

★ **Roll Call Number**

Agenda Item Number

BDH 1-C

Date January 5, 2009

WHEREAS, the property located at 2801 Hickman Road, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder David W. Dunn and the Mortgage Holder US Bank Nat. Assn. f/k/a Valley Nat. Bank were notified by personal service more than thirty days ago to repair or demolish the fire-damaged structure and as of this date have failed to abate the nuisance.

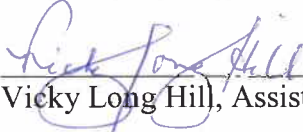
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The fire-damaged structure on the real estate legally described as -EX N 150F- & -EX ST- W 76.5F LT 11 AMARUDE , now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2801 Hickman Road 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 fire-damaged structure.

Moved by _____ to adopt.

FORM APPROVED:



 Vicky Long Hill, Assistant City Attorney

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| COWNIE | | | | |
| COLEMAN | | | | |
| HENSLEY | | | | |
| KIERNAN | | | | |
| MAHAFFEY | | | | |
| MEYER | | | | |
| VLISSIS | | | | |
| 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

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[[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 |
|------------------------|--------------------------------|--------------------------|----------------------------|--------------|---------------|
| 080/00088-001-000 | 7924-28-354-041 | 1296 | DM65/Z | DES MOINES | <u>ACTIVE</u> |
| School District | Tax Increment Finance District | Bond/Fire/Sewer/Cemetery | | | |
| 1/Des Moines | | | | | |
| Street Address | | | City State Zipcode | | |
| 2801 HICKMAN RD | | | DES MOINES IA 50310 | | |

Click on parcel to get new listing

Get Bigger Map



Approximate date of photo 03/29/2006

Mailing Address

DAVID W DUNN
604 9TH AVE
ELDORA, IA 50627-1402

Legal Description

-EX N 150F- & -EX ST- W 76.5F LT 11 AMARUDE

| Ownership | Name | Transfer | Book/Page | RevStamps |
|-----------------|---------------|------------|-----------|-----------|
| Title Holder #1 | DUNN, DAVID W | 08/13/1981 | 5118/598 | 50.60 |

| Assessment | Class | Kind | Land | Bldg | AgBd | Total |
|------------|-------------|------|--------|--------|------|--------|
| Current | Residential | Full | 28,800 | 64,900 | 0 | 93,700 |

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

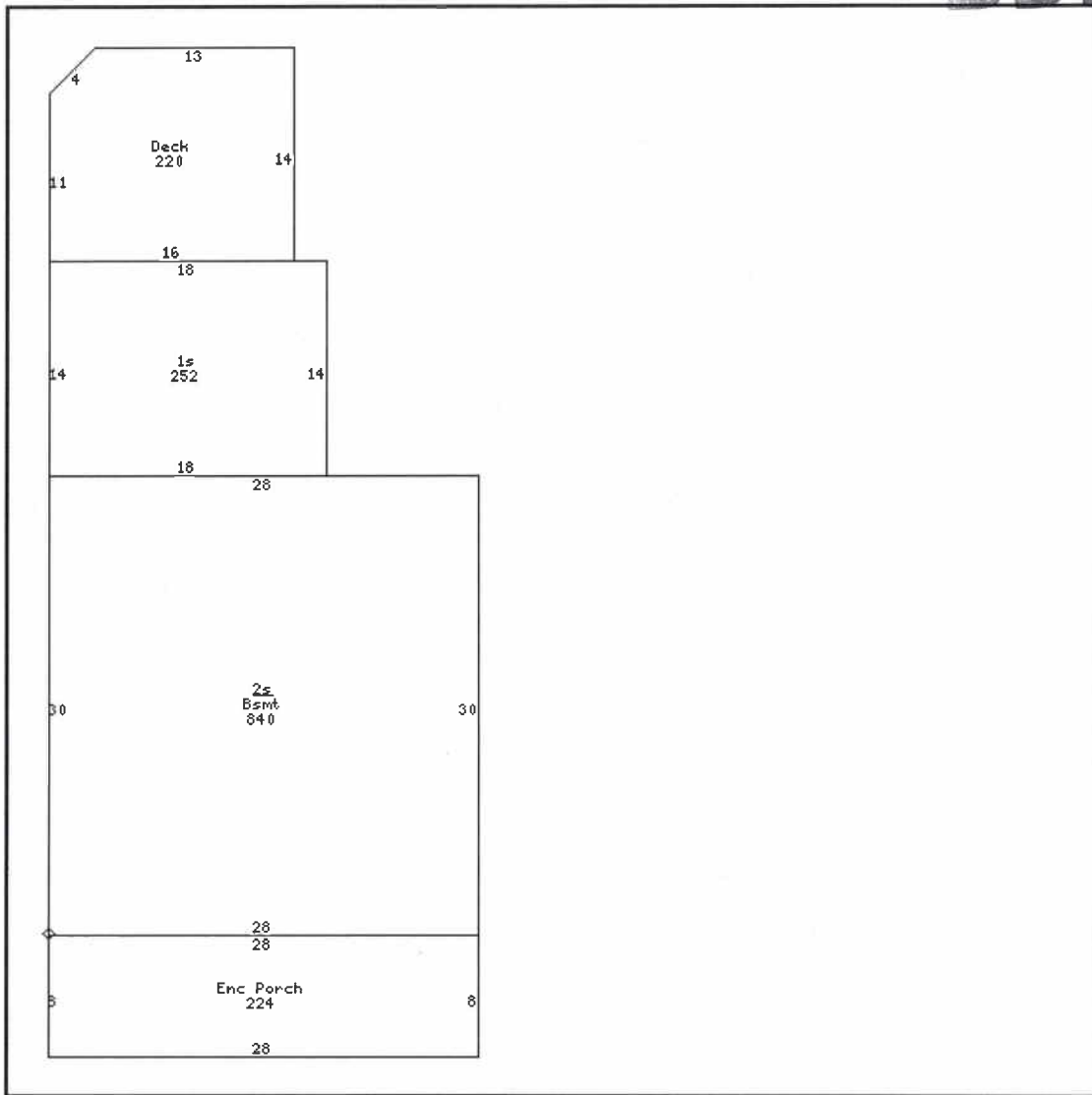
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| Zoning | Description | SF | Assessor Zoning |
|---|--|-------|-----------------|
| R1-60 | One Family, Low Density Residential District | 23562 | Residential |
| Source: City of Des Moines Community Development Published: 11/25/2008 Contact: Planning and Urban Design 515 283-4200 | | | |

| Land | | | | | |
|-------------|--------|----------|--------------|------------|----------|
| SQUARE FEET | 23,562 | FRONTAGE | 76 | DEPTH | 308 |
| ACRES | 0.5410 | SHAPE | RC/Rectangle | TOPOGRAPHY | N/Normal |

| Residence # 1 | | | | | |
|---------------|-------------------|--------------|-------------------|-------------|-----------------|
| OCCUPANCY | CV/Conversion | RESID TYPE | SP/Over 2 Stories | BLDG STYLE | CV/Conventional |
| YEAR BUILT | 1910 | # FAMILIES | 2 | GRADE | 4 |
| GRADE ADJUST | +00 | CONDITION | NM/Normal | TSFLA | 1,932 |
| MAIN LV AREA | 1,092 | UPPR LV AREA | 840 | ATTIC UNFIN | 294 |
| BSMT AREA | 840 | ENCL PORCH | 224 | DECK AREA | 220 |
| FOUNDATION | M/Masonry | EXT WALL TYP | AS/Asbestos | ROOF TYPE | H/Hip |
| ROOF MATERL | A/Asphalt Shingle | HEATING | A/Gas Forced Air | AIR COND | 0 |
| BATHROOMS | 2 | XTRA FIXTURE | 1 | BEDROOMS | 3 |
| ROOMS | 7 | | | | |

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| Year | Type | Status | Application | Permit/Pickup Description |
|---------|----------|------------|-------------|---------------------------------------|
| Current | P/Permit | TW/To Work | 10/28/2008 | RD/Fix Damage FIRE Cost Estimate 8000 |

| Year | Type | Class | Kind | Land | Bldg | AgBd | Total |
|------|-----------------|-------------|------|--------|--------|------|--------|
| 2007 | Assessment Roll | Residential | Full | 28,800 | 64,900 | 0 | 93,700 |
| 2005 | Assessment Roll | Residential | Full | 23,700 | 60,000 | 0 | 83,700 |
| 2003 | Assessment Roll | Residential | Full | 21,180 | 53,220 | 0 | 74,400 |
| 2001 | Assessment Roll | Residential | Full | 21,020 | 45,920 | 0 | 66,940 |
| 1999 | Assessment Roll | Residential | Full | 14,780 | 51,760 | 0 | 66,540 |
| 1997 | Assessment Roll | Residential | Full | 13,920 | 48,740 | 0 | 62,660 |
| 1995 | Assessment Roll | Residential | Full | 11,910 | 40,470 | 0 | 52,380 |
| 1995 | Was Prior Year | Residential | Full | 11,340 | 38,180 | 0 | 49,520 |

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[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*



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

BDH 1-C

DATE OF NOTICE: October 24, 2008

DATE OF INSPECTION: June 12, 2008

CASE NUMBER: COD2008-04132

PROPERTY ADDRESS: 2801 HICKMAN RD

LEGAL DESCRIPTION: -EX N 150F- & -EX ST- W 76.5F LT 11 AMARUDE

DAVID W DUNN
Title Holder
604 9TH AVE
ELDORA IA 50627-1402

US BANK NAT. ASSN F/K/A VALLEY NAT. BANK
Mortgage Holder
CT CORP SYSTEM REG. AGENT
2222 GRAND
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 60-304 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 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 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 Polk 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.



Gene Rife
(515) 283-4018

Nid Inspector

DATE MAILED: 10/24/2008

MAILED BY: TSY

Areas that need attention: 2801 HICKMAN RD

| | | | |
|---------------------|-----------------------------------|------------------|----------------|
| Component: | Interior Walls /Ceiling | Defect: | In poor repair |
| Requirement: | | Location: | Bedroom |
| Comments: | And paint- apt. 1 | | |
| Component: | Interior Walls /Ceiling | Defect: | See Comments |
| Requirement: | | Location: | Throughout |
| Comments: | Needs painting- apt.1 | | |
| Component: | Interior Walls /Ceiling | Defect: | See Comments |
| Requirement: | | Location: | Throughout |
| Comments: | Needs painting- apt. 1 | | |
| Component: | Furnace | Defect: | See Comments |
| Requirement: | Licensed Contractor Certification | Location: | Basement |
| Comments: | Water damaged | | |
| Component: | Water Heater | Defect: | See Comments |
| Requirement: | | Location: | Basement |
| Comments: | Water damaged | | |
| Component: | Flooring | Defect: | See Comments |
| Requirement: | | Location: | Basement |
| Comments: | 8" water | | |
| Component: | Foundation | Defect: | In poor repair |
| Requirement: | | Location: | Basement |
| Comments: | Leaking water | | |
| Component: | Electrical Receptacles | Defect: | Fire damaged |
| Requirement: | | Location: | Basement |
| Comments: | Outlets | | |

| | | | |
|---------------------|--|------------------|----------------------|
| Component: | Wiring | Defect: | Fire damaged |
| Requirement: | Electrical Permit | Location: | Basement |
| Comments: | | | |
| Component: | See Comments | Defect: | Fire damaged |
| Requirement: | | Location: | Basement |
| Comments: | Circuit breakers | | |
| Component: | See Comments | Defect: | |
| Requirement: | | Location: | Basement |
| Comments: | Unable to make complete inspection- 8" water | | |
| Component: | See Comments | Defect: | Water Damage |
| Requirement: | | Location: | Basement |
| Comments: | Clothes, appliances, etc. | | |
| Component: | Floor Joists/Beams | Defect: | Fire damaged |
| Requirement: | Building Permit | Location: | Basement |
| Comments: | Replaced floor joist w/o permit | | |
| Component: | Interior Stairway | Defect: | In poor repair |
| Requirement: | | Location: | Basement |
| Comments: | Supports deteriorated | | |
| Component: | Windows/Window Frames | Defect: | Improperly Installed |
| Requirement: | | Location: | Basement |
| Comments: | | | |

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