



## Roll Call Number

Agenda Item Number

**BDH 1-A**

Date October 8, 2012

WHEREAS, the property located at 708 Hickman Road, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged 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 previous Titleholders Salvador Gonzalez and Roxana Gonzalez and the current Titleholder The Bank of New York Mellon as Trustee for Popular Financial Services Mortgage/Pass Through Certificate Series #2006-D were notified more than thirty days ago to repair or demolish the fire-damaged main structure and garage 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 fire-damaged main structure and garage structure on the real estate legally described as LT 31 & -EX S 45F- LT 32 CORRECTED PLAT 2ND PLAT PROSPECT PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 708 Hickman Road, 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 fire-damaged main structure and garage structure.

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED:

Vicki Long Hill, Assistant City Attorney

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

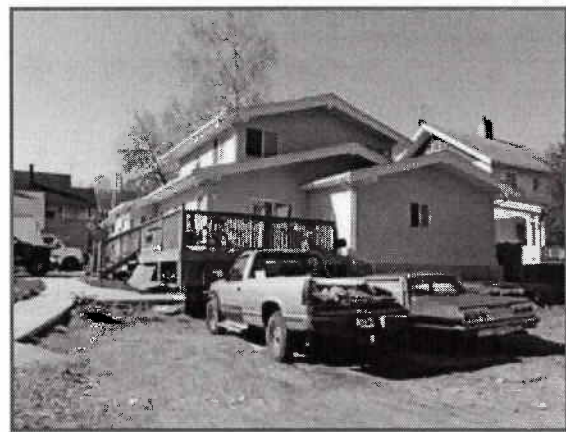
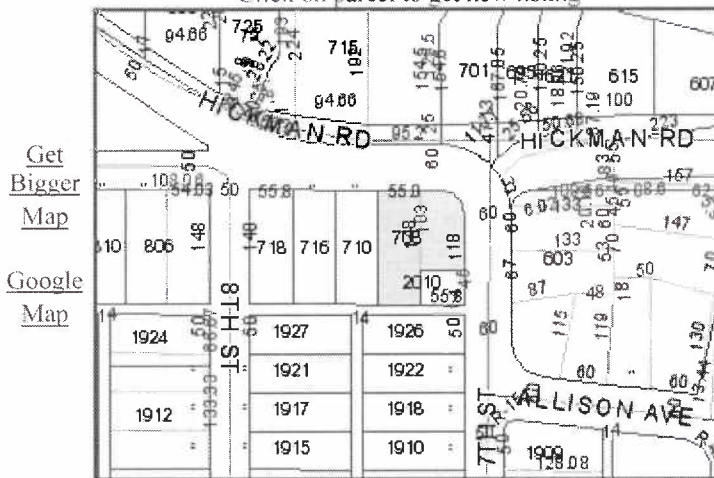
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
City Clerk

[ [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
080/05482-001-000	7924-34-205-021	0118	DM78/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
708 HICKMAN RD			DES MOINES IA 50314-2934		

Click on parcel to get new listing



Approximate date of photo 04/13/2006

**Mailing Address**

OCWEN LOAN SERVICING LLC  
POB 24737  
WEST PALM BEACH, FL 33416-4737

**Legal Description**

LT 31 & -EX S 45F- LT 32 CORRECTED PLAT 2ND PLAT PROSPECT PARK

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	BANK OF NEW YORK MELLON (TRUSTEE)	2012-08-15	14394/699	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	9,600	45,000	0	54,600

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

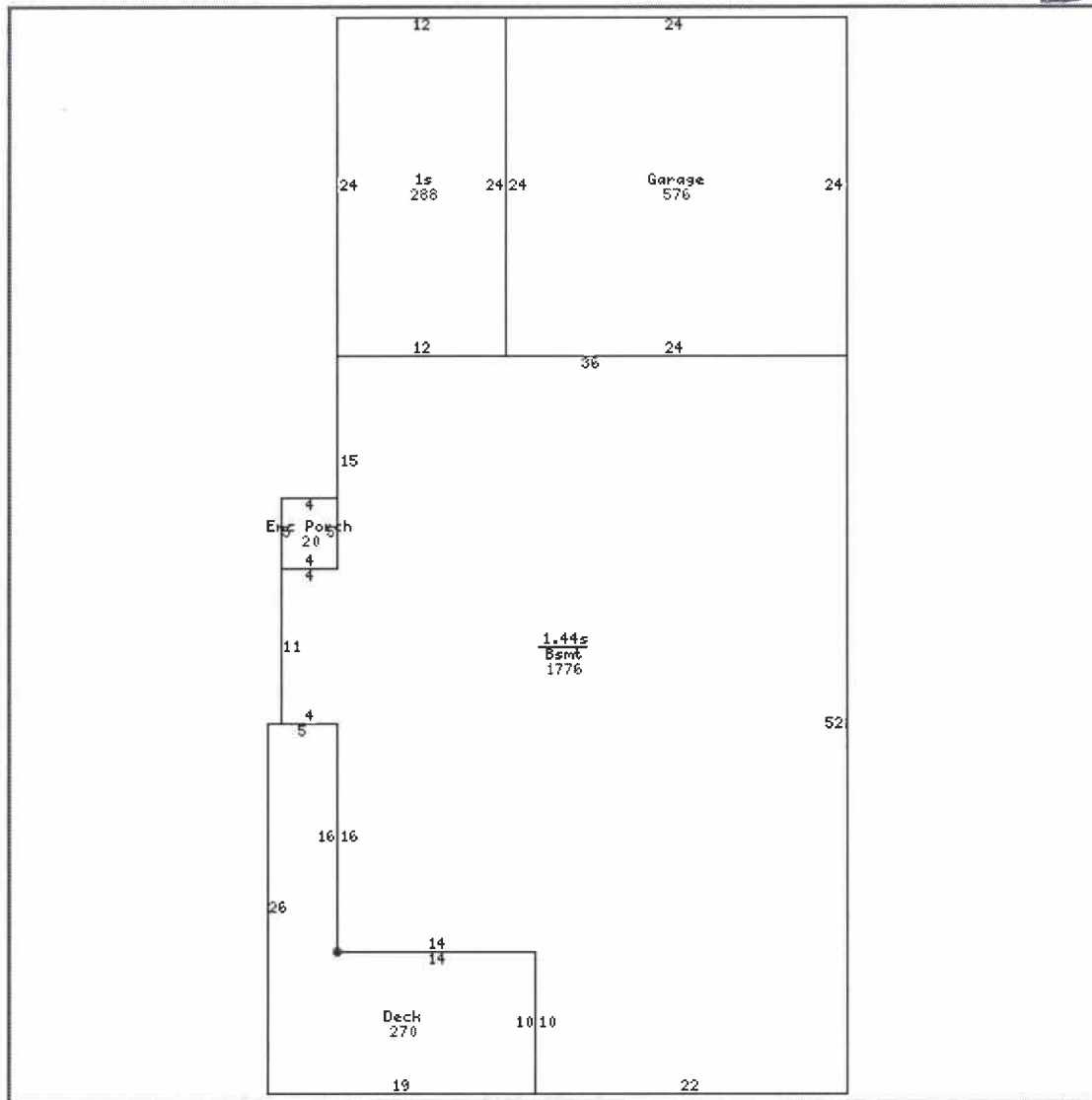
BDH 1-A

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
*Condition	Docket_no 14361		
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182			

Land					
SQUARE FEET	13,888	ACRES	0.319	SHAPE	IR/Irregular
TOPOGRAPHY	N/Normal				

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	SH/1.5 Stories	BLDG STYLE	CV/Conventional
YEAR BUILT	1915	YEAR REMODEL	2004	# FAMILIES	1
GRADE	4	GRADE ADJUST	+00	CONDITION	PR/Poor
TSFLA	2,845	MAIN LV AREA	2,064	UPPR LV AREA	781
ATT GAR AREA	576	BSMT AREA	1,776	ENCL PORCH	20
DECK AREA	270	FOUNDATION	B/Brick	EXT WALL TYP	VN/Vinyl Siding
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	100	BATHROOMS	3	BEDROOMS	4
ROOMS	7				

BDH 1-A



Year	Type	Status	Application	Permit/Pickup Description
Current	U/Pickup	TW/To Work	2011-07-12	RV/Review Value FIRE
2012	U/Pickup	PR/Partial	2011-07-12	RV/FIRE
2006	P/Permit	CP/Complete	2003-11-19	NC/GARAGE (484 sf)
2005	P/Permit	NA/No Add	2004-09-30	AD/FENCE
2005	P/Permit	CP/Complete	2004-05-20	AD/DECK
2005	P/Permit	PR/Partial	2003-11-19	NC/GARAGE (484 sf)

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2012	Assessment Roll	Residential	Full	9,600	45,000	0	54,600
2011	Assessment Roll	Residential	Full	9,600	123,700	0	133,300
2009	Assessment Roll	Residential	Full	9,700	121,200	0	130,900



BDH 1A

2008	<u>Assessment Roll</u>	Residential	Full	10,000	124,900	0	134,900
2007	<u>Assessment Roll</u>	Residential	Full	10,000	124,900	0	134,900
			Adj	10,000	113,730	0	123,730
2006	<u>Assessment Roll</u>	Residential	Full	10,900	106,800	0	117,700
			Adj	10,900	95,630	0	106,530
2005	<u>Assessment Roll</u>	Residential	Full	10,900	78,400	0	89,300
			Adj	10,900	67,230	0	78,130

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:** October 6, 2011

**DATE OF INSPECTION:** August 16, 2011

**CASE NUMBER:** COD2011-05581

**PROPERTY ADDRESS:** 708 HICKMAN RD

**LEGAL DESCRIPTION:** LT 31 & -EX S 45F- LT 32 CORRECTED PLAT 2ND PLAT PROSPECT PARK

SALVADOR GONZALEZ & ROXANA GONZALEZ

Title Holder

1801 11TH ST

DES MOINES IA 50314

POPULAR HOUSING SERVICES, INC

Mortgage Holder

KIMBERLY DUNBAR - ASST VP/SEC

301 LIPPINCOTT DR

MARLTON NJ 08053

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.

Robert Reynolds  
(515) 283-4128



Nid Inspector

DATE MAILED: 10/6/2011

MAILED BY: TSY

**Areas that need attention:** 708 HICKMAN RD

<b><u>Component:</u></b>	Condensation T	<b><u>Defect:</u></b>	Not Supplied
<b><u>Requirement:</u></b>	Mechanical Permit	<b><u>Location:</u></b>	Basement
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Arc Fault Circuit Breakers	<b><u>Defect:</u></b>	Not Supplied
<b><u>Requirement:</u></b>	Electrical Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Ductwork	<b><u>Defect:</u></b>	Smoke Damage
<b><u>Requirement:</u></b>	Mechanical Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Electrical Lighting Fixtures	<b><u>Defect:</u></b>	In disrepair
<b><u>Requirement:</u></b>	Electrical Permit	<b><u>Location:</u></b>	Bedroom
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Exterior Doors/Jams	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Garage
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Electrical System	<b><u>Defect:</u></b>	Smoke Damage
<b><u>Requirement:</u></b>	Electrical Permit	<b><u>Location:</u></b>	Garage
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Electrical System	<b><u>Defect:</u></b>	Smoke Damage
<b><u>Requirement:</u></b>	Electrical Permit	<b><u>Location:</u></b>	Bedroom
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Flooring	<b><u>Defect:</u></b>	Fire damaged
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Bedroom
<b><u>Comments:</u></b>			



BDH 17A

**Component:** Furnace  
**Requirement:** Mechanical Permit

**Defect:** In disrepair

**Location:** Basement

**Comments:**

**Component:** Gas Line to Water Heater  
**Requirement:** Mechanical Permit

**Defect:** Not Supplied

**Location:** Basement

**Comments:**

**Component:** Gas Lines  
**Requirement:** Mechanical Permit

**Defect:** In disrepair

**Location:** Throughout

**Comments:**

**Component:** General Grade Around Structure  
**Requirement:**

**Defect:** Deteriorated

**Location:** Throughout

**Comments:**

**Component:** Interior Walls /Ceiling  
**Requirement:** Building Permit

**Defect:** Fire damaged

**Location:** Garage

**Comments:**

**Component:** Interior Walls /Ceiling  
**Requirement:** Building Permit

**Defect:** Fire damaged

**Location:** Bedroom

**Comments:**

**Component:** Mechanical System  
**Requirement:** Mechanical Permit

**Defect:** In disrepair

**Location:** Throughout

**Comments:**

**Component:** Plumbing System  
**Requirement:** Plumbing Permit

**Defect:** In disrepair

**Location:** Throughout

**Comments:**

**Component:** Protective Covering/Junction Box  
**Requirement:** Electrical Permit

**Defect:** Not Supplied

**Location:** Basement

**Comments:**

<b>Component:</b> Smoke Detectors	<b>Defect:</b> Not Supplied	<b>BDH 1-A</b>
<b>Requirement:</b>	<b>Location:</b> Throughout	
<b>Comments:</b>		
<b>Component:</b> Soffit/Facia/Trim	<b>Defect:</b> In disrepair	
<b>Requirement:</b>	<b>Location:</b> Throughout	
<b>Comments:</b>		
<b>Component:</b> Water Heater	<b>Defect:</b> Not Supplied	
<b>Requirement:</b> Plumbing Permit	<b>Location:</b> Basement	
<b>Comments:</b>		
<b>Component:</b> Windows/Window Frames	<b>Defect:</b> Not Supplied	
<b>Requirement:</b>	<b>Location:</b> Throughout	
<b>Comments:</b>		
<b>Component:</b> Wiring	<b>Defect:</b> In disrepair	
<b>Requirement:</b> Electrical Permit	<b>Location:</b> Throughout	
<b>Comments:</b>		
<b>Component:</b> Waste Lines	<b>Defect:</b>	
<b>Requirement:</b>	<b>Location:</b>	
<b>Comments:</b>		
<b>Component:</b>	<b>Defect:</b>	
<b>Requirement:</b>	<b>Location:</b>	
<b>Comments:</b>		



708 Hickman

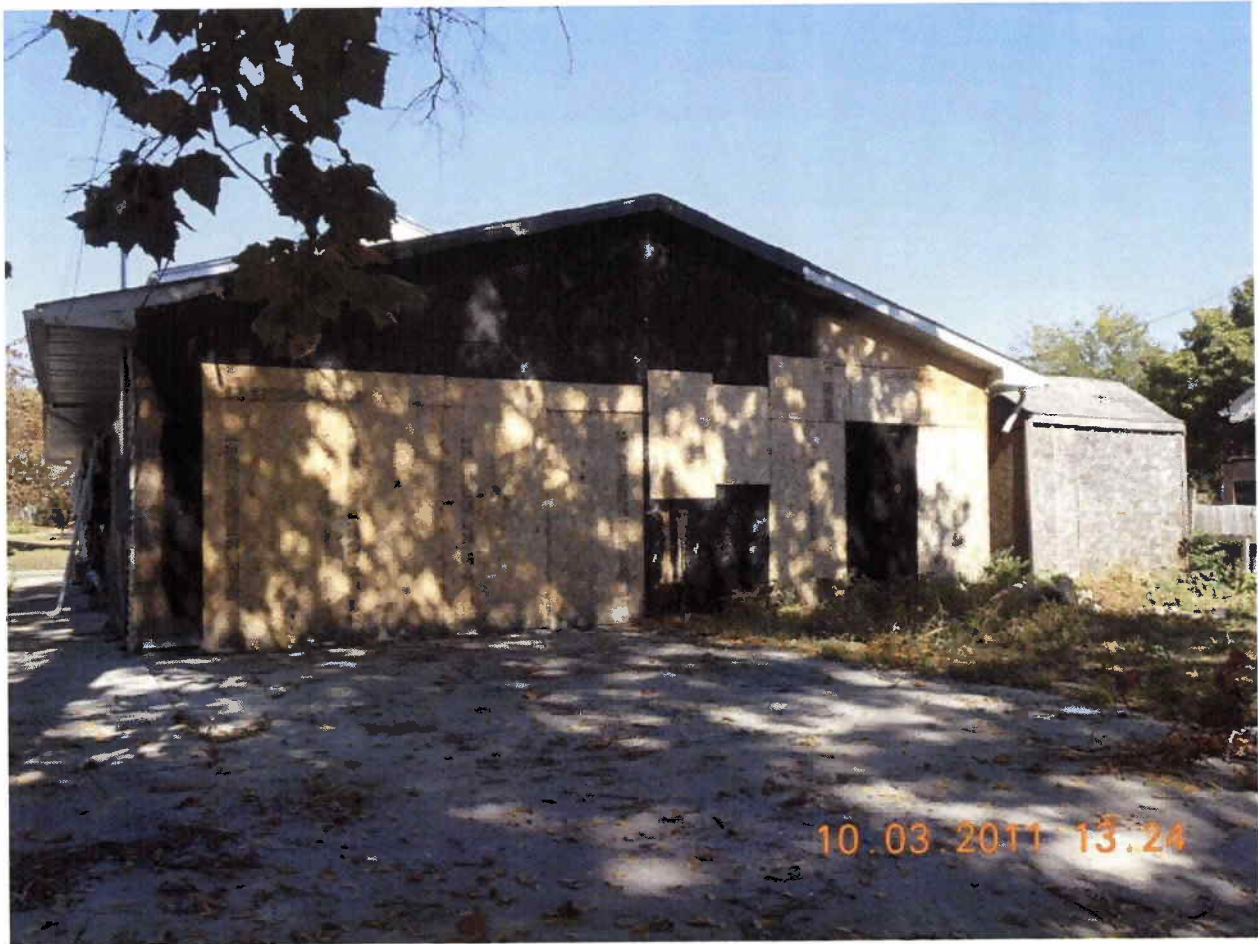
Front view



708 Hickman

Rear view





708 Hickman  
South side of property



BDH 1-(A)



708 HICKMAN  
2<sup>ND</sup> FLOOR BEDROOM.



708 HICKMAN  
INTERIOR GARAGE AREA.



708 HICKMAN

MISSING WATER HEATER, NO GAS LINES TO FURNACE IN  
BASEMENT AREA.





708 HICKMAN

IMPROPER WASTE LINE IN BASEMENT.



708 HICKMAN  
KITCHEN FLOOR.