2003	Assessment Roll	Residential	Full	14,010	34,850	0	48,860
2001	Assessment Roll	Residential	Full	12,620	27,470	0	40,090
1999	Assessment Roll	Residential	Full	6,390	22,740	0	29,130
1997	Assessment Roll	Residential	Full	4,260	19,650	0	23,910
1995	Assessment Roll	Residential	Full	3,880	17,920	0	21,800
1991	Assessment Roll	Residential	Full	3,360	15,510	0	18,870

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1991	Was Prior Year	Residential	Full	3,360	9,110	0	12,470
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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



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

BDH 1C

DATE OF NOTICE: March 31, 2014

DATE OF INSPECTION: February 27, 2014

CASE NUMBER: COD2014-01074

PROPERTY ADDRESS: 832 24TH ST

LEGAL DESCRIPTION: LOT 5 IRA P WETMORES ADDITION

NORMA M DAWSON
 Title Holder
 DECEASED

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. Failure to correct these violations will result in legal action. The violations noted must be corrected within 30 days from the date of this 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.

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.



Nid Inspector

DATE MAILED: 3/31/2014

MAILED BY: JDH

Areas that need attention: 832 24TH ST

<p><u>Component:</u> Roof <u>Requirement:</u> Building Permit <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Windows/Window Frames <u>Requirement:</u> Building Permit <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Exterior Walls <u>Requirement:</u> Building Permit <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u> Unknown</p>
<p><u>Component:</u> Interior Walls /Ceiling <u>Requirement:</u> Building Permit <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u> Throughout</p>
<p><u>Component:</u> Flooring <u>Requirement:</u> Building Permit <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u> Throughout</p>
<p><u>Component:</u> Electrical Lighting Fixtures <u>Requirement:</u> Electrical Permit <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u> Throughout</p>
<p><u>Component:</u> Electrical Receptacles <u>Requirement:</u> Electrical Permit <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u> Throughout</p>
<p><u>Component:</u> Wiring <u>Requirement:</u> Electrical Permit <u>Comments:</u></p>	<p><u>Defect:</u> Fire damaged <u>Location:</u> Throughout</p>

<u>Component:</u> Plumbing System	<u>Defect:</u> Fire damaged	BDH IC
<u>Requirement:</u> Plumbing Peri	<u>Location:</u> Throughout	
<u>Comments:</u>		

<u>Component:</u>	<u>Defect:</u>
<u>Requirement:</u>	<u>Location:</u>
<u>Comments:</u>	

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832-24

Front

6-2-14

9:51 AM



83224 6-2-14 9:51 am Rear

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06.02.2014 09:52

832-24 6-2-14 SOUTH

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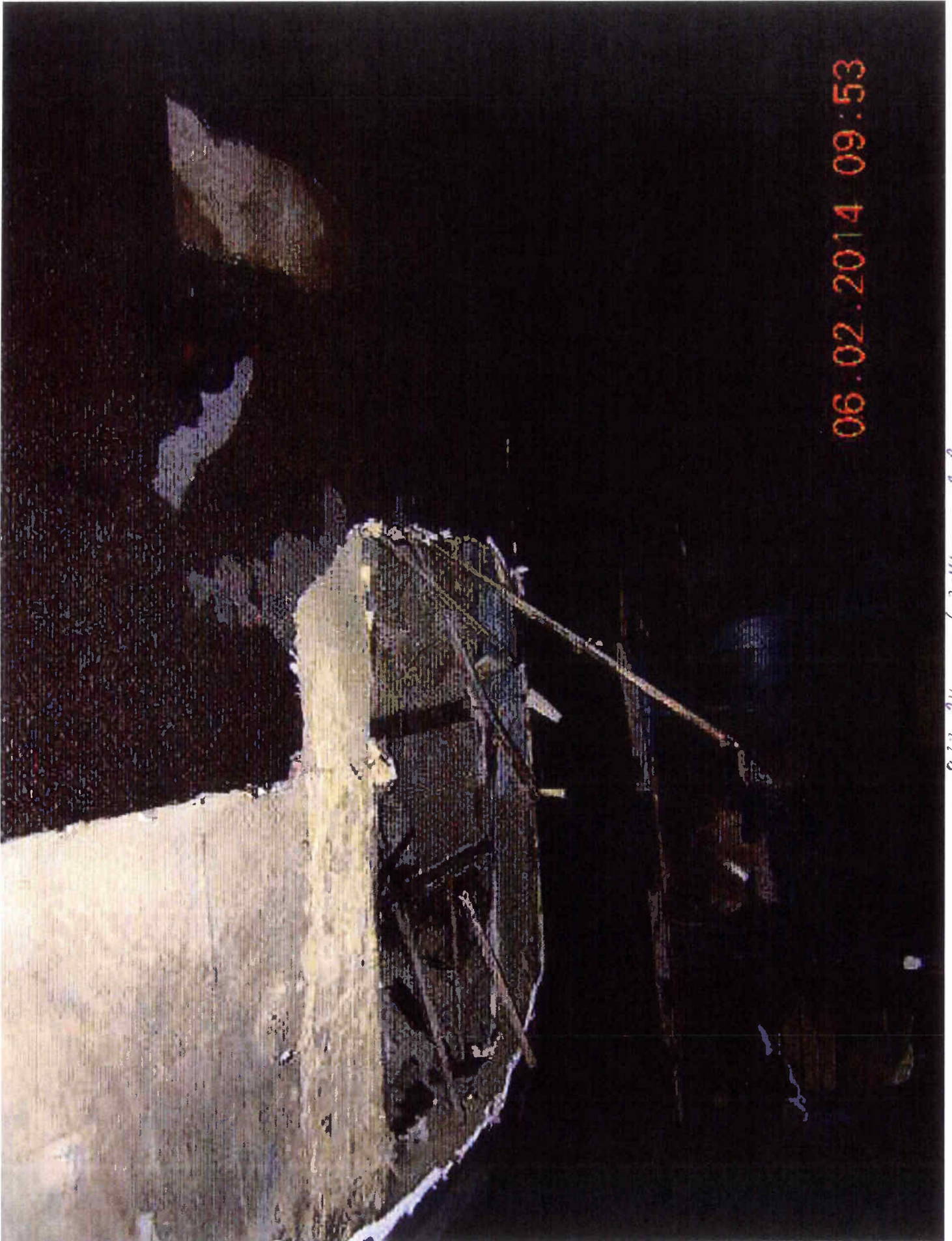
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832-14 6-2-14 south roof

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832-14 6-2-14 L.R.



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832-24 6-2-14 B.R

BDH IC



832-24 6-2-14 Kit.