

Date May 22, 2023

ABATEMENT OF PUBLIC NUISANCE AT 1930 ARLINGTON AVE.

WHEREAS, the property located at 1930 Arlington Ave., 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, Laura Campos Romero, was notified more than thirty days ago to repair or demolish the main 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:


The main structure on the real estate legally described as Lot 3 (Except the West 8 feet thereof) and an undivided one half interest in the West 8 feet of Lot 3 in ARLINGTON PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1930 Arlington Ave., has previously been declared a public nuisance;

The City Legal Department, through Special Counsel Ahlers & Cooney, P.C., 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.

Seconded by _____

FORM APPROVED:



Kristine Stone, Special Counsel
Ahlers & Cooney, P.C.

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

MOTION CARRIED APPROVED

CERTIFICATE

I, LAURA BAUMGARTNER, 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

50A





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	1930 ARLINGTON AVE				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	080/00143-002-000	Geoparcel	7924-34-227-032	Status	Active
School	Des Moines	Nbhd/Pocket	DM78/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	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	CAMPOS ROMERO, LAURA	2017-01-24	16354/874

Legal Description and Mailing Address

E 46F LT 3 ARLINGTON PLACE	LAURA CAMPOS ROMERO 2418 DEAN AVE DES MOINES, IA 50317-2248
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Current Values

Type	Class	Kind	Land	Bldg	Total
2022 Value	Residential	Full	\$9,000	\$87,900	\$96,900

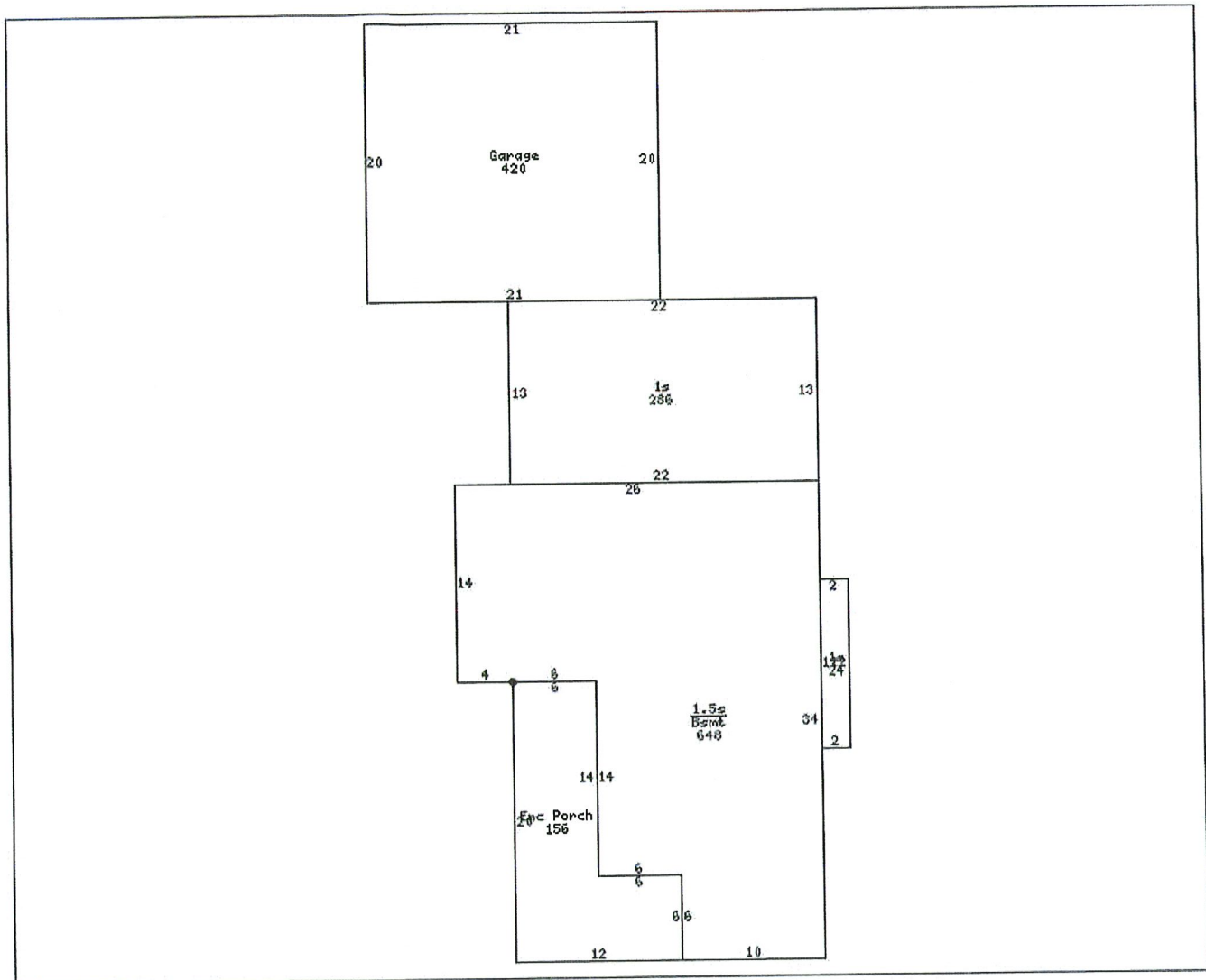
Market Adjusted Cost Report

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N5	N5 Neighborhood District		Residential

Local Historic District Designation

More Info		Description		Within District		Municipal Code	
<u>Historic Preservation Commission</u>		River Bend Local Historic District		Completely		<u>Ordinance</u>	
Before any exterior alteration, demolition or construction can occur within a local historic district, a Certificate of Appropriateness must be obtained from the Historic Preservation Commission.							
Land							
Square Feet	5,657	Acres	0.130	Frontage	46.0		
Topography	Normal	Shape	Keystone	Vacancy	No		
Unbuildable	No						
Residences - 1 Record							
Residence #1							
Occupancy	Single Family	Residence Type	1.5 Stories	Building Style	Early 20s		
Year Built	1906	Year Remodel	2006	Number Families	1		
Grade	4+00	Condition	Normal	Total Square Foot Living Area	1392		
Main Living Area	958	Upper Living Area	434	Attached Garage Square Foot	420		
Basement Area	648	Enclosed Porch Area	156	Foundation	Brick		
Exterior Wall Type	Vinyl Siding	Roof Type	Gable	Roof Material	Asphalt Shingle		
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	2		
Bedrooms	3	Rooms	7				



Sales - 4 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
JPMORGAN CHASE BANK NA	CAMPOS ROMERO, LAURA	<u>2017-01-23</u>	\$27,000	Deed	<u>16354/874</u>
GAYLAND PROPERTIES L.L.C.	LENT, CYNTHIA	<u>2007-03-05</u>	\$72,500	Deed	<u>12106/520</u>
GAYLAND PROPERTIES, L.L.C.	PRATT, JAMES ALAN	<u>2003-08-02</u>	\$60,000	Contract	<u>10065/537</u>
GAYLAND PROPERTIES, L.L.C.	STRAIT, CYNTHIA L	<u>2002-08-08</u>	\$70,000	Contract	<u>9373/342</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
JPMORGAN CHASE BANK NA	CAMPOS ROMERO, LAURA	2016-12-20	2017-01-24	Special Warranty Deed	<u>16354/874</u>

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
MCCARTHY, BILL (Sheriff)	JPMORGAN CHASE BANK NA	2016-03-15	2016-03-24	Sheriffs Deed	<u>15934/43</u>
CALDWELL, CYNTHIA LYNN (Defendant)					
Formerly Known As LENT, CYNTHIA (Defendant)					
CALDWELL, SHAD MICHAEL (Defendant)					

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
2007	Permit	Complete	2006-04-21	Fix Damage	FIRE (1392 sf)

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<u>Assessment Roll</u>	Residential	Full	\$9,000	\$87,900	\$96,900
2019	<u>Assessment Roll</u>	Residential	Full	\$7,900	\$76,500	\$84,400
2017	<u>Assessment Roll</u>	Residential	Full	\$7,100	\$69,800	\$76,900
2015	<u>Assessment Roll</u>	Residential	Full	\$6,600	\$65,800	\$72,400
2013	<u>Assessment Roll</u>	Residential	Full	\$6,400	\$63,500	\$69,900
2011	<u>Assessment Roll</u>	Residential	Full	\$6,400	\$63,900	\$70,300
2009	<u>Assessment Roll</u>	Residential	Full	\$6,300	\$59,700	\$66,000
2007	<u>Assessment Roll</u>	Residential	Full	\$6,400	\$61,500	\$67,900
2005	<u>Assessment Roll</u>	Residential	Full	\$4,500	\$47,700	\$52,200
2003	<u>Assessment Roll</u>	Residential	Full	\$3,730	\$38,910	\$42,640
2001	<u>Assessment Roll</u>	Residential	Full	\$3,600	\$31,110	\$34,710
1999	Assessment Roll	Residential	Full	\$4,800	\$28,170	\$32,970
1999	Was Prior Year	Residential	Full	\$4,430	\$26,010	\$30,440



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

Case Number: NUIS-2023-000006	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 01/13/2023
	Date of Notice: 02/27/2023
	Date of Inspection: 02/23/2023

LAURA CAMPOS ROMEROS
1930 ARLINGTON AVE
DES MOINES IA 50314

Address of Property: 1930 ARLINGTON AVE, DES MOINES IA 50314
Parcel Number: 792434227032

Legal Description: E 46F LT 3 ARLINGTON PLACE

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
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Violation	Corrective Action	Compliance Due Date
<p>60-191 - Vacation and Abatement Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.</p>	<p>Vacate the structure.</p>	<p>03/29/2023</p>
<p>60-192(1) - Unsafe and Dangerous Structure or Premise 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.</p>	<p>Repair or replace all building components damaged to the point to effectively create a nuisance or a violation. All work must be done in a workmanlike manner with all required permits. MAIN STRUCTURE : TWO STORY, SINGLE FAMILY DWELLING</p>	<p>03/29/2023</p>
<p>60-192(4) - Unsafe and Dangerous Structure or Premise The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.</p>	<p>Properly secure structure and keep the structure secured against entry.</p>	<p>03/29/2023</p>

Violation	Corrective Action	Compliance Due Date
<p>60-192(13) - Unsafe and Dangerous Structure or Premise Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.</p>	<p>Repair or replace all structural members, floors, walls, partitions, projections, and appurtenances to be properly anchored, plumb, and of sound construction. All work must be done in a workmanlike manner with all required permits. ALL FIRE AFFECTED AREAS ON SECOND STORY OF HOME. INCLUDING WALLS, FLOORS , WINDOWS AND DOORS AND SIDING.</p>	03/29/2023
<p>60-192(17) - Unsafe and Dangerous Structure or Premise Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all deficient roof components to provide a sound, weathertight condition that provides positive drainage. All work must be done in a workmanlike manner with all required permits. FIRE DAMAGED RAFTERS, COLLAR TIES, SHEATHING, AND CEILING JOIST.</p>	03/29/2023
<p>60-192(24) - Unsafe and Dangerous Structure or Premise Mechanical equipment, appliances, fireplaces, boilers, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.</p>	<p>Provide an inspection report from a licensed mechanical contractor for all mechanical systems and appliances. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p>	03/29/2023
<p>60-192(26) - Unsafe and Dangerous Structure or Premise Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>Provide an inspection report from a licensed electrical contractor for all electrical systems and devices. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p>	03/29/2023
<p>60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	03/29/2023

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,



Charles McClaran
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4143
CWMcClaran@dmgov.org