



**Roll Call Number**

**Agenda Item Number**

35 C

Date November 18, 2024

**ABATEMENT OF PUBLIC NUISANCE AT 224 ASTOR ST.**

WHEREAS, the property located at 224 Astor St., 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, Esperanza Quinones, 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 1 of the Official Plat of Lot 5 and 6 of the Official Plat of Block 9 in BROOKS AND CO'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 224 Astor St., 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
BOESEN				
COLEMAN				
GATTO				
MANDELBAUM				
SIMONSON				
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



07-12-2024 08:15 AM

35C



07-19-2024 08:14 AM



05-20-2024 09:16 AM



05-20-2024 09:13 AM



05-20-2024 09:14 AM



05-20-2024 09:15 AM

35C

# 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	224 ASTOR ST				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	040/00327-000-000	Geoparcel	7824-02-304-016	Status	<a href="#">Active</a>
School	Des Moines	Nbhd/Pocket	DM15/Z	Tax Authority Group	DEM-C-DEM-770131
Submarket	Northeast Des Moines	Appraiser	Joseph Peterson 515-286-3011		

**Map and Current Photos - 1 Record**

Use Cyclomedia Panorama -

<p align="center">Click on parcel to get a new listing</p> <p align="center"> <a href="#">Bigger Map</a> <a href="#">County GIS</a> <a href="#">Auditor</a>  <a href="#">Google Map</a> <a href="#">Pictometry</a> </p>	<p align="center">Photo Processed on photodate=2012-06-19 label=a</p>
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[Historical Photos](#)

Ownership - 1 Record				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	QUINONES, ESPERANZA	2017-11-09	<a href="#">16717/543</a>
Legal Links For Subdivisions, Condominiums, and Plats of Survey				
<a href="#">BROOKS &amp; CO'S ADDITION, OP LOTS 5 &amp; 6 OP BLK 9</a>				
Legal Description and Mailing Address				
LT 1 OP LTS 5 & 6 OP BLK 9 BROOKS & COS ADD			ESPERANZA QUINONES 224 ASTOR ST DES MOINES, IA 50316-3928	

Current Values					
Type	Class	Kind	Land	Bldg	Total
2023 Value	Residential	Full	\$13,500	\$114,000	\$127,500

[Market Adjusted Cost Report](#)  
 Auditor Adjustments to Value

Category	Name	Information
<a href="#">2023 Homestead Credit</a>	QUINONES, ESPERANZA	Application #14485
<a href="#">2023 Homestead Tax Exemption</a>	QUINONES, ESPERANZA	

Zoning - 1 Record			
Zoning	Description	SF	Assessor Zoning



Zoning	Description	SF	Assessor Zoning
N3C	N3c Neighborhood District		Residential

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

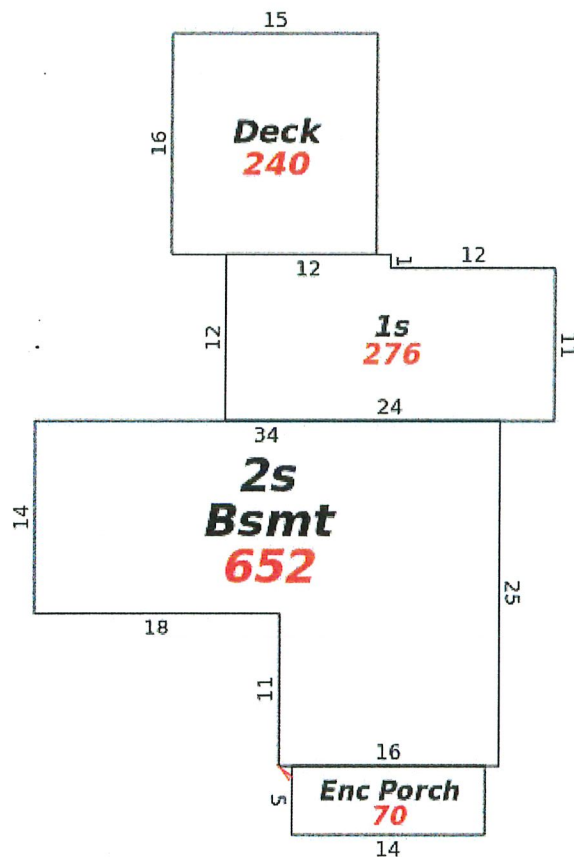
**Land**

Square Feet	8,550	Acres	0.196	Frontage	57
Depth	150	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

**Residences - 1 Record**

**Residence #id=1**

Occupancy	Single Family	Residence Type	2 Stories	Building Style	Conventional
Year Built	1900	Number Families	1	Grade	4+00
Condition	Normal	Total Square Foot Living Area	1580	Main Living Area	928
Upper Living Area	652	Basement Area	652	Enclosed Porch Area	70
Deck Area	240	Foundation	Brick	Exterior Wall Type	Metal Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning	0	Number Bathrooms	2	Bedrooms	4
Rooms	8				



**Detached Structures - 1 Record**

**Detached Structure #id=101**

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	24	Measure 2	24	Story Height	1
Grade	4	Year Built	1987	Condition	Normal

**Sales - 1 Record**

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
KUEFNER, STEVEN C	QUINONES, JOSE J	<a href="#">1992-03-26</a>	\$35,500	Deed	<a href="#">6530/643</a>

**Recent Ownership Transfers**

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
QUINONES, ESPERANZA QUINONES, JOSE JESUS	QUINONES, ESPERANZA	2017-10-31	2017-11-09	Affidavit of Surviving Spouse	<a href="#">16717/543</a>

**Permits - 1 Record**

Year	Type	Permit Status	Application	Reason	Reason1
1988	Permit	Complete	1987-04-01		New Garage & Deck

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2023	<a href="#">Assessment Roll</a>	Residential	Full	\$13,500	\$114,000	\$127,500
2021	<a href="#">Assessment Roll</a>	Residential	Full	\$10,900	\$87,000	\$97,900
2019	<a href="#">Assessment Roll</a>	Residential	Full	\$9,600	\$76,200	\$85,800
2017	<a href="#">Assessment Roll</a>	Residential	Full	\$8,000	\$64,300	\$72,300
2015	<a href="#">Assessment Roll</a>	Residential	Full	\$7,300	\$59,800	\$67,100
2013	<a href="#">Assessment Roll</a>	Residential	Full	\$7,400	\$58,100	\$65,500
2011	<a href="#">Assessment Roll</a>	Residential	Full	\$8,300	\$68,600	\$76,900
2009	<a href="#">Assessment Roll</a>	Residential	Full	\$8,500	\$66,700	\$75,200
2007	<a href="#">Assessment Roll</a>	Residential	Full	\$8,600	\$67,500	\$76,100
2005	<a href="#">Assessment Roll</a>	Residential	Full	\$8,500	\$59,000	\$67,500
2003	<a href="#">Assessment Roll</a>	Residential	Full	\$7,330	\$50,100	\$57,430
2001	<a href="#">Assessment Roll</a>	Residential	Full	\$8,470	\$39,040	\$47,510
1999	Assessment Roll	Residential	Full	\$8,730	\$31,370	\$40,100
1998	Assessment Roll	Residential	Full	\$7,530	\$27,040	\$34,570
1997	Assessment Roll	Residential	Full	\$7,530	\$27,040	\$34,570
			Adj	\$7,530	\$20,200	\$27,730
1995	Assessment Roll	Residential	Full	\$6,840	\$24,560	\$31,400
			Adj	\$6,840	\$17,720	\$24,560
1993	Assessment Roll	Residential	Full	\$6,030	\$18,060	\$24,090
			Adj	\$6,030	\$16,640	\$22,670
1989	Assessment Roll	Residential	Full	\$6,030	\$18,370	\$24,400
			Adj	\$6,030	\$16,640	\$22,670

35C



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

Case Number: NUIS-2024-000141	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 05/20/2024
	Date of Notice: 05/28/2024
	Date of Inspection: 05/20/2024

ESPERANZA QUINONES  
220 ASTOR ST  
DES MOINES IA 50316

Address of Property: 224 ASTOR ST, DES MOINES IA 50316  
Parcel Number: 782402304016

Legal Description: LT 1 OP LTS 5 & 6 OP BLK 9 BROOKS & COS 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><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>	<p>Vacate the structure.</p>	<p>07/09/2024</p>
<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>	<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>07/09/2024</p>
<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>	<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>	<p>07/09/2024</p>

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(24) - Unsafe and Dangerous Structure or Premise</b>  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>	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.	07/09/2024
<p><b>60-192(25) - Unsafe and Dangerous Structure or Premise</b>  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>	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.	07/09/2024
<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>	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.	07/09/2024
<p><b>60-194 - Defacing and Removing Placard</b>  No person shall deface or remove the placard, except as authorized by the administrator.</p>	Replace or restore defaced or removed placard.	07/09/2024

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,



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 4207-283-515.

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, 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.