



**Roll Call Number**

Agenda Item Number  
**BDH 1-A**

Date June 27, 2011

WHEREAS, the property located at 1837 East Grand Avenue, 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 Efrain Mayorga was notified more than thirty days ago to repair or demolish the structure and as of this date has 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 main structure on the real estate legally described as Lot 87 in GOODE AND LIKES Addition, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1837 E. Grand Avenue, 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				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED	APPROVED			

**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.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



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

**BDH 1-A**

**DATE OF NOTICE: March 21, 2011**

**DATE OF INSPECTION: March 16, 2011**

**CASE NUMBER:** COD2011-01698

**PROPERTY ADDRESS:** 1837 E GRAND AVE

**LEGAL DESCRIPTION:** LOT 87 GOODE & LIKES ADDITION

EFRAIN MAYORGA

Title Holder

2025 SE 68TH ST

PLEASANT HILL IA 50327-5115

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 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 283-4207 to determine what the legal use for the structure and/or the real estate is prior to commencement of any renovation.

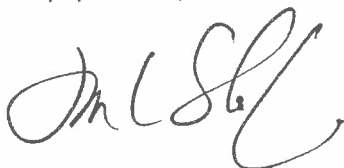
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from 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.

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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.

Jan L. Shafer  
(515) 283-4008



Nid Inspector

DATE MAILED: 3/21/2011

MAILED BY: JDH

**Areas that need attention:** 1837 E GRAND AVE

<b>Component:</b>	Electrical Service	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Main Structure
<b>Comments:</b>			
<b>Component:</b>	Plumbing System	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Plumbing Permit	<b>Location:</b>	Main Structure
<b>Comments:</b>			
<b>Component:</b>	Mechanical System	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Main Structure
<b>Comments:</b>			
<b>Component:</b>	Interior Walls /Ceiling	<b>Defect:</b>	In disrepair
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Throughout
<b>Comments:</b>	missing sheetrock		
<b>Component:</b>	Interior Walls /Ceiling	<b>Defect:</b>	Insect Infestation
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure
<b>Comments:</b>	termite damaged studs and top plates.		
<b>Component:</b>	Flooring	<b>Defect:</b>	Not Supplied
<b>Requirement:</b>		<b>Location:</b>	Throughout
<b>Comments:</b>			
<b>Component:</b>	Stairs/Stoop	<b>Defect:</b>	In poor repair
<b>Requirement:</b>		<b>Location:</b>	Stairway
<b>Comments:</b>	broken/loose treads rear stairwell.		
<b>Component:</b>	Hand Rails	<b>Defect:</b>	Not Supplied
<b>Requirement:</b>		<b>Location:</b>	Stairway
<b>Comments:</b>	rear stairwell.		

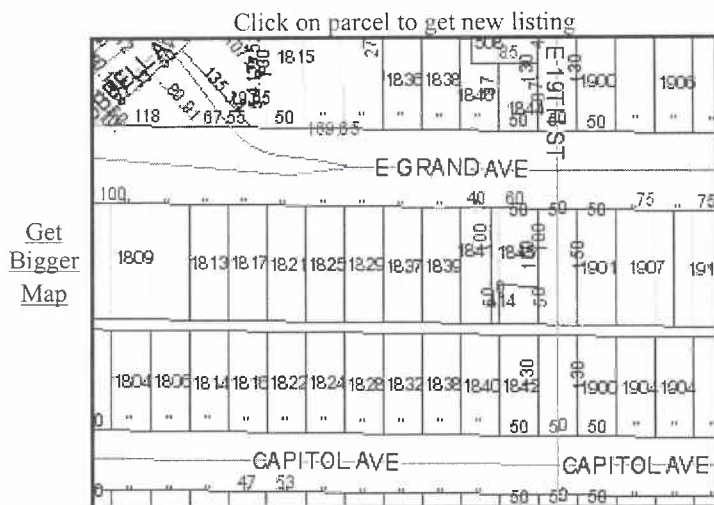
<b><u>Component:</u></b>	Exterior Doors/Jams	<b><u>Defect:</u></b>	Not Supplied
<b><u>Requirement:</u></b>		<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>	no interior doors		
<b><u>Component:</u></b>	Foundation	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Compliance with International Building Code	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Exterior Walls	<b><u>Defect:</u></b>	Absence of paint
<b><u>Requirement:</u></b>		<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>	various locations.		
<b><u>Component:</u></b>	Smoke Detectors	<b><u>Defect:</u></b>	Not Supplied
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>		<b><u>Defect:</u></b>	
<b><u>Requirement:</u></b>		<b><u>Location:</u></b>	
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	See Comments	<b><u>Defect:</u></b>	
<b><u>Requirement:</u></b>		<b><u>Location:</u></b>	
<b><u>Comments:</u></b>	must meet current zoning requirements.		

*Polk County Assessor* 

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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
040/02357-000-000	7824-02-251-011	0406	DM16/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					

Street Address	City State Zipcode
<b>1837 E GRAND AVE</b>	DES MOINES IA 50316-3726



Approximate date of photo 11/24/2004

Mailing Address
EFRAIN MAYORGA 2025 SE 68TH ST PLEASANT HILL, IA 50327-5115

Legal Description
LOT 87 GOODE & LIKES ADDITION

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	MAYORGA, EFRAIN	2006-03-23	11575/68	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Commercial Multiple	Full	10,100	58,900	0	69,000

[Assessment Roll Notice](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

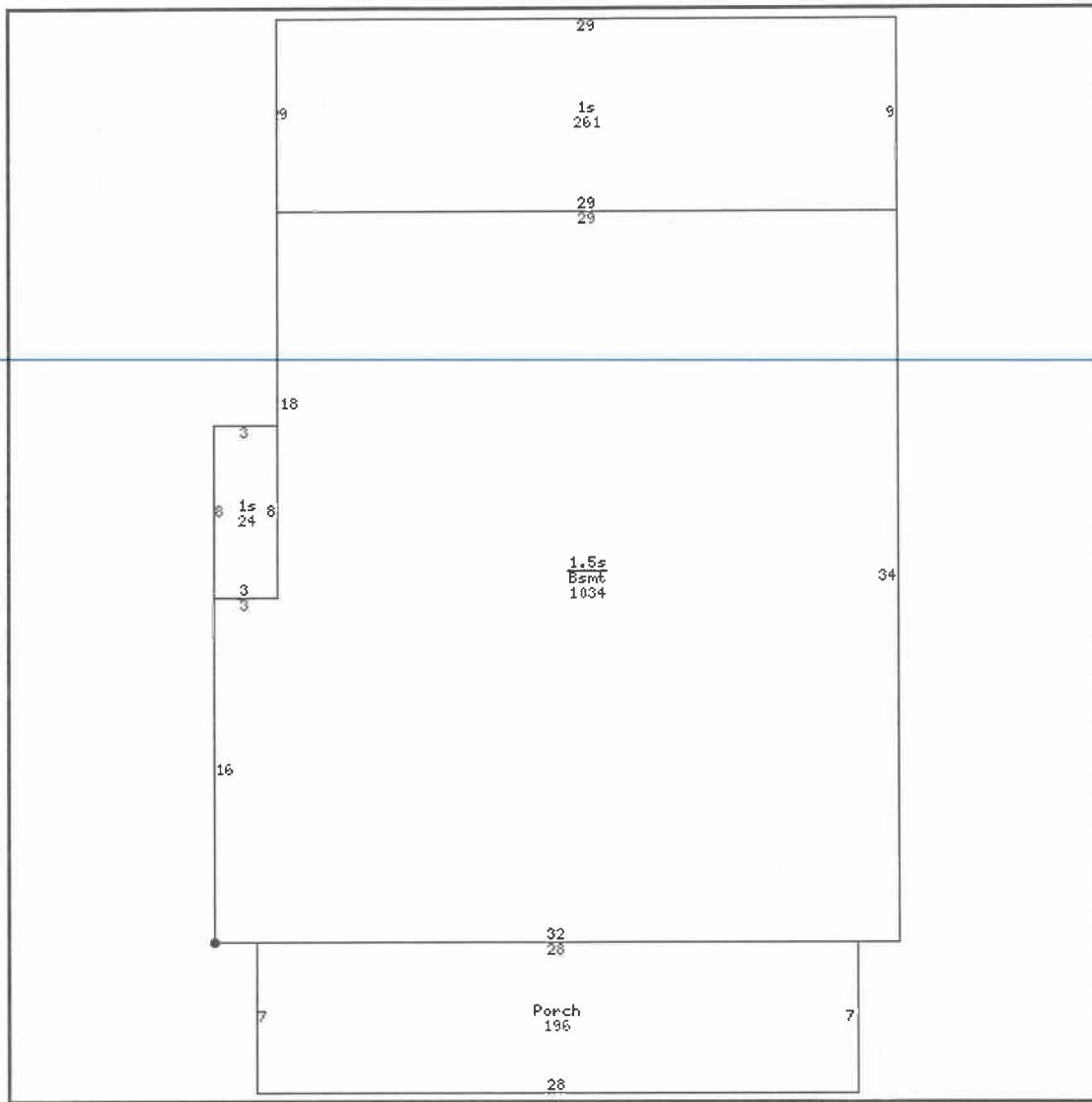
Zoning	Description	SF	Assessor Zoning

R-2	One and Two Family Residential Districts	Residential
<b>Source:</b> City of Des Moines Community Development <b>Published:</b> 2011-05-25 <b>Contact:</b> Planning and Urban Design 515 283-4200		

<b>Land</b>					
<b>SQUARE FEET</b>	7,500	<b>FRONTAGE</b>	50.0	<b>DEPTH</b>	150.0
<b>ACRES</b>	0.172	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	B/Blank

<b>Commercial Summary</b>					
<b>OCCUPANCY</b>	1B/Apartment Conversion	<b>WEIGHTED AGE</b>	1898	<b>STORY HEIGHT</b>	2
<b>LAND AREA</b>	7,500	<b>GROSS AREA</b>	2,012	<b>FINISH AREA</b>	2,012
<b>BSMT UNFIN</b>	1,034	<b>BSMT FINISH</b>	0	<b>NUMBER UNITS</b>	3

<b>Residence # 1</b>					
<b>OCCUPANCY</b>	CV/Conversion	<b>RESID TYPE</b>	SH/1.5 Stories	<b>YEAR BUILT</b>	1898
<b># FAMILIES</b>	3	<b>GRADE</b>	5	<b>GRADE ADJUST</b>	+05
<b>CONDITION</b>	NM/Normal	<b>TSFLA</b>	2,012	<b>MAIN LV AREA</b>	1,319
<b>UPPR LV AREA</b>	693	<b>BSMT AREA</b>	1,034	<b>OPEN PORCH</b>	196
<b>EXT WALL TYP</b>	MT/Metal Siding	<b>ROOF MATERL</b>	A/Asphalt Shingle	<b>HEATING</b>	A/Gas Forced Air
<b>AIR COND</b>	0	<b>BATHROOMS</b>	3		



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
ATTEBERY, JOHNNIE W	MAYORGA, EFRAIN & EUFRACIO	1996-07-23	51,900	D/Deed	7468/954

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2009	Assessment Roll	Commercial Multiple	Full	10,100	67,700	0	77,800
2007	Assessment Roll	Commercial Multiple	Full	10,100	67,700	0	77,800
2006	Assessment Roll	Commercial Multiple	Full	9,200	68,600	0	77,800
2005	Assessment Roll	Commercial Multiple	Full	9,200	53,000	0	62,200
2003	Assessment Roll	Commercial Multiple	Full	8,000	48,000	0	56,000
2001	Assessment Roll	Commercial Multiple	Full	7,500	32,500	0	40,000



**BDH** 17A

1999	Assessment Roll	Commercial Multiple	Full	5,000	32,500	0	37,500
1995	Assessment Roll	Commercial Multiple	Full	4,900	30,100	0	35,000
1993	Assessment Roll	Commercial Multiple	Full	4,680	28,620	0	33,300
1993	Was Prior Year	Commercial Multiple	Full	4,680	27,470	0	32,150

[email this page](#)

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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)

1837 E. GRAND AVE.

BDH 1-A

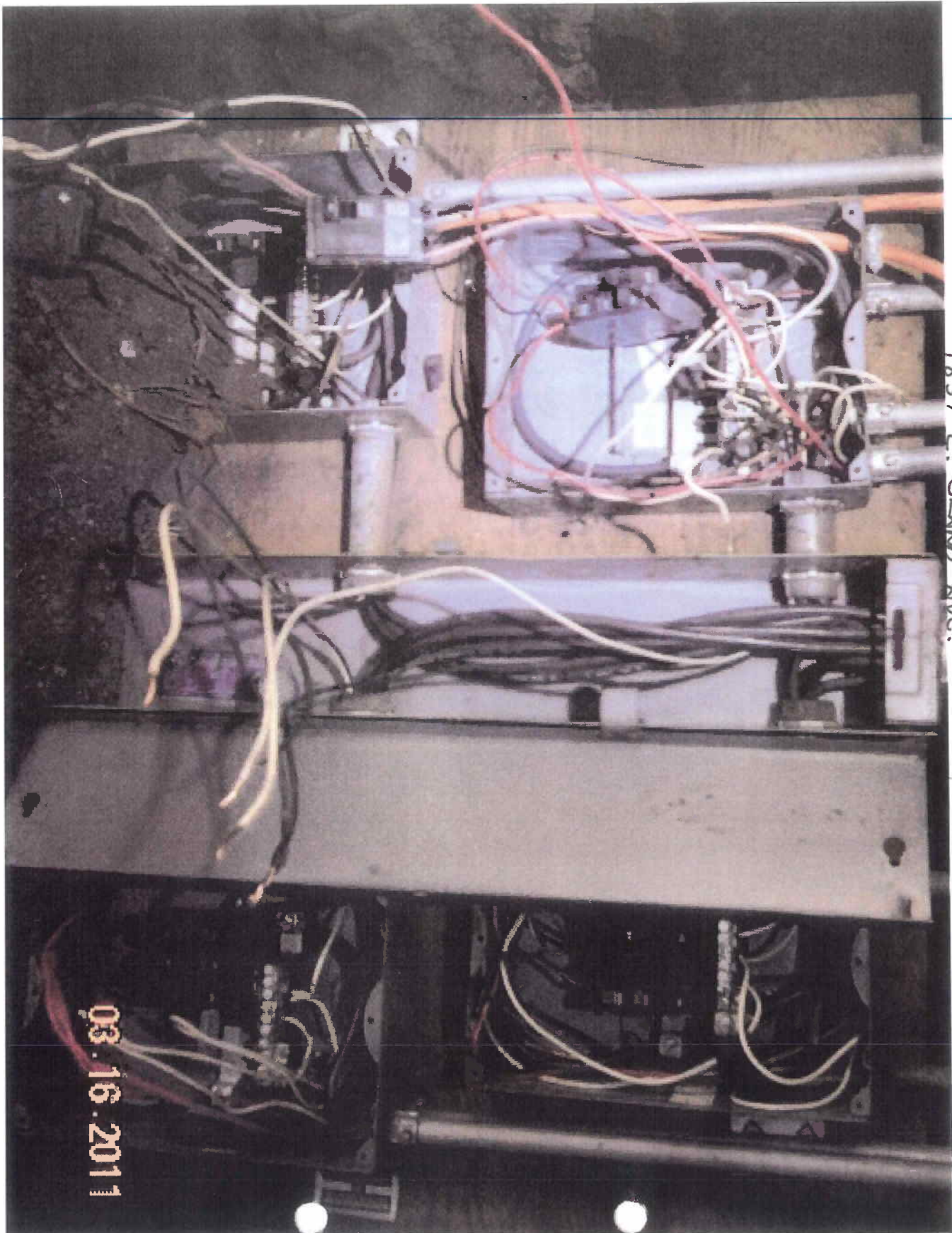


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1837 E. GRAND AVE.

03.16.2011

BDH 1-A



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