



Date November 3, 2025

**HOLD HEARING FOR VACATION OF THE EAST/WEST ALLEY RIGHT-OF-WAY
LOCATED IN THE VICINITY OF 232 EAST 16TH COURT AND CONVEYANCE TO
LINETTE QUINTANILLA FOR \$200.00**

WHEREAS, on August 4, 2025, by Roll Call No. 25-1042, the City Council of the City of Des Moines, Iowa voted to receive and file the recommendation from the City Plan and Zoning Commission that the east/west alley right-of-way in the vicinity of 232 East 16th Court, which is within the block bounded by East 16th Court and a north/south alleyway between Dean Avenue and East Court Avenue ("City Right-of-Way"), hereinafter more fully described, be vacated, subject to the reservation of any necessary easements for all existing utilities in place until such time that they are abandoned or relocated at no cost to the City; and

WHEREAS, Linette Quintanilla, owner of 232 East 16th Court, has offered to the City of Des Moines ("City") the purchase price of \$200.00 for the vacation and purchase of the portion of alley right-of-way adjoining their property at 232 East 16th Court for assemblage with their adjoining property, subject to the reservation of any necessary easements for all existing utilities in place until such time that they are abandoned or relocated, which price reflects the fair market value of the City Property as determined by the City's Real Estate Division; and

WHEREAS, there is no known current or future public need for the City Right-of-Way proposed to be vacated and sold, and the City will not be inconvenienced by the vacation and sale of said property; and

WHEREAS, on October 20, 2025, by Roll Call No. 25-1399, it was duly resolved by the City Council of the City of Des Moines, Iowa, that the proposed vacation and conveyance of the alley right-of-way be set for hearing on November 3, 2025, at 5:00 p.m. in the City Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa; and

WHEREAS, due notice of said proposal to vacate and convey the alley right-of-way was given as provided by law, setting forth the time and place for hearing on said proposal; and

WHEREAS, in accordance with City Council direction, those interested in the proposed vacation and conveyance, both for and against, have been given an opportunity to be heard with respect thereto and have presented their views to the City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, as follows:

1. Upon due consideration of the facts and statements of interested persons, any and all objections to the proposed vacation and conveyance of the alley right-of-way, as described herein, are hereby overruled and the hearing is closed.
2. There is no public need or benefit for the alley right-of-way proposed to be vacated, and the public would not be inconvenienced by reason of the vacation of the north/south and east/west alley right-of-

.....
Date November 3, 2025

way located in the vicinity of 232 East 16th Court, Des Moines, Iowa, legally described as follows, and said vacation is hereby approved:

LOT "B" IN THE 2ND PLAT OF COTTAGE PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 2,711 SQUARE FEET.

3. The proposed sale of portions of such vacated alley right-of-way, as legally described, and to the grantees and consideration identified below, together with payment by said grantee of the estimated publication and recording costs for this transaction, subject to the reservation of any necessary easements for all existing utilities in place until such time that they are abandoned or relocated is hereby approved:

Grantee: Linette Quintanilla

Consideration: \$200.00

Legal Description:

LOT "B" IN THE 2ND PLAT OF COTTAGE PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 2,711 SQUARE FEET.

4. The Mayor is authorized and directed to sign the Offers to Purchase and Quit Claim Deeds for the conveyances as identified above, and the City Clerk is authorized and directed to attest to the Mayor's signature.

5. Upon proof of payment of the consideration, plus \$113.00 for publication and recording costs, the City Clerk is authorized and directed to forward the original of the Quit Claim Deeds, together with a certified copy of this resolution and of the affidavit of publication of the notice of this hearing, to the Real Estate Division of the Engineering Department for the purpose of causing said documents to be recorded.

6. The Real Estate Division Manager is authorized and directed to forward the original of the Quit Claim Deeds, together with a certified copy of this resolution and of the affidavit of publication of the notice of this hearing, to the Polk County Recorder's Office for the purpose of causing these documents to be recorded.

7. Upon receipt of the recorded documents back from the Polk County Recorder, the Real Estate Division Manager shall mail the original of the Quit Claim Deeds and copies of the other documents to the grantees.

8. Non-project related land sale proceeds are used to support general operating budget expenses: Org – EG064090.

Date November 3, 2025

Moved by _____ to adopt. Second by _____.

APPROVED AS TO FORM:

/s/ Grant Hyland
Grant Hyland, Assistant City Attorney

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.

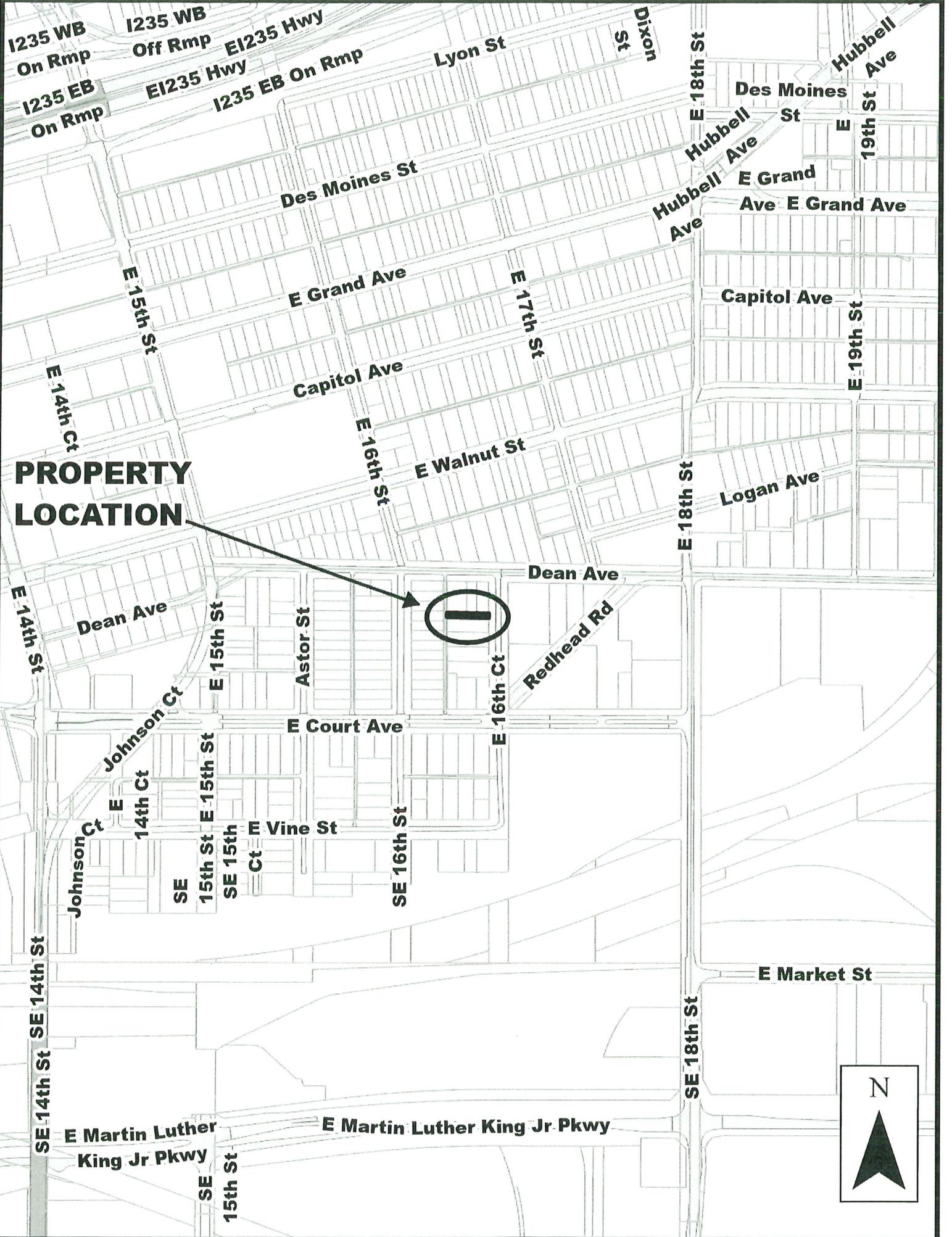
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

Laura Baumgartner, City Clerk



**PROPERTY
LOCATION**



July 18, 2025

Communication from the City Plan and Zoning Commission advising that at their July 17, 2025 meeting, the following action was taken on a request from Linette Quintanilla (owner), for vacation of approximately 2,758 square feet of an east/west alley right-of-way in the vicinity of 232 East 16th Court, which is within the block bounded by East 16th Court to the east and a north/south alleyway between Dean Avenue and East Court Avenue, to allow the vacated area to be assembled and maintained for private use.

COMMISSION RECOMMENDATION: 11-0

After public hearing, the members voted as follows:

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Francis Boggus	X				
Leah Rudolphi	X				
Kayla Berkson	X				
Chris Draper					X
Laura Kessel	X				
Todd Garner					X
Johnny Alcivar	X				
Carolyn Jenison	X				
William Page	X				
Andrew Lorentzen					X
Emily Webb	X				
Katie Gillette					X
Rick Trower	X				
Jane Rongerude	X				
John Erpelding	X				

Approval of the requested alley Right-of-Way vacation, subject to the reservation of easements for any existing utilities until such time that they are abandoned or relocated and subject to provision of any necessary no-build easements.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the requested alley Right-of-Way vacation, subject to the reservation of easements for any existing utilities until such time that they are abandoned or relocated and subject to provision of any necessary no-build easements.

STAFF REPORT TO THE PLANNING COMMISSION

- 1. Purpose of Request:** The proposed vacation would enable the Right-of-Way to be assembled with the adjoining property and maintained for private residential use.
- 2. Size of Site:** 16 feet by 172 feet (2,758 square feet).
- 3. Existing Zoning (site):** “N3c” Neighborhood District.
- 4. Existing Land Use (site):** The subject area is undeveloped alley Right-of-Way.
- 5. Adjacent Land Use and Zoning:**

North – “N3c”; Uses are one-household residential dwelling units.

South – “N3c”; Use is a one-household residential dwelling.
- 6. General Neighborhood/Area Land Uses:** The applicant owns the parcel adjacent to the south of the alley Right-of-Way. The undeveloped alley Right-of-Way extends from East 16th Court to the east to a north/south alley between Dean Avenue and East Court Avenue. The surrounding area consists of predominantly low density residential with heavy industrial uses to the east.
- 7. Applicable Recognized Neighborhood(s):** The subject property is within the Capitol East Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on June 27, 2025, and of the Final Agenda on July 11, 2025. Additionally, separate notifications of the hearing for this specific item were mailed on June 27, 2025 (20 days prior to the public hearing) and July 7, 2025 (10 days prior to the public hearing) to the Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Services Department on the date of the mailing.
- 8. Relevant Zoning History:** None.
- 9. PlanDSM: Creating Our Tomorrow Land Use Plan Designation:** Low Density Residential.
- 10. Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to vacate land dedicated for a

specific public purpose, such as for streets and parks, to determine whether the land is still needed for such purpose or may be released (vacated) for other use. The recommendation of the Commission is forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. Utilities:** No existing utilities have been identified within the subject Right-of-Way. Easements must be reserved for any existing utilities until such time that they are abandoned or relocated.
- 2. Traffic/Access:** The requested vacation would not negatively impact access to private properties or impact traffic patterns.

III. STAFF RECOMMENDATION

Staff recommends approval of the requested alley Right-of-Way vacation, subject to the reservation of easements for any existing utilities until such time that they are abandoned or relocated and subject to provision of any necessary no-build easements.

SUMMARY OF DISCUSSION

Leah Rudolphi asked if any member of the public or commission desired to speak on the item. No one requested to speak.

COMMISSION ACTION

Francis Boggus made a motion for approval of the requested alley Right-of-Way vacation, subject to the reservation of easements for any existing utilities until such time that they are abandoned or relocated and subject to provision of any necessary no-build easements.

THE VOTE: 11-0

Respectfully submitted,



Jason Van Essen

Planning & Urban Design Administrator

JMV:mrw

Linette Quintanilla, 232 East 16th Court

ROWV-2025-000006

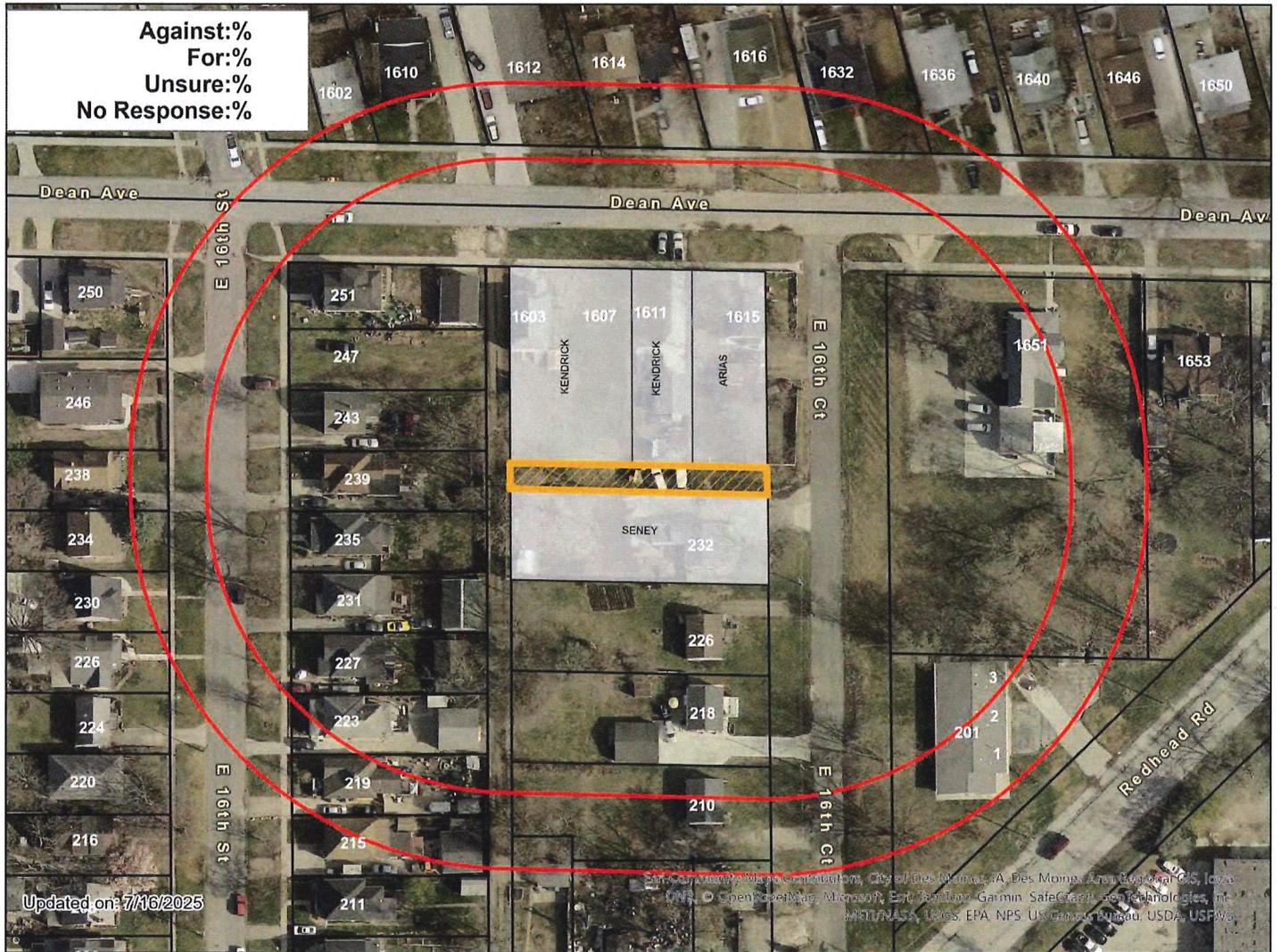








Against:%
For:%
Unsure:%
No Response:%



Updated on: 7/16/2025

Sanborn Community Maps Contribution, City of Des Moines, IA, Des Moines Area Regional GIS, Iowa
DNR, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, Sense Technologies, Inc,
METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Consent to Vacation and Sale of Alley or Street Right-of-Way

REGARDING the East/West | North/South alley or street right-of-way in the block bounded by the following Streets:

North Alleyway
232 E 16th at DSM 50316

The undersigned owners hereby consent to the City of Des Moines vacating (closing) the alley or street described above and to the City offering such alley or street for sale to the owner(s) of the adjoining property(s).

The undersigned represent and warrant that they are the owners of property at the address identified below which adjoins such alley or street.

Date: X 5/11/25

X James Ruckel
(Signature)

(Signature of 2nd Owner)

X James Kendrick
(Printed Name)

(Printed Name)

Address of adjoining Property:

Mailing Address-if different:

X 1603 Dean Ave & 1611 Dean Ave DSM 50316
Des Moines, IA 50316
(Zip Code)

Legal Description of Adjoining Property (if known):

Check applicable line:

I/We are interested in purchasing the adjoining portion of the alley or street. This is not a commitment to purchase.

I/We are not interested in purchasing the adjoining portion of the alley or street and consent to the sale of the entire alley to the owner of the property on the other side of the alley or street.

*****Community Development Department Use Only *****

Case No. 11-20 - 1.

Received: _____

Applicant: _____

Consent to Vacation and Sale of Alley or Street Right-of-Way

REGARDING the East/West | North/South alley or street right-of-way in the block bounded by the following Streets:

North Alleyway
237 E 16th Ct DSM 50316

The undersigned owners hereby consent to the City of Des Moines vacating (closing) the alley or street described above and to the City offering such alley or street for sale to the owner(s) of the adjoining property(s).

The undersigned represent and warrant that they are the owners of property at the address identified below which adjoins such alley or street.

Date: 5/10/25

x [Signature]
(Signature)

[Signature]
(Signature of 2nd Owner)

x [Printed Name]
(Printed Name)

Melody Arias
(Printed Name)

Address of adjoining Property:
[Signature] 1615
Des Moines, IA 50316
(Zip Code)

Mailing Address-if different:
Dean Ave Des Moines 50316

Legal Description of Adjoining Property (if known):

- ✓ Check applicable line:
- I/We are interested in purchasing the adjoining portion of the alley or street. This is not a commitment to purchase.
- I/We are not interested in purchasing the adjoining portion of the alley or street and consent to the sale of the entire alley to the owner of the property on the other side of the alley or street.

*****Community Development Department Use Only *****

Case No. 11-20 - 1.

Received: _____

Applicant: _____