



Roll Call Number

Agenda Item Number

37 E

Date June 17, 2024

ABATEMENT OF PUBLIC NUISANCE AT 2819 RACCOON STREET

WHEREAS, the property located at 2819 Raccoon 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 Titleholder, Iowa Rehab, LLC, 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.

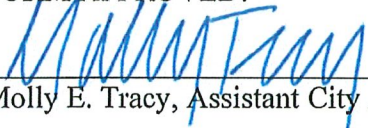
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as Lot 26 in LINCOLN PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2819 Raccoon 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				
MOTION CARRIED			APPROVED	
_____ Mayor				

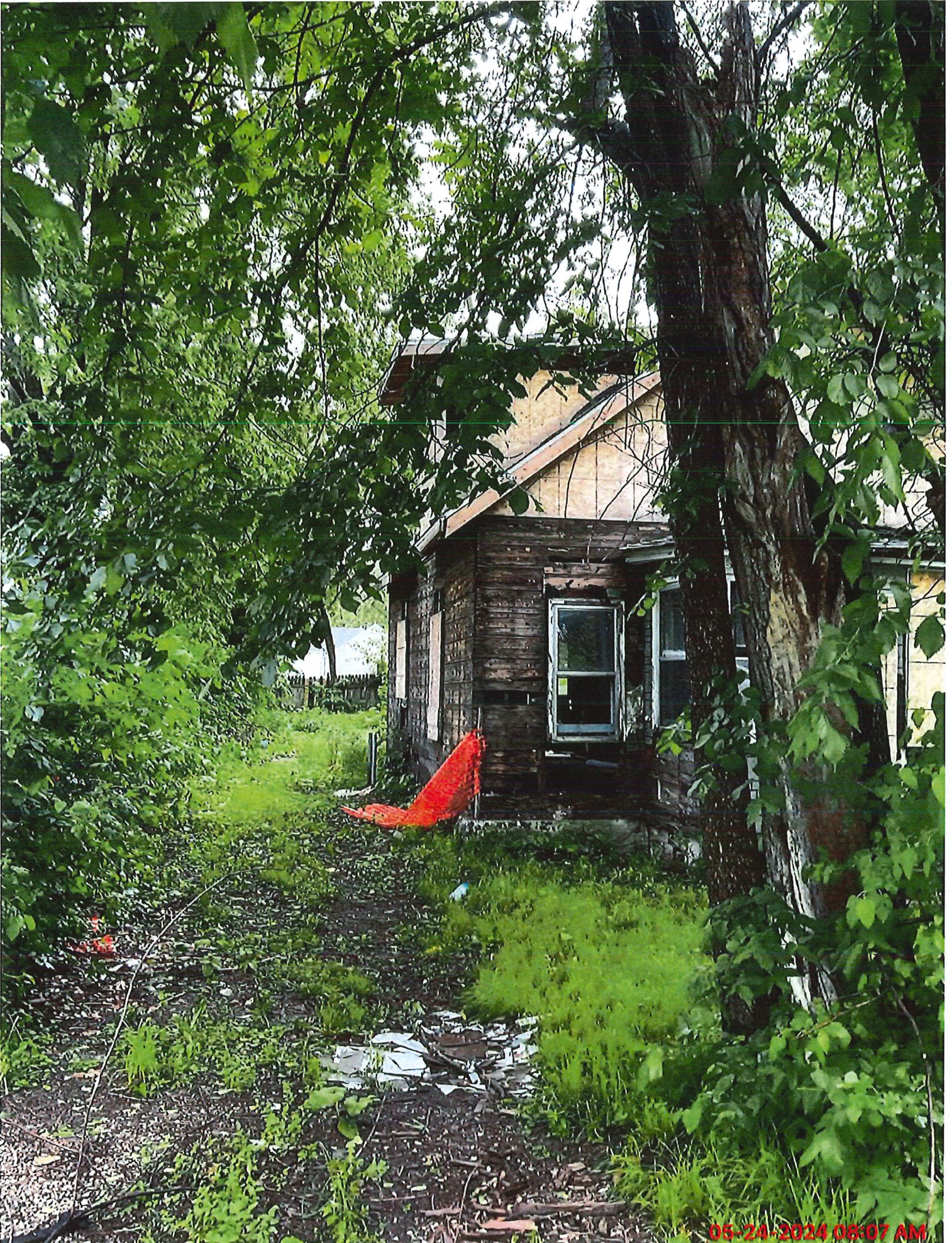
CERTIFICATE

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

37E



05-24-2024 08:07 AM



05-24-2024 08:07 AM



06-24-2024 08:06 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

Location					
Address	2819 RACCOON ST				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	050/03003-000-000	Geoparcels	7824-01-479-005	Status	Active
School	Des Moines	Nbhd/Pocket	DM20/Z	Tax Authority Group	DEM-C-DEM-770131
TIF	52/DES MOINES SE AGRIBUSINESS PARK UR	Submarket	Northeast Des Moines	Appraiser	Brett Tierney 515-286-3019

Map and Current Photos - 1 Record

Use Cyclomedia Panorama -

<p align="center">Click on parcel to get a new listing</p> <p align="center">RACCOON ST</p> <p align="center"> Bigger Map County GIS Auditor Google Map Pictometry </p>	<p align="center">Photo Processed on photodate=2010-10-21 label=a</p>
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[Historical Photos](#)

Ownership - 1 Record				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	IOWA REHAB LLC	2024-03-12	19740/292

Legal Links For Subdivisions, Condominiums, and Plats of Survey

[LINCOLN PARK](#)

Legal Description and Mailing Address	
LOT 26 LINCOLN PARK	IOWA REHAB LLC 2819 RACCOON ST DES MOINES, IA 50317-7715

Current Values					
Type	Class	Kind	Land	Bldg	Total
2023 Value	Residential	Full	\$9,200	\$5,800	\$15,000

[Market Adjusted Cost Report](#)

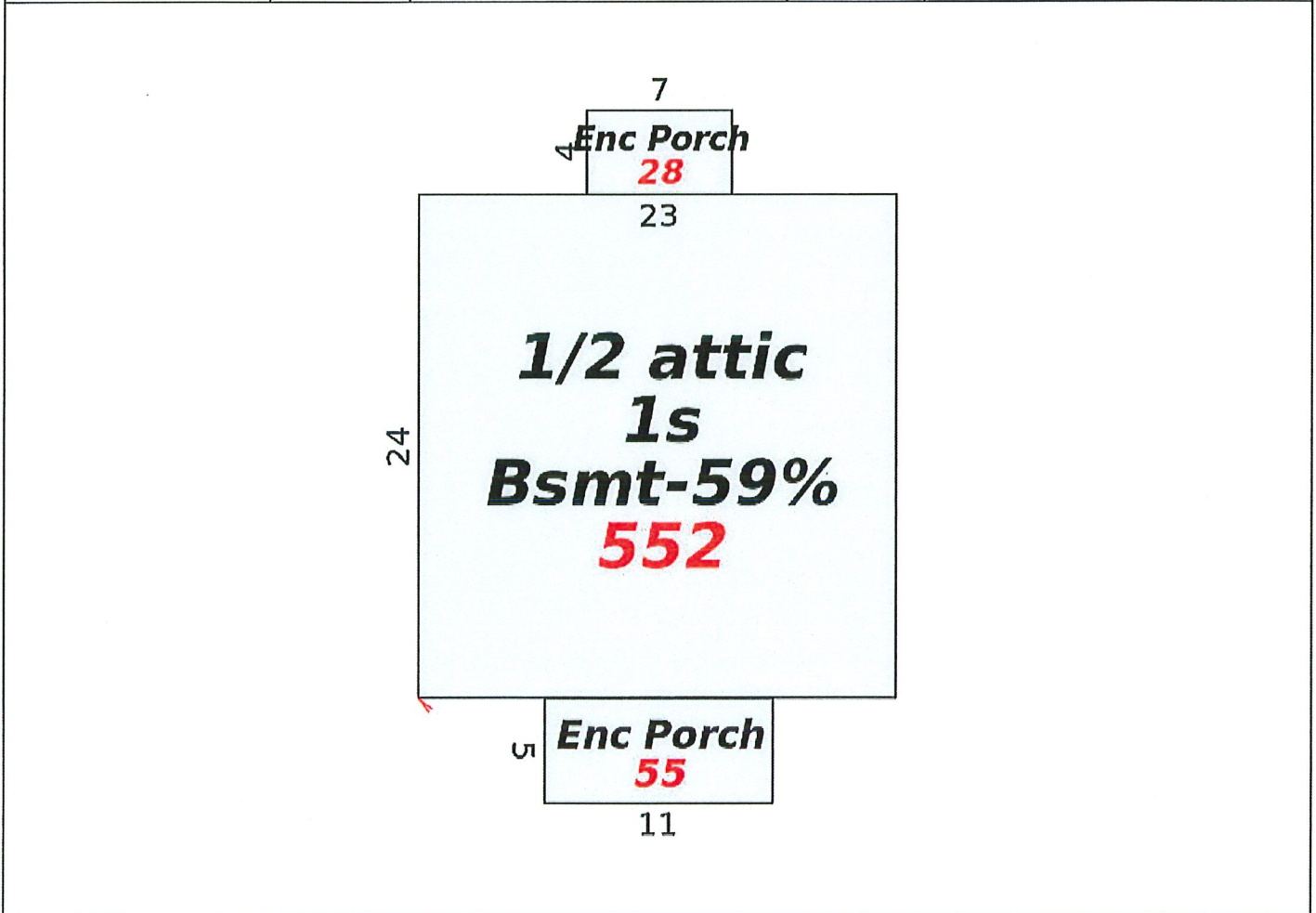
Zoning - 1 Record			
Zoning	Description	SF	Assessor Zoning
I1	I1 Industrial District		Industrial Light

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

Land					
Square Feet	7,800	Acres	0.179	Frontage	60
Depth	130	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #id=1					
Occupancy	Single Family	Residence Type	1 Story Finished Attic	Building Style	Early 20s
Year Built	1900	Number Families	1	Grade	5+10
Condition	Very Poor	Total Square Foot Living Area	745	Main Living Area	552
Attic Finished Area	193	Basement Area	326	Enclosed Porch Area	83
Foundation	Masonry	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
GONZALEZ JIMENEZ, ANTONIO	IOWA REHAB LLC	2024-03-08	\$24,000	Deed	19740/292

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
ACC 407 LLC	JIMENEZ, ANTONIO GONZALEZ	2021-09-11	\$16,000	Deed	18749/874

Associated Recorded Documents

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
GONZALEZ JIMENEZ, ANTONIO	IOWA REHAB LLC	2024-03-08	2024-03-12	Warranty Deed	19740/292
ACC407 LLC	GONZALEZ JIMENEZ, ANTONIO	2021-09-11	2021-09-14	Quit Claim Deed	18749/874
WELLS, MARY L (Treasurer) <hr/> LACEY, BEN (Agent)	ACC 407 LLC	2021-08-30	2021-09-01	Tax Sale Deed	18731/113

Permits - 6 Records

Year	Type	Permit Status	Application	Reason	Reason1
Current	Permit	Pass/Partial	2022-11-23	Alterations	REMODEL
2024	Permit	Pass/Partial	2022-11-23	Alterations	REMODEL
2023	Permit	Pass	2022-11-23	Alterations	REMODEL
2023	Pickup	Complete	2021-10-11	Review Value	REVIEW PROPERTY
2022	Pickup	Partial	2021-10-11	Review Value	REVIEW PROPERTY
2006	Permit	Complete	2005-10-19	Remove	GARAGE

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	Assessment Roll	Residential	Full	\$9,200	\$5,800	\$15,000
2022	Assessment Roll	Residential	Full	\$8,000	\$24,700	\$32,700
2021	Assessment Roll	Residential	Full	\$8,000	\$44,400	\$52,400
2019	Assessment Roll	Residential	Full	\$7,100	\$38,700	\$45,800
2017	Assessment Roll	Residential	Full	\$6,100	\$33,700	\$39,800
2015	Assessment Roll	Residential	Full	\$5,800	\$32,300	\$38,100
2013	Assessment Roll	Residential	Full	\$5,800	\$33,100	\$38,900
2011	Assessment Roll	Residential	Full	\$5,800	\$32,700	\$38,500
2009	Assessment Roll	Residential	Full	\$6,000	\$32,900	\$38,900
2007	Assessment Roll	Residential	Full	\$5,900	\$32,500	\$38,400
2006	Assessment Roll	Residential	Full	\$4,500	\$28,800	\$33,300
2005	Assessment Roll	Residential	Full	\$4,500	\$30,600	\$35,100
2003	Assessment Roll	Residential	Full	\$3,860	\$26,450	\$30,310
2001	Assessment Roll	Residential	Full	\$4,660	\$17,520	\$22,180
1999	Assessment Roll	Residential	Full	\$2,240	\$14,290	\$16,530
1995	Assessment Roll	Residential	Full	\$1,940	\$12,390	\$14,330
1993	Assessment Roll	Residential	Full	\$1,810	\$11,580	\$13,390
1993	Was Prior Year	Residential	Full	\$1,810	\$10,940	\$12,750

31E



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

Case Number: NUIS-2024-000067	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 03/14/2024
	Date of Notice: 03/15/2024
Date of Inspection: 03/15/2024	

IOWA REHAB LLC
SANDRA ESTRADA, REG. AGENT
3313 SW 33RD ST
DES MOINES IA 50321

Address of Property: 2819 RACCOON ST, DES MOINES IA 50317
Parcel Number: 782401479005

Legal Description: LOT 26 LINCOLN PARK

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.	04/26/2024
<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>	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.	04/26/2024
<p>60-192(14) - Unsafe and Dangerous Structure or Premise Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.</p>	Repair or replace sections of building foundation to eliminate conditions that create a violation. All work must be done in a workmanlike manner with all required permits.	04/26/2024
<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>	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.	04/26/2024

Violation	Corrective Action	Compliance Due Date
<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.</p>	04/26/2024
<p>60-192(21) - Unsafe and Dangerous Structure or Premise Stairs, decks, porches, balconies, walking systems, landings, and all similar appurtenances attached thereto, including guards and handrails are not structurally sound, not properly anchored or that anchored with connections not capable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all stairs, decks, porches, landings and similar elements of building egress, including guards and handrails to a sound and properly anchored condition. All work must be done in a workmanlike manner with all required permits.</p>	04/26/2024
<p>60-192(21) - Unsafe and Dangerous Structure or Premise Stairs, decks, porches, balconies, walking systems, landings, and all similar appurtenances attached thereto, including guards and handrails are not structurally sound, not properly anchored or that anchored with connections not capable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all stairs, decks, porches, landings and similar elements of building egress, including guards and handrails to a sound and properly anchored condition. All work must be done in a workmanlike manner with all required permits.</p>	04/26/2024
<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>	04/26/2024

Violation	Corrective Action	Compliance Due Date
<p>60-192(25) - Unsafe and Dangerous Structure or Premise Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service inadequate venting, cross connection, back siphonage, improper 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 plumbing contractor for the entire plumbing system. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p>	04/26/2024
<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>	04/26/2024
<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>	04/26/2024

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, ບໍລິການແປພາສາມີເລື່ອງທີ່ 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.