



**Roll Call Number**

**Agenda Item Number**

**BDH 1-A**

**Date** August 29, 2011

WHEREAS, the property located at 1020 Knob Hill Drive, 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 Chase R. Gochnauer and the Mortgage Holder The Bank of New York Mellon 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 E 3F WILLIAMS ST ROW LYNG W & ADJ & -EX N 10F- LT 1 & N 1/2 LT 2 VALLEY HIGH MANOR PLAT 2, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1020 Knob Hill Drive, 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

**BDH** 1-A

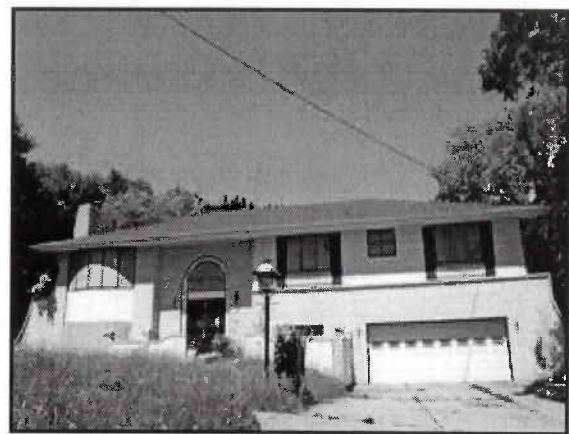
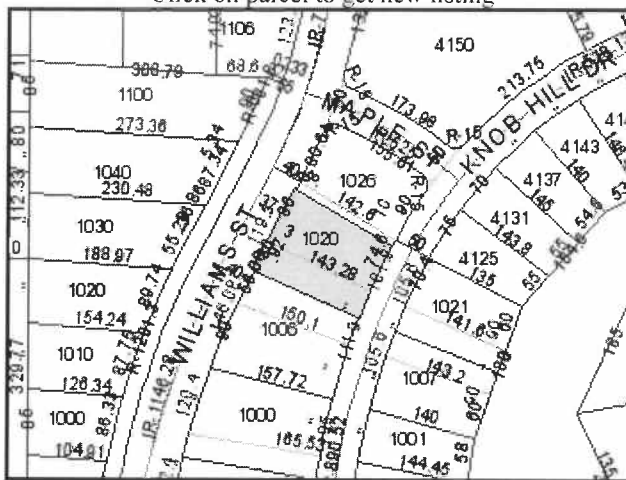


[ [Home](#) ] [ [General Query](#) ] [ [Legal Query](#) ] [ [HomeOwner Query](#) ] [ [Book/Page Query](#) ] [ [Commercial Query](#) ] [ [Res Sales Query](#) ] [ [Comm Sales Query](#) ] [ [Help](#) ]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
050/03304-020-002	7823-05-129-003	1235	DM18/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1020 KNOB HILL DR			DES MOINES IA 50317-7814		

Click on parcel to get new listing

[Get Bigger Map](#)



Approximate date of photo 06/29/2011

Mailing Address
CHASE R GOCHNAUER 4825 ASH DR PLEASANT HILL, IA 50327-2023

Legal Description
E 3F WILLIAMS ST ROW LYNG W & ADJ & -EX N 10F- LT 1 & N 1/2 LT 2 VALLEY HIGH MANOR PLAT 2

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	GOCHNAUER, CHASE R	2006-07-18	<u>11756/666</u>	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	24,000	215,300	0	239,300

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

**BDH 1-A**

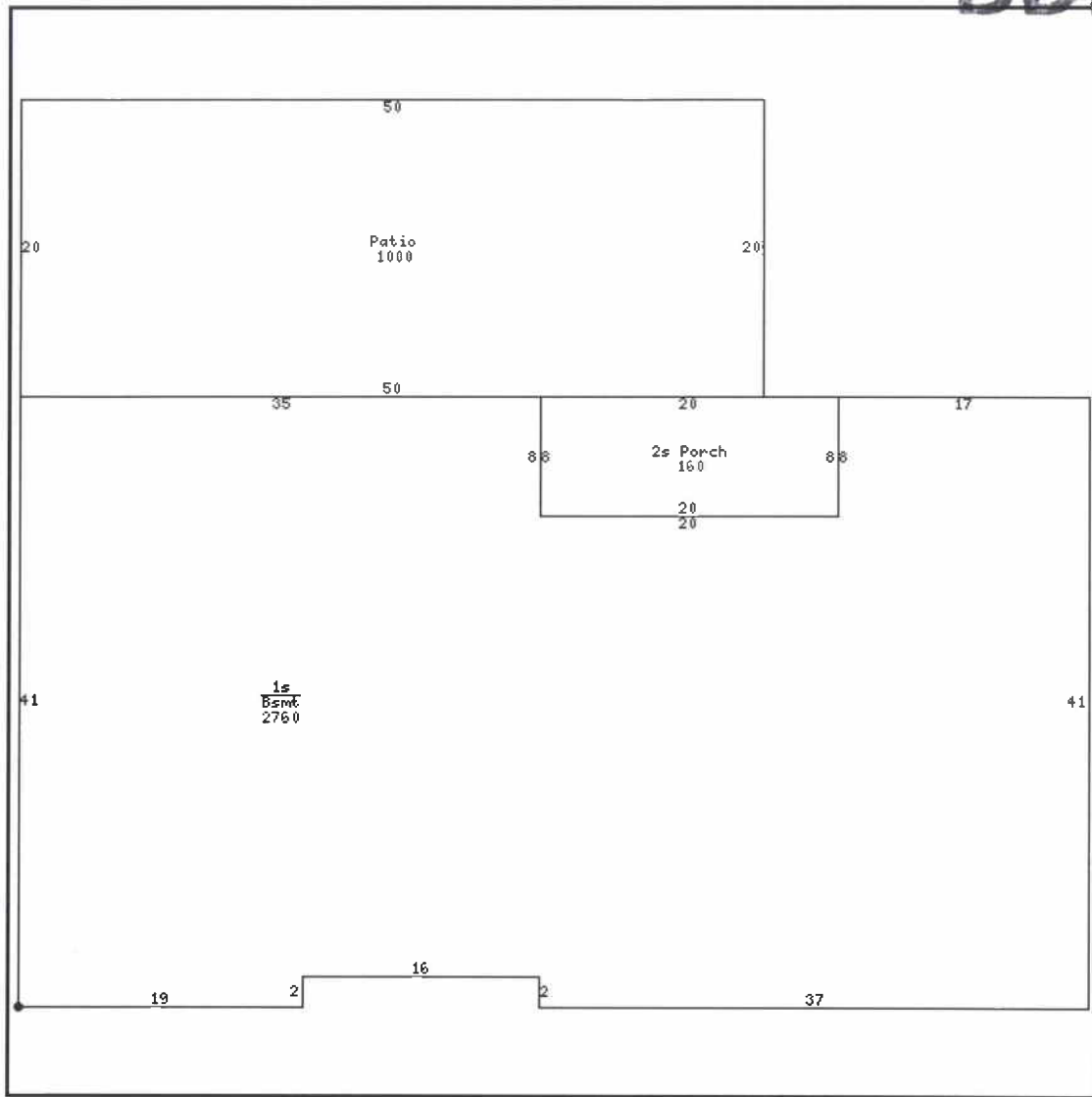
Zoning	Description	SF	Assessor Zoning
R1-70	One Family, Low Density Residential District		Residential

Source: City of Des Moines Community Development Published: 2011-05-25 Contact: Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	16,537	FRONTAGE	112.0	DEPTH	147.0
ACRES	0.380	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	SF/Split Foyer	BLDG STYLE	SF/Split Foyer
YEAR BUILT	1967	# FAMILIES	1	GRADE	3
GRADE ADJUST	-05	CONDITION	VP/Very Poor	TSFLA	2,760
MAIN LV AREA	2,760	BSMT AREA	2,760	FIN BMT AREA	2,000
FIN BMT QUAL	LQ/Living Quarters	OPEN PORCH	320	PATIO AREA	1,000
FOUNDATION	P/Poured Concrete	EXT WALL TYP	BR/Brick	%BRICK	100
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	FIREPLACES	2
BSMT GAR CAP	2	HEATING	A/Gas Forced Air	AIR COND	100
BATHROOMS	3	BEDROOMS	3	ROOMS	5

**BDH 1-A**



<b>Detached # 101</b>					
<b>OCCUPANCY</b>	<b>GAR/Garage</b>	<b>CONSTR TYPE</b>	<b>FR/Frame</b>	<b>MEASCODE</b>	<b>D/Dimensions</b>
<b>MEASURE1</b>	42	<b>MEASURE2</b>	92	<b>STORY HEIGHT</b>	1
<b>GRADE</b>	4	<b>YEAR BUILT</b>	1977	<b>CONDITION</b>	BN/Below Normal

<b>Seller</b>	<b>Buyer</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Instrument</b>	<b>Book/Page</b>
AMERIQUEST MORTGAGE SECURITIES INC	GORCHNAUER, CHASE R.	2006-05-30	200,000	D/Deed	11718/855
		2002-			

**BDH-1A**

REHA, LEO F ESTATE	FANZEN, MARTIN	<u>12-02</u>	100,000	D/Deed	9500/152
REHA, SHIRLEY A	FRANZEN, MARTIN J.	<u>2002-11-26</u>	100,000	D/Deed	9500/151
BANER (TRUSTEE), TERRILL M	REHA, LEO & SHIRLEY ANN	<u>1996-07-19</u>	96,000	C/Contract	7475/10
REHA, LEO F	BANER, TERRILL M M.D. LTD PROFIT SHARING	<u>1996-07-19</u>	90,000	D/Deed	7447/654

Year	Type	Status	Application	Permit/Pickup Description
Current	U/Pickup	CP/Complete	2011-06-22	CL/Correct Data CONDITION
1997	U/Pickup	CA/Cancel	1997	RV/PER SALE

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Residential	Full	24,000	215,300	0	239,300
2009	<u>Assessment Roll</u>	Residential	Full	24,600	216,100	0	240,700
2007	<u>Assessment Roll</u>	Residential	Full	24,000	211,000	0	235,000
2005	<u>Assessment Roll</u>	Residential	Full	25,100	218,600	0	243,700
2003	<u>Board Action</u>	Residential	Full	22,060	196,880	0	218,940
2003	<u>Assessment Roll</u>	Residential	Full	22,060	196,880	0	218,940
2001	<u>Assessment Roll</u>	Residential	Full	23,900	169,840	0	193,740
1999	Board Action	Residential	Full	17,040	137,290	0	154,330
1999	Assessment Roll	Residential	Full	17,040	137,290	0	154,330
1997	Assessment Roll	Residential	Full	15,480	124,700	0	140,180
1995	Assessment Roll	Residential	Full	13,960	112,420	0	126,380
1993	Board Action	Residential	Full	13,370	107,630	0	121,000
1993	Assessment Roll	Residential	Full	13,370	107,630	0	121,000
1989	Board Action	Residential	Full	13,370	96,630	0	110,000

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](mailto:polkweb@assess.co.polk.ia.us)



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

**BDH 1-A**

**DATE OF NOTICE: June 20, 2011**

**DATE OF INSPECTION: May 17, 2011**

**CASE NUMBER:** COD2011-03377

**PROPERTY ADDRESS:** 1020 KNOB HILL DR

**LEGAL DESCRIPTION:** E 3F WILLIAMS ST ROW LYNG W & ADJ & -EX N 10F- LT 1 & N 1/2 LT 2 VALLEY HIGH MANO PLAT 2

CHASE R GOCHNAUER  
Title Holder  
33332 OLD PORTLAND LN  
ADEL IA 50003

THE BANK OF NY MELLON CORP FKA THE BANK OF NEW YORK  
Mortgage Holder - ATTN: GENERAL COUNSEL  
ONE WALL STREET  
NEW YORK NY 10286

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 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.

Dennis Rule

(515) 283-4114



Nid Inspector

DATE MAILED: 6/20/2011

MAILED BY: TSY

**Areas that need attention:** 1020 KNOB HILL DR

<p><b><u>Component:</u></b> Plumbing System  <b><u>Requirement:</u></b> Plumbing Permit   <b><u>Comments:</u></b></p>	<p><b><u>Defect:</u></b> In disrepair   <b><u>Location:</u></b> Throughout</p>
<p><b><u>Component:</u></b> Mechanical System  <b><u>Requirement:</u></b> Mechanical Permit   <b><u>Comments:</u></b></p>	<p><b><u>Defect:</u></b> In disrepair   <b><u>Location:</u></b> Throughout</p>
<p><b><u>Component:</u></b> Electrical System  <b><u>Requirement:</u></b> Electrical Permit   <b><u>Comments:</u></b></p>	<p><b><u>Defect:</u></b> In disrepair   <b><u>Location:</u></b> Throughout</p>
<p><b><u>Component:</u></b> Air Conditioning  <b><u>Requirement:</u></b> Mechanical Permit   <b><u>Comments:</u></b></p>	<p><b><u>Defect:</u></b> In disrepair   <b><u>Location:</u></b> Throughout</p>
<p><b><u>Component:</u></b> Interior Walls /Ceiling  <b><u>Requirement:</u></b> Complaiance with Int Residential Code   <b><u>Comments:</u></b></p>	<p><b><u>Defect:</u></b> Cracked/Broken   <b><u>Location:</u></b> Throughout</p>
<p><b><u>Component:</u></b> Window Glazing/Paint  <b><u>Requirement:</u></b> Complaiance with Int Residential Code   <b><u>Comments:</u></b></p>	<p><b><u>Defect:</u></b> In disrepair   <b><u>Location:</u></b> Throughout</p>





1020 Knob Hill



1020 Knob Hill

BDH 1-A



1020 Knob Hill

**BDH 1-A**

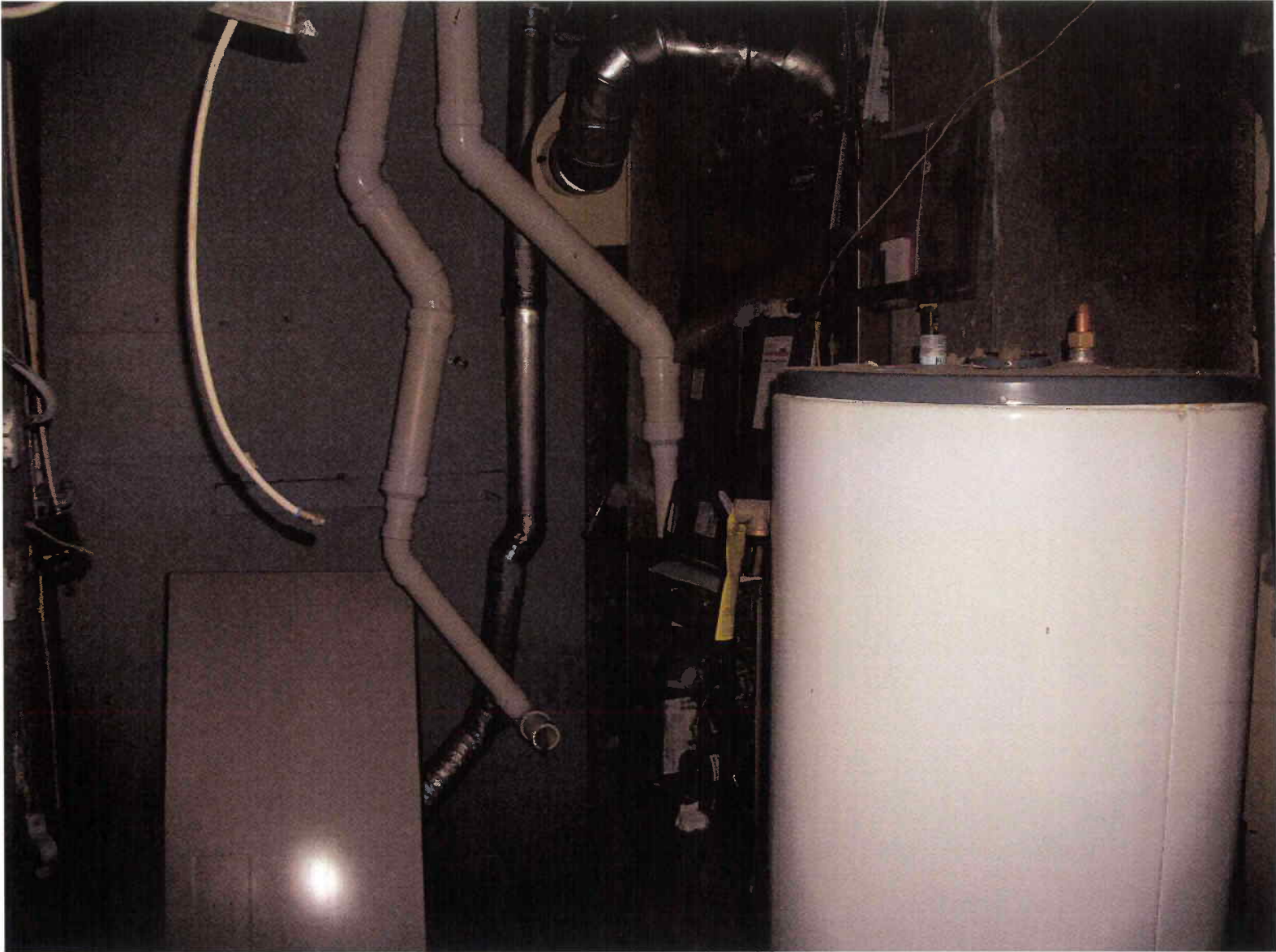


*1020 Knob Hill*



1020 Knob Hill

BDH 1-A



1020 Knob Hill

BDH 1-A



1020 Knob Hill

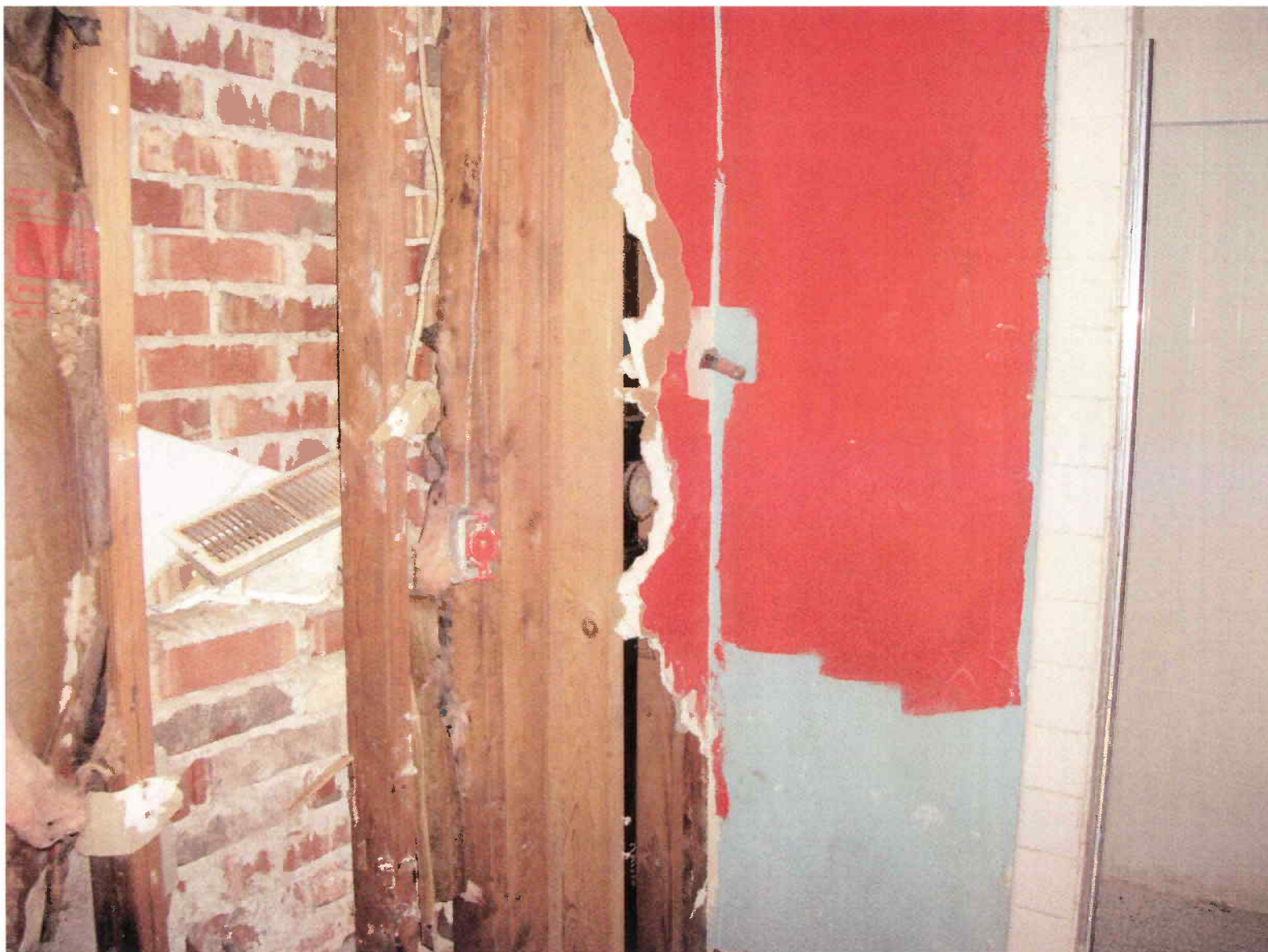
BDH 1-A



1020 Knob Hill



**BDH** 1-A



*1020 Knob Hill*