



Roll Call Number

Agenda Item Number
BDH 1(C)

Date March 8, 2010

WHEREAS, the property located at 1822 Hickman Road, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder Amy Jensen and the Mortgage Holder Norwest Mortgage, Inc. n/k/a Wells Fargo Bank National Association, were notified more than thirty days ago to repair or demolish the main 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 main structure on the real estate legally described as -EX TRI PC BNG E 24.6 F ON N LN & N .93 F ON E LN- LT 5 BLK 2 NORWOOD PARK ADDITION TO NORTH DES MOINES, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1822 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 main structure.

Moved by _____ to adopt.

FORM APPROVED:


Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
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**

BDH ICC)

DATE OF NOTICE: January 22, 2010

DATE OF INSPECTION: December 02, 2009

CASE NUMBER: COD2009-08757

PROPERTY ADDRESS: 1822 HICKMAN RD

LEGAL DESCRIPTION: -EX TRI PC BNG E 24.6 F ON N LN & N .93 F ON E LN- LT 5 BLK 2 NORWOOD PARK ADDITION TO NORTH DES MOINES

AMY JENSEN
 Title Holder
 2119 E 13TH ST
 DES MOINES IA 50316

NORWEST MORTGAGE, INC. N/K/A WELLS FARGO
 Mortgage Holder - BANK NATIONAL ASSOCIATION
 CORP. SERV. COMP. REG. AGENT
 505 5TH AVE SUITE 729
 DES MOINES IA 50309

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.

Neighborhood Inspection Division

(515) 283-4208

Nid Inspector



MIKE LEHMAN

DATE MAILED: 1/22/2010

MAILED BY: TSY

Areas that need attention: 1822 HICKMAN RD

Component:	Floor Joists/Beams	Defect:	Water Damage
Requirement:	Building Permit	Location:	Basement
Comments:			
Component:	Flooring	Defect:	Water Damage
Requirement:	Building Permit	Location:	Main Structure
Comments:			
Component:	Furnace	Defect:	In poor repair
Requirement:	Mechanical Permit	Location:	Unknown
Comments:			
Component:	Hand Rails	Defect:	Not installed as required
Requirement:	Compliance, International Property Maintenance Code	Location:	Basement
Comments:			
Component:	Interior Walls /Ceiling	Defect:	Water Damage
Requirement:	Building Permit	Location:	Main Structure
Comments:			
Component:	Roof	Defect:	Holes or major defect
Requirement:	Building Permit	Location:	Roof
Comments:			
Component:	Shingles Flashing	Defect:	Deteriorated
Requirement:	Compliance, International Property Maintenance Code	Location:	Roof
Comments:			
Component:	Smoke Detectors	Defect:	Not installed as required
Requirement:	Compliance, International Property Maintenance Code	Location:	Main Structure
Comments:			

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Component: Soffit/Facia/Trim	Defect: In poor repair
Requirement: Compliance, International Property Maintenance Code	Location: Main Structure
Comments:	

Component: Sub Floor	Defect: Water Damage
Requirement: Building Permit	Location: Main Structure
Comments:	

Component: Water Heater	Defect: Water Damage
Requirement: Plumbing Permit	Location: Main Structure
Comments:	

Component: Window Glazing/Paint	Defect: In poor repair
Requirement: Compliance, International Property Maintenance Code	Location: Main Structure
Comments:	

Component: Windows/Window Frames	Defect: In poor repair
Requirement: Compliance, International Property Maintenance Code	Location: Main Structure
Comments:	

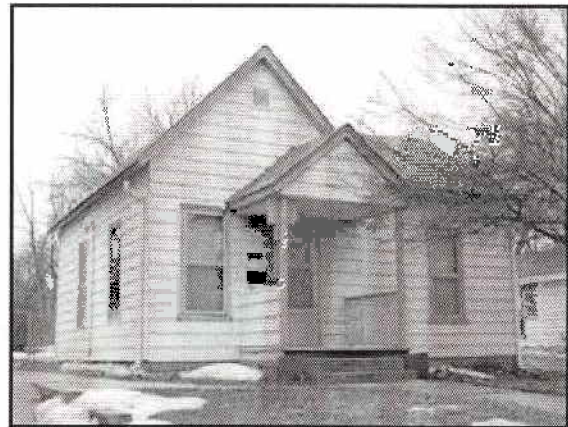
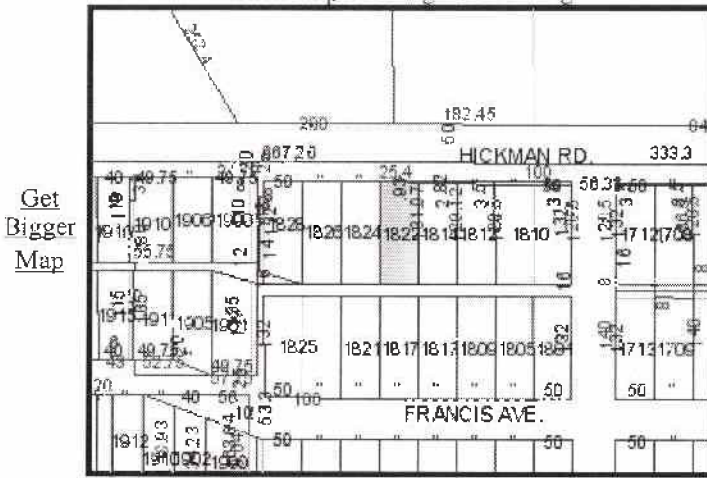
BDH (CC)

Polk County Assessor 

[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
080/04697-000-000	7924-33-226-019	0174	DM73/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1822 HICKMAN RD			DES MOINES IA 50314-1547		

Click on parcel to get new listing



Approximate date of photo 02/15/2004

Mailing Address
AMY JENSEN 2119 E 13TH ST DES MOINES, IA 50316-1946

Legal Description
-EX TRI PC BNG E 24.6 F ON N LN & N .93 F ON E LN- LT 5 BLK 2 NORWOOD PARK ADDITION TO NORTH DES MOINES

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	JENSEN, AMY	1999-01-08	8111/200	47.20

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	8,200	27,100	0	35,300

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

BDH 1(C)

Taxable Value Credit	Name	Number	Info
Homestead	JENSEN, AMY	48100	

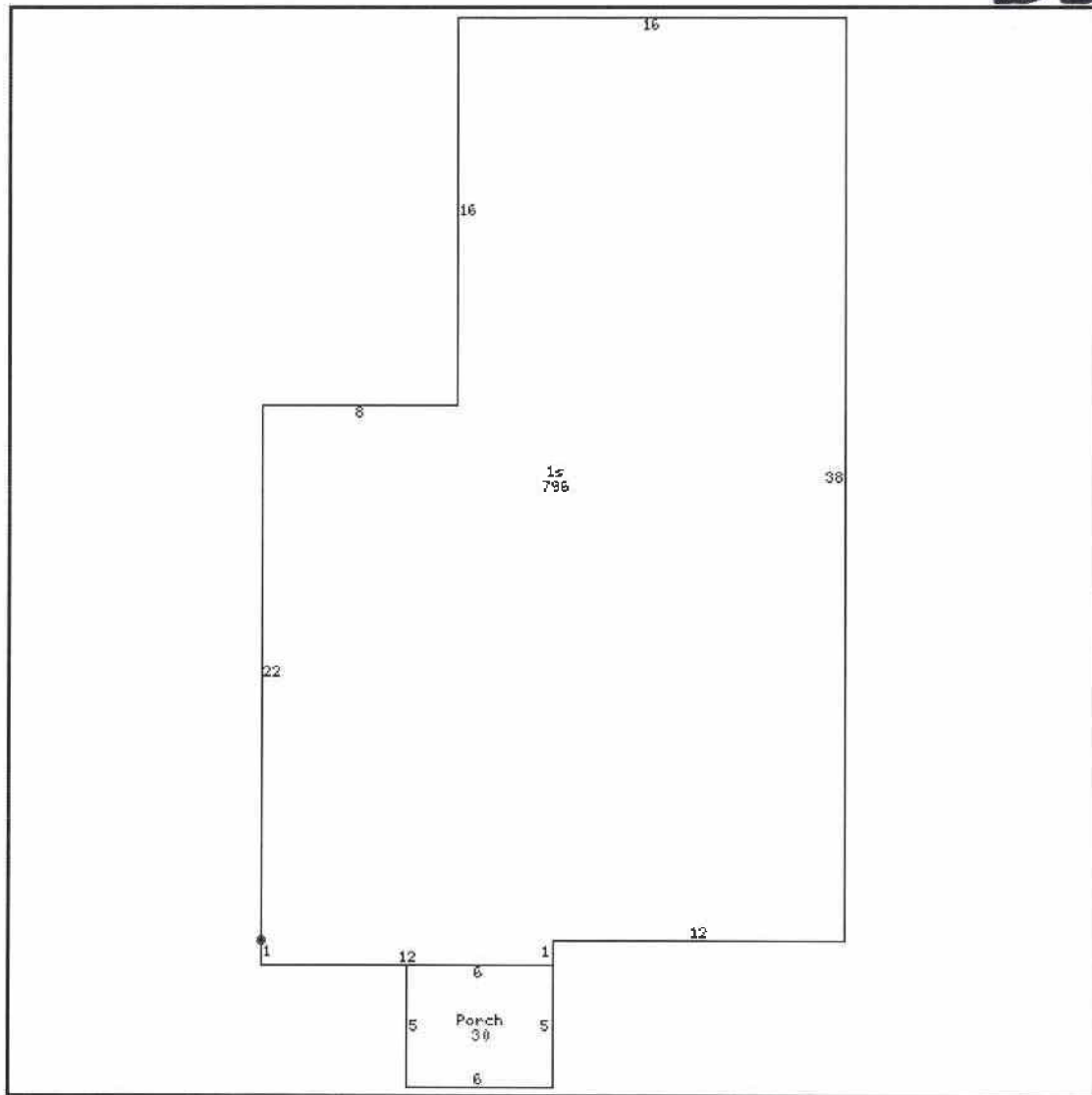
Zoning	Description	SF	Assessor Zoning
R-3	Multiple Family Residential District	6550	Multi-Family Residential
*Condition	Docket_no 14361		

Source: City of Des Moines Community Development **Published:** 2009-06-15 **Contact:** Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	6,550	FRONTAGE	50.0	DEPTH	131.0
ACRES	0.150	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	CV/Conventional
YEAR BUILT	1910	# FAMILIES	1	GRADE	5
GRADE ADJUST	+05	CONDITION	BN/Below Normal	TSFLA	796
MAIN LV AREA	796	OPEN PORCH	30	FOUNDATION	P/Poured Concrete
EXT WALL TYP	MT/Metal Siding	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	F/Floor Wall	AIR COND	100	BATHROOMS	1
BEDROOMS	2	ROOMS	4		

BDH (CC)



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
RITCHIE, ESTHER L	JENSEN, AMY	1998-12-29	29,900	D/Deed	8111/200

Year	Type	Status	Application	Permit/Pickup Description
2004	U/Pickup	CP/Complete	2003-09-09	AD/AIR CONDITIONING

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2009	Assessment Roll	Residential	Full	8,200	27,100	0	35,300
2007	Assessment Roll	Residential	Full	7,900	26,000	0	33,900
2005	Assessment Roll	Residential	Full	5,300	22,400	0	27,700
2004	Assessment Roll	Residential	Full	4,540	19,000	0	23,540
2003	Assessment Roll	Residential	Full	4,540	18,410	0	22,950

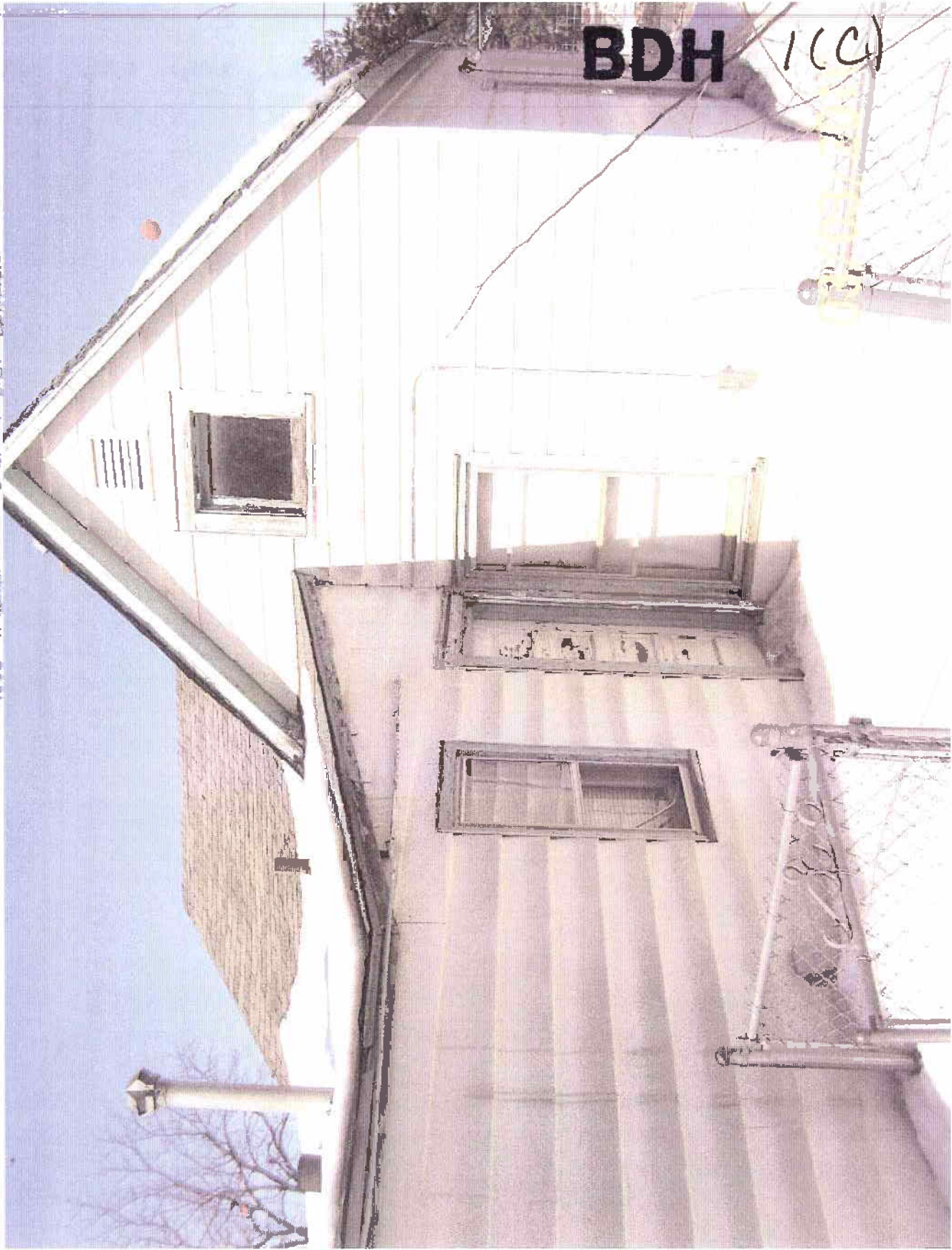
BDH(KC)

2001	Assessment Roll	Residential	Full	5,210	15,690	0	20,900
1999	Assessment Roll	Residential	Full	4,840	22,820	0	27,660
1997	Assessment Roll	Residential	Full	4,200	13,260	0	17,460
1995	Assessment Roll	Residential	Full	3,810	12,020	0	15,830
1989	Assessment Roll	Residential	Full	3,300	10,400	0	13,700

[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

1822 HICKMAN SOUTH + EAST EXTERIOR



BDH 1(C)

1822 HICKMAN
NEW FRONT PORCH ROOF & MAIN STRUCTURE ROOF



BDH 1(C)

03/03/2010

REAR UTILITY ROOM CEILING & WALLS



BDH 1(C)

11/24/2009

BDH 1(CC)

11/24/2009

LIVING ROOM WALL & CEILING

