



Date January 27, 2020

ABATEMENT OF PUBLIC NUISANCES AT 5660 SE 19th STREET

WHEREAS, the property located at 5660 SE 19th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and accessory structures in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Jeannette Buckingham; was notified more than thirty days ago to repair or demolish the main structure and accessory structures 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 accessory structures on the real estate legally described as The East 125 feet of Lot 58 (except the East 25 feet and except the South 25 feet) in NEW HOPE ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 5660 SE 19th 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:

Megan Norberg, Assistant City Attorney

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

MOTION CARRIED

APPROVED

Mayor

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.

City Clerk



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

29F

DATE OF NOTICE: September 12, 2019

DATE OF INSPECTION: May 23, 2019

CASE NUMBER: COD2019-02864

PROPERTY ADDRESS: 5660 SE 19TH ST

LEGAL DESCRIPTION: -EX E 25F- & -EX S 25F- E 125F LT 58 NEW HOPE

JEANNETTE BUCKINGHAM
Title Holder
5660 SE 19TH ST
DES MOINES IA 50320-1624

AMERICAN INVESTIGATORS, INC
Mortgage Holder - WILLIAM E BLAIS - REG. AGENT
1406 CHATEAU KNOLL
BETTENDORF IA 52722

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.

Matt Stock

(515) 283-4046



Nid Inspector

DATE MAILED: 9/12/2019

MAILED BY: TSY

Areas that need attention: 5660 SE 19TH ST.

Component:	Roof	Defect:	Collapsed
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Roof is in disrepair and sections have collapsed. Obtain and final building permit to replace roof to current code or demo with demo permit		
Component:	Utilities	Defect:	Disconnected Utility
Requirement:	Plumbing Permit		Water/Gas/Electric
Comments:	All utilities are disconnected. Obtain and final plumbing, electrical, and mechanical permits to bring plumbing, mechanical, and electrical systems to code required before reconnecting utilities.		
Component:	Exterior Walls	Defect:	In disrepair
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Exterior wall are missing coverings and have deteriorated in the elements. Obtain and final building permit to replace and cover exterior walls Or. demo with demo permit		
Component:	Exterior Doors/Jams	Defect:	In disrepair
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Doors missing and damaged. Obtain and final building permit to replace doors and door jams/door frames		
Component:	Windows/Window Frames	Defect:	In disrepair
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Windows missing and in disrepair. Replace windows and window frames with building permit or demo with demo permit		
Component:	Electrical System	Defect:	In disrepair
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Electrical system is disconnected and in disrepair. Licensed Electrical contractor must obtain and final electrical permit to bring electrical system to current code requirements or demo home with demo permit		
Component:	Accessory Buildings	Defect:	In disrepair
Requirement:	Permit Required	Location:	Accessory Building Throughou
Comments:	Outbuildings are in disrepair and must be demolished with demo permit		

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	5660 SE 19TH ST				
City	DES MOINES	Zip	50320	Jurisdiction	Des Moines
District/Parcel	120/03367-158-000	Geoparcel	7824-26-401-002	Status	<u>Active</u>
School	Des Moines	Nbhd/Pocket	DM97/D	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Patrick Zaimes, ICA 515-286-3832		

Map and Current Photos - 1 Record

<p>Click on parcel to get a new listing</p> <p>Bigger Map Polk County GIS Google Map Pictometry</p>	<p>Photo Processed on 2008-01-22 a</p>
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Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	BUCKINGHAM, JEANNETTE	2001-07-26	<u>8918/724</u>

Legal Description and Mailing Address

-EX E 25F- & -EX S 25F- E 125F LT 58 NEW HOPE	JEANNETTE BUCKINGHAM 5660 SE 19TH ST DES MOINES, IA 50320-1624
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Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$25,200	\$32,300	\$57,500

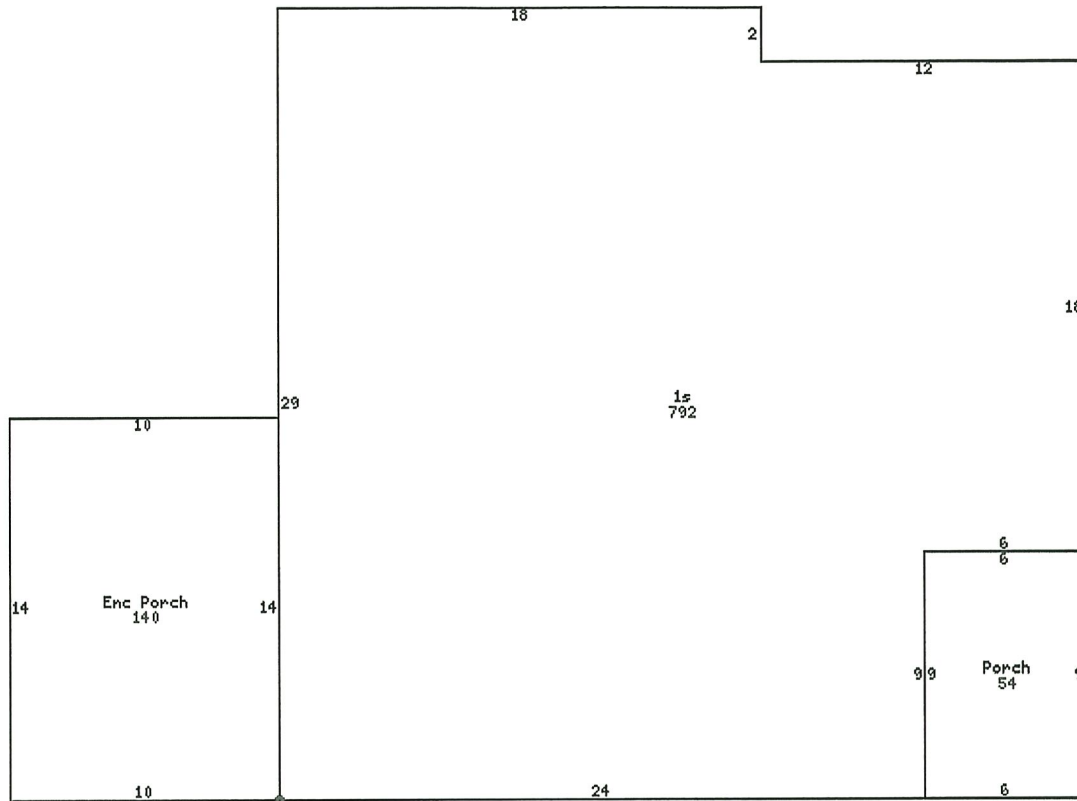
Assessment Roll Notice [Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
<u>2019 Homestead Credit</u>	BUCKINGHAM, JEANNETTE	Application #72524

Zoning - 1 Record

Zoning	Description			SF	Assessor Zoning
R1-80	One Family Residential District				Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	16,000	Acres	0.367	Topography	Normal
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story	Building Style	Ranch
Year Built	1963	Number Families	1	Grade	4-05
Condition	Very Poor	Total Square Foot Living Area	792	Main Living Area	792
Open Porch Area	54	Enclosed Porch Area	140	Foundation	Concrete Block
Exterior Wall Type	Hardboard	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	0	Number Bathrooms	1
Bedrooms	2	Rooms	4		



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	14	Measure 2	26	Grade	4
Year Built	1963	Condition	Normal		

Permits - 3 Records

Year	Type	Permit Status	Application	Description
Current	Permit	To Work	2019-10-25	fix damage/fire
2019	Pickup	Cancel	2017-07-24	review value/board of review
2018	Pickup	Pass	2017-07-24	review value/board of review

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$25,200	\$32,300	\$57,500
2017	<u>Board Action</u>	Residential	Full	\$21,700	\$28,900	\$50,600
2017	<u>Assessment Roll</u>	Residential	Full	\$21,700	\$63,200	\$84,900
2015	<u>Assessment Roll</u>	Residential	Full	\$19,500	\$57,900	\$77,400
2013	<u>Assessment Roll</u>	Residential	Full	\$18,200	\$55,100	\$73,300
2011	<u>Assessment Roll</u>	Residential	Full	\$18,200	\$55,700	\$73,900
2009	<u>Assessment Roll</u>	Residential	Full	\$18,000	\$53,400	\$71,400

Yr	Type	Class	Kind	Land	Bldg	Total
2007	<u>Assessment Roll</u>	Residential	Full	\$19,500	\$57,800	\$77,300
2005	<u>Assessment Roll</u>	Residential	Full	\$20,300	\$53,700	\$74,000
2003	<u>Assessment Roll</u>	Residential	Full	\$18,570	\$49,290	\$67,860
2001	<u>Assessment Roll</u>	Residential	Full	\$27,890	\$30,650	\$58,540
1999	Assessment Roll	Residential	Full	\$18,400	\$19,380	\$37,780
1997	Assessment Roll	Residential	Full	\$17,640	\$18,580	\$36,220
1995	Assessment Roll	Residential	Full	\$16,510	\$17,390	\$33,900
1993	Assessment Roll	Residential	Full	\$13,990	\$14,740	\$28,730
1993	Was Prior Year	Residential	Full	\$12,720	\$13,400	\$26,120

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