



Roll Call Number

Agenda Item Number
BDH 1-E

Date December 20, 2010

WHEREAS, the property located at 1020 Rittenhouse 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 conditions constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the Titleholder Emilio Ochoa and Mortgage Holder BAC Home Loans Servicing LP, f/k/a Countywide Home Loans were 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 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 and garage structure on the real estate legally described as LTS 5,6,7 BLK 11 RODGERS PLACE, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1020 Rittenhouse 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 main structure and garage 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 1-E

DATE OF NOTICE: November 4, 2010 **DATE OF INSPECTION: August 27, 2010**
CASE NUMBER: COD2010-06274
PROPERTY ADDRESS: 1020 RITTENHOUSE ST
LEGAL DESCRIPTION: LTS 5,6,7 BLK 11 RODGERS PLACE

EMILIO OCHOA
 Title Holder
 3200 SE 5TH
 DES MOINES IA 50315

BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME
 Mortgage Holder - LOANS SERVICING, LP
 CT CORP. SYS. REG. AGENT
 500 EAST COURT AVENUE
 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. 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.

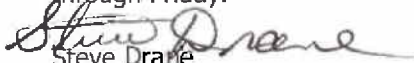
ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.

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: 11/4/2010

MAILED BY: TSY

Areas that need attention: 1020 RITTENHOUSE ST

Component:	Electrical System	Defect:	Water Damage
Requirement:	Electrical Permit	Location:	Basement
Comments:	Have your contractor obtain a City of Des Moines electrical permit and attend the City of Des Moines Electrical Inspector's inspection.		
Component:	Electrical Receptacles	Defect:	Water Damage
Requirement:	Electrical Permit	Location:	Basement
Comments:	Have your contractor obtain a City of Des Moines electrical permit and attend the City of Des Moines Electrical Inspector's inspection.		
Component:	Electrical Other Fixtures	Defect:	Water Damage
Requirement:	Electrical Permit	Location:	Basement
Comments:	Have your contractor obtain a City of Des Moines electrical permit and attend the City of Des Moines Electrical Inspector's inspection.		
Component:	Wiring	Defect:	Water Damage
Requirement:	Electrical Permit	Location:	Basement
Comments:	Have your contractor obtain a City of Des Moines electrical permit and attend the City of Des Moines Electrical Inspector's inspection.		
Component:	Mechanical System	Defect:	Water Damage
Requirement:	Mechanical Permit	Location:	Basement
Comments:	Have your contractor obtain a City of Des Moines mechanical permit and attend the City of Des Moines Mechanical Inspector's inspection.		
Component:	Furnace	Defect:	Water Damage
Requirement:	Mechanical Permit	Location:	Basement
Comments:	Have your contractor obtain a City of Des Moines mechanical permit and attend the City of Des Moines Mechanical Inspector's inspection.		
Component:	Ductwork	Defect:	Water Damage
Requirement:	Mechanical Permit	Location:	Basement
Comments:	Have your contractor obtain a City of Des Moines mechanical permit and attend the City of Des Moines Mechanical Inspector's inspection.		
Component:	Gas Lines	Defect:	Water Damage
Requirement:	Mechanical Permit	Location:	Basement
Comments:	Have your contractor obtain a City of Des Moines mechanical permit and attend the City of Des Moines Mechanical Inspector's inspection.		

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Component: Water Heater
Requirement: Plumbing Permit
Defect: Water Damage
Location: Basement
Comments: Have your contractor obtain a City of Des Moines plumbing permit and attend the City of Des Moines Plumbing Inspector's inspection.

Component: Interior Stairway
Requirement: Building Permit
Defect: Water Damage
Location: Basement
Comments: Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.

Component: Landings
Requirement: Building Permit
Defect: Water Damage
Location: Basement
Comments: Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.

Component: Interior Walls /Ceiling
Requirement: Building Permit
Defect: Water Damage
Location: Basement
Comments: Have your contractor obtain a City of Des Moines building permit and attend the City of Des Moines Building Inspector's inspection.

Component: Flooring
Requirement: Compliance, International Property Maintenance Code
Defect: Water Damage
Location: Basement
Comments: Replace the water damaged flooring.

Component: Waste Lines
Requirement: Compliance, International Property Maintenance Code
Defect: See Comments
Location: Basement
Comments: Clear the obstruction in the floor drain and wasteline.

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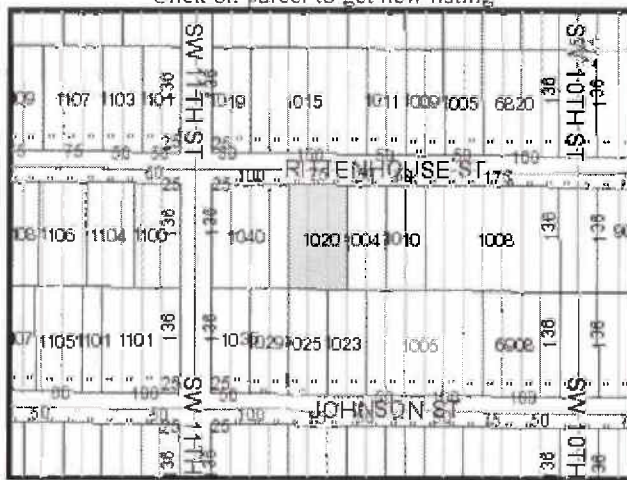


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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
120/04298-000-000	7824-33-181-002	B154	DM43/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1020 RITTENHOUSE ST			DES MOINES IA 50315-6526		

Click on parcel to get new listing

Get Bigger Map



Approximate date of photo 11/15/2007

Mailing Address
EMILIO OCHOA 1020 RITTENHOUSE ST DES MOINES, IA 50315-6526

Legal Description
LTS 5,6,7 BLK 11 RODGERS PLACE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	OCHOA, EMILIO	2006-12-19	11998/600	151.20

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	17,500	74,500	0	92,000

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

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Taxable Value Credit	Name	Number	Info
Homestead	OCHOA, EMILIO	200896	

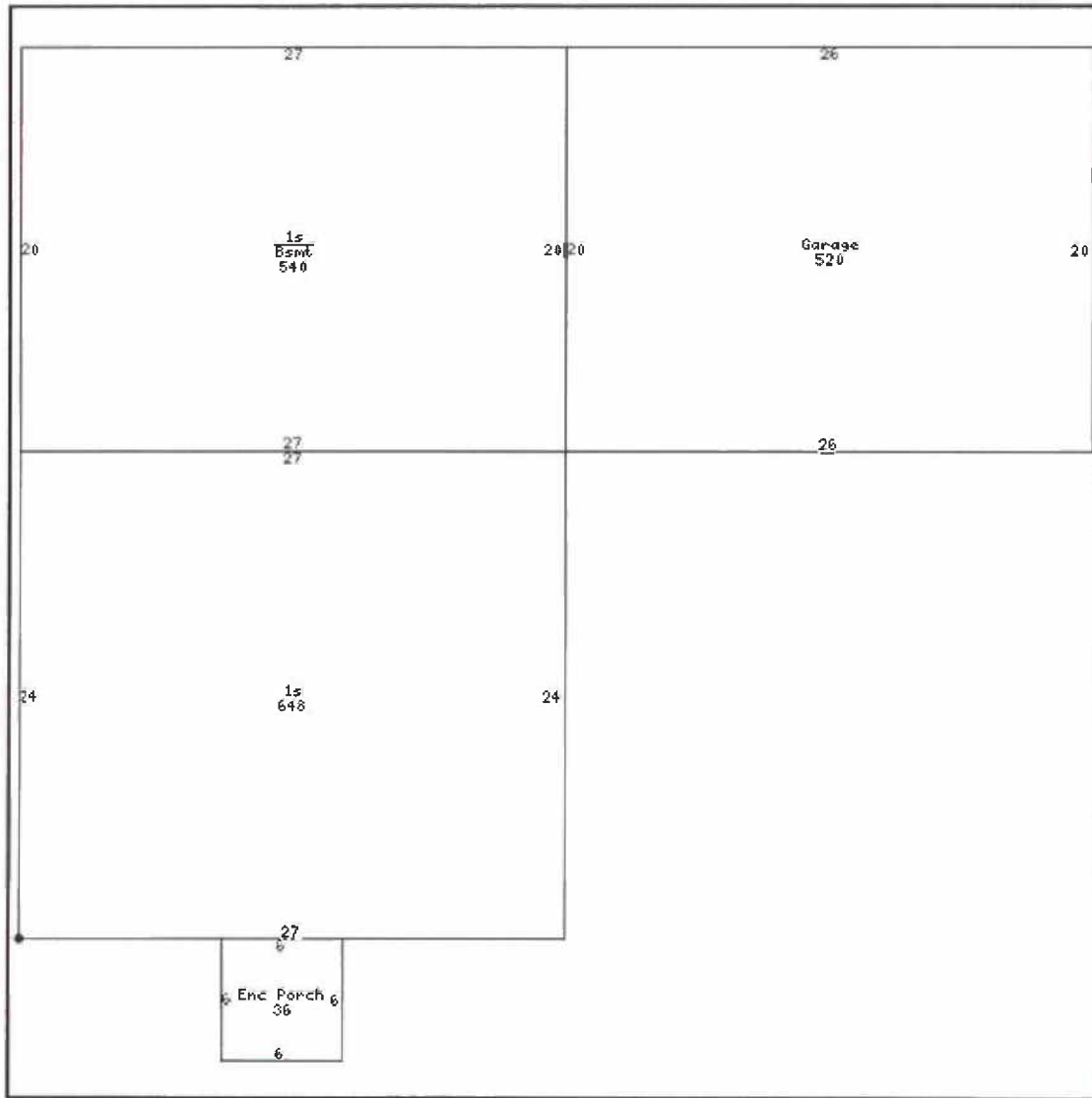
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

Source: City of Des Moines Community Development Published: 2010-03-05 Contact: Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	10,200	FRONTAGE	75.0	DEPTH	136.0
ACRES	0.234	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1900	YEAR REMODEL	1994	# FAMILIES	1
GRADE	5	GRADE ADJUST	+05	CONDITION	NM/Normal
TSFLA	1,188	MAIN LV AREA	1,188	ATT GAR AREA	520
BSMT AREA	540	ENCL PORCH	36	FOUNDATION	M/Masonry
EXT WALL TYP	VN/Vinyl Siding	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	100	BATHROOMS	1
BEDROOMS	1	ROOMS	3		

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Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
SPARKS, RONALD L	OCHOA, EMILIO	2006-12-14	95,000	D/Deed	11998/600
MURRAY, GERRY	SPARKS, RONALD L.	2004-04-12	94,000	D/Deed	10482/372

Year	Type	Status	Application	Permit/Pickup Description
2010	P/Permit	NA/No Add	2009-06-22	AD/FENCE
1996	P/Permit	NA/No Add	1995-07-10	AD/FENCE (Cost \$200)
1996	U/Pickup	CP/Complete	1995-03-10	AD/AIR CONDITIONING
1996	P/Permit	CP/Complete	1994-11-23	AD/ROOM
1995	P/Permit	PR/Partial	1994-11-23	Addition

Year	Type	Class	Kind	Land	Bldg	AgBd	Total

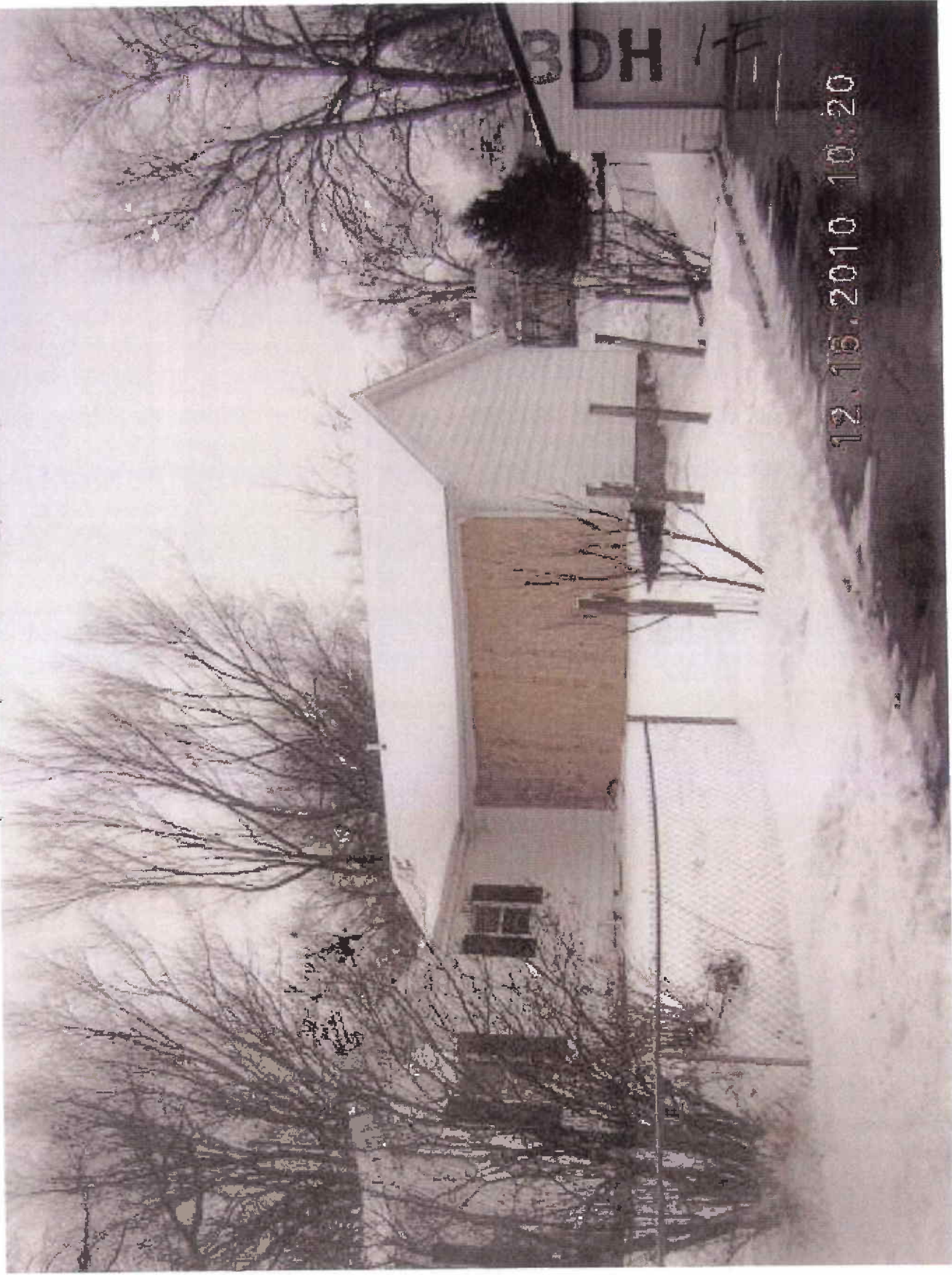
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2009	Assessment Roll	Residential	Full	17,500	74,500	0	92,000
2007	Assessment Roll	Residential	Full	17,700	71,000	0	88,700
2006	Assessment Roll	Residential	Full	14,600	61,000	0	75,600
2005	Assessment Roll	Residential	Full	14,600	61,000	0	75,600
			Adj	14,600	51,740	0	66,340
2003	Assessment Roll	Residential	Full	12,900	48,050	0	60,950
			Adj	12,900	25,050	0	37,950
2001	Assessment Roll	Residential	Full	11,970	37,590	0	49,560
			Adj	11,970	14,590	0	26,560
1999	Assessment Roll	Residential	Full	7,120	35,610	0	42,730
			Adj	7,120	12,610	0	19,730
1997	Assessment Roll	Residential	Full	6,610	33,060	0	39,670
			Adj	6,610	10,060	0	16,670
1996	Assessment Roll	Residential	Full	5,830	29,170	0	35,000
			Adj	5,830	6,170	0	12,000
1995	Assessment Roll	Residential	Full	5,830	14,170	0	20,000
			Adj	5,830	430	0	6,260
1993	Assessment Roll	Residential	Full	5,030	2,220	0	7,250
1991	Board Action	Residential	Full	5,030	2,000	0	7,030
1991	Assessment Roll	Residential	Full	5,030	6,860	0	11,890
1991	Was Prior Year	Residential	Full	5,030	2,970	0	8,000

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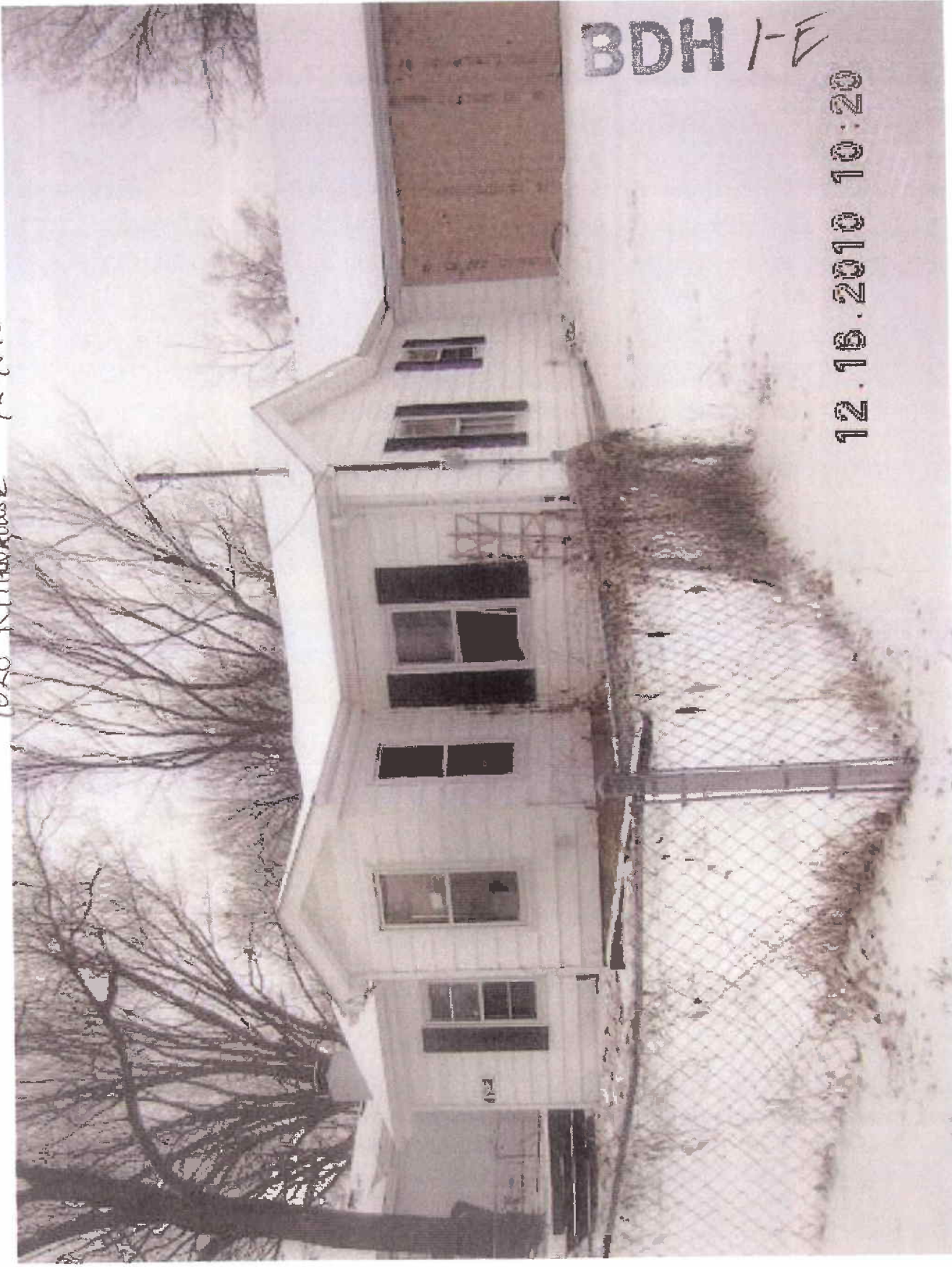
Room 195, 111 Court Avenue, Des Moines, IA 50309
 Phone 515 286-3140 / Fax 515 286-3386
polkweb@assess.co.polk.ia.us

1020 RITTENHOUSE 12-16-10



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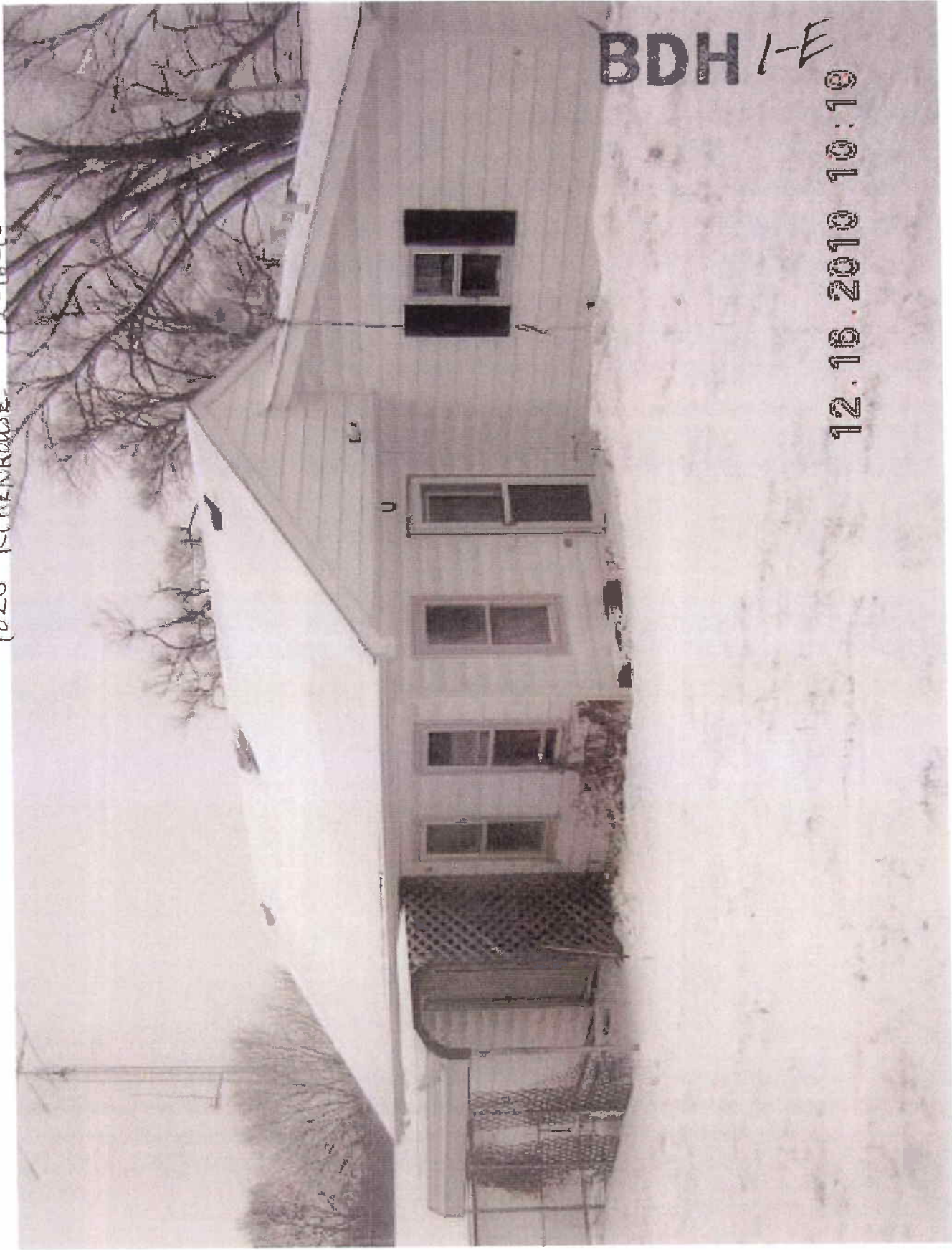
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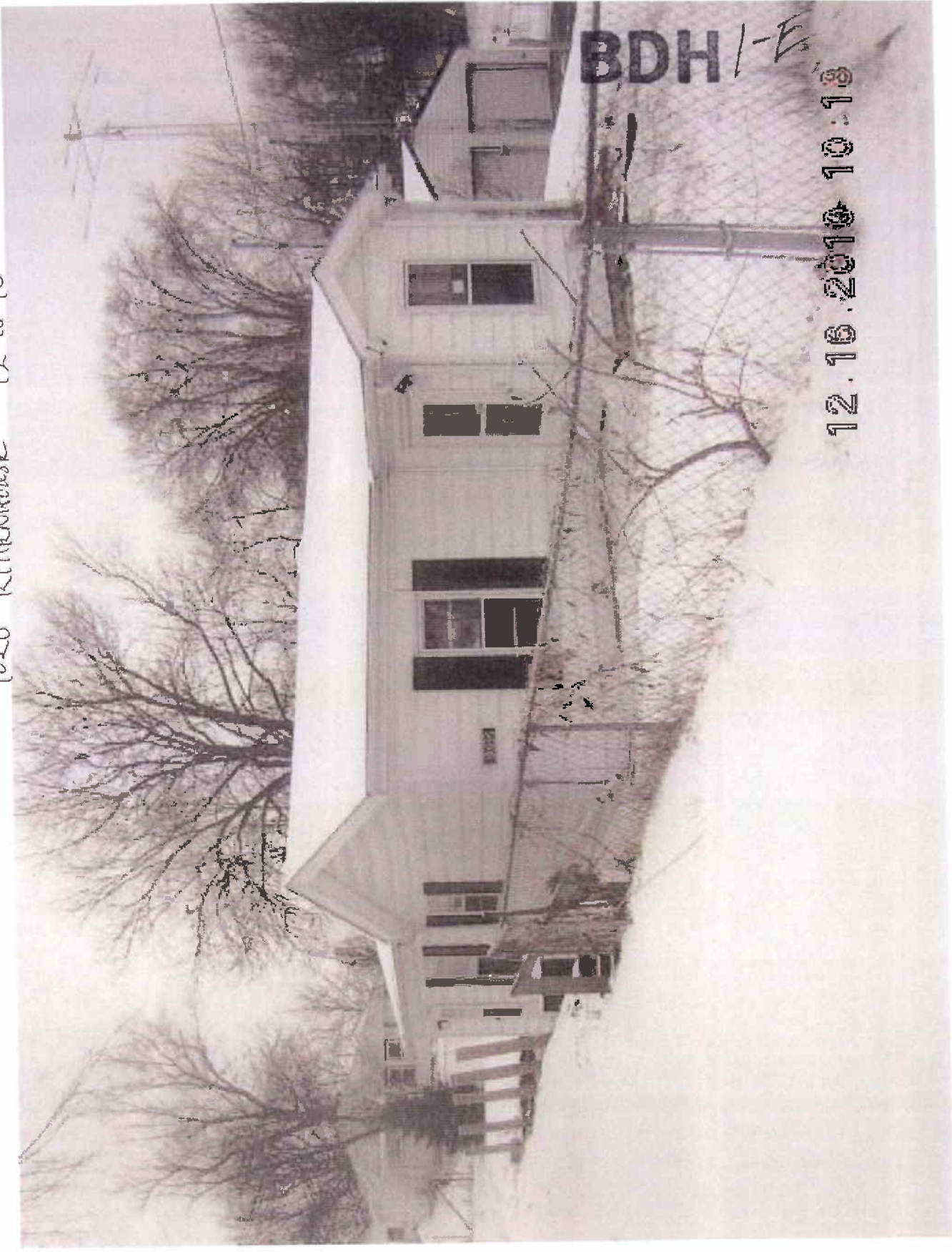
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