



Roll Call Number

Agenda Item Number

37B

Date May 20, 2024

ABATEMENT OF PUBLIC NUISANCE AT 1232 DIXON STREET

WHEREAS, the property located at 1232 Dixon Street, 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, Juliana Hernandez and Amado Hernandez, were 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 8 and 9 in Block 8 in STALFORD AND DIXON'S ADDITION to the City of Des Moines, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1232 Dixon 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(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.

Second by _____

FORM APPROVED:


Molly E. Tracy, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				

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.

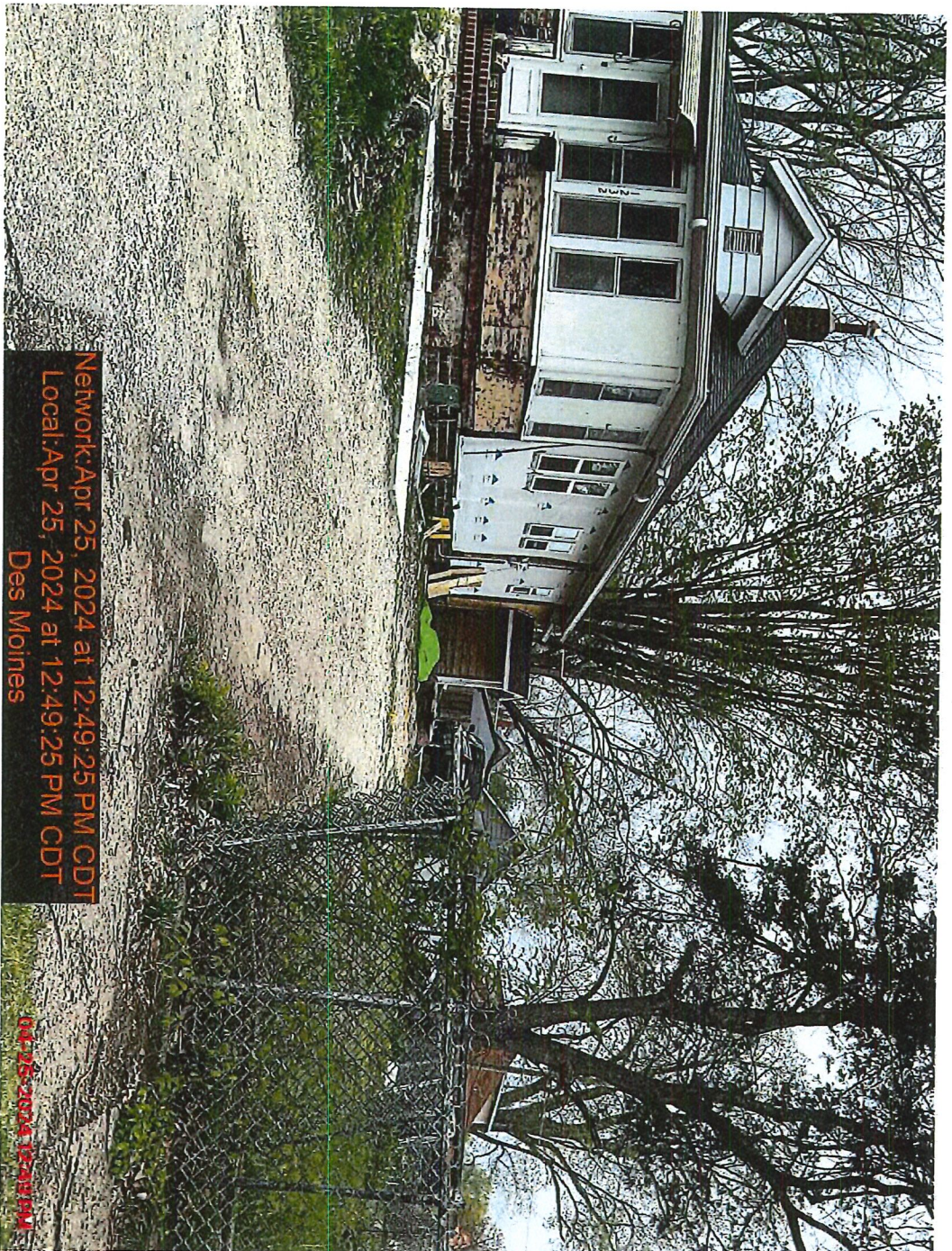
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED

APPROVED

Mayor

City Clerk



Network: Apr 25, 2024 at 12:49:25 PM CDT
Local: Apr 25, 2024 at 12:49:25 PM CDT
Des Moines

04-25-2024 12:49 PM

31B



Network: Apr 25, 2024 at 12:50:29 PM CDT
Local: Apr 25, 2024 at 12:50:29 PM CDT
Des Moines

04-25-2024 12:50 PM

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

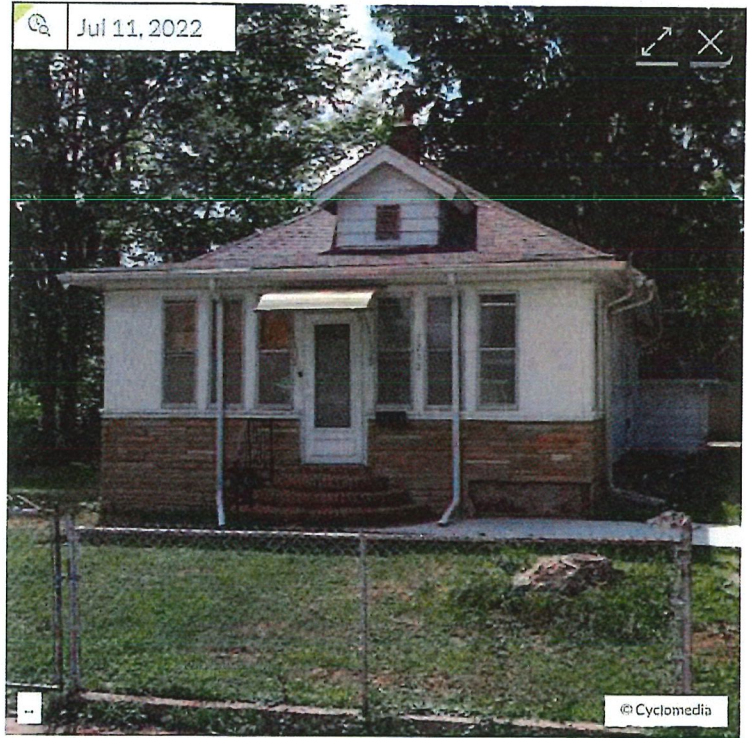
Location					
Address	1232 DIXON ST				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	110/05251-000-000	Geoparcels	7924-36-456-025	Status	Active
School	Des Moines	Nbhd/Pocket	DM08/Z	Tax Authority Group	DEM-C-DEM-770131
Submarket	Northeast Des Moines	Appraiser	Katelyn Evans 515-286-3832		

Map and Current Photos - 1 Record

Use Cyclomedia Panorama -

Click on parcel to get a new listing

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



Historical Photos

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	HERNANDEZ, JULIANA	2017-01-20	16351/133
Title Holder	2	HERNANDEZ, AMADO	2017-01-20	16351/133

Legal Links For Subdivisions, Condominiums, and Plats of Survey

[STALFORD & DIXONS ADDITION](#)

Legal Description and Mailing Address

LOTS 8 & 9 BLK 8 STALFORD & DIXONS ADD

JULIANA HERNANDEZ
1262 DIXON ST
DES MOINES, IA 50316-2624

Current Values

Type	Class	Kind	Land	Bldg	Total
2024 Assessment Roll <i>Partial Value</i>	Residential	Full	\$17,300	\$30,900	\$48,200
2023 Value	Residential	Full	\$17,300	\$61,900	\$79,200

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning

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N3A	N3a Neighborhood District		Residential

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

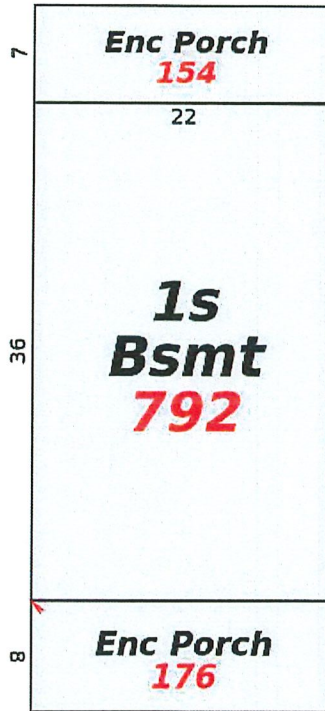
Land

Square Feet	10,000	Acres	0.23	Frontage	80
Depth	125	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #id=1

Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1912	Number Families	1	Grade	5+05
Condition	Poor	Total Square Foot Living Area	792	Main Living Area	792
Basement Area	792	Enclosed Porch Area	330	Foundation	Brick
Exterior Wall Type	Metal Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	0	Number Bathrooms	1
Bedrooms	2	Rooms	5		



Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
SLAUGHTER, JUANITA ESTATE	HERNANDEZ, JULIANA	2016-12-16	\$31,000	Deed	16351/133
DAVIS, CELESTEL	SLAUGHTER, JUANITA E	1990-08-22	\$8,700	Deed	6277/633

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
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Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
SLAUGHTER, JUANITA ESTHER SLAUGHTER, CRAIG (Executor)	HERNANDEZ, JULIANA HERNANDEZ, AMADO	2016-12-16	2017-01-20	Court Officer Deed	16351/133
SLAUGHTER, CHARLES	SLAUGHTER, JUANITA	2012-08-21	2012-08-24	Corrected Warranty Deed	14409/449

Permits - 3 Records

Year	Type	Permit Status	Application	Reason	Reason1
Current	Permit	Partial	2023-09-20	Alterations	REHAB
2024	Permit	Partial	2023-09-20	Alterations	REHAB
2003	Pickup	No Add	2003-03-12	Review Value	ABATEMENT FILED

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	Assessment Roll	Residential	Full	\$17,300	\$61,900	\$79,200
2021	Assessment Roll	Residential	Full	\$13,600	\$47,400	\$61,000
2019	Assessment Roll	Residential	Full	\$12,400	\$43,000	\$55,400
2017	Assessment Roll	Residential	Full	\$11,400	\$40,000	\$51,400
2015	Assessment Roll	Residential	Full	\$10,300	\$36,400	\$46,700
2013	Assessment Roll	Residential	Full	\$9,400	\$33,500	\$42,900
2011	Assessment Roll	Residential	Full	\$10,600	\$37,700	\$48,300
2009	Assessment Roll	Residential	Full	\$11,400	\$40,100	\$51,500
2007	Assessment Roll	Residential	Full	\$11,400	\$40,100	\$51,500
2005	Assessment Roll	Residential	Full	\$9,800	\$29,200	\$39,000
2003	Assessment Roll	Residential	Full	\$8,960	\$26,620	\$35,580
2001	Assessment Roll	Residential	Full	\$8,850	\$21,620	\$30,470
1999	Assessment Roll	Residential	Full	\$3,730	\$20,850	\$24,580
1997	Assessment Roll	Residential	Full	\$3,380	\$18,890	\$22,270
1995	Assessment Roll	Residential	Full	\$3,040	\$16,970	\$20,010
1993	Assessment Roll	Residential	Full	\$2,770	\$15,450	\$18,220
1989	Assessment Roll	Residential	Full	\$2,770	\$14,830	\$17,600

37B



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

Case Number: NUIS-2023-000077	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 03/09/2023
	Date of Notice: 03/21/2024
	Date of Inspection: 03/20/2024

AMADO HERNANDEZ
1262 DIXON ST
DES MOINES IA 50316

Address of Property: 1232 DIXON ST, DES MOINES IA 50316
Parcel Number: 792436456025

Legal Description: LOTS 8 & 9 BLK 8 STALFORD & DIXONS ADD

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>	Vacate the structure.	05/02/2024
<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>	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.	05/02/2024
<p>60-192(22) - Unsafe and Dangerous Structure or Premise Surfaces, including windows and doors, shall be maintained in good clean and sanitary conditions. Peeling chipping flaking or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood or other defective surface conditions shall be corrected.</p>	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	05/02/2024

Violation	Corrective Action	Compliance Due Date
60-192(23) - Unsafe and Dangerous Structure or Premise Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or incapable of supports all nominal loads and resisting all load effects.	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	05/02/2024
60-192(3) - Unsafe and Dangerous Structure or Premise The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	05/02/2024
60-192(6) - Unsafe and Dangerous Structure or Premise Whenever the condition or maintenance of the premise creates a nuisance that endangers the health and safety of the residents or public.	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	05/02/2024
60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.	Replace or restore defaced or removed placard.	05/02/2024

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,

A handwritten signature in black ink, appearing to read 'Kevin Pyles', written in a cursive style.

Kevin Pyles
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
Desk 515-283-4122 / Mobile 515-681-3129
KEPyles@dmgov.org



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

English

If you are not able to read this, translation services are available at 515-283-4207.

Arabic

إذا لم تكن قادرا على قراءة هذا، تتوفر خدمات الترجمة على الرقم 515-283-4207.

Bosnian

Ukoliko niste u mogućnosti da ovo pročitate, usluge prevođenja su dostupne na 515-283-4207

Cantonese

英文

如果您無法閱讀此內容，請致電515-283-4207供翻譯服務。

French

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Lao

ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, ບໍລິການແປແລ່ນມີຢູ່ທີ່ 515-283-4207

Nepali

तपाईंले यो पढ्न सक्नुभएन भने अनुवाद सेवाहरू 515-283-4207 मा उपलब्ध छन्।

Pashto

که تاسو د دې لوستلو توان نه لرئ، نو د ژباړې خدمتونه په 515-283-4207 کې شتون لری.

Somali

Haddii aadan awoodin inaad tan akhriso, adeegyada turjumaadda waxaa laga heli karaa 515-283-4207.

Spanish

Si no puede leer esto, los servicios de traducción están disponibles al 515-283-4207.

Swahili

Kiingereza

Ikiwa huwezi kusoma hii, huduma za kutafsiri zinapatikana kwa 515-283-4207.

Tigrinya

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Vietnamese

Tiếng Anh

Nếu bạn không thể đọc được điều này, các dịch vụ dịch thuật có sẵn theo số 515-283-4207.

31B



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400 Robert D. Ray Drive
Des Moines, IA 50309

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Kevin Pyles
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
Desk 515-283-4122 / Mobile 515-681-3129
KEPyles@dmgov.org



City of Des Moines
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Cantonese

英文

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Nepali

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Pashto

که تاسو د دې لوستلو توان نه لرئ، نو د ژباړې خدمتونه په 4207-283-515 کې شتون لري.

Somali

Haddii aadan awoodin inaad tan akhriso, adeegyada turjumaadda waxaa laga heli karaa 515-283-4207.

Spanish

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Swahili

Kiingereza

Ikiwa húwezi kusoma hii, huduma za kutafsiri zinapatikana kwa 515-283-4207.

Tigrinya

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Vietnamese

Tiếng Anh

Nếu bạn không thể đọc được điều này, các dịch vụ dịch thuật có sẵn theo số 515-283-4207.