



**Roll Call Number**

**Agenda Item Number**

29 A

**Date** February 11, 2019

**ABATEMENT OF PUBLIC NUISANCES AT 1044 19<sup>th</sup> STREET**

WHEREAS, the property located at 1044 19<sup>th</sup> Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Camp 1 Capital, LLC, and the Mortgage Holder, Rally Cap Properties, LLC, were notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date has failed to abate the nuisances.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure and garage structure on the real estate legally described as The South 9 feet of Lot 5, except the East 1 foot thereof; all of Lot 6, except the East 1 foot thereof; and all of Lot 7, except the East 1 foot thereof; in TIDRICK'S ADDITION TO DES MOINES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1044 19<sup>th</sup> Street, have previously been declared public nuisances;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisances, and should the owner(s) fail to abate the nuisances, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structures.

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

**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.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk





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

29A

**DATE OF NOTICE:** November 30, 2018

**DATE OF INSPECTION:** June 27, 2018

**CASE NUMBER:** COD2018-04070

**PROPERTY ADDRESS:** 1044 19TH ST

**LEGAL DESCRIPTION:** -EX E 1F- S 9F LOT 5 & -EX E 1F- LOT 6 & -EX E 1F- LOT 7 TIDRICKS ADDITION

CAMP 1 CAPITAL LLC  
Title Holder  
DOCUSERV CO, REG. AGENT  
3816 INGERSOLL AVE  
DES MOINES IA 50312

RALLY CAP PROPERTIES LLC  
Mortgage Holder - DOCUSERV CO, REG. AGENT  
3816 INGERSOLL AVE  
DES MOINES IA 50312

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.**



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.

Neighborhood Inspection Division

(515) 283-4208

  
Nid Inspector

DATE MAILED: 11/30/2018

MAILED BY: SMB1



**Areas that need attention:** 1044 19TH ST

<b><u>Component:</u></b>	Exterior Walls	<b><u>Defect:</u></b>	Deteriorated
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>	Exposed, tyvek paper covering coming off.		
<b><u>Component:</u></b>	Electrical System	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Electrical Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Plumbing System	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Plumbing Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Mechanical System	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Mechanical Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Exterior Stairs	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Exterior Doors/Jams	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Roof	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>	Replace shingles and any damaged underlayment.		
<b><u>Component:</u></b>	Interior Walls /Ceiling	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>	Walls and ceiling in poor repair, Building Permit maybe required, could not see inside house only through window.		



<b><u>Component:</u></b>	Exterior Walls	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Garage
<b><u>Comments:</u></b>	Exterior walls exposed tyvek paper no siding.		

<b><u>Component:</u></b>	Roof	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Garage
<b><u>Comments:</u></b>	Roof unfinished		

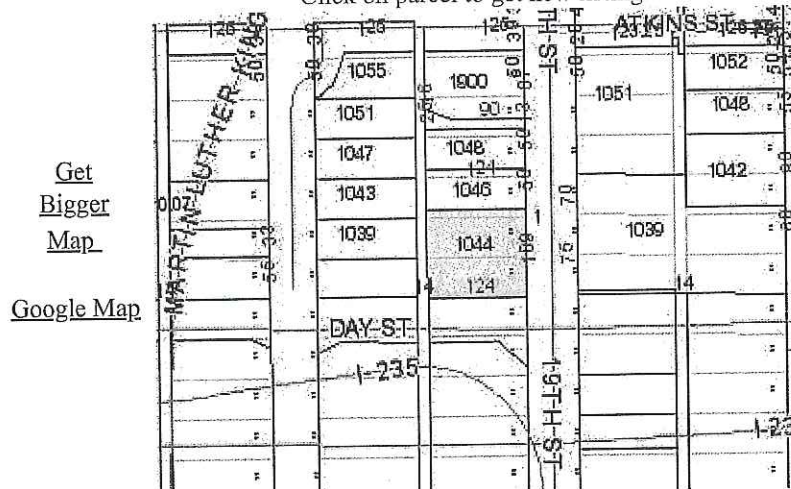


Polk County Assessor

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

<b><u>District/Parcel</u></b>	<b>GeoParcel</b>	<b>Map</b>	<b>Nbhd</b>	<b>Jurisdiction</b>	<b>Status</b>
<b>030/04801-003-000</b>	<b>7824-05-206-018</b>	0010	DM76/Z	<b>DES MOINES</b>	<u>ACTIVE</u>
<b>School District</b>	<b>Tax Increment Finance District</b>	<b>Bond/Fire/Sewer/Cemetery</b>			
1/Des Moines					
<b><u>Street Address</u></b>			<b>City State Zipcode</b>		
<b>1044 19TH ST</b>			<b>DES MOINES IA 50314-1253</b>		

Click on parcel to get new listing



Approximate date of photo 04/03/2014

<b>Mailing Address</b>
CAMP I CAPITAL LLC 2643 BEAVER AVE STE 349 DES MOINES, IA 50310-3909

<b>Legal Description</b>
-EX E 1F- S 9F LOT 5 & -EX E 1F- LOT 6 & -EX E 1F- LOT 7 TIDRICKS ADDITION

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	CAMP 1 CAPITAL LLC	2017-05-30	16497/764	

<b><u>Assessment</u></b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>AgBd</b>	<b>Total</b>
Current	Residential	Full	9,600	76,400	0	86,000

Estimate Taxes    Polk County Treasurer Tax Information    Pay Taxes

Zoning	Description	SF	Assessor Zoning
R-3	Multiple Family Residential District		Multi-Family Residential
*Condition	Docket_no <u>14361</u>		



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

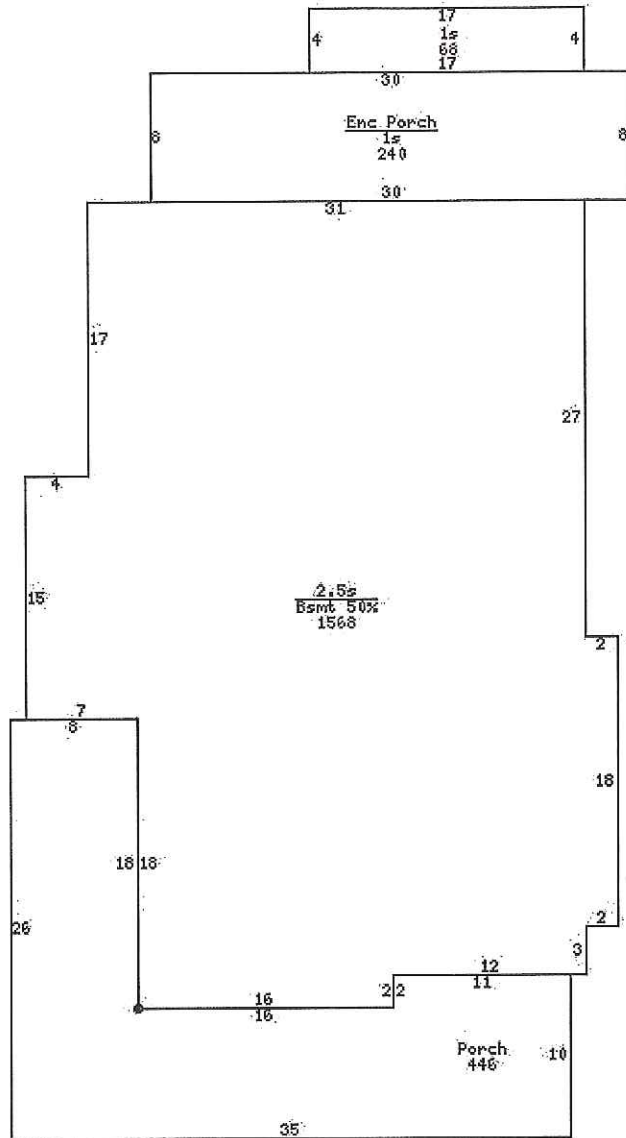
**Land**

<b>SQUARE FEET</b>	13,504	<b>FRONTAGE</b>	109.0	<b>DEPTH</b>	124.0
<b>ACRES</b>	0.310	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

**Residence # 1**

<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	SP/Over 2 Stories	<b>BLDG STYLE</b>	CV/Conventional
<b>YEAR BUILT</b>	1888	<b># FAMILIES</b>	1	<b>GRADE</b>	4
<b>GRADE ADJUST</b>	-05	<b>CONDITION</b>	PR/Poor	<b>TSFLA</b>	4,495
<b>MAIN LV AREA</b>	1,876	<b>UPPR LV AREA</b>	2,619	<b>BSMT AREA</b>	784
<b>OPEN PORCH</b>	446	<b>ENCL PORCH</b>	240	<b>FOUNDATION</b>	M/Masonry
<b>EXT WALL TYP</b>	WS/Wood Siding	<b>ROOF TYPE</b>	GB/Gable	<b>ROOF MATERL</b>	A/Asphalt Shingle
<b>HEATING</b>	W/Steam Heated Water	<b>AIR COND</b>	0	<b>BATHROOMS</b>	4
<b>XTRA FIXTURE</b>	2	<b>BEDROOMS</b>	6	<b>ROOMS</b>	12



**Detached # 101**

OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	20	MEASURE2	26	STORY HEIGHT	1
GRADE	4	YEAR BUILT	2016	CONDITION	NM/Normal

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
THINHORN LLC	CAMP 1 CAPITAL LLC	2017-05-19	27,000	D/Deed	16497/764
SAGE, RANDALL L	THINHORN LLC	2016-09-01	106,000	D/Deed	16172/180
WEBB, NHYX-SELENE	SAGE, RANDALL L	2015-04-07	106,000	D/Deed	15528/947
SCHUH INVESTMENTS INC	WEBB, NHYX-SELENE	2009-03-26	126,000	D/Deed	12987/955







Year	Type	Status	Application	Permit/Pickup Description
2018	P/Permit	CA/Cancel	2016-06-15	AL/GARAGE
2018	P/Permit	CA/Cancel	2016-03-11	AL/MISC
2018	P/Permit	CA/Cancel	2016-03-11	AL/GARAGE
2017	P/Permit	PR/Partial	2016-06-15	AL/GARAGE
2017	P/Permit	PR/Partial	2016-03-11	AL/MISC
2017	P/Permit	PR/Partial	2016-03-11	AL/GARAGE
2014	U/Pickup	CP/Complete	2013-10-15	RV/CLASS CHANGE
2014	P/Permit	CP/Complete	2013-06-20	AL/OCCUPANCY
2005	P/Permit	CP/Complete	2003-11-20	AL/PORCH
2004	P/Permit	PA/Pass	2003-11-20	AL/PORCH
2004	P/Permit	NA/No Add	2003-09-11	AL/MISC

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	<u>Assessment Roll</u>	Residential	Full	9,600	76,400	0	86,000
2015	<u>Assessment Roll</u>	Residential	Full	9,600	74,800	0	84,400
2014	<u>Assessment Roll</u>	Residential	Full	11,900	82,600	0	94,500
2013	<u>Assessment Roll</u>	Commercial Multiple	Full	15,400	70,600	0	86,000
2011	<u>Assessment Roll</u>	Commercial Multiple	Full	15,400	70,600	0	86,000
2009	<u>Assessment Roll</u>	Commercial Multiple	Full	15,400	81,100	0	96,500
2007	<u>Assessment Roll</u>	Commercial Multiple	Full	15,400	81,100	0	96,500
2006	<u>Assessment Roll</u>	Commercial Multiple	Full	14,000	82,500	0	96,500
2005	<u>Assessment Roll</u>	Commercial Multiple	Full	14,000	63,200	0	77,200
2004	<u>Assessment Roll</u>	Commercial Multiple	Full	10,730	29,400	0	40,130

[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](mailto:polkweb@assess.co.polk.ia.us)



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