



**Date** May 4, 2020

**ABATEMENT OF PUBLIC NUISANCES AT 5918 SE 19<sup>th</sup> STREET**

WHEREAS, the property located at 5918 SE 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, Patricia Zuck, was 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 Lot 9 and the North 60 feet of Lots 7 and 8 in SHABRON HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 5918 SE 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:

/s/ Megan Norberg  
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**

41B

**DATE OF NOTICE:** January 22, 2020

**DATE OF INSPECTION:** December 17, 2019

**CASE NUMBER:** COD2019-08314

**PROPERTY ADDRESS:** 5918 SE 19TH ST

**LEGAL DESCRIPTION:** N 60 F LTS 7 & 8 & ALL LT 9 SHABRON HEIGHTS

PATRICIA ZUCK  
Title Holder  
1500 EDGEWATER DR APT 306  
PLEASANT HILL IA 50327

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.

Ryan Clift

(515) 283-4120



Nid Inspector

DATE MAILED: 1/22/2020

MAILED BY: TSY

**Areas that need attention:** 5918 SE 19TH ST

|                     |                                                                                                                  |                  |                       |
|---------------------|------------------------------------------------------------------------------------------------------------------|------------------|-----------------------|
| <b>Component:</b>   | Roof                                                                                                             | <b>Defect:</b>   | Holes or major defect |
| <b>Requirement:</b> | Building Permit                                                                                                  | <b>Location:</b> | Garage Throughout     |
| <b>Comments:</b>    | Extensive damage to the roof. Have licensed contractor inspect damage and follow recommendations.                |                  |                       |
| <b>Component:</b>   | Exterior Doors/Jams                                                                                              | <b>Defect:</b>   | In poor repair        |
| <b>Requirement:</b> | Compliance with Int Residential Code                                                                             | <b>Location:</b> | Garage Throughout     |
| <b>Comments:</b>    | Extensive damage throughout detached garage. Have licensed contractor inspect damage and follow recommendations. |                  |                       |
| <b>Component:</b>   | Exterior Walls                                                                                                   | <b>Defect:</b>   | In poor repair        |
| <b>Requirement:</b> | Compliance with Int Residential Code                                                                             | <b>Location:</b> | Garage Throughout     |
| <b>Comments:</b>    | Extensive damage throughout detached garage. Have licensed contractor inspect damage and follow recommendations. |                  |                       |
| <b>Component:</b>   | Flooring                                                                                                         | <b>Defect:</b>   | In poor repair        |
| <b>Requirement:</b> | Compliance with Int Residential Code                                                                             | <b>Location:</b> | Garage Throughout     |
| <b>Comments:</b>    | Extensive damage throughout detached garage. Have licensed contractor inspect damage and follow recommendations. |                  |                       |
| <b>Component:</b>   | Interior Walls /Ceiling                                                                                          | <b>Defect:</b>   | In poor repair        |
| <b>Requirement:</b> | Compliance with Int Residential Code                                                                             | <b>Location:</b> | Garage Throughout     |
| <b>Comments:</b>    | Extensive damage throughout detached garage. Have licensed contractor inspect damage and follow recommendations. |                  |                       |
| <b>Component:</b>   | Shingles Flashing                                                                                                | <b>Defect:</b>   | In poor repair        |
| <b>Requirement:</b> | Compliance with Int Residential Code                                                                             | <b>Location:</b> | Garage Throughout     |
| <b>Comments:</b>    | Extensive damage throughout detached garage. Have licensed contractor inspect damage and follow recommendations. |                  |                       |
| <b>Component:</b>   | Soffit/Facia/Trim                                                                                                | <b>Defect:</b>   | In poor repair        |
| <b>Requirement:</b> | Compliance with Int Residential Code                                                                             | <b>Location:</b> | Garage Throughout     |
| <b>Comments:</b>    | Extensive damage throughout detached garage. Have licensed contractor inspect damage and follow recommendations. |                  |                       |
| <b>Component:</b>   | Windows/Window Frames                                                                                            | <b>Defect:</b>   | In poor repair        |
| <b>Requirement:</b> | Building Permit                                                                                                  | <b>Location:</b> | Garage Throughout     |
| <b>Comments:</b>    | Extensive damage throughout detached garage. Have licensed contractor inspect damage and follow recommendations. |                  |                       |

|                     |                                                                                                                                                                                                                                                                                                                           |                  |                           |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------|
| <b>Component:</b>   | Shingles Flashing                                                                                                                                                                                                                                                                                                         | <b>Defect:</b>   | In poor repair            |
| <b>Requirement:</b> | Compliance with Int Residential Code                                                                                                                                                                                                                                                                                      | <b>Location:</b> | Main Structure Throughout |
| <b>Comments:</b>    | Damage to the roof systems. Have licensed contractor inspect damage and follow recommendations.                                                                                                                                                                                                                           |                  |                           |
| <b>Component:</b>   | Exterior Walls                                                                                                                                                                                                                                                                                                            | <b>Defect:</b>   | In poor repair            |
| <b>Requirement:</b> | Compliance with Int Residential Code                                                                                                                                                                                                                                                                                      | <b>Location:</b> | Main Structure Throughout |
| <b>Comments:</b>    | Extensive weather damage and rotting throughout main structure. Have licensed contractor inspect damage and follow recommendations.                                                                                                                                                                                       |                  |                           |
| <b>Component:</b>   | Windows/Window Frames                                                                                                                                                                                                                                                                                                     | <b>Defect:</b>   | In poor repair            |
| <b>Requirement:</b> | Building Permit                                                                                                                                                                                                                                                                                                           | <b>Location:</b> | Main Structure Throughout |
| <b>Comments:</b>    | Extensive weather damage and rotting throughout main structure. Have licensed contractor inspect damage and follow recommendations.                                                                                                                                                                                       |                  |                           |
| <b>Component:</b>   | Exterior Doors/Jams                                                                                                                                                                                                                                                                                                       | <b>Defect:</b>   | In poor repair            |
| <b>Requirement:</b> | Building Permit                                                                                                                                                                                                                                                                                                           | <b>Location:</b> | Main Structure Throughout |
| <b>Comments:</b>    | Extensive weather damage and rotting throughout main structure. Have licensed contractor inspect damage and follow recommendations.                                                                                                                                                                                       |                  |                           |
| <b>Component:</b>   | Soffit/Facia/Trim                                                                                                                                                                                                                                                                                                         | <b>Defect:</b>   | In poor repair            |
| <b>Requirement:</b> | Compliance with Int Residential Code                                                                                                                                                                                                                                                                                      | <b>Location:</b> | Main Structure Throughout |
| <b>Comments:</b>    | Extensive weather damage and rotting throughout main structure. Have licensed contractor inspect damage and follow recommendations.                                                                                                                                                                                       |                  |                           |
| <b>Component:</b>   | Accessory Buildings                                                                                                                                                                                                                                                                                                       | <b>Defect:</b>   | Deteriorated              |
| <b>Requirement:</b> | Building Permit                                                                                                                                                                                                                                                                                                           | <b>Location:</b> | Shed                      |
| <b>Comments:</b>    | The garage 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 |                  |                           |
| <b>Component:</b>   | Roof                                                                                                                                                                                                                                                                                                                      | <b>Defect:</b>   | In poor repair            |
| <b>Requirement:</b> | Building Permit                                                                                                                                                                                                                                                                                                           | <b>Location:</b> | Main Structure Throughout |
| <b>Comments:</b>    | Damage to the roof systems. Have licensed contractor inspect damage and follow recommendations.                                                                                                                                                                                                                           |                  |                           |

# 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               |                   |                    |                                  |                            |                 |
|------------------------|-------------------|--------------------|----------------------------------|----------------------------|-----------------|
| <b>Address</b>         | 5918 SE 19TH ST   |                    |                                  |                            |                 |
| <b>City</b>            | DES MOINES        | <b>Zip</b>         | 50320                            | <b>Jurisdiction</b>        | Des Moines      |
| <b>District/Parcel</b> | 120/04473-109-000 | <b>Geoparcels</b>  | 7824-26-401-009                  | <b>Status</b>              | Active          |
| <b>School</b>          | Des Moines        | <b>Nbhd/Pocket</b> | DM97/D                           | <b>Tax Authority Group</b> | DEM-C-DEM-77131 |
| <b>Submarket</b>       | South Des Moines  | <b>Appraiser</b>   | Patrick Zaimes, ICA 515-286-3832 |                            |                 |

### Map and Current Photos - 1 Record

|                                                                                                                                                                                |                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| <p><b>Click on parcel to get a new listing</b></p> <p><a href="#">Bigger Map</a> <a href="#">Polk County GIS</a><br/><a href="#">Google Map</a> <a href="#">Pictometry</a></p> | <p><b>Photo Processed on 2008-01-22 a</b></p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|

### Historical Photos

### Ownership - 1 Record

| Ownership    | Num | Name           | Recorded   | Book/Page |
|--------------|-----|----------------|------------|-----------|
| Title Holder | 1   | ZUCK, PATRICIA | 2015-09-01 | 15717/686 |

### Legal Description and Mailing Address

|                                             |                                                                       |
|---------------------------------------------|-----------------------------------------------------------------------|
| N 60 F LTS 7 & 8 & ALL LT 9 SHABRON HEIGHTS | TERRY ZUCK<br>PATRICIA ZUCK<br>16333 WEBER ST<br>BENNINGTON, NE 68007 |
|---------------------------------------------|-----------------------------------------------------------------------|

### Current Values

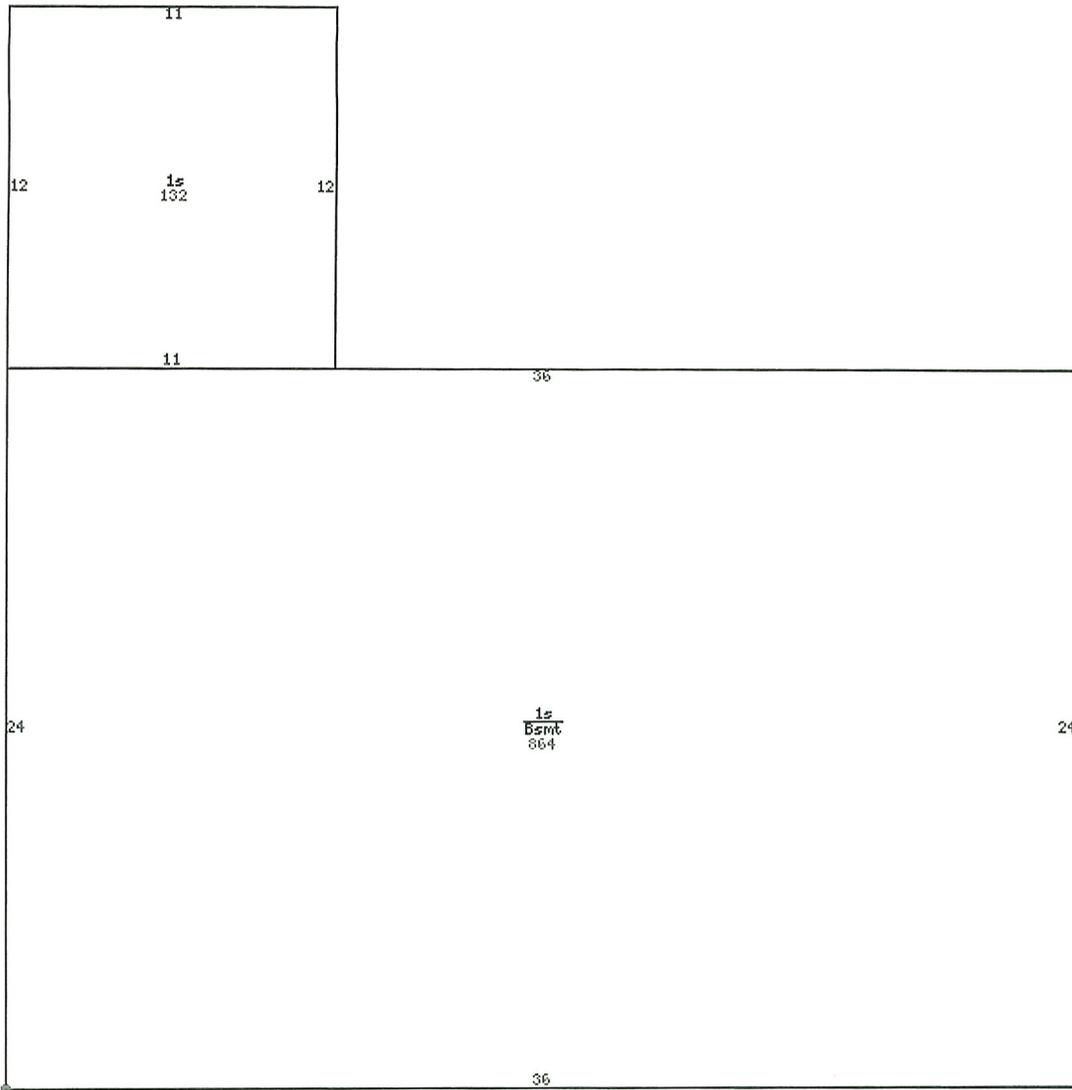
| Type       | Class       | Kind | Land     | Bldg     | Total    |
|------------|-------------|------|----------|----------|----------|
| 2019 Value | Residential | Full | \$33,300 | \$63,200 | \$96,500 |

### Market Adjusted Cost Report

### Auditor Adjustments to Value

| Category                              | Name           | Information        |
|---------------------------------------|----------------|--------------------|
| <a href="#">2019 Homestead Credit</a> | ZUCK, PATRICIA | Application #14541 |

|                                                                                                     |                                 |                                      |                 |                           |                        |
|-----------------------------------------------------------------------------------------------------|---------------------------------|--------------------------------------|-----------------|---------------------------|------------------------|
| <b>Category</b>                                                                                     |                                 | <b>Name</b>                          |                 | <b>Information</b>        |                        |
| 2019 Military Exemption                                                                             |                                 | ZUCK, HOWARD F                       |                 | Korean Application #7408  |                        |
| <b>Zoning - 1 Record</b>                                                                            |                                 |                                      |                 |                           |                        |
| <b>Zoning</b>                                                                                       | <b>Description</b>              |                                      |                 | <b>SF</b>                 | <b>Assessor Zoning</b> |
| 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> |                                 |                                      |                 |                           |                        |
| <b>Land</b>                                                                                         |                                 |                                      |                 |                           |                        |
| <b>Square Feet</b>                                                                                  | 25,726                          | <b>Acres</b>                         | 0.591           | <b>Topography</b>         | Normal                 |
| <b>Vacancy</b>                                                                                      | No                              | <b>Unbuildable</b>                   | No              |                           |                        |
| <b>Residences - 1 Record</b>                                                                        |                                 |                                      |                 |                           |                        |
| <b>Residence #1</b>                                                                                 |                                 |                                      |                 |                           |                        |
| <b>Occupancy</b>                                                                                    | Single Family                   | <b>Residence Type</b>                | 1 Story         | <b>Building Style</b>     | Ranch                  |
| <b>Year Built</b>                                                                                   | 1961                            | <b>Number Families</b>               | 1               | <b>Grade</b>              | 4+00                   |
| <b>Condition</b>                                                                                    | Poor                            | <b>Total Square Foot Living Area</b> | 996             | <b>Main Living Area</b>   | 996                    |
| <b>Basement Area</b>                                                                                | 864                             | <b>Foundation</b>                    | Concrete Block  | <b>Exterior Wall Type</b> | Wood Siding            |
| <b>Roof Type</b>                                                                                    | Hip                             | <b>Roof Material</b>                 | Asphalt Shingle | <b>Heating</b>            | Gas Forced Air         |
| <b>Air Conditioning</b>                                                                             | 0                               | <b>Number Bathrooms</b>              | 1               | <b>Bedrooms</b>           | 2                      |
| <b>Rooms</b>                                                                                        | 4                               |                                      |                 |                           |                        |



**Detached Structures - 2 Records**

**Detached Structure #101**

|                   |        |                          |        |                         |            |
|-------------------|--------|--------------------------|--------|-------------------------|------------|
| <b>Occupancy</b>  | Garage | <b>Construction Type</b> | Frame  | <b>Measurement Code</b> | Dimensions |
| <b>Measure 1</b>  | 24     | <b>Measure 2</b>         | 32     | <b>Grade</b>            | 4          |
| <b>Year Built</b> | 1985   | <b>Condition</b>         | Normal |                         |            |

**Detached Structure #201**

|                   |      |                          |        |                         |            |
|-------------------|------|--------------------------|--------|-------------------------|------------|
| <b>Occupancy</b>  | Shed | <b>Construction Type</b> | Frame  | <b>Measurement Code</b> | Dimensions |
| <b>Measure 1</b>  | 10   | <b>Measure 2</b>         | 14     | <b>Grade</b>            | 4          |
| <b>Year Built</b> | 1970 | <b>Condition</b>         | Normal |                         |            |

**Recent Ownership Transfers**

| Grantor                        | Grantee        | Instrument Date | Recording Date | Instrument Type               | Book/Pg          |
|--------------------------------|----------------|-----------------|----------------|-------------------------------|------------------|
| ZUCK, PATRICIA<br>ZUCK, HOWARD | ZUCK, PATRICIA | 2015-08-28      | 2015-09-01     | Affidavit of Surviving Tenant | <u>15717/686</u> |

**Historical Values**

| Yr   | Type                   | Class       | Kind | Land     | Bldg     | Total    |
|------|------------------------|-------------|------|----------|----------|----------|
| 2019 | <u>Assessment Roll</u> | Residential | Full | \$33,300 | \$63,200 | \$96,500 |

| Yr   | Type                   | Class       | Kind | Land     | Bldg     | Total    |
|------|------------------------|-------------|------|----------|----------|----------|
| 2017 | <u>Assessment Roll</u> | Residential | Full | \$28,800 | \$58,100 | \$86,900 |
| 2015 | <u>Assessment Roll</u> | Residential | Full | \$25,800 | \$53,200 | \$79,000 |
| 2013 | <u>Assessment Roll</u> | Residential | Full | \$24,100 | \$51,000 | \$75,100 |
| 2011 | <u>Assessment Roll</u> | Residential | Full | \$24,100 | \$51,600 | \$75,700 |
| 2009 | <u>Assessment Roll</u> | Residential | Full | \$23,800 | \$50,300 | \$74,100 |
| 2007 | <u>Assessment Roll</u> | Residential | Full | \$25,700 | \$61,500 | \$87,200 |
| 2005 | <u>Assessment Roll</u> | Residential | Full | \$21,900 | \$56,900 | \$78,800 |
| 2003 | <u>Board Action</u>    | Residential | Full | \$20,030 | \$52,410 | \$72,440 |
| 2003 | <u>Assessment Roll</u> | Residential | Full | \$20,030 | \$65,520 | \$85,550 |
| 2001 | <u>Assessment Roll</u> | Residential | Full | \$29,860 | \$40,660 | \$70,520 |
| 1999 | Assessment Roll        | Residential | Full | \$5,250  | \$55,440 | \$60,690 |
| 1997 | Assessment Roll        | Residential | Full | \$5,030  | \$53,150 | \$58,180 |
| 1995 | Assessment Roll        | Residential | Full | \$4,710  | \$49,730 | \$54,440 |
| 1993 | Assessment Roll        | Residential | Full | \$3,990  | \$42,140 | \$46,130 |
| 1993 | Was Prior Year         | Residential | Full | \$3,630  | \$38,310 | \$41,940 |

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5918 SE 19th Street 41B



04/23/2020 10:42

top

5918 SE 19<sup>th</sup> Street



04/23/2020 10:41

top

41B  
5918 SE 19<sup>th</sup> Street



04/23/2020 10:40