



Date March 19, 2018

ABATEMENT OF PUBLIC NUISANCE AT 4611 SE 7th STREET

WHEREAS, the property located at 4611 SE 7th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholders, Jeffrey S. Busick and Dawn Busick, and mortgage holder, Bank of America, NA, were notified by personal service more than thirty days ago to repair or demolish the garage 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 garage structure on the real estate legally described as Lot 5 in KARY J. MANOR PLAT NO. 1, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 4611 SE 7th 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(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 garage structure.

Moved by _____ to adopt.

FORM APPROVED:

Jessica D. Spoden, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

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.

City Clerk

top

520
4611 SE 7th St



02/22/2018 14:16



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

520

DATE OF NOTICE: November 16, 2017 **DATE OF INSPECTION:** July 14, 2017
CASE NUMBER: COD2017-04910
PROPERTY ADDRESS: 4611 SE 7TH ST
LEGAL DESCRIPTION: LT 5 KARY J MANOR PLAT 1

JEFFERY S BUSICK & DAWN BUSICK
 Title Holder
 154 TITUS AVE
 DES MOINES IA 50315

BANK OF AMERICA, NA
 Mortgage Holder
 CT CORP. SYSTEM, REG. AGENT
 400 E COURT AVE
 DES MOINES IA 50309

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, 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.

Mike F Lehman



(515) 283-4299


Nid Inspector

DATE MAILED: 11/14/2017

MAILED BY: JDH

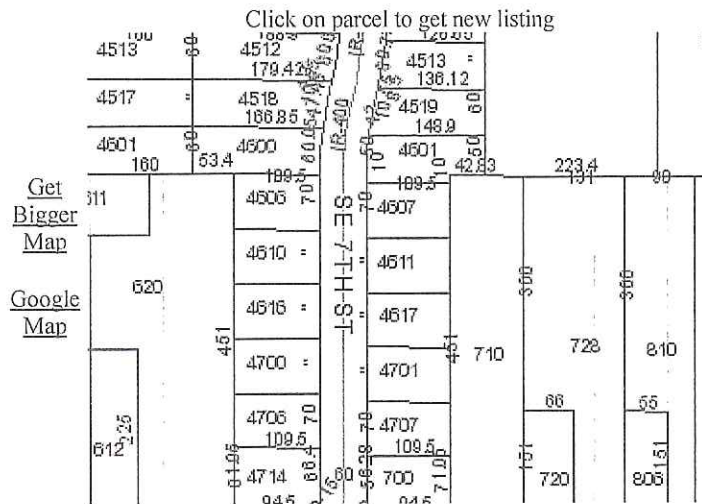
Areas that need attention: 4611 SE 7TH ST

<u>Component:</u> Exterior Walls <u>Requirement:</u> Building Permit <u>Comments:</u>	<u>Defect:</u> In poor repair <u>Location:</u> Garage
<u>Component:</u> Roof <u>Requirement:</u> Building Permit <u>Comments:</u>	<u>Defect:</u> Holes or major defect <u>Location:</u> Garage
<u>Component:</u> Shingles Flashing <u>Requirement:</u> Compliance, International Property Maintenance Code <u>Comments:</u>	<u>Defect:</u> Missing <u>Location:</u> Garage
<u>Component:</u> Soffit/Facia/Trim <u>Requirement:</u> Compliance, International Property Maintenance Code <u>Comments:</u>	<u>Defect:</u> In poor repair <u>Location:</u> Garage

Polk County Assessor 

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 [[Comm Sales Query](#)] [[Help](#)]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
120/02820-118-000	7824-22-453-016	B177	DM39/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
4611 SE 7TH ST			DES MOINES IA 50315-4319		



Approximate date of photo 04/02/2015

Mailing Address
JEFFERY S BUSICK 4611 SE 7TH ST DES MOINES, IA 50315-4319

Legal Description
LT 5 KARY J MANOR PLAT 1

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	BUSICK, JEFFERY S	1997-12-16	7790/666	116.80
Title Holder #2	BUSICK, DAWN			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	19,900	89,200	0	109,100

[Assessment Roll Notice](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

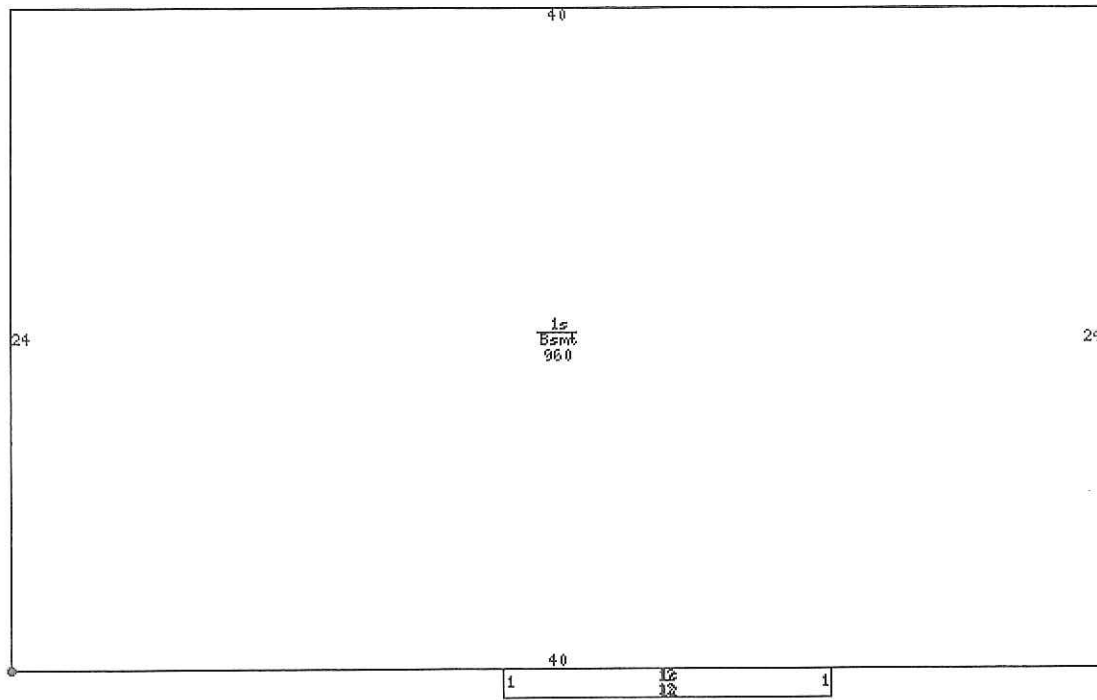
Taxable Value Credit	Name	Number	Info
Homestead	BUSICK, JEFFERY S	42012	

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Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
<p>Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182</p>			

Land					
SQUARE FEET	7,700	FRONTAGE	70.0	DEPTH	110.0
ACRES	0.177	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	RN/Ranch
YEAR BUILT	1971	# FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	AN/Above Normal	TSFLA	972
MAIN LV AREA	972	BSMT AREA	960	VENEER AREA	192
FOUNDATION	P/Poured Concrete	EXT WALL TYP	MS/Hardboard	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	0
BATHROOMS	1	BEDROOMS	4	ROOMS	6



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	20	MEASURE2	20	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1982	CONDITION	NM/Normal

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
BUTORAC, ELLEN M	BUSICK, JEFFREY S	1997-11-25	73,400	D/Deed	7790/666

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Residential	Full	19,900	89,200	0	109,100
2015	Assessment Roll	Residential	Full	18,800	85,500	0	104,300
2013	Assessment Roll	Residential	Full	19,100	88,300	0	107,400
2011	Assessment Roll	Residential	Full	19,100	88,700	0	107,800
2009	Assessment Roll	Residential	Full	20,500	94,400	0	114,900

52c

2007	<u>Assessment Roll</u>	Residential	Full	20,700	96,000	0	116,700
2005	<u>Assessment Roll</u>	Residential	Full	19,500	86,300	0	105,800
2003	<u>Assessment Roll</u>	Residential	Full	17,210	76,260	0	93,470
2001	<u>Assessment Roll</u>	Residential	Full	14,570	63,510	0	78,080
1999	Assessment Roll	Residential	Full	12,840	57,040	0	69,880
1997	Assessment Roll	Residential	Full	11,660	51,810	0	63,470
1995	Assessment Roll	Residential	Full	10,290	45,710	0	56,000
1993	Assessment Roll	Residential	Full	9,500	42,210	0	51,710
1993	Was Prior Year	Residential	Full	9,500	39,280	0	48,780

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