



Roll Call Number

Agenda Item Number

37D

Date June 17, 2024

ABATEMENT OF PUBLIC NUISANCE AT 1006 KING AVENUE

WHEREAS, the property located at 1006 King Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Sara Reyes, was notified more than thirty days ago to repair or demolish the garage 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 garage structure on the real estate legally described as The East 1/2 of the West 1/2 of Lot 22 in OAK HILL, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1006 King 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(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 garage structure.

Moved by \_\_\_\_\_ to adopt.
Second by \_\_\_\_\_

FORM APPROVED:

Molly E. Tracy, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include BOESEN, SIMONSON, VOSS, COLEMAN, WESTERGAARD, MANDELBAUM, GATTO, TOTAL, MOTION CARRIED, APPROVED, Mayor.

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.
City Clerk



37D



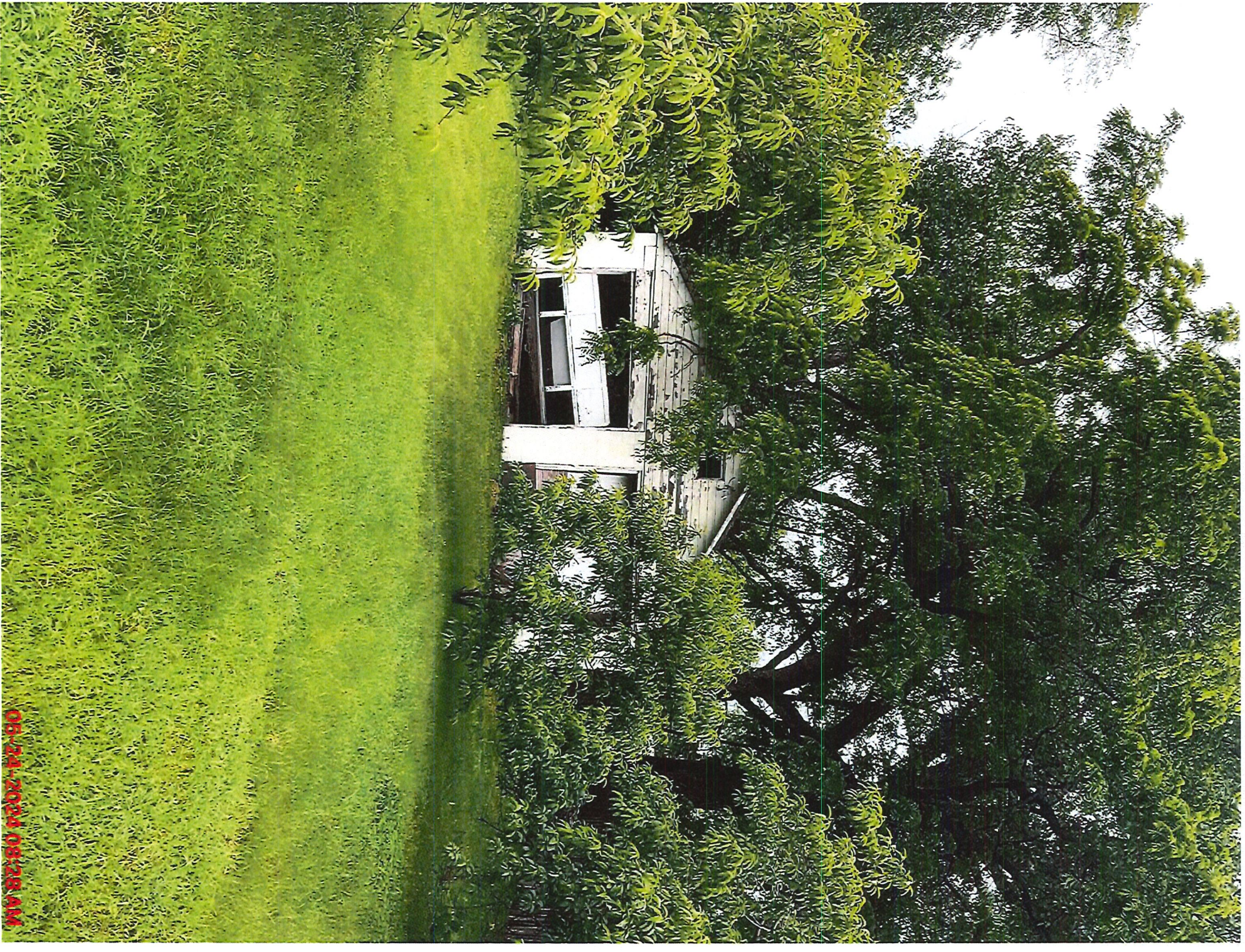
05-24-2024 08:28 AM





05-24-2024 08:39 AM





05-24-2024 08:28 AM



**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](mailto:polkweb@assess.co.polk.ia.us)

Location					
Address	1006 KING AVE				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	010/03832-000-000	Geoparcels	7824-15-426-028	Status	<a href="#">Active</a>
School	Des Moines	Nbhd/Pocket	DM25/Z	Tax Authority Group	DEM-C-DEM-770131
Submarket	South Des Moines	Appraiser	Joseph Peterson 515-286-3011		

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](#)

Apr 08, 2024

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[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	REYES, SARA	2006-09-12	<a href="#">11848/548</a>

Legal Links For Subdivisions, Condominiums, and Plats of Survey

[OAK HILL](#)

Legal Description and Mailing Address

E 1/2 W 1/2 LOT 22 OAK HILL	SARA REYES 1006 E KING AVE DES MOINES, IA 50315-2057
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Current Values

Type	Class	Kind	Land	Bldg	Total
2023 Value	Residential	Full	\$21,600	\$109,100	\$130,700

[Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
<a href="#">2023 Homestead Credit</a>	REYES, SARA	Application #201082

Zoning - 1 Record



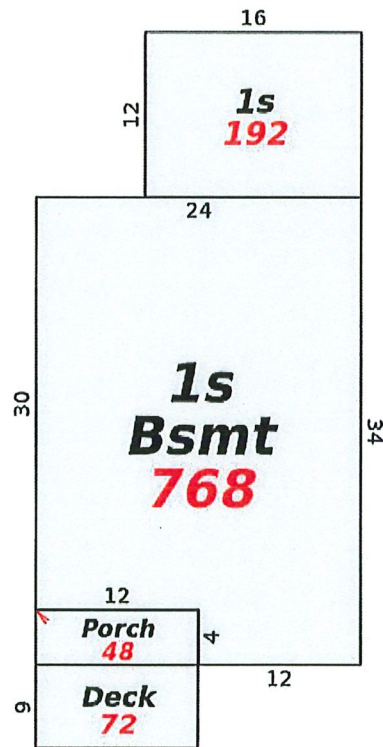
Zoning	Description	SF	Assessor Zoning
N3A	N3a Neighborhood District		Residential

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

Land					
Square Feet	9,767	Acres	0.224	Frontage	43
Depth	223	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #id=1					
Occupancy	Single Family	Residence Type	1 Story	Building Style	Conventional
Year Built	1942	Number Families	1	Grade	4-05
Condition	Above Normal	Total Square Foot Living Area	960	Main Living Area	960
Basement Area	768	Open Porch Area	48	Deck Area	72
Foundation	Poured Concrete	Exterior Wall Type	Vinyl Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	0
Number Bathrooms	1	Bedrooms	2	Rooms	4



Detached Structures - 1 Record

Detached Structure #id=101					
Occupancy	Garage	Construction Type	Masonry	Measurement Code	Dimensions
Measure 1	24	Measure 2	30	Story Height	1
Grade	4	Year Built	1945	Condition	Below Normal

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DEATON, RUTH	REYES, SARA	<a href="#">2006-09-06</a>	\$73,500	Deed	<a href="#">11848/548</a>

Associated Recorded Documents



Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
DEATON, RUTH	REYES, SARA	2006-09-06	2006-09-12	Warranty Deed	<a href="#">11848/548</a>

## Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
2010	Permit	Complete	2009-02-09	Addition	DECK (72 sf)

## Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	<a href="#">Assessment Roll</a>	Residential	Full	\$21,600	\$109,100	\$130,700
2021	<a href="#">Assessment Roll</a>	Residential	Full	\$19,000	\$91,700	\$110,700
2019	<a href="#">Assessment Roll</a>	Residential	Full	\$16,700	\$81,300	\$98,000
2017	<a href="#">Assessment Roll</a>	Residential	Full	\$15,100	\$75,100	\$90,200
2015	<a href="#">Assessment Roll</a>	Residential	Full	\$14,100	\$71,800	\$85,900
2013	<a href="#">Assessment Roll</a>	Residential	Full	\$13,200	\$68,200	\$81,400
2011	<a href="#">Assessment Roll</a>	Residential	Full	\$13,200	\$69,200	\$82,400
2010	<a href="#">Assessment Roll</a>	Residential	Full	\$13,800	\$71,000	\$84,800
2009	<a href="#">Assessment Roll</a>	Residential	Full	\$13,800	\$70,200	\$84,000
2007	<a href="#">Assessment Roll</a>	Residential	Full	\$14,600	\$69,600	\$84,200
2005	<a href="#">Assessment Roll</a>	Residential	Full	\$14,900	\$63,400	\$78,300
2003	<a href="#">Assessment Roll</a>	Residential	Full	\$13,520	\$58,020	\$71,540
2001	<a href="#">Assessment Roll</a>	Residential	Full	\$10,620	\$44,690	\$55,310
1999	Assessment Roll	Residential	Full	\$4,150	\$33,010	\$37,160
1997	Assessment Roll	Residential	Full	\$3,770	\$29,980	\$33,750
1995	Assessment Roll	Residential	Full	\$3,400	\$27,000	\$30,400
1993	Assessment Roll	Residential	Full	\$3,120	\$24,770	\$27,890
1993	Was Prior Year	Residential	Full	\$2,920	\$23,150	\$26,070





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

Case Number: NUIS-2024-000102	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 04/11/2024
	Date of Notice: 04/12/2024
	Date of Inspection: 04/11/2024

SARA REYES  
 1006 KING AVE  
 DES MOINES IA 50315

Address of Property: 1006 KING AVE, DES MOINES IA 50315  
 Parcel Number: 782415426028

Legal Description: E 1/2 W 1/2 LOT 22 OAK HILL

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><b>60-191 - Vacation and Abatement</b> 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. Garage only!	05/23/2024
<p><b>60-192(13) - Unsafe and Dangerous Structure or Premise</b> Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.</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. Garage only!	05/23/2024
<p><b>60-192(17) - Unsafe and Dangerous Structure or Premise</b> 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>	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. Garage only!	05/23/2024



Violation	Corrective Action	Compliance Due Date
<p><b>60-192(26) - Unsafe and Dangerous Structure or Premise</b>            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. Garage only!</p>	05/23/2024
<p><b>60-194 - Defacing and Removing Placard</b>            No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard. Garage only!</p>	05/23/2024

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 "Scott Clauson", with a long horizontal flourish extending to the right.

Scott Clauson  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
Desk 515-283-4120 / Mobile 515-669-8231  
SAClauson@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 prenoćenja 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

Si vous n'êtes pas en mesure de le lire, des services de traduction sont disponibles au 515-283-4207.

Lao

ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, ບໍລິການແປພາສາມີເຊິ່ງທີ່ 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 لري.

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.