



Date January 27, 2025

**ABATEMENT OF PUBLIC NUISANCE AT 2006 E. GRAND AVE.**

WHEREAS, the property located at 2006 E. Grand Ave., 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, Guaman-Espinoza Family Trust, 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 28 in Block 21 in SUNNYSIDE ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2006 E. Grand Ave., 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**

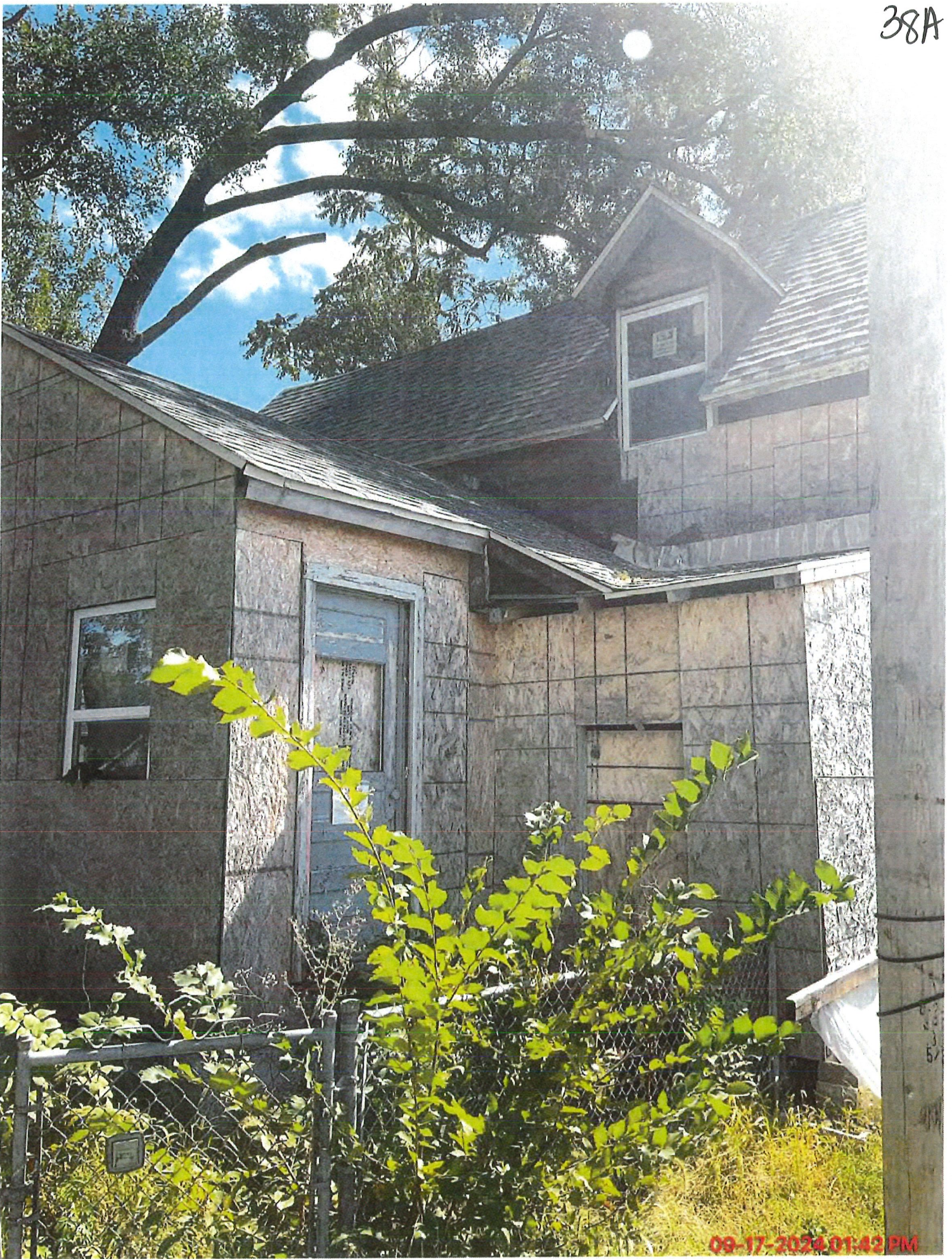
I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

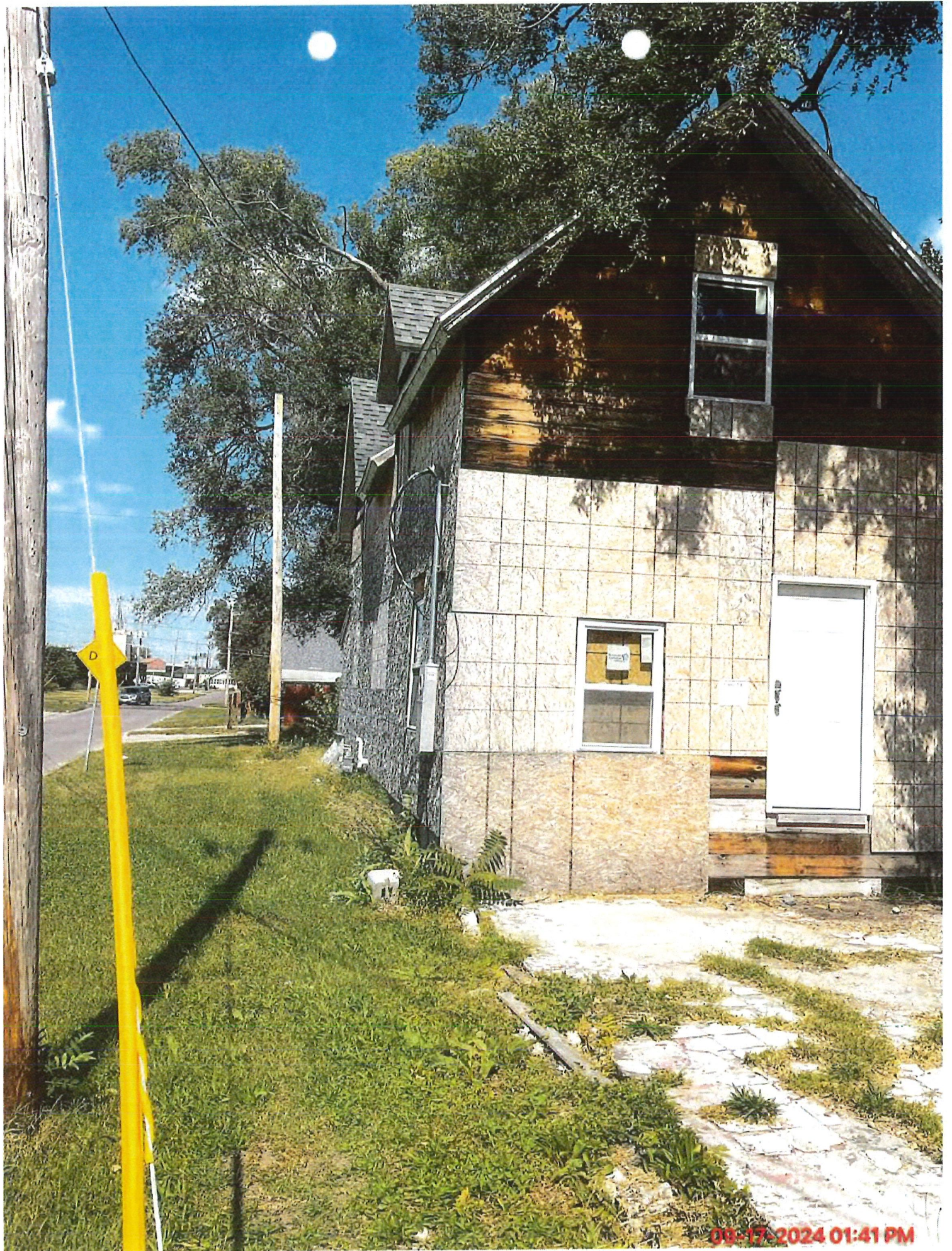
38A



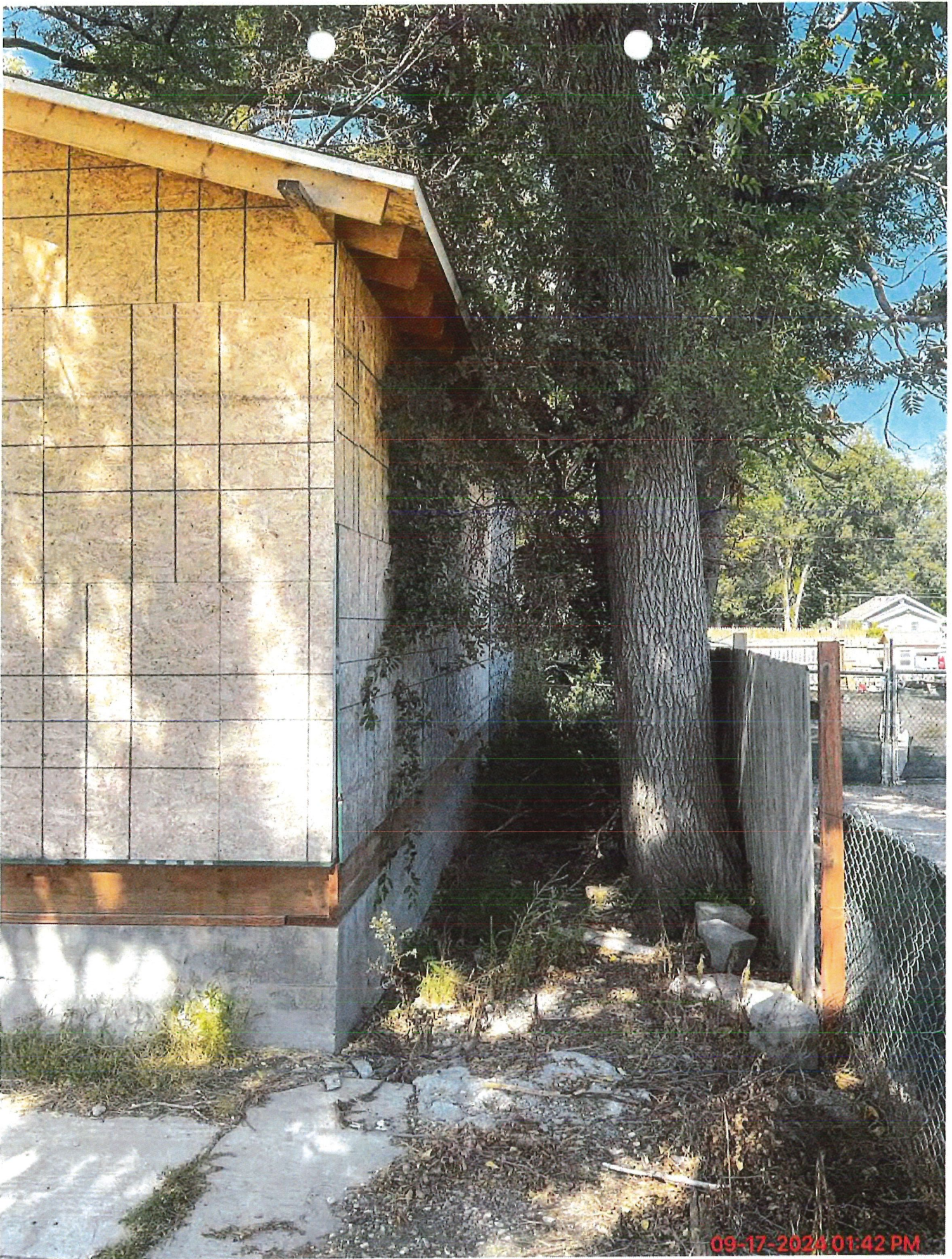
09-17-2024 01:42 PM



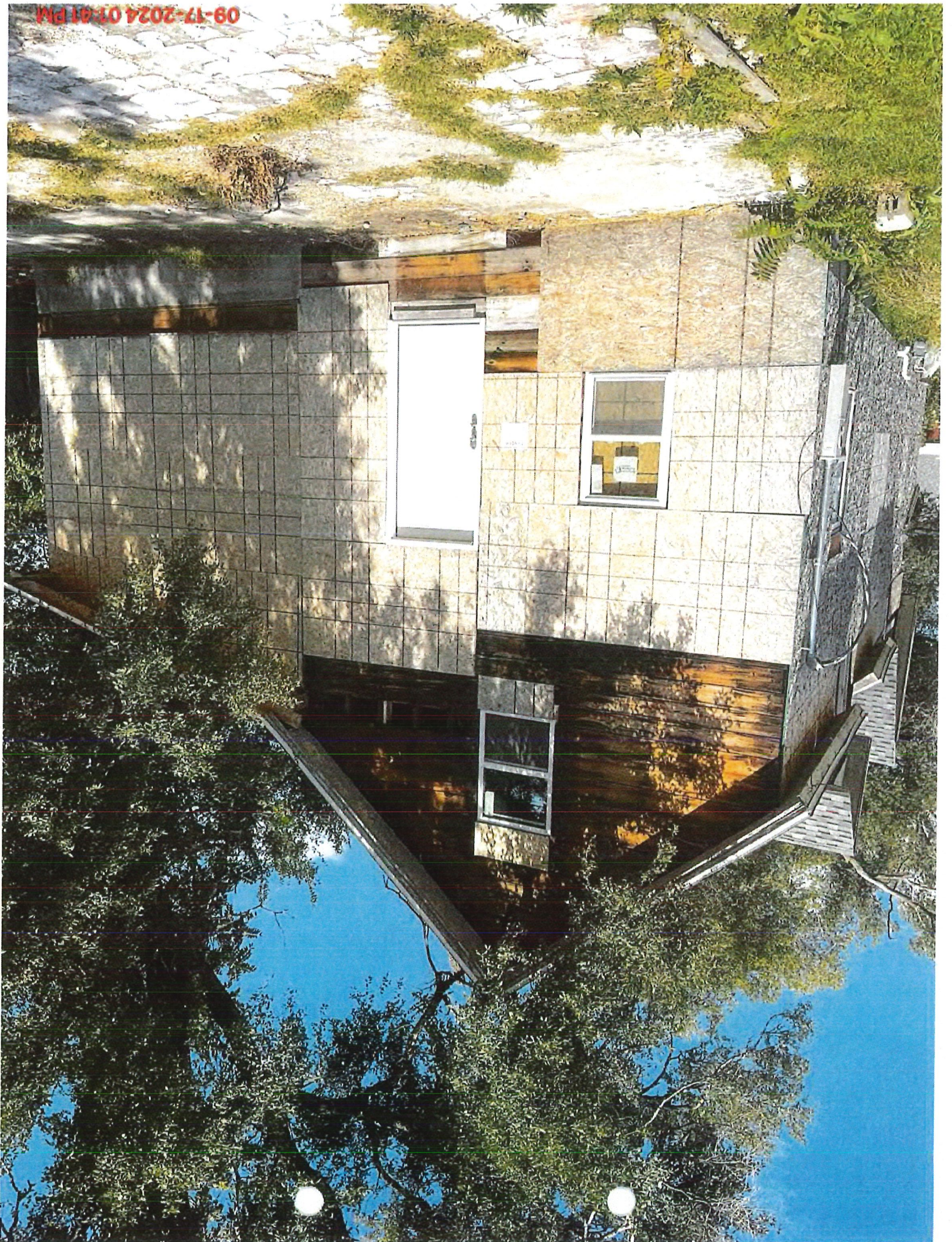
09-17-2024 01:43 PM



09-17-2024 01:41 PM



09-17-2024 01:42 PM



09-17-2024 01:41 PM

38A

Network: May 2, 2024 at 12:56:03 PM CDT  
Local: May 2, 2024 at 12:56:03 PM CDT  
N: 41.595757°; W: 93.581459°; 14.76m  
Des Moines, IA 50317

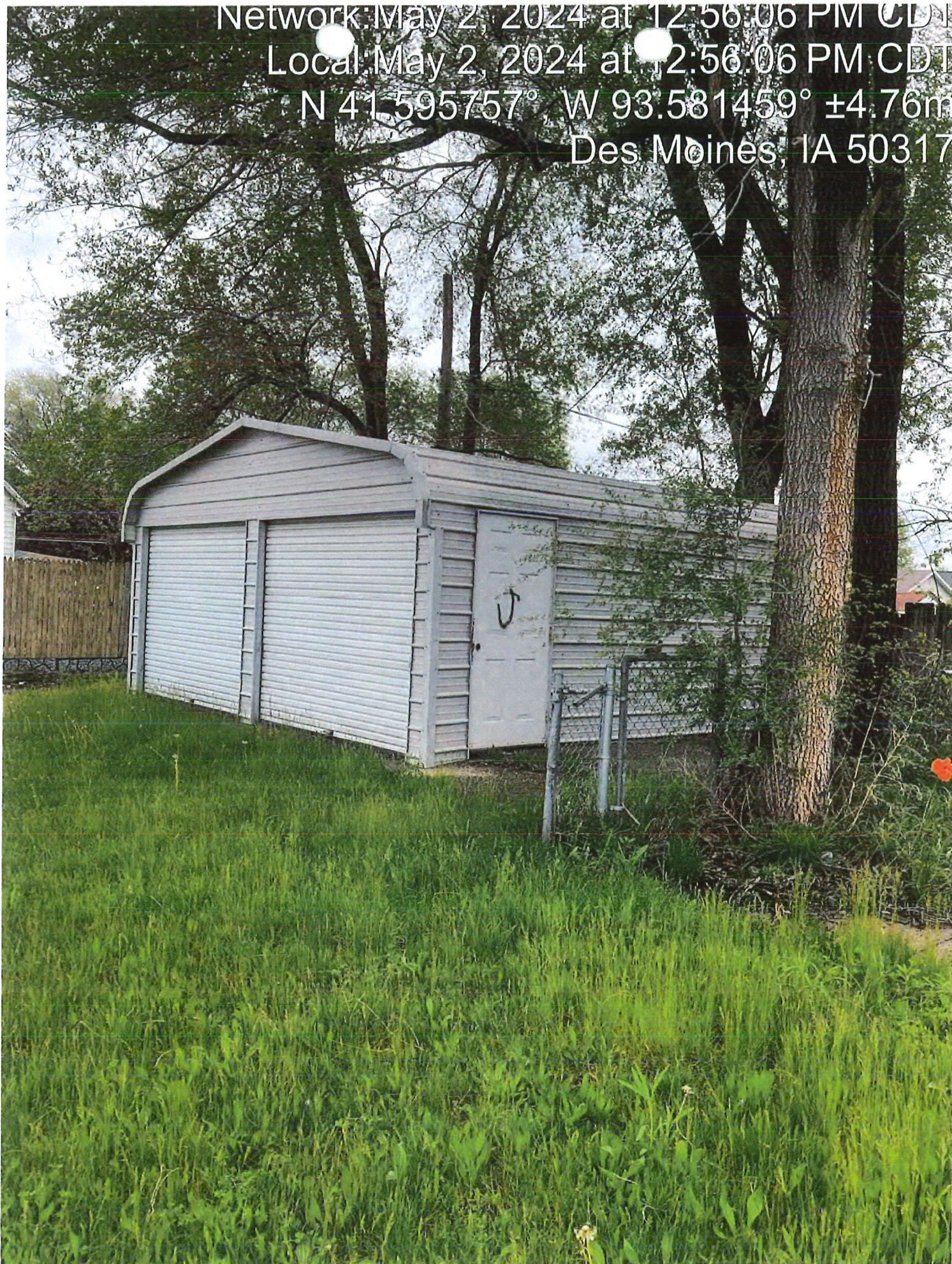


Network: May 2, 2024 at 12:56:06 PM CDT

Local: May 2, 2024 at 12:56:06 PM CDT

N 41.595757° W 93.581459° ±4.76m

Des Moines, IA 50317





Network: May 2, 2024 at 12:56:01 PM CDT  
Local: May 2, 2024 at 12:56:01 PM CDT  
N 41.595757° W 93.581459° ±4.76m  
Des Moines, IA 50317





Network: May 2, 2024 at 12:55:24 PM CDT  
Local: May 2, 2024 at 12:55:24 PM CDT  
N 41.595598°, W 93.581370° ±4.60m  
Des Moines, IA 50317



Network: May 2, 2024 at 12:55:46 PM CDT  
Local: May 2, 2024 at 12:55:46 PM CDT  
N 41.595598° W 93.581370° E 4.60m  
Des Moines, IA 50317

Network: May 2, 2024 at 12:55:10 PM CDT  
Local: May 2, 2024 at 12:55:10 PM CDT  
N: 41.595607°, W: 93.581506° ±8.85m  
Des Moines, IA 50317



Network: May 2, 2024 at 12:55:40 PM CDT  
Local: May 2, 2024 at 12:55:40 PM CDT  
N 41.595598°, W 93.581370° ±4.60m  
Des Moines, IA 50317



Network: May 2, 2024 at 12:55:01 PM CDT

Local: May 2, 2024 at 12:55:01 PM CDT

N 41.595607° W 93.581506° ±8.85m

Des Moines, IA 50317



38A

**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	2006 E GRAND AVE				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	040/06150-000-000	Geoparcels	7824-02-239-015	Status	Active
School	Des Moines	Nbhd/Pocket	DM16/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 -

**Click on parcel to get a new listing**

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

**Photo Processed on photodate=2012-06-19 label=a**

Historical Photos

Ownership - 1 Record				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	GUAMAN-ESPINOZA FAMILY TRUST	2023-04-06	19439/141
<b>Legal Links For Subdivisions, Condominiums, and Plats of Survey</b>				
<u>SUNNYSIDE ADD</u>				
<b>Legal Description and Mailing Address</b>				
LOT 28 BLK 21 SUNNYSIDE ADDITION			HUGO GUAMAN 2707 67TH ST DES MOINES, IA 50322-4912	

**Current Values**

Type	Class	Kind	Land	Bldg	Total
2023 Value <i>Partial Value</i>	Residential	Full	\$17,800	\$15,500	\$33,300

Market Adjusted Cost Report

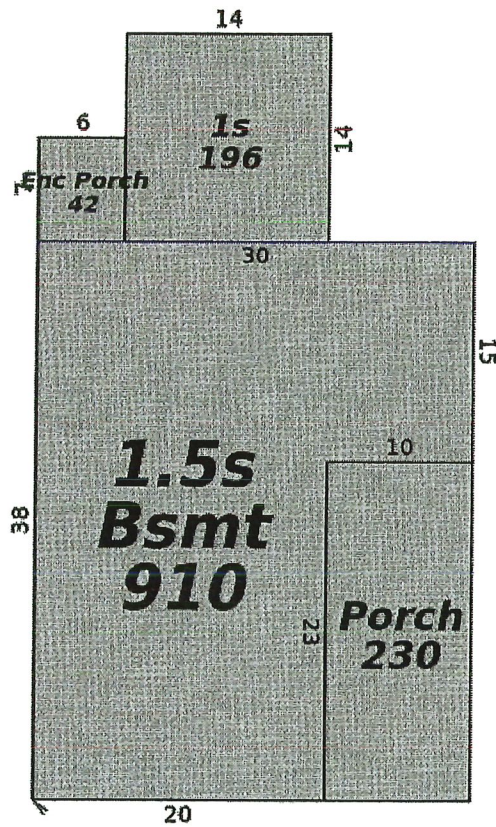
Zoning - 1 Record			
Zoning	Description	SF	Assessor Zoning
N3C	N3c Neighborhood District		Residential

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

**Land**

Square Feet	Acres	Topography
5,200	0.119	Normal
Vacancy	Unbuildable	No

Residences - 1 Record					
Residence #id=1					
Occupancy	Single Family	Residence Type	1.5 Stories	Building Style	Early 20s
Year Built	1895	Number Families	1	Grade	5+00
Condition	Very Poor	Total Square Foot Living Area	1716	Main Living Area	1106
Upper Living Area	610	Basement Area	910	Open Porch Area	230
Enclosed Porch Area	42	Foundation	Masonry	Exterior Wall Type	Composition
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning	0	Number Bathrooms	1	Number Toilet Rooms	1
Bedrooms	3	Rooms	6		



Detached Structures - 1 Record					
Detached Structure #id=101					
Occupancy	Garage	Construction Type	Steel	Measurement Code	Dimensions
Measure 1	20	Measure 2	21	Grade	6
Year Built	1996	Condition	Below Normal		
Comment	2 CAR PREFAB METAL GAR CONST ON EXISTING CONC SLAB.				

Sales - 1 Record					
Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
NORMA J NEREIM TRUST	GUAMAN, HUGO	2017-12-15	\$25,000	Deed	16769/946

Recent Ownership Transfers					
Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg



Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
GUAMAN, HUGO DE JESUS ESPINOZA SIGUENCIA, MARIANA	GUAMAN- ESPINOZA FAMILY TRUST	2023-03-08	2023-04-06	Quit Claim Deed	19439/141
NORMA J NEREIM TRUST NEREIM, NORMA J (Trustee)	GUAMAN, HUGO	2017-12-15	2017-12-21	Trustee Warranty Deed	16769/946

**Permits - 7 Records**

Year	Type	Permit Status	Application	Reason	Reason1
Current	Permit	To Work	2024-04-05	Addition	ROOM
Current	Permit	Pass/Partial	2021-12-02	Alterations	INTERIOR
2024	Permit	Pass/Partial	2021-12-02	Alterations	INTERIOR
2023	Permit	Pass/Partial	2021-12-02	Alterations	INTERIOR
2022	Permit	Partial	2021-12-02	Alterations	INTERIOR
2014	Pickup	Complete	2013-12-09	Correct Data	CLASS CHANGE
1997	Permit	Complete	1996-04-01	Construction	GARAGE (418 sf) (Cost \$6,219)

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2023	<u>Assessment Roll</u>	Residential	Full	\$17,800	\$15,500	\$33,300
2022	<u>Assessment Roll</u>	Residential	Full	\$14,500	\$11,100	\$25,600
2021	<u>Assessment Roll</u>	Residential	Full	\$14,500	\$12,000	\$26,500
2019	<u>Assessment Roll</u>	Residential	Full	\$12,800	\$10,600	\$23,400
2017	<u>Assessment Roll</u>	Residential	Full	\$11,000	\$31,500	\$42,500
2015	<u>Board Action</u>	Residential	Full	\$10,200	\$29,600	\$39,800
2015	<u>Assessment Roll</u>	Residential	Full	\$10,200	\$36,900	\$47,100
2014	<u>Board Action</u>	Residential	Full	\$10,100	\$37,100	\$47,200
2014	<u>Assessment Roll</u>	Residential	Full	\$10,100	\$37,100	\$47,200
2013	<u>Assessment Roll</u>	Commercial	Full	\$8,700	\$17,300	\$26,000
2011	<u>Assessment Roll</u>	Commercial	Full	\$8,700	\$17,300	\$26,000
2009	<u>Assessment Roll</u>	Commercial	Full	\$8,700	\$20,800	\$29,500
2007	<u>Assessment Roll</u>	Commercial	Full	\$8,700	\$20,800	\$29,500
2005	<u>Assessment Roll</u>	Commercial	Full	\$7,900	\$20,200	\$28,100
2003	<u>Assessment Roll</u>	Commercial	Full	\$6,900	\$18,900	\$25,800
2002	<u>Assessment Roll</u>	Commercial	Full	\$6,500	\$17,800	\$24,300
2001	<u>Assessment Roll</u>	Commercial	Full	\$6,500	\$17,800	\$24,300
			Adj	\$6,500	\$13,200	\$19,700
2000	<u>Assessment Roll</u>	Commercial	Full	\$6,400	\$17,800	\$24,200
			Adj	\$6,400	\$13,200	\$19,600
1999	Assessment Roll	Commercial	Full	\$6,400	\$17,800	\$24,200
			Adj	\$6,400	\$12,510	\$18,910
1997	Assessment Roll	Commercial	Full	\$6,200	\$17,300	\$23,500
			Adj	\$6,200	\$12,010	\$18,210
1995	Assessment Roll	Commercial	Full	\$6,200	\$12,200	\$18,400
1993	Assessment Roll	Commercial	Full	\$5,900	\$11,600	\$17,500
1991	Assessment Roll	Commercial	Full	\$5,720	\$11,180	\$16,900
1991	Was Prior Year	Commercial	Full	\$5,720	\$12,660	\$18,380



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

Case Number: NUIS-2024-000126	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 05/02/2024
	Date of Notice: 05/31/2024
Date of Inspection: 05/31/2024	

GUAMAN-ESPINOZA FAMILY TRUST  
HUGO GUAMAN  
2707 67TH ST  
DES MOINES IA 50322

Address of Property: 2006 E GRAND AVE, DES MOINES IA 50317  
Parcel Number: 782402239015

Legal Description: LOT 28 BLK 21 SUNNYSIDE ADDITION

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
-----------	-------------------	---------------------

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.	07/15/2024
<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. Main structure.	07/15/2024
<p><b>60-192(14) - Unsafe and Dangerous Structure or Premise</b>            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. Main structure.	07/15/2024

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(21) - Unsafe and Dangerous Structure or Premise</b> 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. Main structure.</p>	07/15/2024
<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>	<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. Main structure.</p>	07/15/2024
<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>	<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. Main structure.</p>	07/15/2024
<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>	<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. Main structure.</p>	07/15/2024

Violation	Corrective Action	Compliance Due Date
<b>60-194 - Defacing and Removing Placard</b> No person shall deface or remove the placard, except as authorized by the administrator.	Replace or restore defaced or removed placard.	07/15/2024

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 قادراً 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, ບໍລິການແປພາສາມີຢູ່ທີ່ 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

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.