



Roll Call Number

Agenda Item Number

38 A

Date Feb. 23, 2026

ABATEMENT OF PUBLIC NUISANCE AT 3236 N. UNION ST.

WHEREAS, the property located at 3236 N. Union 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 Titleholders, Victor and Cecilia Gomez, were 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 3 in Block 20 in AUBURN HEIGHTS PLAT 1, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3236 N. Union 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.

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				
GATTO				
MANDELBAUM				
BARRON				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

City Clerk

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	3236 NORTH UNION ST				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	070/00437-000-000	Geoparcels	7924-26-179-015	Status	Active
School	Des Moines	Nbhd/Pocket	DM86/Z	Tax Authority Group	DEM-C-DEM-770131
Submarket	Northeast Des Moines	Appraiser	Brett Tierney, 515-286-3019		

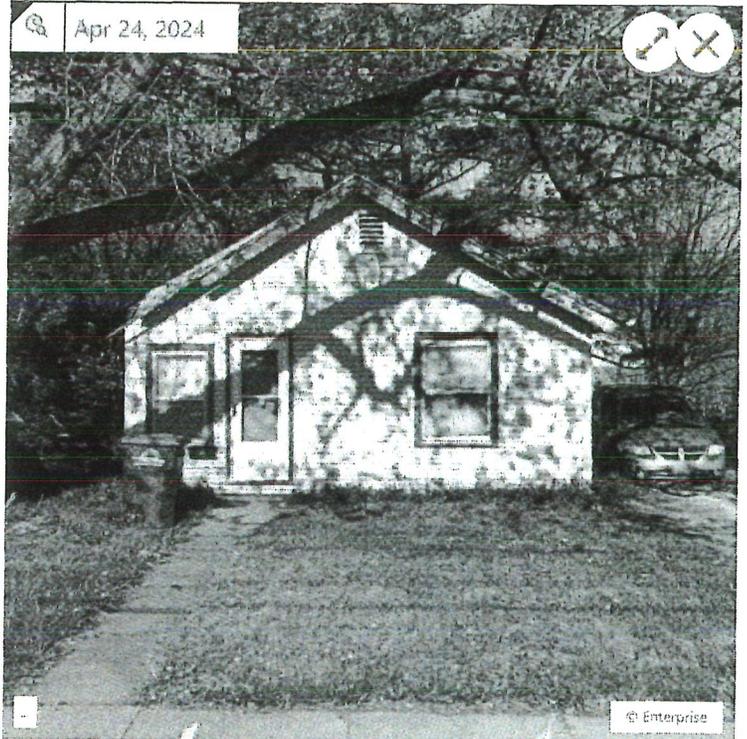
Map and Current Photos - 1 Record

Use Cyclomedia Panorama -

Click on parcel to get a new listing

3323	3322	E OVID AVE 33' 33' 33' 33' 33'
3319	3240	
3313	3236	
3309	3232	
3305	3228	
	3224	

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



Historical Photos

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	GOMEZ, VICTOR	2003-05-06	9806/723
Title Holder	2	GOMEZ, CECILIA		

Legal Links For Subdivisions, Condominiums, and Plats of Survey

[AUBURN HEIGHTS, PLAT 1 OF](#)

Legal Description and Mailing Address

LOT 3 BLK 20 AUBURN HEIGHTS PLT 1

VICTOR GOMEZ
3236 N UNION ST
DES MOINES, IA 50316-1126

Current Values

Type	Class	Kind	Land	Bldg	Total
2025 Value	Residential	Full	\$29,800	\$67,600	\$97,400

Assessment Roll Notice Market Adjusted Cost Report

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N5	N5 Neighborhood District		Residential

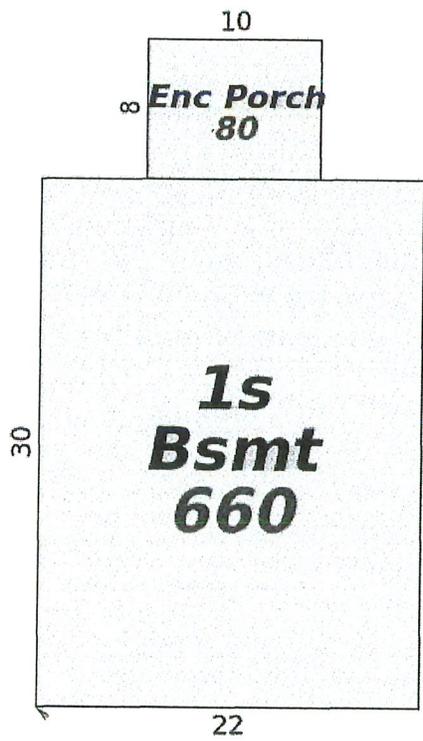
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land					
Square Feet	6,664	Acres	0.153	Frontage	50
Depth	133.3	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	1917	Number Families	1	Grade	5+00
Condition	Below Normal	Total Square Foot Living Area	660	Main Living Area	660
Basement Area	660	Enclosed Porch Area	80	Foundation	Brick
Exterior Wall Type	Wood Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	0	Number Bathrooms	1
Bedrooms	2	Rooms	5		



Detached Structures - 1 Record

Detached Structure # id=101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	12	Measure 2	18	Story Height	1
Grade	5	Year Built	1929	Condition	Normal

Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
SULLIVAN, KAREN S	FISHER, JOHN T	1993-10-25	\$11,000	Deed	6888/353
FISHER, JULIA ESTATE	SULLIVAN, JEFFREY A	1992-05-15	\$9,000	Deed	6559/102

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1

Year	Type	Permit Status	Application	Reason	Reason1
2021	Permit	No Add	2020-07-13	Alterations	GARAGE

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2025	<u>Assessment Roll</u>	Residential	Full	\$29,800	\$67,600	\$97,400
2023	<u>Assessment Roll</u>	Residential	Full	\$25,800	\$58,700	\$84,500
2021	<u>Assessment Roll</u>	Residential	Full	\$20,600	\$44,600	\$65,200
2019	<u>Assessment Roll</u>	Residential	Full	\$18,200	\$43,000	\$61,200
2017	<u>Assessment Roll</u>	Residential	Full	\$16,100	\$38,400	\$54,500
2015	<u>Assessment Roll</u>	Residential	Full	\$14,700	\$35,200	\$49,900
2013	<u>Assessment Roll</u>	Residential	Full	\$13,700	\$33,300	\$47,000
2011	<u>Assessment Roll</u>	Residential	Full	\$14,300	\$34,500	\$48,800
2009	<u>Assessment Roll</u>	Residential	Full	\$16,700	\$39,800	\$56,500
2007	<u>Assessment Roll</u>	Residential	Full	\$15,900	\$37,800	\$53,700
2005	<u>Assessment Roll</u>	Residential	Full	\$14,900	\$32,600	\$47,500
2003	<u>Assessment Roll</u>	Residential	Full	\$13,310	\$31,520	\$44,830
2001	<u>Assessment Roll</u>	Residential	Full	\$12,160	\$28,620	\$40,780
1999	Assessment Roll	Residential	Full	\$7,820	\$21,210	\$29,030
1997	Assessment Roll	Residential	Full	\$7,020	\$19,040	\$26,060
1995	Assessment Roll	Residential	Full	\$6,230	\$16,890	\$23,120
1993	Assessment Roll	Residential	Full	\$5,280	\$14,320	\$19,600
1990	Assessment Roll	Residential	Full	\$5,280	\$14,320	\$19,600



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

Case Number: NUIS-2025-000054	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/03/2025
	Date of Notice: 09/16/2025
Date of Inspection: 09/04/2025	

CECILIA GOMEZ
3236 NORTH UNION ST
DES MOINES IA 50316

Address of Property: 3236 NORTH UNION ST, DES MOINES IA 50316
Parcel Number: 792426179015

Legal Description: LOT 3 BLK 20 AUBURN HEIGHTS PLT 1

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
<p>60-191 - Vacation and Abatement Any Structure or Premises 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 brought into compliance by such Owner(s), then the nuisance may be abated by the City at the Owner's expense. Both the Owner of a 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 and do not re-occupy until the nuisance has been abated and the placard has been removed by City staff.</p>	<p>11/03/2025</p>

Violation	Corrective Action	Compliance Due Date
<p>60-192(4) - Unsafe and Dangerous Structure or Premise For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (4) Structural members that have evidence of Deterioration or that are not capable of safely supporting all nominal loads and load affects.</p>	<p>The Contractor shall repair or replace all walls, flooring systems and windows. All work shall be completed in a workman like manner. All required permits shall be issued and finalized and in compliance with all applicable building codes, standards, and regulations. All work must be performed using quality materials, properly anchored, and structurally sound.</p>	11/03/2025
<p>60-192(6) - Unsafe and Dangerous Structure or Premise For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (6) 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 the roof so that it prevents entry of rain and moisture into the structure, properly drains rain away from the structure, and is capable of supporting all nominal loads and any associated roof loads.</p>	11/03/2025
<p>60-192(10) - Unsafe and Dangerous Structure or Premise For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance: (10) Mechanical Equipment, appliances, fireplaces, boilers, solid Fuel-Burning Appliances, cooking appliances and water heating appliances shall be properly installed and maintained in Good Condition and Good Repair.</p>	<p>A licensed mechanical contractor shall repair or replace all deficient mechanical elements and equipment. All work shall be completed in a workman like manner. All required permits shall be issued and finalized. In the event the licensed mechanical contractor finds no known issues that require permitted work, a written inspection report from the licensed mechanical contractor shall be submitted with the name of the contractor and their professional license number indicating the mechanical system has been evaluated and is in good working order.</p>	11/03/2025

Violation	Corrective Action	Compliance Due Date
<p>60-192(11) - Unsafe and Dangerous Structure or Premise</p> <p>For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(11) 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>A licensed plumbing contractor shall repair or replace all deficient plumbing elements and equipment. All work shall be completed in a workman like manner. All required permits shall be issued and finalized. In the event the licensed plumbing contractor finds no known issues that require permitted work, a written inspection report from the licensed plumbing contractor shall be submitted with the name of the contractor and their professional license number indicating the plumbing system has been evaluated and is in good working order.</p>	<p>11/03/2025</p>
<p>60-192(12) - Unsafe and Dangerous Structure or Premise</p> <p>For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:</p> <p>(12) 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>A licensed electrical contractor shall repair or replace all deficient electrical elements and equipment. All work shall be completed in a workman like manner. All required permits shall be issued and finalized. In the event the licensed electrical contractor finds no known issues that require permitted work, a written inspection report from the licensed electrical contractor shall be submitted with the name of the contractor and their professional license number indicating the electrical system has been evaluated and is in good working order.</p>	<p>11/03/2025</p>
<p>60-194 - Defacing and Removing Placard</p> <p>No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	<p>11/03/2025</p>

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 need additional time to bring the structure into compliance, please reach out to me to discuss a renovation agreement.

If you enter into a renovation agreement with the City regarding the violations noticed herein and fail to satisfy all obligations contained within the renovation agreement before the deadline contained therein or any extension thereof granted by the City, then the City council may authorize legal action in the same manner set forth in the preceding sentence.

The City council may approve legal action at the deadline for abatement of the nuisance if a renovation agreement is not entered into or the nuisance is not otherwise abated prior to the deadline.

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 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, ບໍລິການແປແລ້ວນມີຢູ່ທີ່ 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

ገዢ ሽተኝብ ለእኛ ዘይክሊልክ 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.



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

Case Number: NUIS-2025-000054	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/03/2025
	Date of Notice: 09/16/2025
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VICTOR GOMEZ
933 W 79TH ST 14
LOS ANGELES CA 90044

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Parcel Number: 792426179015

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If you need additional time to bring the structure into compliance, please reach out to me to discuss a renovation agreement.

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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

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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

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French

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Lao

ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, ບໍລິການແປແລະຄົ້ນຄວ້າທີ່ 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

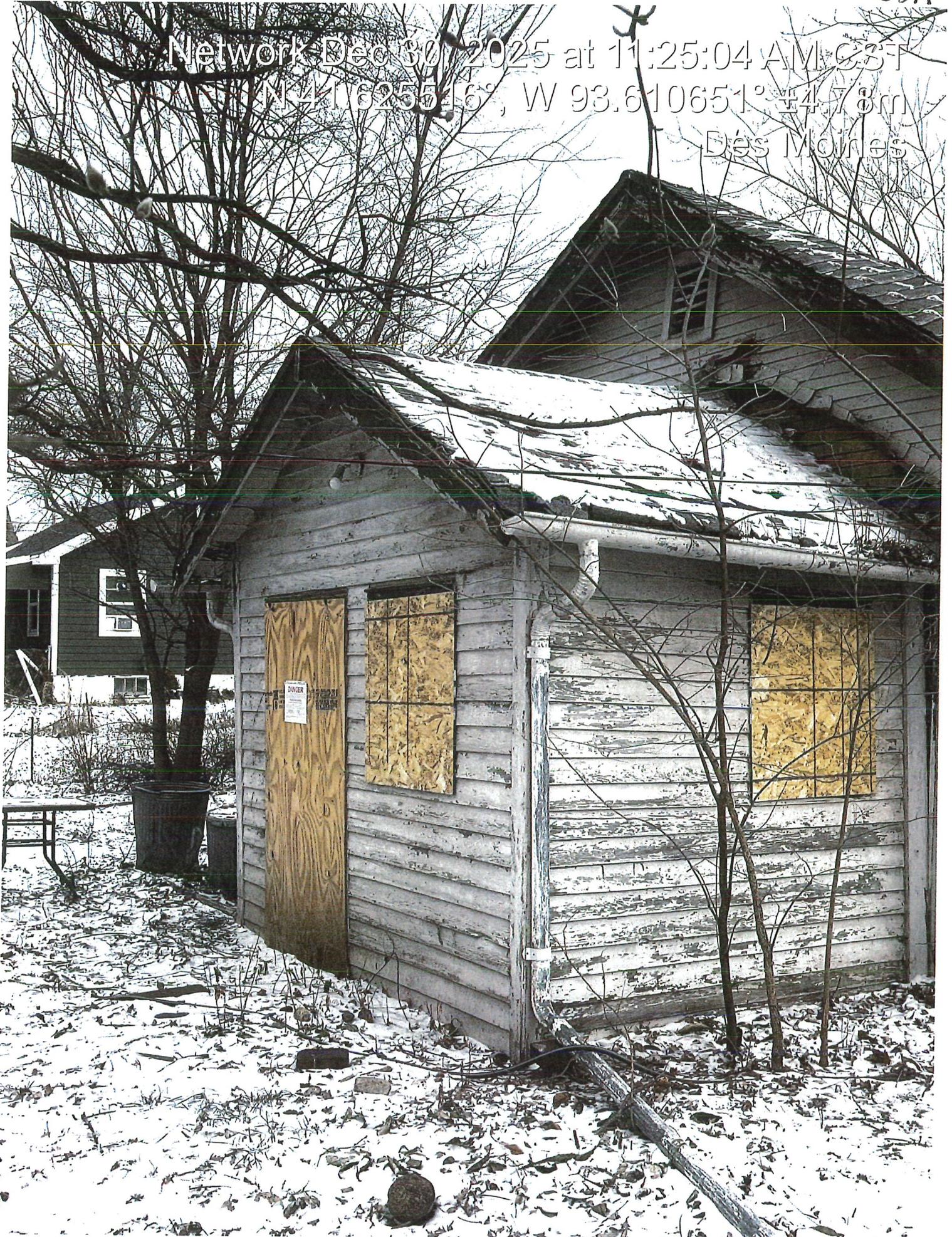
ነዚ ኸተንብቦ እንቀ ዘይክኢልካ ኣብ 515-283-4207 ኣገልግሎት ትርጉም ክትረክብ ትኽእል ኢኻ።

Vietnamese

Tiếng Anh

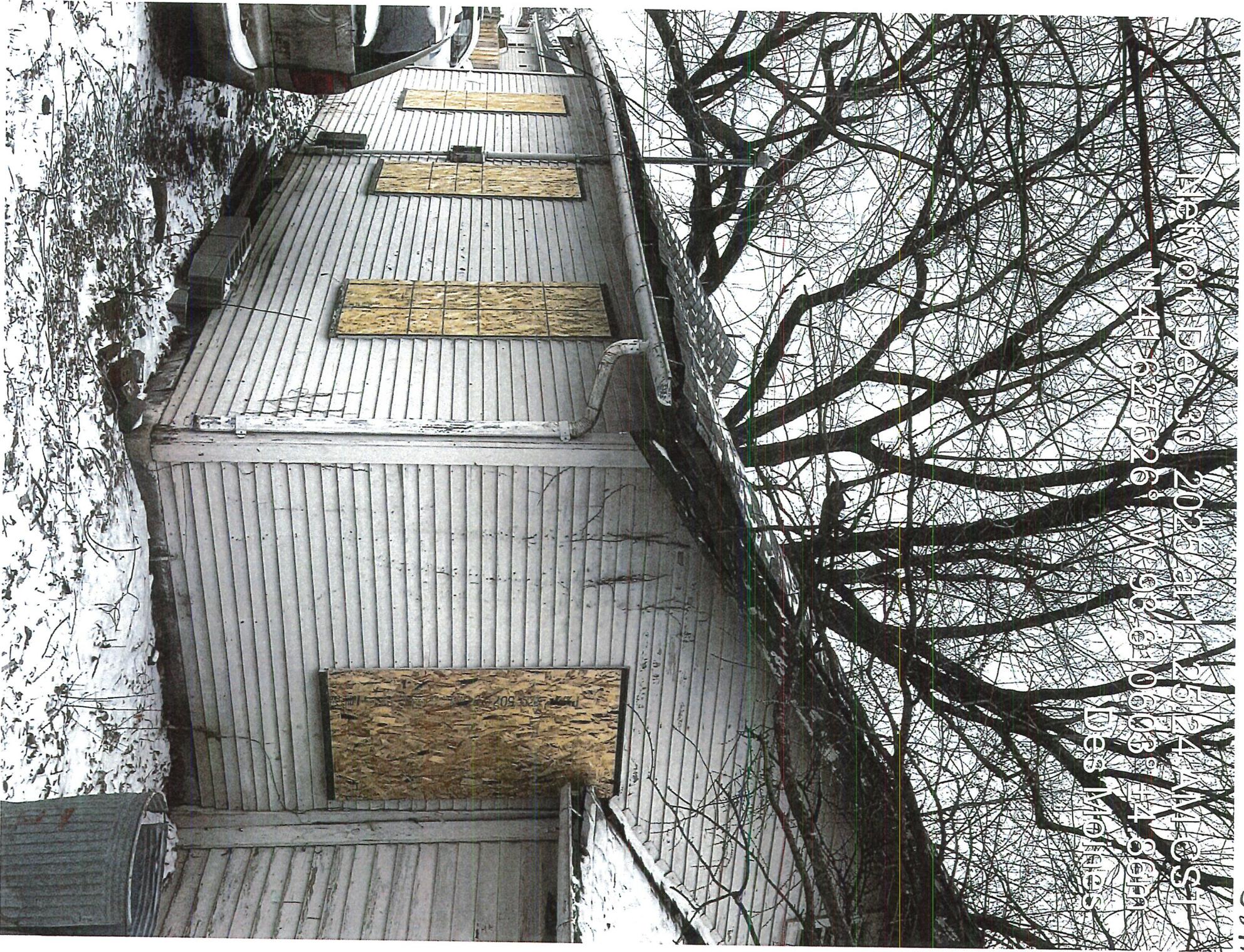
Nếu bạn không thể đọc được điều này, các dịch vụ dịch thuật có sẵn theo số 515-283-4207.

Network Dec 30, 2025 at 11:25:04 AM CST
N 41.625516°, W 93.610651° ±4.78m
Des Moines



Network Dec 30 2025 at 12:01 PM
N4162570 W0860648
Des Moines





NEWTON DEC 30 2023 11:41 AM
W 41-50270626 W 98-0603 #1861A
Des Moines



HEINON, DANIEL
11625 E. 25TH AVE
DENVER, CO 80231
3610651 #4781
Des Moines



Network
Tercero, 2025 at 124.38 AW CSI
N 41° 25' 47.82" W 93° 6' 10.876" E 17.54
Des Moines