



Roll Call Number

Agenda Item Number

32A

Date November 4, 2024

ABATEMENT OF PUBLIC NUISANCE AT 1814 8th STREET

WHEREAS, the property located at 1814 8th 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, Jimmy Guevara, 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 4 Block 15, POLK COUNTY HOMESTEAD AND TRUST CO ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1814 8th 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

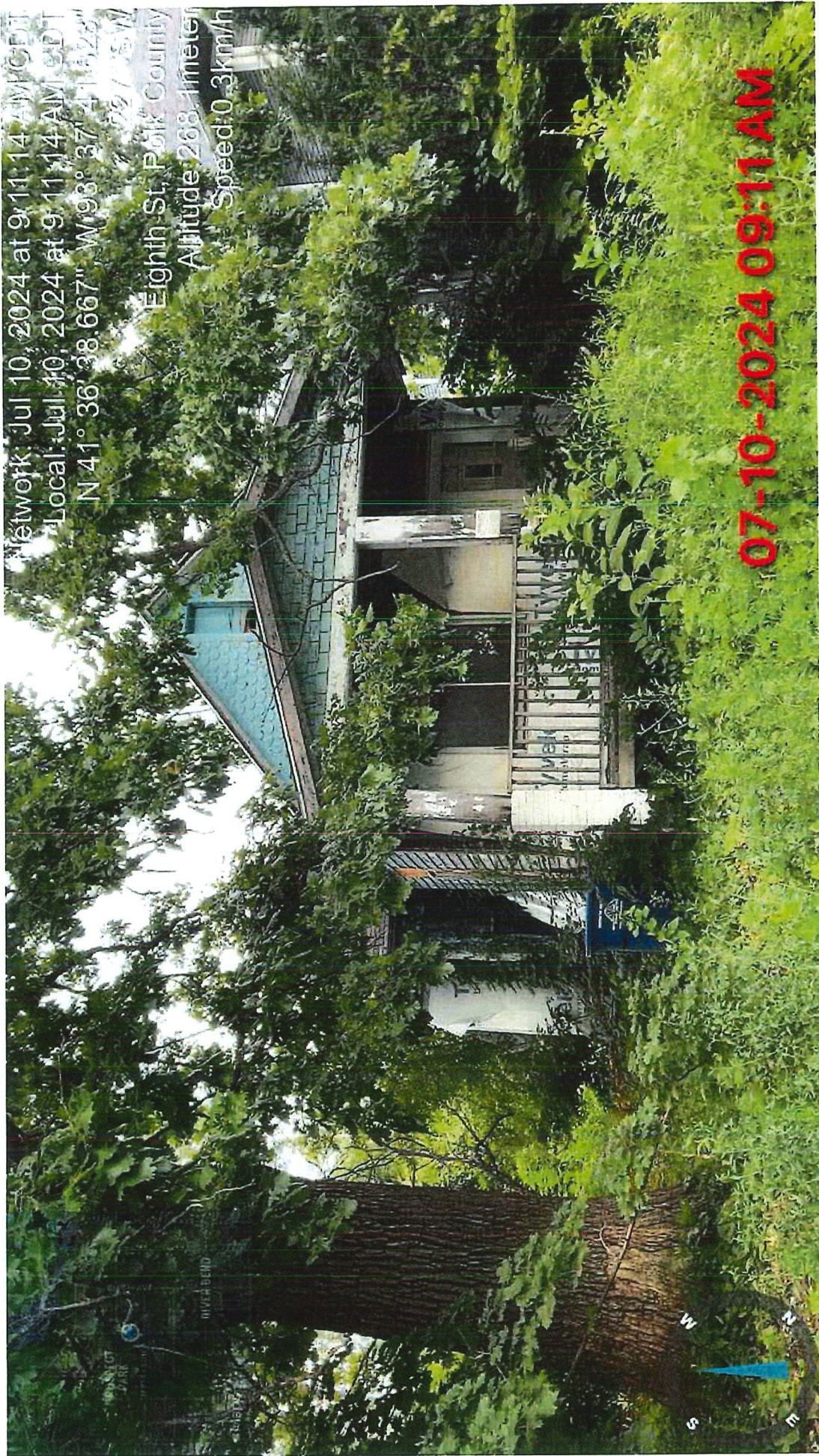
I, Laura Baumgartner, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

_____ City Clerk

32A

Network: Jul 10, 2024 at 9:11:14 AM CDT
Local: Jul 10, 2024 at 9:11:14 AM CDT
N 41° 36' 38.667" W 93° 37' 41.423"
Eighth St, Polk County
Altitude: 288.1 meter
Speed: 0.3 km/h



07-10-2024 09:11 AM

OVERLEAF BEND





Mapbox
PONSPEC
PARK
07-10-2024



Network: Jul 10, 2024 at 9:13:34 AM CDT
Local: Jul 10, 2024 at 9:13:34 AM CDT
N 41° 36' 38.671", W 93° 37' 43.063"
58° NE
Eightth St, Polk County
Altitude: 266.9meter
Speed: 1.2km/h

07-10-2024 09:13 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	1814 8TH ST				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	080/05324-000-000	Geoparcels	7924-34-251-011	Status	Active
School	Des Moines	Nbhd/Pocket	DM79/Z	Tax Authority Group	DEM-C-DEM-770131
Submarket	Northwest 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](#)

Photo Processed on photodate=2013-07-17 label=a

[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	GUEVARA, JIMMY	2020-11-25	18214/132

Legal Links For Subdivisions, Condominiums, and Plats of Survey

[OFFICIAL PLAT OF SW 1/4 NE 1/4 SEC 34-79-24](#)

Legal Description and Mailing Address

LOT 4 BLK 15 POLK COUNTY HOMESTEAD & TRUST CO ADD	JIMMY GUEVARA 132 BROOKSIDE LN APT M SOUTH HILL, VA 23970-2429
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Current Values

Type	Class	Kind	Land	Bldg	Total
2024 Value	Residential	Full	\$8,400	\$32,100	\$40,500

Market Adjusted Cost Report

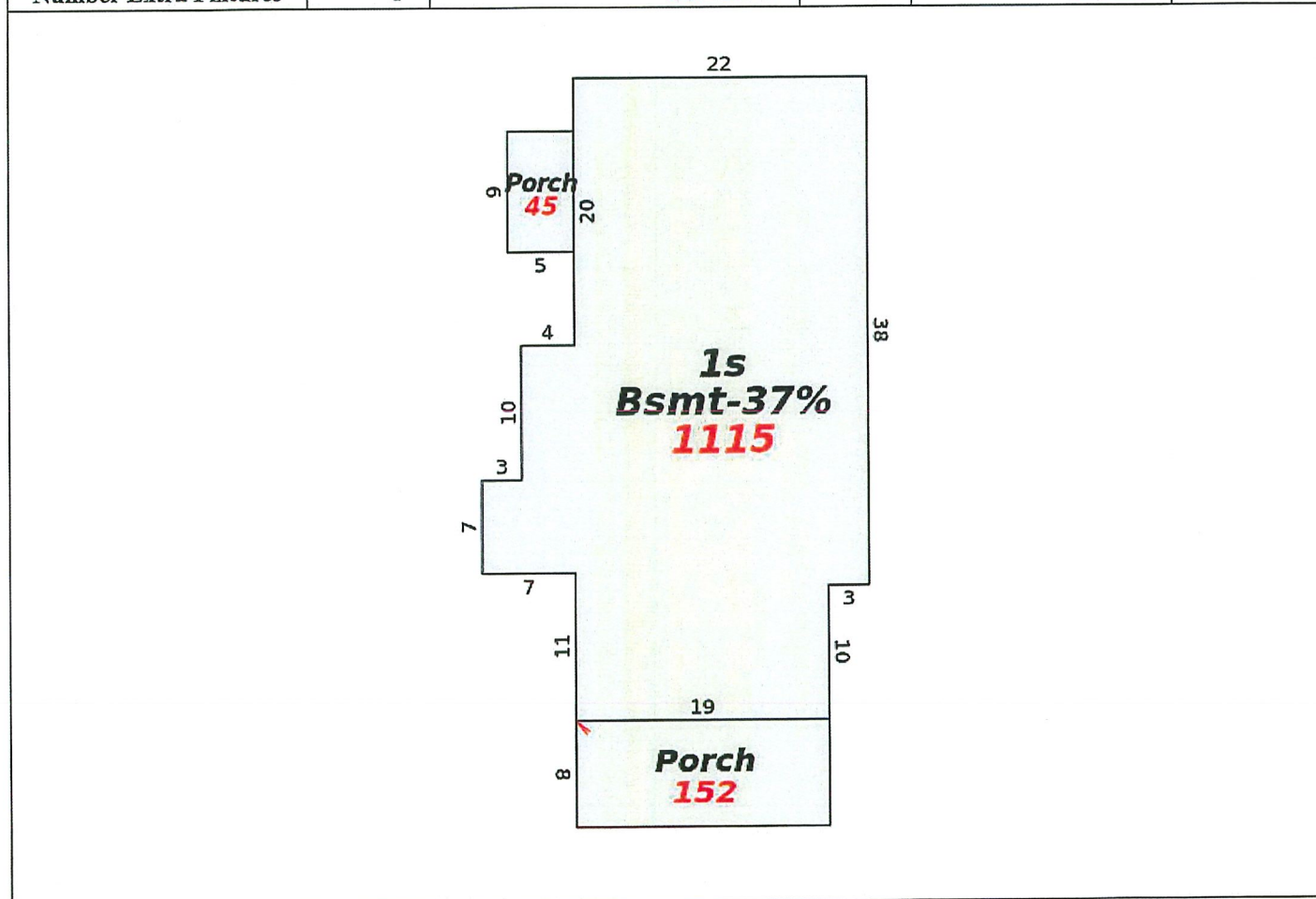
Zoning - 1 Record			
Zoning	Description	SF	Assessor Zoning
N5	N5 Neighborhood District		Residential

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

Land					
Square Feet	6,400	Acres	0.147	Frontage	50
Depth	128	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	1895	Number Families	1	Grade	4-05
Condition	Poor	Total Square Foot Living Area	1115	Main Living Area	1115
Basement Area	413	Open Porch Area	197	Foundation	Brick
Exterior Wall Type	Wood Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	0	Number Bathrooms	1
Number Extra Fixtures	1	Bedrooms	2	Rooms	6



Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
HUTCHINS, MICHAEL D ESTATE	PETRO, SHIRLEY	1995-08-15	\$7,900	Deed	7272/894

Associated Recorded Documents

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
BADGER HOLDINGS LLC	GUEVARA, JIMMY	2020-11-23	2020-11-25	Quit Claim Deed	18214/132
LACEY, BEN (Agent) MALONEY, MARY (Treasurer)	BADGER HOLDINGS LLC STEARNS BANK NA (Custodian)	2020-11-02	2020-11-04	Tax Sale Deed	18171/247

Permits - 3 Records

Year	Type	Permit Status	Application	Reason	Reason1
Current	Permit	To Work	2024-06-25	Fix Damage	FOUNDATION
Current	Permit	To Work	2023-01-29	Fix Damage	FOUNDATION
2024	Permit	No Add	2023-06-29	Alterations	FOUNDATION

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	Assessment Roll	Residential	Full	\$8,400	\$32,100	\$40,500
2021	Assessment Roll	Residential	Full	\$6,500	\$23,700	\$30,200
2019	Assessment Roll	Residential	Full	\$5,700	\$20,800	\$26,500
2017	Assessment Roll	Residential	Full	\$5,500	\$20,000	\$25,500
2015	Assessment Roll	Residential	Full	\$5,000	\$18,200	\$23,200
2013	Assessment Roll	Residential	Full	\$4,900	\$17,400	\$22,300
2011	Assessment Roll	Residential	Full	\$4,900	\$17,900	\$22,800
2009	Assessment Roll	Residential	Full	\$5,100	\$18,100	\$23,200
2007	Assessment Roll	Residential	Full	\$5,400	\$19,000	\$24,400
2005	Assessment Roll	Residential	Full	\$5,300	\$28,000	\$33,300
2003	Assessment Roll	Residential	Full	\$4,260	\$22,230	\$26,490
2001	Assessment Roll	Residential	Full	\$2,760	\$13,720	\$16,480
1999	Assessment Roll	Residential	Full	\$4,300	\$11,110	\$15,410
1997	Assessment Roll	Residential	Full	\$3,520	\$9,090	\$12,610
1995	Assessment Roll	Residential	Full	\$3,160	\$8,170	\$11,330
1989	Assessment Roll	Residential	Full	\$2,730	\$7,070	\$9,800



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

Case Number: NUIS-2022-000135	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 06/15/2022
	Date of Notice: 03/19/2024
	Date of Inspection: 02/09/2024

JIMMY GUEVARA
510 E CHURCH ST
MARSHALLTOWN IA 50158

Address of Property: 1814 8TH ST, DES MOINES IA 50314
Parcel Number: 792434251011

Legal Description: LOT 4 BLK 15 POLK COUNTY HOMESTEAD & TRUST CO 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>	<p>Vacate the structure.</p>	<p>04/30/2024</p>
<p>60-192(2) - Unsafe and Dangerous Structure or Premise The building or structure, or part of a structure, because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.</p>	<p>Repair or replace all building components deteriorated to the point to effectively create a nuisance or a violation. All work must be done in a workmanlike manner with all required permits.</p>	<p>04/30/2024</p>
<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 affects.</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.</p>	<p>04/30/2024</p>

Violation	Corrective Action	Compliance Due Date
<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>	<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.</p>	04/30/2024
<p>60-192(18) - Unsafe and Dangerous Structure or Premise Any building or structure, because of lack of sufficient or proper fire-resistance-rated construction, fire protection systems, is determined by the administrator to be a threat to life or health.</p>	<p>Repair or replace all elements of fire-resistant construction. Repair or replace all deficient fire protection systems. All work must be done in a workmanlike manner with all required permits.</p>	04/30/2024
<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>	04/30/2024
<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>	04/30/2024

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>	04/30/2024
<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>	04/30/2024

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 that reads "C McClaran". The signature is written in a cursive style with a large, stylized "C" at the beginning.

Charles McClaran
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
Desk 515-283-4143 / Mobile 515-577-3879
CWMcClaran@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 4207-283-515.

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

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

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 4207-283-515 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

ነዚ ኸተንብቦ እንተ ዘይክኢልካ ኣብ 515-283-4207 ኣገልግሎት ትርጉም ክትረክብ ትኽእል ኢኻ።

Vietnamese

Tiếng Anh

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