

January 5, 2009

Date

WHEREAS, the property located at 417 Titus Avenue, was inspected by representatives of the City of Des Moines who determined that the main structure, garage structure, and accessory structure in their present conditions constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the Titleholder Sandra L. Hitchman and the Mortgage Holder CitiMortgage, Inc. were notified by personal service more than thirty days ago to repair or demolish the structures and as of this date have failed to abate the nuisance.

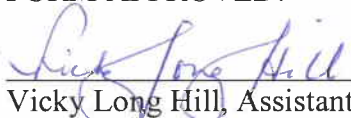
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, SITTING AS THE LOCAL BOARD OF HEALTH:

The structures on the real estate legally described as LOT 1 FARR ADDITION PLAT 2 now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 417 Titus Avenue have 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 structures.

Moved by _____ to adopt.

FORM APPROVED:


Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
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



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

BDH 1-D

DATE OF NOTICE: November 3, 2008

DATE OF INSPECTION: October 03, 2008

CASE NUMBER: COD2008-07252

PROPERTY ADDRESS: 417 TITUS AVE

LEGAL DESCRIPTION: LOT 1 FARR ADDITION PLAT 2

SANDRA L HITCHMAN
Title Holder - KEITH E HITCHMAN - DECEASED
3407 5TH AVE APT #1
DES MOINES IA 50313

CITIMORTGAGE, INC.
Mortgage Holder
CT CORP. SYSTEM, REG. AGENT
2222 GRAND 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 60-304 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. 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.


Steve Drane

(515) 283-4797

Nid Inspector

DATE MAILED: 11/3/2008

MAILED BY: HSD

Areas that need attention: 417 TITUS AVE

Component:	Functioning Water Closet	Defect:	Missing
Requirement:	Compliance with Uniform Plumbing Code	Location:	Bathroom
Comments:	Install a functioning water closet.		
Component:	Electrical System	Defect:	In poor repair
Requirement:	Electrical Permit	Location:	Throughout
Comments:	The work must be done by a licensed contractor. That contractor must obtain an electrical permit and have it inspected prior to release.		
Component:	Mechanical System	Defect:	In poor repair
Requirement:	Mechanical Permit	Location:	Basement
Comments:	The work must be done by a licensed contractor. That contractor must obtain a mechanical permit and have it inspected prior to release.		
Component:	Plumbing System	Defect:	In poor repair
Requirement:	Plumbing Permit	Location:	Throughout
Comments:	The work must be done by a licensed contractor. That contractor must obtain a plumbing permit and have it inspected prior to release.		
Component:	Discharge Piping	Defect:	Missing
Requirement:	Compliance, Uniform Mechanics Code	Location:	Basement
Comments:	Install a discharge line on the temperature - pressure relief valve. The discharge line must terminate within (6) inches of the floor.		
Component:	Furnace	Defect:	Missing
Requirement:	Compliance, Uniform Mechanics Code	Location:	Basement
Comments:	The work must be done by a licensed contractor. That contractor must obtain a mechanical permit and have it inspected prior to release.		
Component:	Bathroom Lavatory	Defect:	Missing
Requirement:	Compliance with Uniform Plumbing Code	Location:	Basement
Comments:	Install a functioning lavatory.		
Component:	Smoke Detectors	Defect:	Missing
Requirement:	Compliance with Int Residential Code	Location:	Throughout
Comments:	Install smoke detectors in the bedrooms, hall and basement in accordance with the manufacturer's specifications.		

BDH 1-D

Component: Water Service
Requirement: Compliance with Uniform Plumbing Code
Defect: In poor repair
Location: Throughout
Comments: The work must be done by a licensed contractor. That contractor must obtain a plumbing permit and have it inspected prior to release.

Component: Windows/Window Frames
Requirement: Compliance with Int. Exiting Building Code
Defect: In poor repair
Location: Throughout
Comments: Repair the broken windows and window screens.

Component: Interior Walls /Ceiling
Requirement: Compliance with Int. Exiting Building Code
Defect: Cracked/Broken
Location: Throughout
Comments: Repair the interior walls and ceilings.

Component: Foundation
Requirement: Compliance with Int. Exiting Building Code
Defect: Cracked/Broken
Location: Main Structure
Comments: The work must be done by a licensed contractor. That contractor must obtain a building permit and have it inspected prior to release.

Component: Shingles Flashing
Requirement: Compliance with Int. Exiting Building Code
Defect: Not installed as required
Location: Main Structure
Comments: Replace the deteriorated roof shingles.

Component: Exterior Walls
Requirement: Compliance with Int. Exiting Building Code
Defect: Deteriorated
Location: Main Structure
Comments: Replace the deteriorated exterior siding.

Component: Soffit/Facia/Trim
Requirement: Compliance with Int. Exiting Building Code
Defect: Deteriorated
Location: Main Structure
Comments: Replace the deteriorated soffit and facia.

Component: Hand Rails
Requirement: Compliance with Int. Exiting Building Code
Defect: Deteriorated
Location: Porch
Comments: Install a handrail on the front porch stairway in accordance with the City Code.

Component: Accessory Buildings
Requirement: Compliance with Int. Exiting Building Code
Defect: Deteriorated
Location: Garage
Comments: Repair the roof, exterior walls / siding and the doors.

<u>Component:</u>	Accessory Buildings	<u>Defect:</u>	Deteriorated	BDH 1-D
<u>Requirement:</u>	Compliance with Int. Exiting Building Code	<u>Location:</u>	Shed	
<u>Comments:</u>	Remove the deteriorated shed.			

BDH 1-D

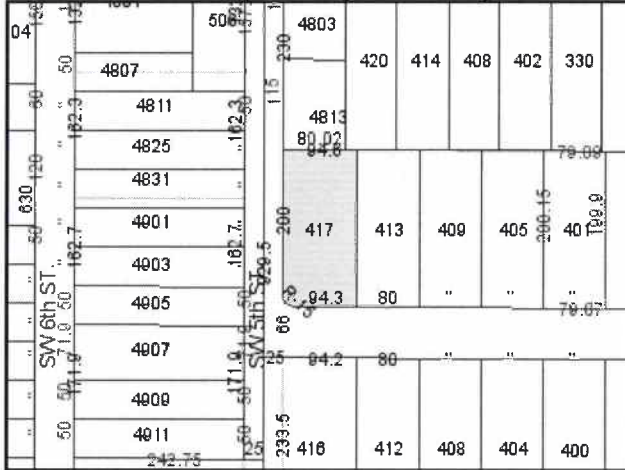
Polk County Assessor 
Iowa

[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
120/01437-000-000	7824-28-226-015	B128	DM41/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
417 TITUS AVE			DES MOINES IA 50315-4670		

Click on parcel to get new listing

Get Bigger Map



4803	420	414	408	402	330
4811	4813	4815	4817	4819	4821
4825	4827	4829	4831	4833	4835
4831	4833	4835	4837	4839	4841
4901	417	413	409	405	401
4903	415	411	407	403	399
4905	413	409	405	401	397
4907	411	407	403	399	395
4909	409	405	401	397	393
4911	407	403	399	395	391
416	412	408	404	400	



Approximate date of photo 02/22/2008

Mailing Address
KEITH E HITCHMAN 417 TITUS AVE DES MOINES, IA 50315-4670

Legal Description
LOT 1 FARR ADDITION PLAT 2

Ownership	Name	Transfer	Book/Page	RevStamps
Title Holder #1	HITCHMAN, KEITH E	09/05/1996	7478/927	58.40
Title Holder #2	HITCHMAN, SANDRA L			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	24,500	47,700	0	72,200

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

BDH 1-D

Taxable Value Credit	Name	Number	Info
Homestead	HITCHMAN, KEITH E	31470	
Military	HITCHMAN, KEITH E	54588	Vietnam

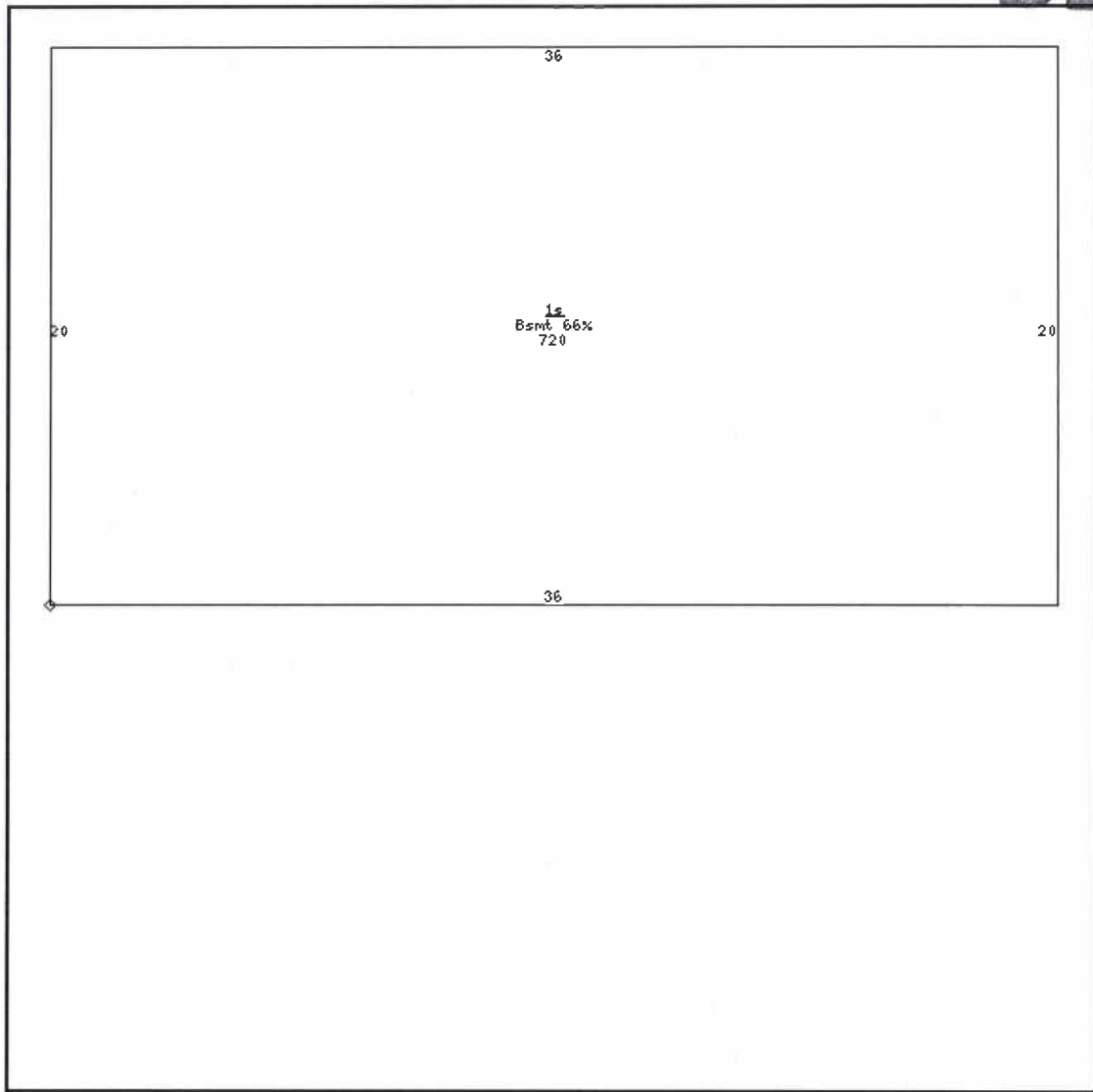
Zoning	Description	SF	Assessor Zoning
R1-70	One Family, Low Density Residential District	18843	Residential
R1-60	One Family, Low Density Residential District	75	Residential

Source: City of Des Moines Community Development **Published:** 11/25/2008 **Contact:** Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	18,919	FRONTAGE	94	DEPTH	200
ACRES	0.4340	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1955	YEAR REMODEL	1990	# FAMILIES	1
GRADE	4	GRADE ADJUST	-05	CONDITION	BN/Below Normal
TSFLA	720	MAIN LV AREA	720	BSMT AREA	475
FOUNDATION	C/Concrete Block	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	2	ROOMS	4

BDH 1-D



Detached # 101

OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	13	MEASURE2	20	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1959	CONDITION	PR/Poor

Seller	STEWART, SHIRLEY A	Buyer	HITCHMAN, KEITH E	Sale Date	08/28/1996	Sale Price	37,000	Instrument	D/Deed	Book/Page	7478/927
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Year	Type	Class	Kind	Land	Bldg	AgBd	Total

BDH 1-D

2007	<u>Assessment Roll</u>	Residential	Full	24,500	47,700	0	72,200
2005	<u>Assessment Roll</u>	Residential	Full	21,400	47,100	0	68,500
2003	<u>Assessment Roll</u>	Residential	Full	19,190	42,480	0	61,670
2001	<u>Assessment Roll</u>	Residential	Full	16,830	32,590	0	49,420
1999	<u>Assessment Roll</u>	Residential	Full	7,110	38,620	0	45,730
1997	<u>Assessment Roll</u>	Residential	Full	6,610	35,890	0	42,500
1995	<u>Assessment Roll</u>	Residential	Full	5,820	31,640	0	37,460
1993	<u>Assessment Roll</u>	Residential	Full	5,060	27,510	0	32,570
1991	<u>Assessment Roll</u>	Residential	Full	5,060	26,260	0	31,320
1991	<u>Was Prior Year</u>	Residential	Full	5,060	16,670	0	21,730

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

417 TITUS

HSD



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ILLINOIS

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BDH 1-D

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417 Titus ASD



BDH I-P

12.29.2008 15:28

417 Titus

ASD

BDH 1-P

12.29.2008 15:29



417 Titus (KSD)



BDH 1-D

12.20.2008 15:29

ASD

417 TITUS - BATHROOM



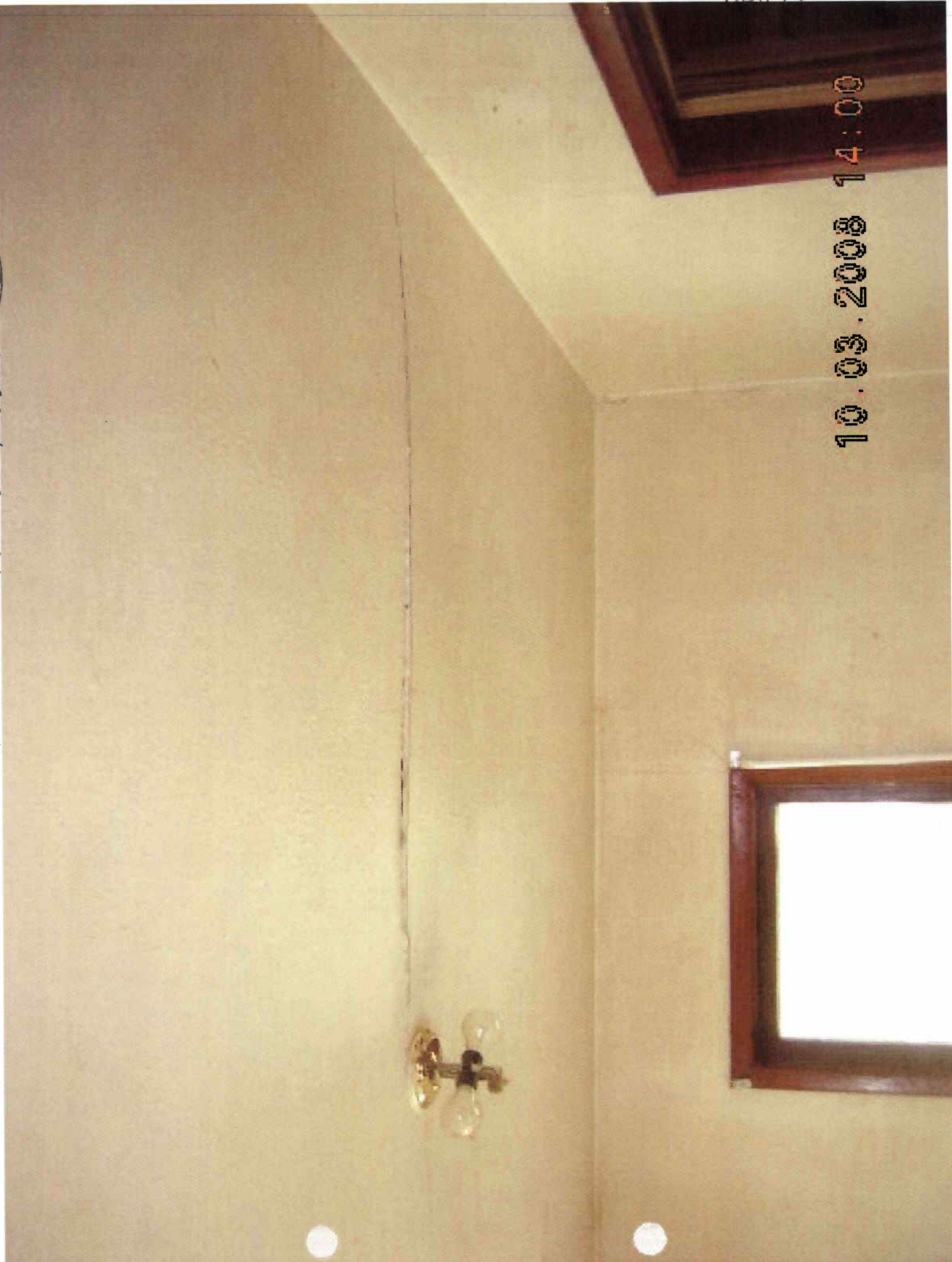
BDH 1-D

10.03.2008 13:56

417 TITUS Living Room #50

BDA I-D

10.03.2008 14:00



417 TITUS BASEMENT ASD

BDH 1-D

10.03.2008 14:03

