



**Roll Call Number**

**Agenda Item Number**

420

**Date** March 23, 2020

**ABATEMENT OF PUBLIC NUISANCE AT 1615 24<sup>th</sup> PLACE**

WHEREAS, the property located at 1615 24<sup>th</sup> Place, 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, William R. Galarza and Maria Galarza, and Mortgage Holder, Bank of America, N.A., were notified more than thirty days ago to repair or demolish the main structure and as of this date have 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 15 and 16 in SNYDER PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1615 24<sup>th</sup> Place, 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.

FORM APPROVED:

  
Megan Norberg, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	

**CERTIFICATE**

I, P. Kay Cmelik, 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

# Polk County Assessor

111 Court Avenue #195  
 Des Moines, IA 50309-0904

Location					
Address	1615 24TH PL				
City	DES MOINES	Zip	50310	Jurisdiction	Des Moines
District/Parcel	080/06455-000-000	Geoparcels	7924-33-182-002	Status	Active
School	Des Moines	Nbhd/Pocket	DM75/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Andrew Rand 515-286-3368		

## Map and Current Photos - 1 Record

Click on parcel to get a new listing



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

Photo Processed on 2012-03-28 a



## Historical Photos

## Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	GALARZA, WILLIAM R	2011-03-10	13794/139
Title Holder	2	GALARZA, MARIA		

## Legal Description and Mailing Address

LOTS 15 & 16 SNYDER PLACE

WILLIAM R GALARZA  
 1615 24TH PL  
 DES MOINES, IA 50310-6034

## Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$11,000	\$79,100	\$90,100

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

## Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

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

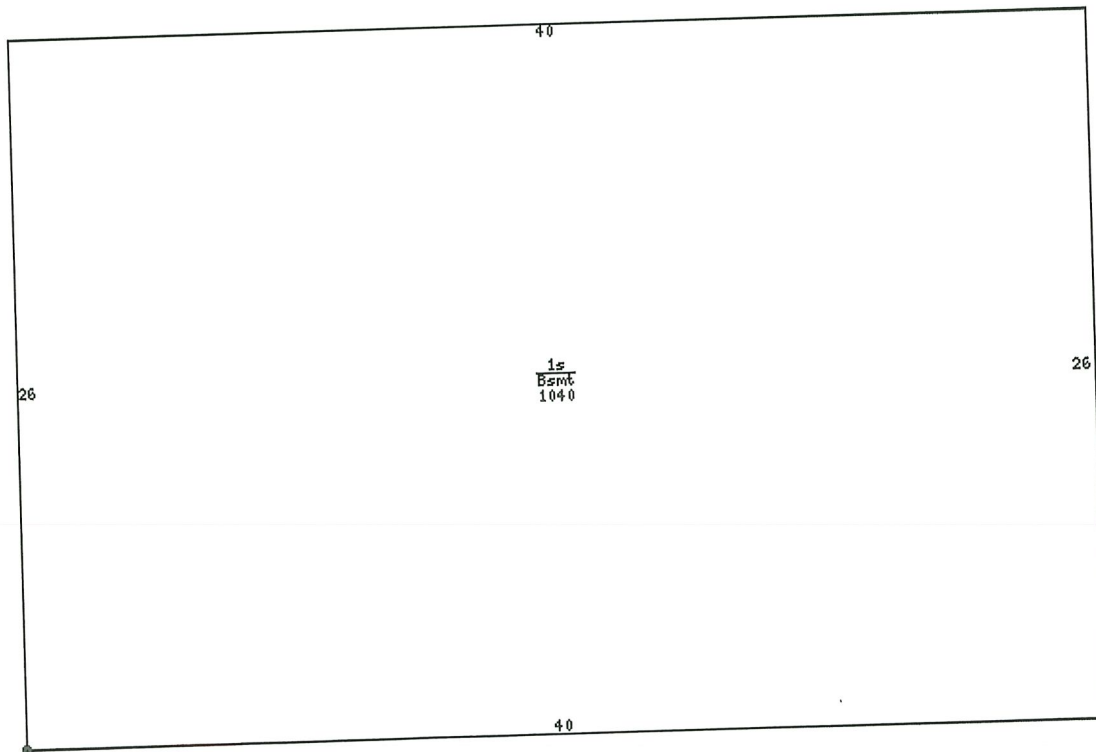
**Land**

<b>Square Feet</b>	12,000	<b>Acres</b>	0.275	<b>Frontage</b>	100.0
<b>Depth</b>	120.0	<b>Topography</b>	Normal	<b>Shape</b>	Rectangle
<b>Vacancy</b>	No	<b>Unbuildable</b>	No		

**Residences - 1 Record**

**Residence #1**

<b>Occupancy</b>	Single Family	<b>Residence Type</b>	1 Story	<b>Building Style</b>	Ranch
<b>Year Built</b>	1955	<b>Year Remodel</b>	2010	<b>Number Families</b>	1
<b>Grade</b>	4+00	<b>Condition</b>	Normal	<b>Total Square Foot Living Area</b>	1040
<b>Main Living Area</b>	1040	<b>Basement Area</b>	1040	<b>Foundation</b>	Concrete Block
<b>Exterior Wall Type</b>	Vinyl Siding	<b>Roof Type</b>	Gable	<b>Roof Material</b>	Asphalt Shingle
<b>Heating</b>	Gas Forced Air	<b>Air Conditioning</b>	100	<b>Number Bathrooms</b>	1
<b>Bedrooms</b>	3	<b>Rooms</b>	5		



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**Detached Structures - 1 Record**

Detached Structure #101					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	16	Measure 2	22	Story Height	1
Grade	4	Year Built	1956	Condition	Normal

**Sales - 3 Records**

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DD JAKE, LLC	GALARZA, WILLIAM R.	<u>2011-01-17</u>	\$76,500	Deed	<u>13794/139</u>
FIRST CHOICE MORTGAGE INC	DD JAKE, LLC	<u>2010-05-03</u>	\$34,500	Deed	<u>13436/990</u>
PEDDICORD, ROLAND D	ENGLISH, NIKKI A	<u>1990-07-16</u>	\$29,500	Deed	<u>6261/290</u>

**Permits - 2 Records**

Year	Type	Permit Status	Application	Description
2011	Permit	No Add	2010-08-02	alterations/interior
2011	Permit	No Add	2010-05-07	fix damage/foundation

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$11,000	\$79,100	\$90,100
2017	<u>Assessment Roll</u>	Residential	Full	\$10,300	\$76,300	\$86,600
2015	<u>Assessment Roll</u>	Residential	Full	\$9,600	\$72,100	\$81,700
2013	<u>Assessment Roll</u>	Residential	Full	\$9,200	\$69,800	\$79,000
2011	<u>Assessment Roll</u>	Residential	Full	\$9,200	\$70,800	\$80,000
2009	<u>Assessment Roll</u>	Residential	Full	\$9,500	\$84,100	\$93,600
			Adj	\$9,500	\$66,850	\$76,350
2007	<u>Assessment Roll</u>	Residential	Full	\$9,100	\$80,600	\$89,700
			Adj	\$9,100	\$63,350	\$72,450
2005	<u>Assessment Roll</u>	Residential	Full	\$10,900	\$70,500	\$81,400
			Adj	\$10,900	\$53,250	\$64,150
2003	<u>Assessment Roll</u>	Residential	Full	\$8,420	\$54,830	\$63,250
			Adj	\$8,420	\$37,580	\$46,000
2002	<u>Assessment Roll</u>	Residential	Full	\$9,290	\$46,310	\$55,600
			Adj	\$9,290	\$29,060	\$38,350
2001	<u>Assessment Roll</u>	Residential	Full	\$9,290	\$46,310	\$55,600
1999	Assessment Roll	Residential	Full	\$7,920	\$26,270	\$34,190
1997	Assessment Roll	Residential	Full	\$7,310	\$24,260	\$31,570
1995	Assessment Roll	Residential	Full	\$6,880	\$22,830	\$29,710
1989	Assessment Roll	Residential	Full	\$5,950	\$19,750	\$25,700

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**PUBLIC NUISANCE  
NOTICE OF INSPECTION  
NEIGHBORHOOD INSPECTION DIVISION  
COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF DES MOINES, IOWA**

**DATE OF NOTICE:** January 15, 2020

**DATE OF INSPECTION:** November 07, 2019

**CASE NUMBER:** COD2019-07474

**PROPERTY ADDRESS:** 1615 24TH PL

**LEGAL DESCRIPTION:** LOTS 15 & 16 SNYDER PLACE

MARIA GALARZA  
Title Holder  
1615 24TH PL  
DES MOINES IA 50310-6034

BANK OF AMERICA NATIONAL ASSOC  
Mortgage Holder - C T CORPORATION SYSTEM, RA  
400 E COURT AVE  
DES MOINES IA 50309

WILLIAM R GALARZA  
Title Holder  
1615 24TH PL  
DES MOINES IA 50310-6034

An inspection of the referenced property was conducted for its conformance to the Municipal Code of the City of Des Moines. It has been determined from that inspection that the dwelling currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the dwelling will be placarded as unfit for human habitation pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, the dwelling is to remain vacant and unoccupied until occupancy is authorized by this office. If the dwelling 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 will issue a Municipal Infraction in accordance with Section 60-192 and 60-191 pursuant to the Municipal code of the City of Des Moines. Additionally, if the property had a Certificate of Inspection, it is hereby revoked.

Attached is a listing of the violations existing on the date of the inspection and a recommendation as to the remedial action required to correct such violations. The violations noted must be corrected within 30 days from date of notice. Failure to correct these violations will result in a request to the City Council to approve legal action. As a result of this public nuisance action there will be costs incurred by the City. Costs will be billed out when the nuisance has been abated. Failure to pay the costs will result in collection by assessment to the property or personal judgment.

**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.**

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Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have 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 a period in excess of one year, there may be zoning issues, which will affect the proposed use of the structure and/or real estate. Please contact the Development Zoning Division at (515) 283-4207 to determine what the legal use for the structure and/or the real estate is prior to commencement of any renovation.

If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from the Building Department. In the event you are unable to arrange for demolition, you may sign a waiver voluntarily authorizing the City to do so. However, the City may take a personal judgment against you for the costs of removal.

If you no longer own the property, notify us in writing of the name, address, and telephone number of the new owner. A copy of the real estate contract or deed, if it has not been recorded at the County Recorder's Office, shall likewise be furnished to the Neighborhood Inspection Division.

Should you have any questions, feel free to call. I can usually be reached between 8:00am and 9:00am, Monday through Friday.

Brad Rissman  
(515) 283-4754



Nid Inspector

DATE MAILED: 1/15/2020

MAILED BY: BJR

**Areas that need attention:** 1615 24TH PL

<p><b>Component:</b> Electrical System  <b>Requirement:</b> Electrical Permit</p>	<p><b>Defect:</b> See Comments  <b>Location:</b> Main Structure Throughout</p>
<p><b>Comments:</b> Have licensed contractor update electrical system. Bring any and all components up to code. In compliance with international residential building code.</p>	
<p><b>Component:</b> Sewer  <b>Requirement:</b> Plumbing Permit</p>	<p><b>Defect:</b> Cracked/Broken  <b>Location:</b> Yard</p>
<p><b>Comments:</b> Have licensed contractor repair or replace sewer line. In compliance with international residential building code.</p>	
<p><b>Component:</b> Mechanical System  <b>Requirement:</b> Mechanical Permit</p>	<p><b>Defect:</b> See Comments  <b>Location:</b> Main Structure Throughout</p>
<p><b>Comments:</b> Have licensed contractor update mechanical system. Bring any and all components up to code. In compliance with international residential building code.</p>	
<p><b>Component:</b> Accessory Buildings  <b>Requirement:</b> Unknown</p>	<p><b>Defect:</b> See Comments  <b>Location:</b> Garage</p>
<p><b>Comments:</b> The Garage or shed in its current condition does not constitute a public nuisance. However, if the primary structure is demolished and no primary structure is immediately built on the property, the garage must be demolished as well because it is an accessory use only pursuant to Des Moines Municipal Code Section 134-343.</p>	
<p><b>Component:</b> Plumbing System  <b>Requirement:</b> Plumbing Permit</p>	<p><b>Defect:</b> See Comments  <b>Location:</b> Main Structure Throughout</p>
<p><b>Comments:</b> Have licensed contractor update plumbing system. Bring any and all components up to code. In compliance with international residential building code.</p>	
<p><b>Component:</b> Interior Walls /Ceiling  <b>Requirement:</b> Building Permit</p>	<p><b>Defect:</b> Improperly Installed  <b>Location:</b> Basement</p>
<p><b>Comments:</b> Basement remodel building permit was not finalized. Have licensed contractor pull permit. In compliance with international residential building code.</p>	
<p><b>Component:</b> Foundation  <b>Requirement:</b> Building Permit</p>	<p><b>Defect:</b> In poor repair  <b>Location:</b> Main Structure Throughout</p>
<p><b>Comments:</b> Building permit was pulled for damaged foundation but not finalized. Foundation Needs Engineers Report. Any repairs need to be completed by licensed contractor.</p>	

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1615 24th PL

top



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top

1615 24<sup>th</sup> PL



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