

Date November 23, 2020

ABATEMENT OF PUBLIC NUISANCE AT 1812 EASTON BOULEVARD

WHEREAS, the property located at 1812 Easton Boulevard, 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 Titleholders, Cristobal Jimenez and Jessica Jimenez, 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 Lot 2 A D MARTINDALES SUB DIV, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1812 Easton Boulevard, 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.

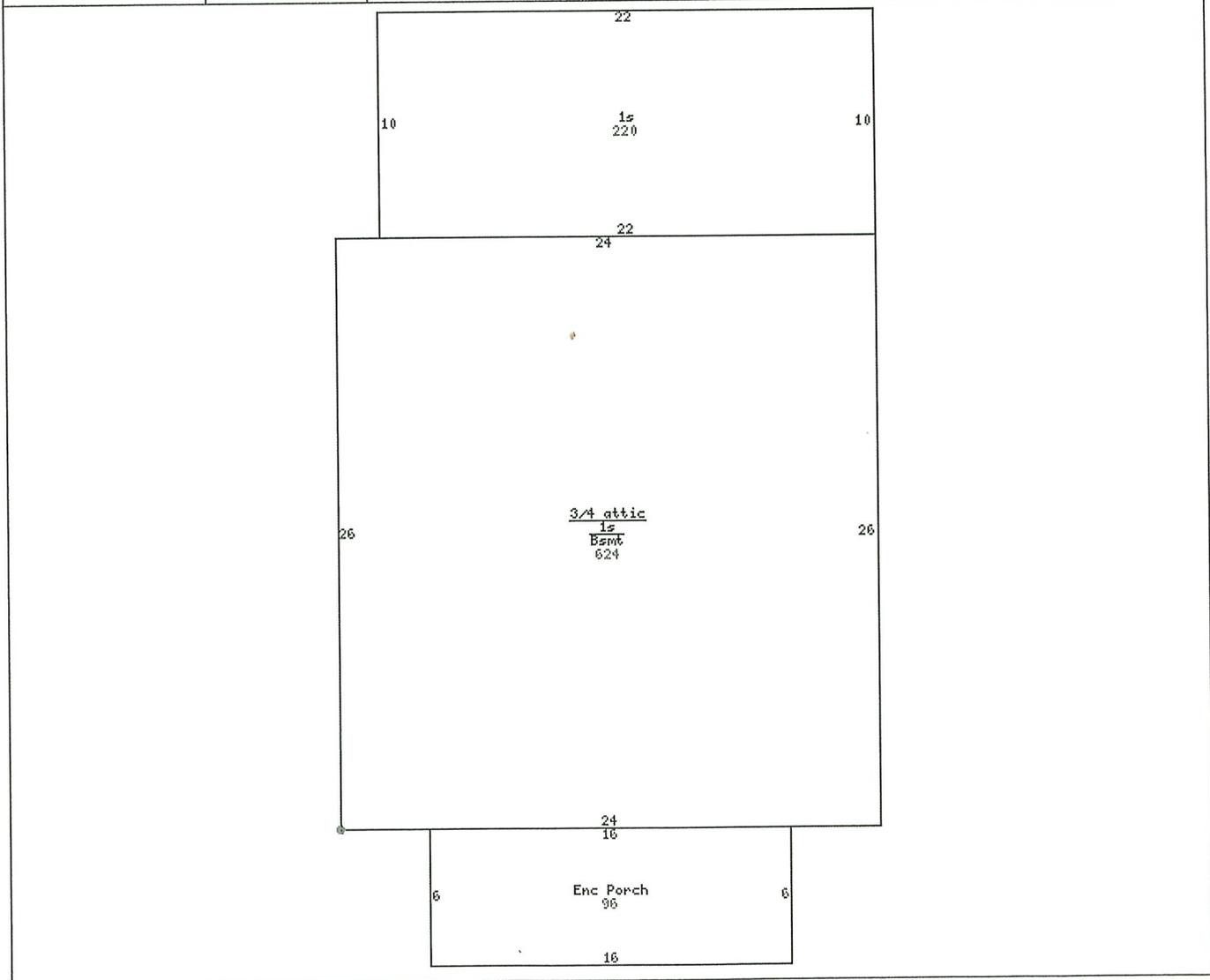
_____ City Clerk

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

Land					
Square Feet	5,200	Acres	0.119	Frontage	40.0
Depth	130.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1					
Occupancy	Single Family	Residence Type	1 Story Finished Attic	Building Style	Early 20s
Year Built	1901	Number Families	1	Grade	5+10
Condition	Poor	Total Square Foot Living Area	1125	Main Living Area	844
Attic Finished Area	281	Basement Area	624	Enclosed Porch Area	96
Foundation	Brick	Exterior Wall Type	Hardboard	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	0
Number Bathrooms	1	Bedrooms	2	Rooms	5



Sales - 3 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
LATTIN, MALINDA K	JIMENEZ, CHRIS	<u>2015-05-19</u>	\$17,000	Deed	<u>15622/443</u>
UNITED COMPANIES, LENDING CORP	ORWIG, HATTIE L.	<u>1998-12-31</u>	\$18,500	Deed	<u>8115/216</u>
UHL, KEITH E	TERRY, TIMOTHY	<u>1995-02-28</u>	\$20,000	Deed	<u>7160/287</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
JIMENEZ, CRISTOBAL _____ Also Known As JIMENEZ, CRIS _____ Also Known As JIMENEZ, CHRIS _____ JIMENEZ, JESSICA	JIMENEZ, CRISTOBAL _____ JIMENEZ, JESSICA	2015-07-31	2015-08-06	Quit Claim Deed	<u>15689/16</u>
LATTIN, MALINDA K	JIMENEZ, CHRIS	2015-05-19	2015-06-18	Warranty Deed	<u>15622/443</u>

Permits - 3 Records

Year	Type	Permit Status	Application	Reason	Reason1
2016	Pickup	Complete	2015-07-07	Review Value	CHECK CONDITION
2008	Permit	No Add	2007-08-21	Addition	MISC
1999	Pickup	Complete	1999-03-01	Correct Data	MISC

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$7,300	\$12,700	\$20,000
2017	<u>Assessment Roll</u>	Residential	Full	\$6,700	\$11,800	\$18,500
2016	<u>Assessment Roll</u>	Residential	Full	\$6,100	\$10,800	\$16,900
2015	<u>Assessment Roll</u>	Residential	Full	\$6,100	\$27,800	\$33,900
2013	<u>Assessment Roll</u>	Residential	Full	\$5,500	\$25,800	\$31,300
2011	<u>Assessment Roll</u>	Residential	Full	\$6,300	\$29,000	\$35,300
2009	<u>Board Action</u>	Residential	Full	\$6,500	\$29,500	\$36,000
2009	<u>Assessment Roll</u>	Residential	Full	\$6,500	\$35,300	\$41,800
2007	<u>Assessment Roll</u>	Residential	Full	\$6,500	\$35,300	\$41,800
2005	<u>Assessment Roll</u>	Residential	Full	\$4,900	\$31,200	\$36,100
2003	<u>Assessment Roll</u>	Residential	Full	\$4,160	\$26,250	\$30,410
2001	<u>Assessment Roll</u>	Residential	Full	\$4,600	\$21,670	\$26,270
1999	Assessment Roll	Residential	Full	\$2,450	\$16,740	\$19,190
1997	Assessment Roll	Residential	Full	\$2,220	\$11,080	\$13,300

Yr	Type	Class	Kind	Land	Bldg	Total
1995	Assessment Roll	Residential	Full	\$1,990	\$9,950	\$11,940
1993	Assessment Roll	Residential	Full	\$1,810	\$9,060	\$10,870
1989	Assessment Roll	Residential	Full	\$1,810	\$8,690	\$10,500

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

43C

DATE OF NOTICE: May 19, 2020

DATE OF INSPECTION: February 26, 2020

CASE NUMBER: COD2020-01278

PROPERTY ADDRESS: 1812 EASTON BLVD

LEGAL DESCRIPTION: LOT 2 A D MARTINDALES SUB DIV

CRISTOBAL JIMENEZ
Title Holder
1708 E GLENWOOD DR
DES MOINES IA 50320-1150

JESSICA JIMENEZ
Title Holder
7203 SW 13TH ST
DES MOINES IA 50315

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: 5/19/2020

MAILED BY: JDH

Areas that need attention: 1812 EASTON BLVD

<p>Component: Electrical System Requirement: Electrical Permit Comments: Hire licensed electrical contractor to verify safety of electrical system and correct any violations that may exist.</p>	<p>Defect: Disconnected Utility Water/Gas/Electric Location: Main Structure Throughout</p>
<p>Component: Mechanical System Requirement: Mechanical Permit Comments: Gas service has been shut off need licensed mechanical contractor to verify safety of mechanical systems and correct any violations prior to service being restored. Permit required.</p>	<p>Defect: Disconnected Utility Water/Gas/Electric Location: Main Structure Throughout</p>
<p>Component: Plumbing System Requirement: Plumbing Permit Comments: Have plumbing system checked for any defects. All violations need to be corrected prior to utility being restored. Any repairs to the plumbing system will require a plumbing permit</p>	<p>Defect: Disconnected Utility Water/Gas/Electric Location: Main Structure Throughout</p>
<p>Component: See Comments Requirement: Compliance, International Property Maintenance Code Comments: Other violations may exist inside the structure due to inspection being limited to exterior only at this time.</p>	<p>Defect: See Comments Location: Main Structure Throughout</p>
<p>Component: Exterior Doors/Jams Requirement: Compliance, International Property Maintenance Code Comments: Repair/replace any rotted or broken doors. Any repairs to the structure will require a building permit.</p>	<p>Defect: In poor repair Location: Main Structure Throughout</p>
<p>Component: Exterior Walls Requirement: Compliance, International Property Maintenance Code Comments: Repair/replace any broken, missing , damaged or rotted siding. Any repairs to the structure will require a building permit.</p>	<p>Defect: In poor repair Location: Main Structure Throughout</p>
<p>Component: Shingles Flashing Requirement: Compliance, International Property Maintenance Code Comments: Replace roofing material. Per city code shingles limited to one layer. Any structural repairs will require a permit.</p>	<p>Defect: Holes or major defect Location: Main Structure Throughout</p>
<p>Component: Soffit/Facia/Trim Requirement: Compliance, International Property Maintenance Code Comments: Repair/replace any rotted, missing or damaged boards. Any structural repairs will require a permit.</p>	<p>Defect: In poor repair Location: Main Structure Throughout</p>

<u>Component:</u>	Soffit/Facia/Trim	<u>Defect:</u>	Absence of paint
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Chipped/peeling paint. Scrape and paint to match.		

<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	Repair/replace any missing, rotted or damaged windows/window frames. Any repairs to the structure will require a building permit.		

<u>Component:</u>	See Comments	<u>Defect:</u>	Deteriorated
<u>Requirement:</u>	Permit Required	<u>Location:</u>	Main Structure Throughout
<u>Comments:</u>	If you intend to tear the structure down a Demo permit is required.		

<u>Component:</u>	Roof	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>	Building permit require for any structure repairs to roof system		

<u>Component:</u>	Roof	<u>Defect:</u>	Three Layers Max
<u>Requirement:</u>	Compliance, International Property Maintenance Code	<u>Location:</u>	Main Structure
<u>Comments:</u>	Only one layer of shingles per code.		

<u>Component:</u>	Roof	<u>Defect:</u>	Major sagging
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Main Structure
<u>Comments:</u>			

11/12/2020 10:56



1812 Easton Blvd

top

432

top

1812 Easton Blvd

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11/12/2020 10:56