



Roll Call Number

Item Number
BDH (11D)

Date September 22, 2014

WHEREAS, the property located at 708 Buchanan Street, 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, Meridian Holdings, LLC, was notified via personal service more than thirty days ago to repair or demolish the main structure and as of this date has failed to abate the nuisance.

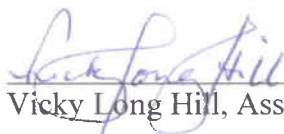
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure on the real estate legally described as Lot 18 MARY T. SMITH'S SUBDIVISION OF LOT 7 DEAN'S SUB DIVISION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 708 Buchanan Street, 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 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:


Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				

CERTIFICATE

I, DIANE RAUH, 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.

MOTION CARRIED APPROVED

Mayor

City Clerk



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

BDH 1(D)

DATE OF NOTICE: June 9, 2014

DATE OF INSPECTION: April 14, 2008

CASE NUMBER: COD2008-02329

PROPERTY ADDRESS: 708 BUCHANAN ST

LEGAL DESCRIPTION: LOT 18 MARY T SMITHS SUB DIV

MERIDIAN HOLDING LLC
 Title Holder
 JOHN E WUNDER, REG AGENT
 610 CEDAR ST
 MUSCATINE IA 52761

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 60-304 and 60-306 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. Failure to correct these violations will result in legal action. The violations noted must be corrected within 30 days from the date of this notice. Failure to correct these violations will result in a request to the City Council, sitting as the board of Health, 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.

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.

Vince Travis

(515) 283-4077

Vince Travis
Nid Inspector

DATE MAILED: 6/9/2014

MAILED BY: JDH

Areas that need attention: 708 BUCHANAN ST

Component: Bathroom Lavatory Requirement: Plumbing Permit Comments:	Defect: Missing Location: Bathroom
Component: Brick Chimney Requirement: Mechanical Permit Comments:	Defect: Deteriorated Location: Main Structure
Component: Chimney Liner Requirement: Mechanical Permit Comments:	Defect: In disrepair Location: Main Structure
Component: Ductwork Requirement: Mechanical Permit Comments:	Defect: In disrepair Location: Main Structure
Component: Electrical System Requirement: Electrical Permit Comments:	Defect: In disrepair Location: Main Structure
Component: Electrical Other Fixtures Requirement: Electrical Permit Comments:	Defect: In disrepair Location: Main Structure
Component: Exterior Doors/Jams Requirement: Building Permit Comments:	Defect: In poor repair Location: Main Structure
Component: Exterior Walls Requirement: Comments:	Defect: In poor repair Location: Main Structure

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Component: Flooring
Requirement:
Comments:
Defect: In poor repair
Location: Main Structure

Component: Foundation
Requirement: Engineering Report
Comments:
Defect: In disrepair
Location: Main Structure

Component: Foundation
Requirement: Building Permit
Comments:
Defect: In disrepair
Location: Main Structure

Component: Functioning Water Closet
Requirement: Plumbing Permit
Comments:
Defect: In disrepair
Location: Bathroom

Component: Furnace
Requirement: Mechanical Permit
Comments:
Defect: In disrepair
Location: Main Structure

Component: Interior Stairway
Requirement: Building Permit
Comments: Basement & North Porch
Defect: In disrepair
Location: Main Structure

Component: Interior Walls /Ceiling
Requirement:
Comments:
Defect: Cracked/Broken
Location: Main Structure

Component: Mechanical System
Requirement: Mechanical Permit
Comments:
Defect: In disrepair
Location: Main Structure

Component: Plumbing System
Requirement: Plumbing Permit
Comments:
Defect: In disrepair
Location: Main Structure

<p>Component: Roof Requirement: Comments:</p>	<p>Defect: In disrepair Location: Main Structure</p>
<p>Component: Smoke Detectors Requirement: Comments:</p>	<p>Defect: Missing Location: Main Structure</p>
<p>Component: Soffit/Facia/Trim Requirement: Comments:</p>	<p>Defect: Deteriorated Location: Main Structure</p>
<p>Component: Tub/Shower Walls Requirement: Building Permit Comments:</p>	<p>Defect: Improperly Installed Location: Bathroom</p>
<p>Component: Water Heater Requirement: Plumbing Permit Comments:</p>	<p>Defect: In poor repair Location: Main Structure</p>
<p>Component: Window Glazing/Paint Requirement: Comments:</p>	<p>Defect: Deteriorated Location: Main Structure</p>
<p>Component: Windows/Window Frames Requirement: Building Permit Comments:</p>	<p>Defect: Deteriorated Location: Main Structure</p>

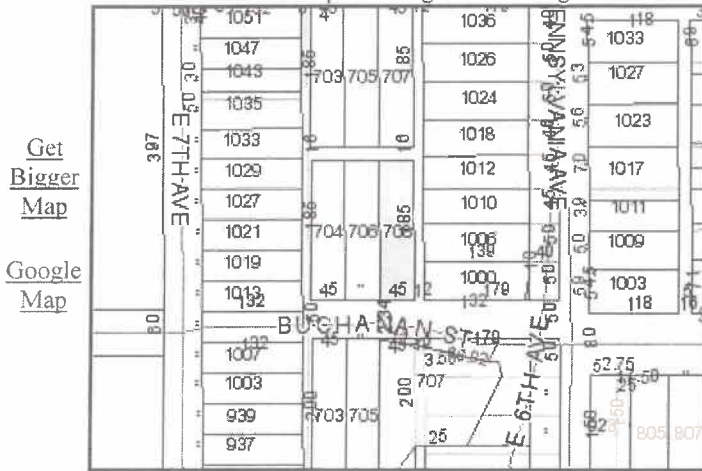
BDH (11)

Polk County Assessor 

[[Home](#)] [[General Query](#)] [[Legal Query](#)] [[HomeOwner Query](#)] [[Book/Page Query](#)] [[Commercial Query](#)] [[Res Sales Query](#)] [[Comm Sales Query](#)] [[Help](#)]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
040/04204-000-000	7824-03-133-016	0344	DM87/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
708 BUCHANAN ST			DES MOINES IA 50316-2817		

Click on parcel to get new listing



Approximate date of photo 12/16/2004

Mailing Address
MERIDIAN HOLDINGS LLC 405 N 115TH ST STE 100 OMAHA, NE 68154-2507

Legal Description
LOT 18 MARY T SMITHS SUB DIV

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	MERIDIAN HOLDINGS LLC	2009-09-17	13207/806	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	10,500	55,900	0	66,400

[Market Adjusted Cost Report](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

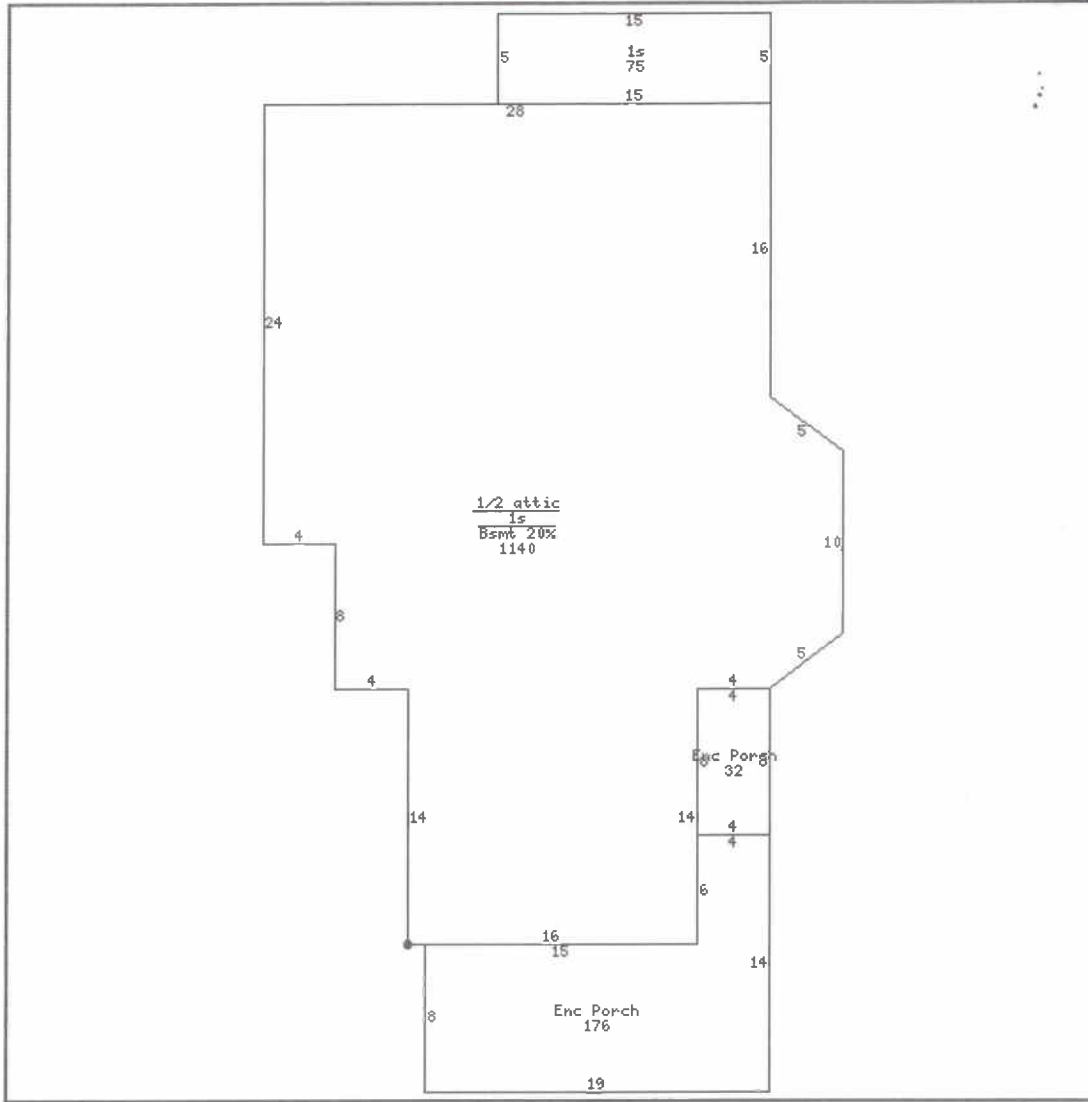
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

Source: City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design 515 283-4182

Land					
SQUARE FEET	8,325	FRONTAGE	45.0	DEPTH	185.0
ACRES	0.191	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	FA/1 Story with Finished Attic	BLDG STYLE	ET/Early 20s
YEAR BUILT	1900	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	NM/Normal	TSFLA	1,614
MAIN LV AREA	1,215	ATTIC FINISH	399	BSMT AREA	228
ENCL PORCH	208	FOUNDATION	B/Brick	EXT WALL TYP	MT/Metal Siding
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	G/Gravity Hot Air
AIR COND	0	BATHROOMS	1	BEDROOMS	4
ROOMS	7				

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Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	Assessment Roll	Residential	Full	10,500	55,900	0	66,400
2011	Assessment Roll	Residential	Full	10,500	55,700	0	66,200
2009	Assessment Roll	Residential	Full	10,000	51,400	0	61,400
2007	Assessment Roll	Residential	Full	9,700	49,600	0	59,300
2005	Assessment Roll	Residential	Full	10,100	24,600	0	34,700
2003	Assessment Roll	Residential	Full	8,990	21,510	0	30,500
2001	Assessment Roll	Residential	Full	10,020	18,340	0	28,360
1999	Assessment Roll	Residential	Full	6,690	25,050	0	31,740
1997	Assessment Roll	Residential	Full	5,800	21,730	0	27,530
1995	Assessment Roll	Residential	Full	5,460	20,450	0	25,910
1993	Assessment Roll	Residential	Full	5,020	18,800	0	23,820

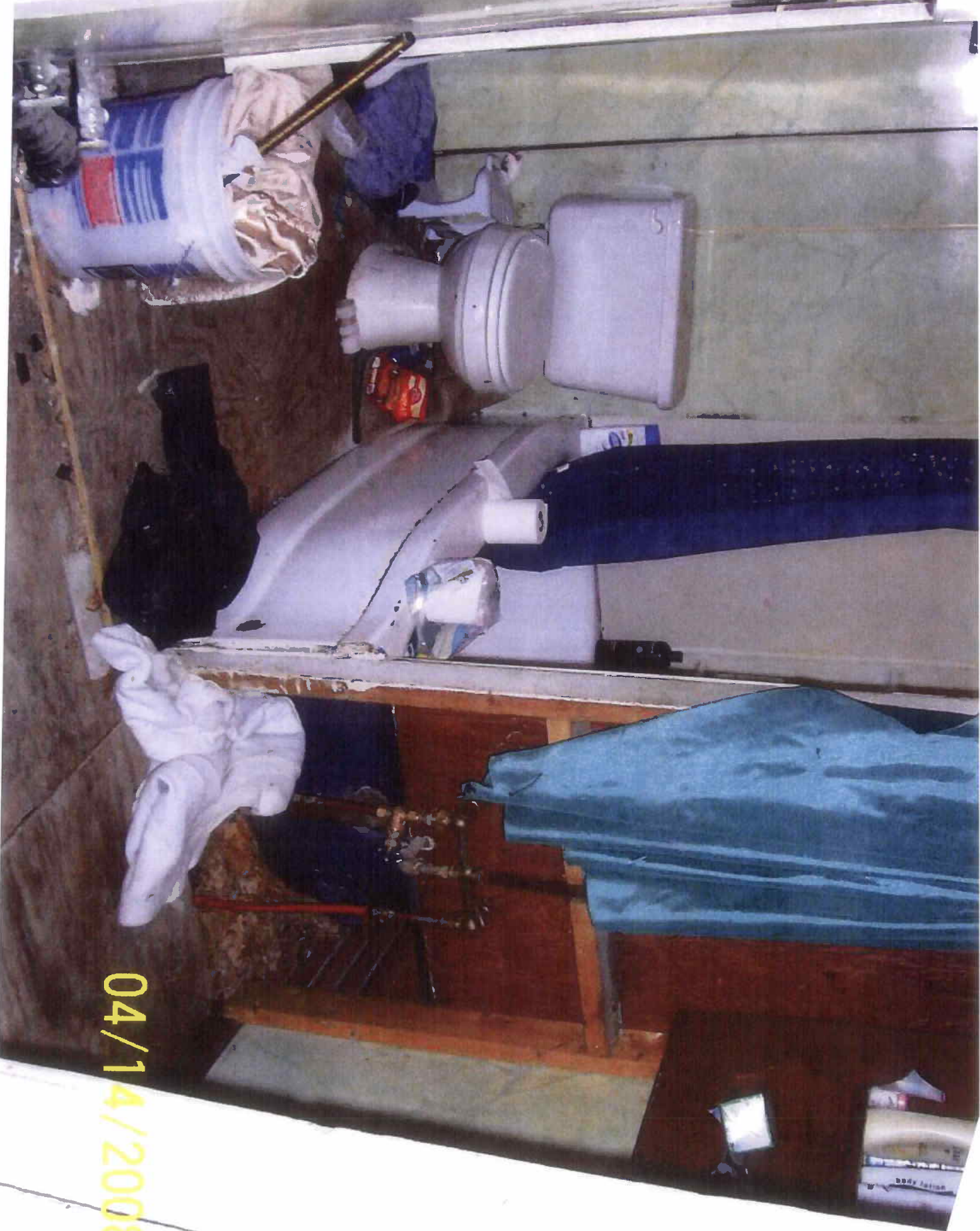
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1991	Assessment Roll	Residential	Full	5,020	16,560	0	21,580
1989	Assessment Roll	Residential	Full	5,020	12,020	0	17,040

email this page

Room 195, 111 Court Avenue, Des Moines, IA 50309
Phone 515 286-3140 / Fax 515 286-3386
polkweb@assess.co.polk.ia.us

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04/14/2008

708 Buchanan Street

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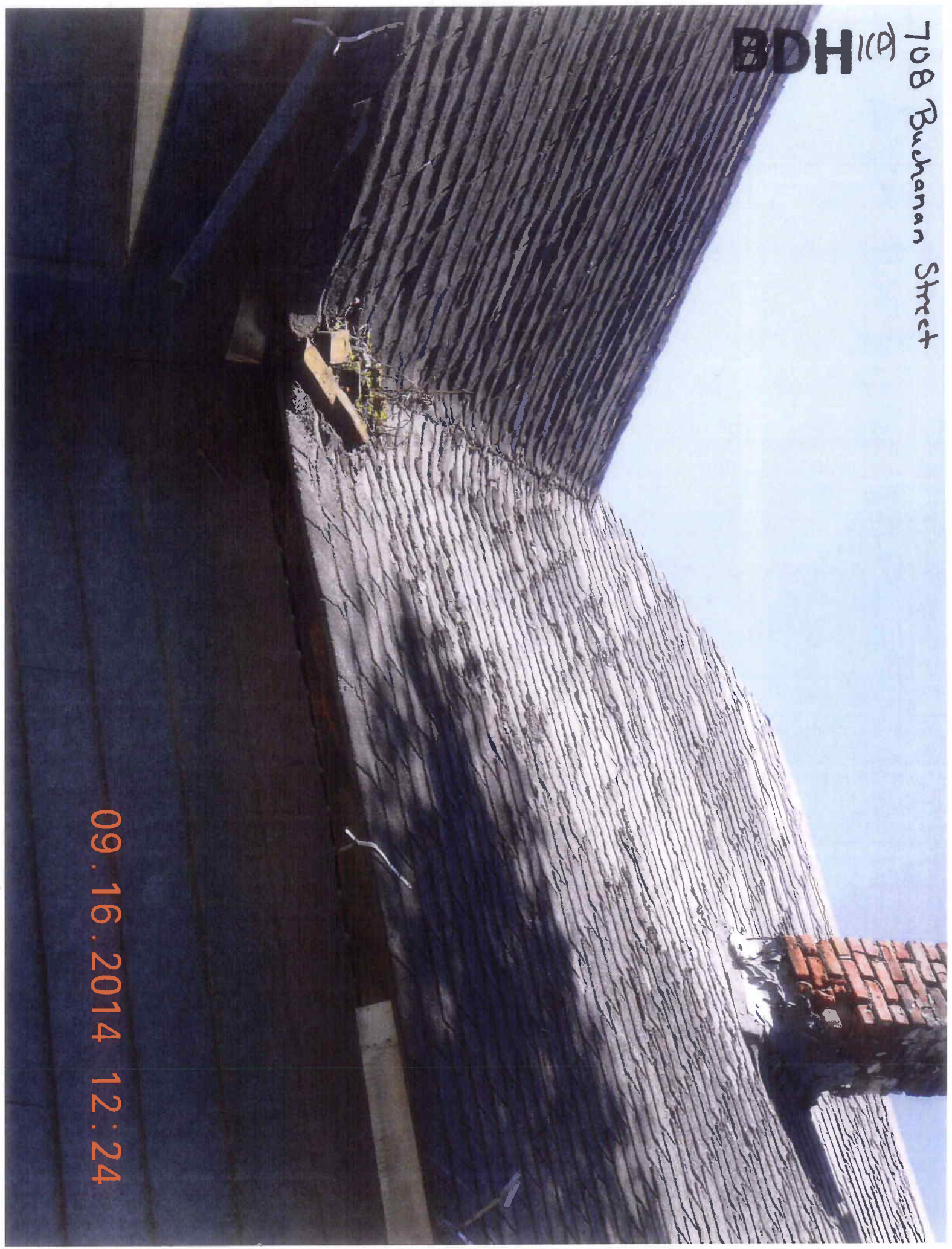
708 Buchanan St.

04/14/2008



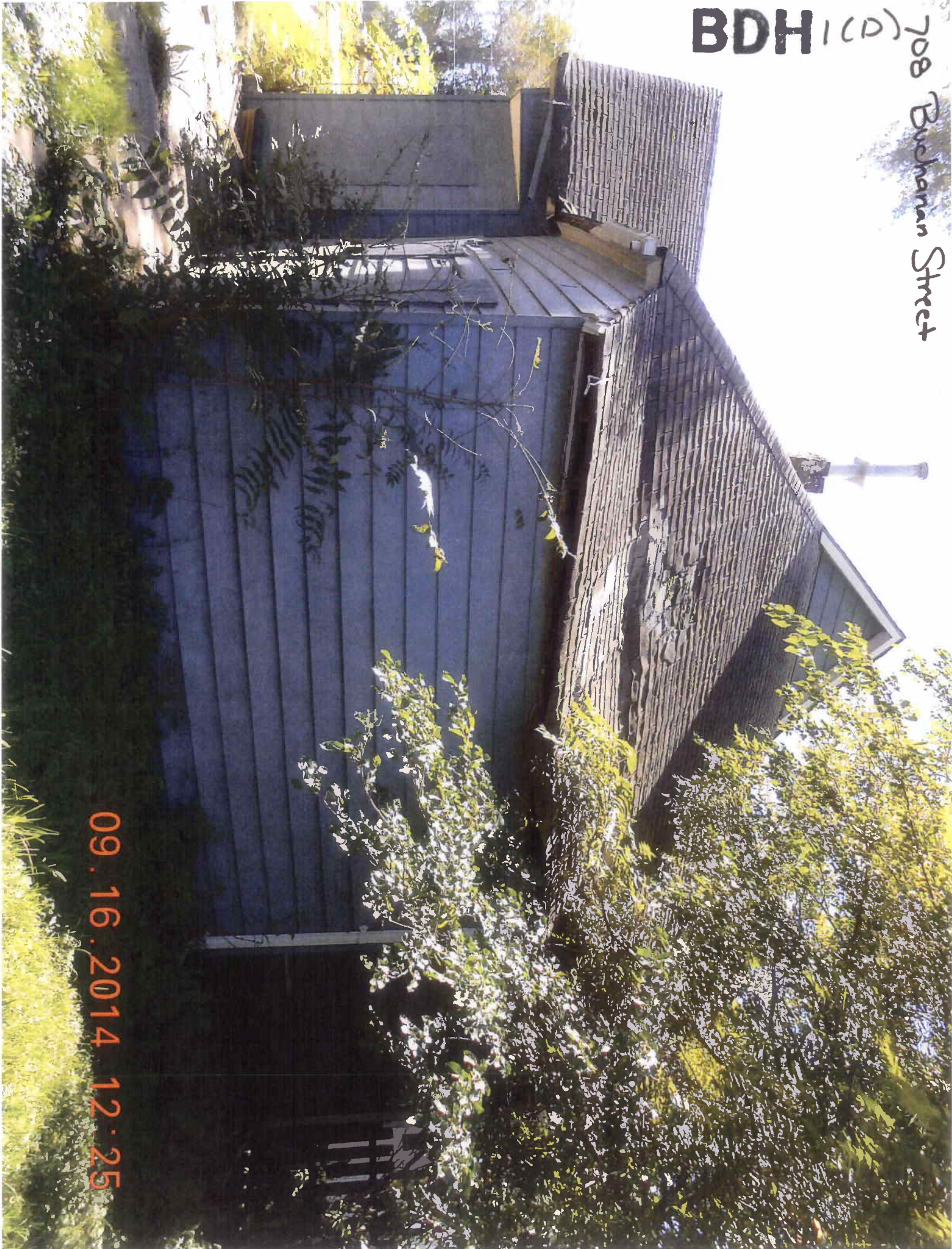
708 Buchanan Street

BDH



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BDH 1(D) 708 Buchanan Street



09.16.2014 12.25