

★ **Roll Call Number**

Agenda Item Number
BDH-1E

Date August 7, 2006.....

WHEREAS, the property located at 704 Walker Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the structures in their present condition constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the titleholders, Basim Bakri and Misty Bakri, 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; and

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 located on the property legally described as LOT 14 WILSON T SMITHS SUB-DIV, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 704 Walker Street 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				
BROOKS				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
VCLASSIS				
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**

BDI-1E

DATE OF NOTICE: June 21, 2006

DATE OF INSPECTION: June 02, 2006

CASE NUMBER: COD2006-05072

PROPERTY ADDRESS: 704 WALKER ST

LEGAL DESCRIPTION: LOT 14 WILSON T SMITHS SUB-DIV

BASIM BAKRI & MISTY BAKRI
Title Holder
10010 MILLS CIVIC PKWY
WEST DES MOINES IA 50366

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.

BD-1E

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.

Vince Travis



Nid Inspector

DATE MAILED: 6/20/2006

MAILED BY: JDH

Areas that need attention: 704 WALKER ST

Component:	Exterior Doors/Jams	Defect:	In poor repair
Requirement:	Building Permit	Location:	Garage
Comments:	BOTH GARAGES		
Component:	Roof	Defect:	In poor repair
Requirement:	Building Permit	Location:	Garage
Comments:	BOTH GARAGES		
Component:	Water Service	Defect:	Disconnected Utility Water/Ga
Requirement:	Plumbing Permit	Location:	Main Structure
Comments:	HOUSE		
Component:	Window Glazing/Paint	Defect:	In disrepair
Requirement:		Location:	Main Structure
Comments:	WHOLE HOUSE		
Component:	Windows/Window Frames	Defect:	Absence of paint
Requirement:		Location:	Main Structure
Comments:	WHOLE HOUSE		
Component:	Windows/Window Frames	Defect:	Cracked/Broken
Requirement:		Location:	Main Structure
Comments:	WHOLE HOUSE		
Component:	Wiring	Defect:	In disrepair
Requirement:	Electrical Permit	Location:	Main Structure
Comments:	WHOLE HOUSE		
Component:	00	Defect:	Unknown
Requirement:		Location:	
Comments:	CAN NO LONGER BE USED AS A DUPLEX --- MUST BE A SFD		

BD: -1E

Component: General Grade Around Structure Requirement: Comments:	Defect: Collapsed Location: HOLE @ SE CORNER OF HOUSE WITH GROUNDHOGS LIVING IN IT
Component: Chimney Liner Requirement: Mechanical Permit Comments:	Defect: Deteriorated Location: Main Structure
Component: Soffit/Facia/Trim Requirement: Comments: BOTH GARAGES	Defect: In poor repair Location: Garage
Component: Exterior Walls Requirement: Comments: BOTH GARAGES	Defect: Absence of paint Location: Garage
Component: Exterior Walls Requirement: Building Permit Comments: BOTH GARAGES	Defect: Cracked/Broken Location: Garage
Component: Electrical Lighting Fixtures Requirement: Electrical Permit Comments: WHOLE HOUSE	Defect: In poor repair Location: Main Structure
Component: Brick Chimney Requirement: Building Permit Comments: HOUSE	Defect: Deteriorated Location: Main Structure
Component: Bathroom Lavatory Requirement: Plumbing Permit Comments: BOTH UNITS	Defect: In poor repair Location: Main Structure
Component: Electrical Receptacles Requirement: Electrical Permit Comments: WHOLE HOUSE	Defect: In disrepair Location: Main Structure

1011-1E

Component: Electrical System Requirement: Electrical Permit Comments: WHOLE HOUSE	Defect: In disrepair Location: Main Structure
Component: Exterior Doors/Jams Requirement: Building Permit Comments: WHOLE HOUSE	Defect: In poor repair Location: Main Structure
Component: Flooring Requirement: Comments: WHOLE HOUSE	Defect: In poor repair Location: Main Structure
Component: Foundation Requirement: Building Permit Comments: NEED STRUCTURAL ENGINEERS REPORT	Defect: Deteriorated Location: Basement
Component: Functioning Water Closet Requirement: Plumbing Permit Comments: WHOLE HOUSE	Defect: In disrepair Location: Main Structure
Component: Furnace Requirement: Mechanical Permit Comments: BOTH FURNACES	Defect: In disrepair Location: Basement
Component: Guardrails Requirement: Building Permit Comments: IN ATTIC	Defect: Missing Location: Attic
Component: Interior Walls /Ceiling Requirement: Comments: WHOLE HOUSE	Defect: In poor repair Location: Main Structure
Component: Mechanical System Requirement: Mechanical Permit Comments: WHOLE HOUSE	Defect: In poor repair Location: Main Structure

BD11-1E

Component: Plumbing System Requirement: Plumbing Permit Comments: WHOLE HOUSE	Defect: In poor repair Location: Main Structure
Component: Roof Requirement: Comments: HOUSE	Defect: In poor repair Location: Main Structure
Component: Smoke Detectors Requirement: Comments: WHOLE HOUSE	Defect: Missing Location: Main Structure
Component: Soffit/Facia/Trim Requirement: Comments: WHOLE HOUSE	Defect: Absence of paint Location: Main Structure
Component: Soffit/Facia/Trim Requirement: Comments: WHOLE HOUSE	Defect: In poor repair Location: Main Structure
Component: Water Heater Requirement: Plumbing Permit Comments: HOUSE	Defect: In poor repair Location: Main Structure
Component: Waste Lines Requirement: Plumbing Permit Comments: WHOLE HOUSE	Defect: In poor repair Location: Main Structure
Component: Water Meter Jump Requirement: Plumbing Permit Comments: HOUSE	Defect: Missing Location: Main Structure

BDH-1E

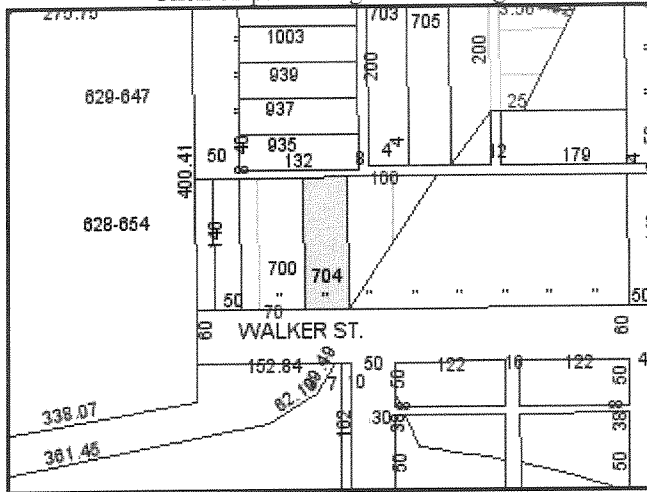


[Home] [General Query] [Legal Query] [HomeOwner Query] [Book/Page Query] [Commercial Query] [Res Sales Query] [Comm Sales Query] [Help]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
040/04227-000-000	7824-03-136-011	0343	DM87/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
704 WALKER ST			DES MOINES IA 50316		

Click on parcel to get new listing

Get Bigger Map



Approximate date of photo 12/16/2004

Mailing Address
BASIM BAKRI POB 4872 DES MOINES, IA 50305-4872

Legal Description
LOT 14 WILSON T SMITHS SUB-DIV

Ownership	Name	Transfer	Book/Page	RevStamps
Title Holder #1	BAKRI, BASIM	03/22/2005	10982/697	52.00

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	10,000	21,600	0	31,600

BDH-1E

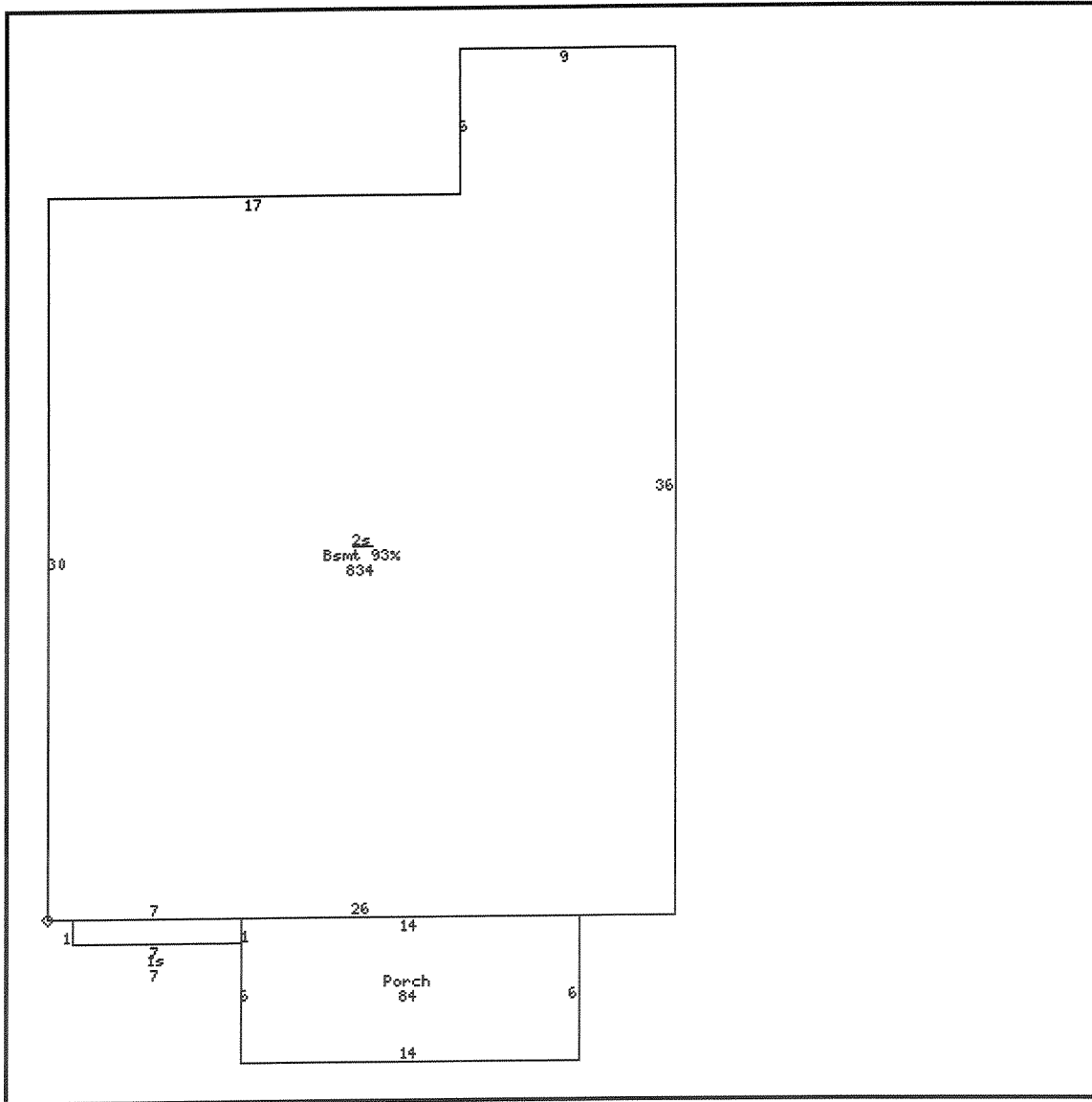
Market Adjusted Cost Report Estimate Taxes Polk County Treasurer Tax Information Pay Taxes

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District	7300	Residential
*Condition	Docket_no 14361		
Source: City of Des Moines Community Development Published: 05/09/2006 Contact: Planning and Urban Design 515 283-4200			

Land					
SQUARE FEET	7,300	FRONTAGE	50	DEPTH	146
ACRES	0.1680	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	CV/Conversion	RESID TYPE	SP/Over 2 Stories	BLDG STYLE	CV/Conventional
YEAR BUILT	1892	# FAMILIES	2	GRADE	5
GRADE ADJUST	+00	CONDITION	PR/Poor	TSFLA	1,675
MAIN LV AREA	841	UPPR LV AREA	834	ATTIC UNFIN	292
BSMT AREA	776	OPEN PORCH	84	FOUNDATION	B/Brick
EXT WALL TYP	WS/Wood Siding	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	0	BATHROOMS	2
XTRA FIXTURE	1	BEDROOMS	4	ROOMS	8

BDH-1E



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
ABN AMRO MORTGAGE GROUP	BAKRI, BASIM	03/10/2005	33,000	D/Deed	10982/697
TALLEY, ANDREA	ALSAFAR, HADI	04/03/2003	145,000	D/Deed	9743/313
GAYLAND PROPERTIES, L.L.C.	TALLEY, ANDREA	02/27/2003	40,000	D/Deed	9669/77
KOURI, GEORGE F	THIELEN, DARRYL L	06/12/1991	14,500	C/Contract	6392/526

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2005	Assessment Roll	Residential	Full	10,000	21,600	0	31,600

BDM-1E

2003	Board Action	Residential	Full	8,920	19,060	0	27,980
2003	Assessment Roll	Residential	Full	8,920	34,660	0	43,580
2001	Assessment Roll	Residential	Full	9,030	27,970	0	37,000
1999	Assessment Roll	Residential	Full	6,990	23,220	0	30,210
1997	Assessment Roll	Residential	Full	6,060	23,220	0	29,280
1995	Assessment Roll	Residential	Full	5,700	20,130	0	25,830
1993	Board Action	Residential	Full	5,240	18,300	0	23,540
1991	Assessment Roll	Residential	Full	5,240	18,300	0	23,540
1989	Assessment Roll	Residential	Full	5,240	13,560	0	18,800

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

704 Walker Bdit 1 E



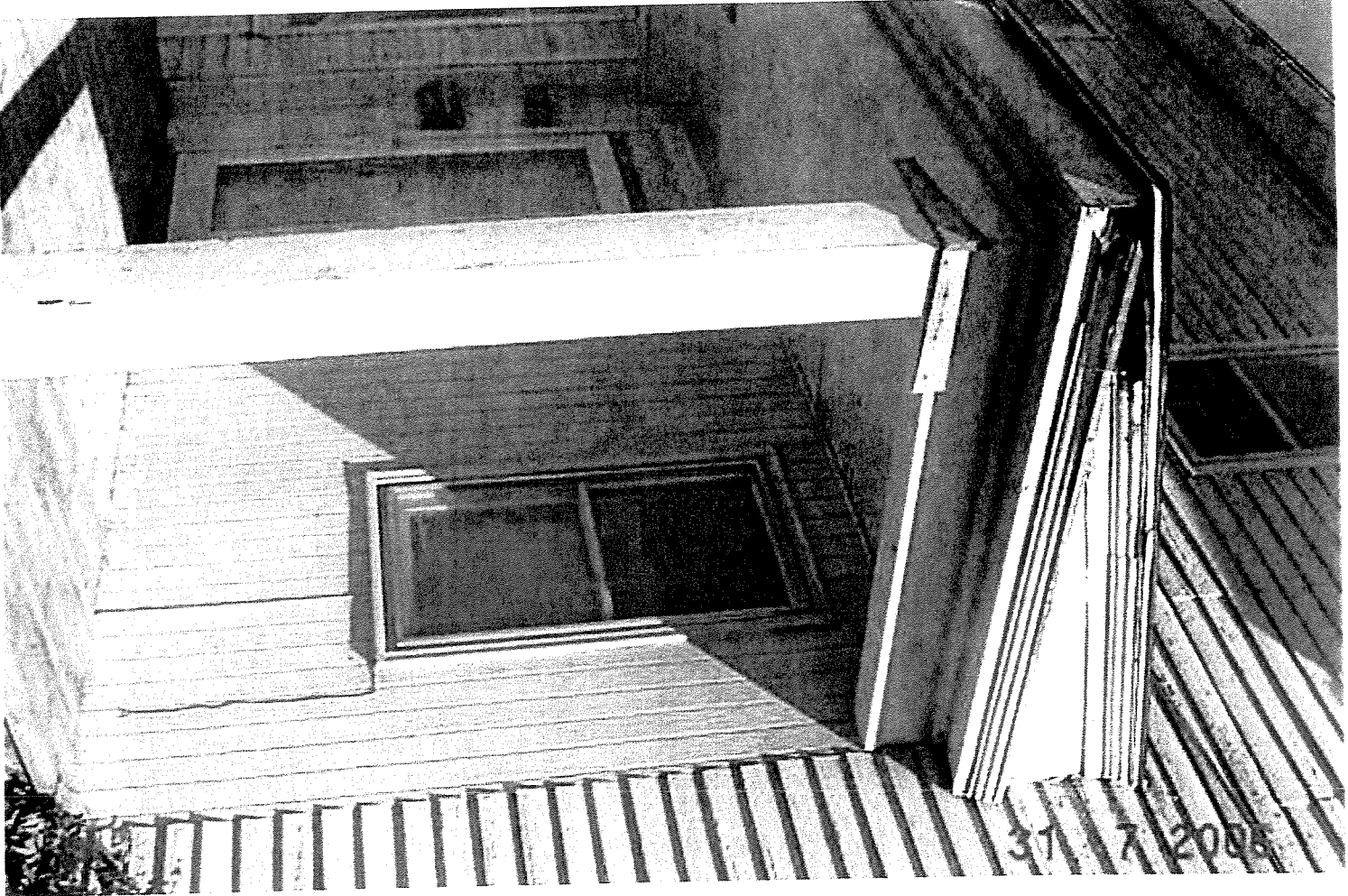
Rear or North



704 Walker B0H1E

Front Porch

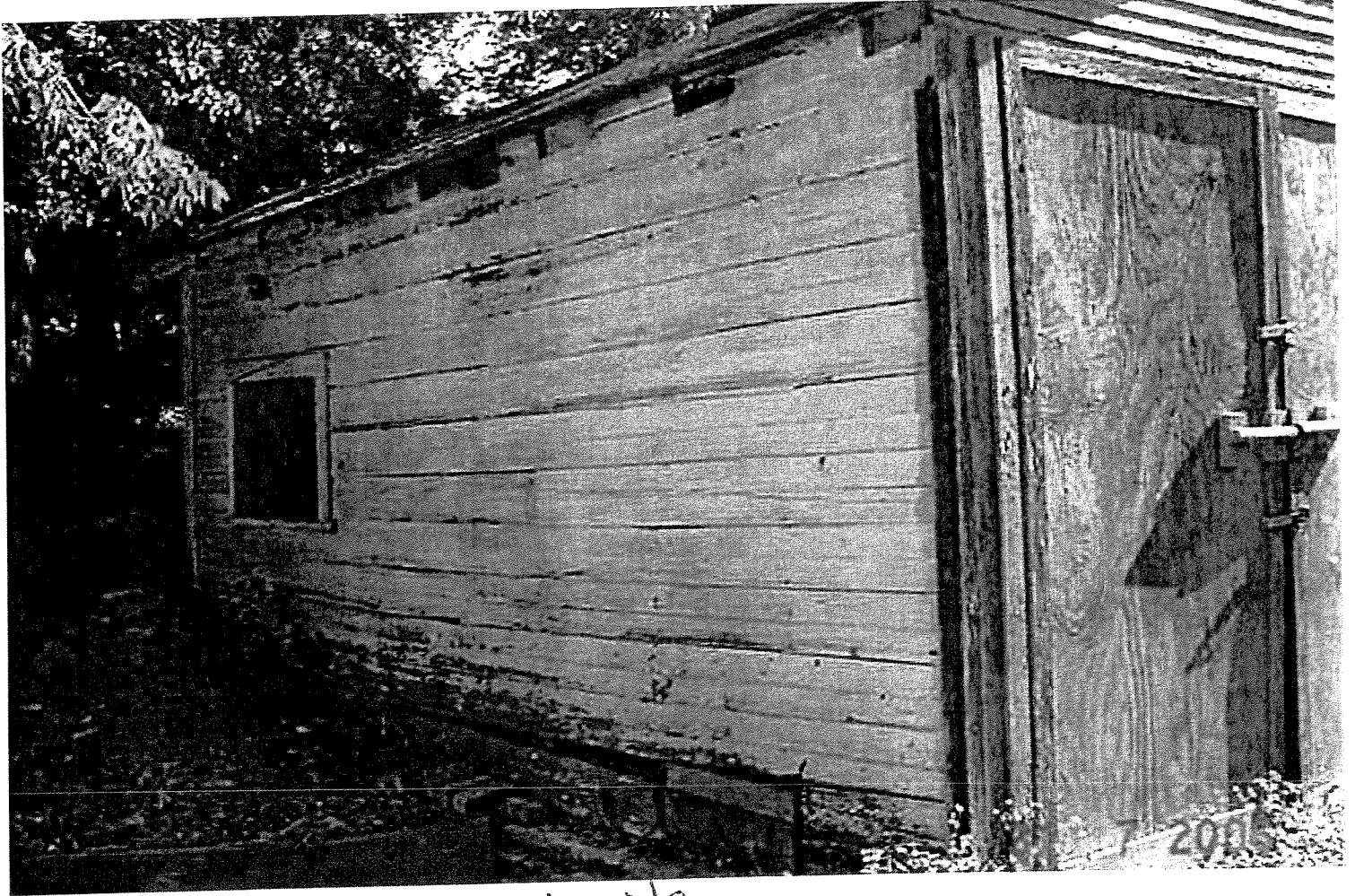
Front side



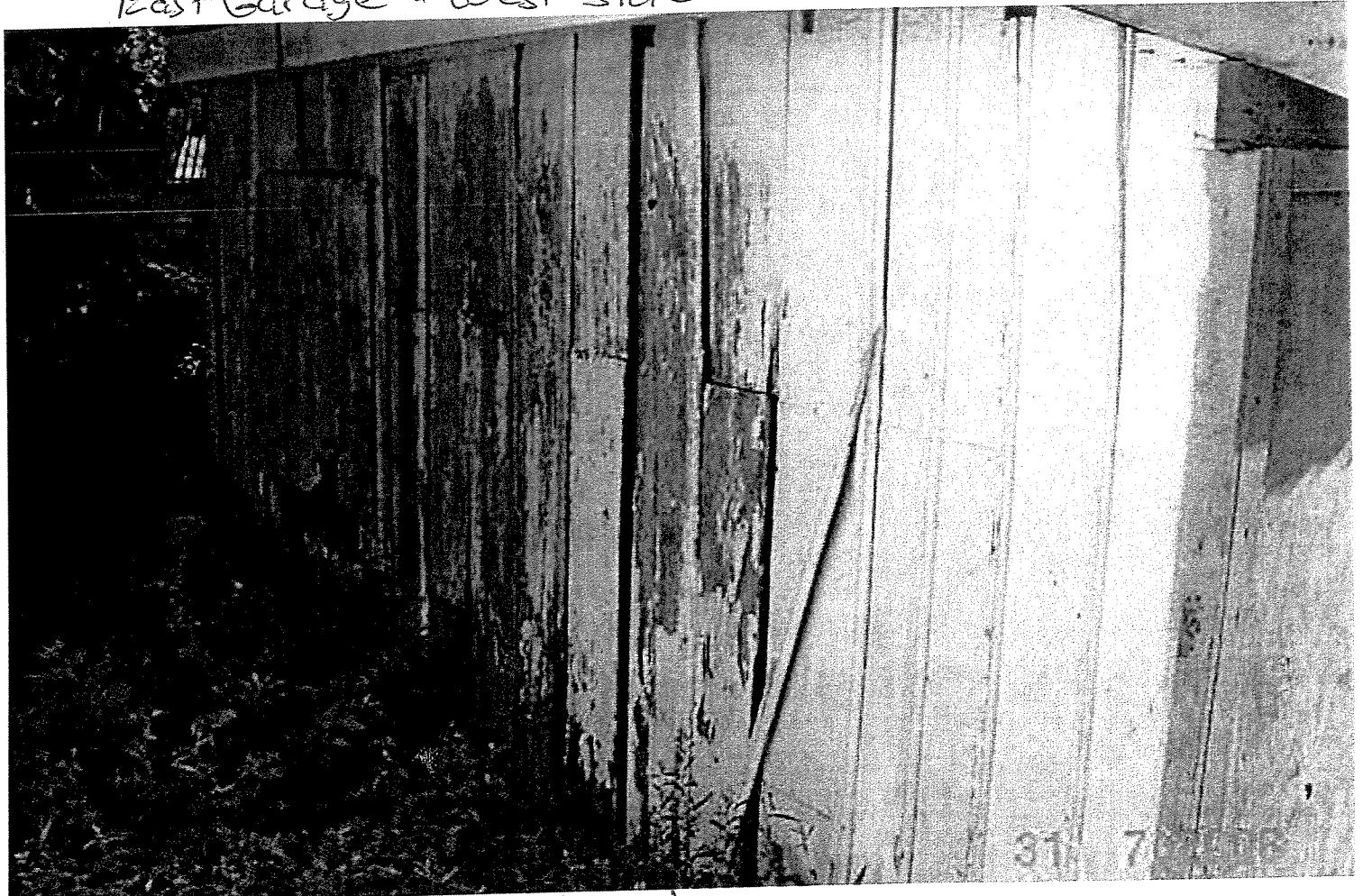
31 7 2006



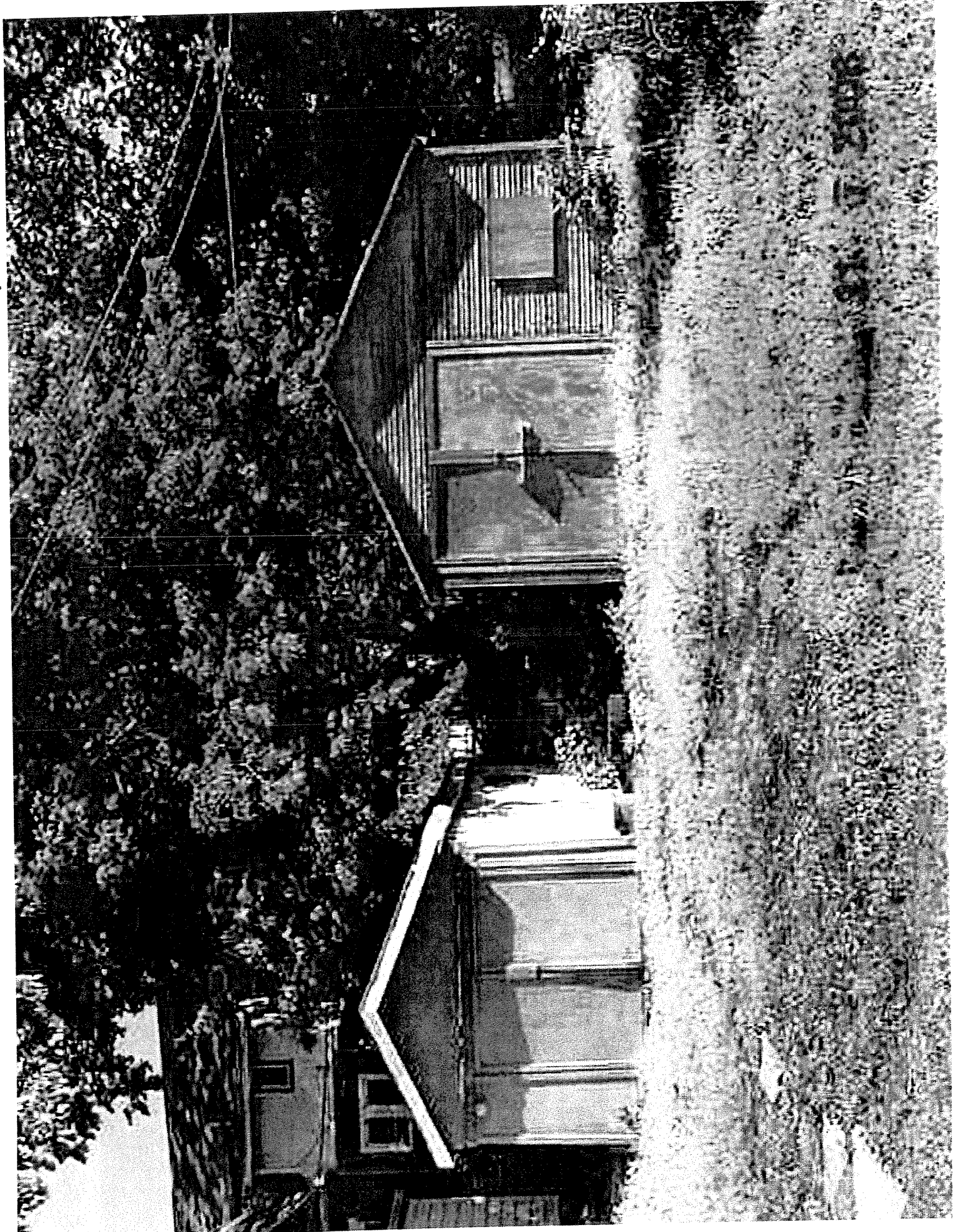
BDH 1 E 70~~4~~ Walker



East Garage - west side



107 W W W W



107 W W W W