



Roll Call Number

Agenda Item Number
BDH 1(E)

Date September 22, 2014

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 Titleholder, El Concept, LLC, was notified more than thirty days ago to repair or demolish the fire-damaged 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 fire-damaged main structure and garage structure on the real estate legally described as Lot 31 in 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 Lot 32 in CORRECTED PLAT 2nd PLAT PROSPECT PARK, (except South 45 feet thereof), 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 structures.

Moved by _____ to adopt.

FORM APPROVED:



Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				

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.

MOTION CARRIED APPROVED

Mayor

City Clerk



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

BDH ICE)

DATE OF NOTICE: June 9, 2014

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

EL CONCEPT LLC
 Title Holder
 RESIDENT AGENTS INC
 1521 CONCORD PIKE STE 303
 WILMINGTON DE 19803

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.

BDH 1(E)

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 (515) 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 (515) 283-4207 to determine what the legal use for the structure and/or the real estate is prior to commencement of any renovation.

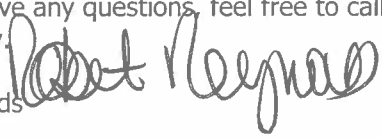
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from 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: 6/9/2014

MAILED BY: JDH

Areas that need attention: 708 HICKMAN RD

<p>Component: Condensation T Requirement: Mechanical Permit Comments:</p>	<p>Defect: Not Supplied Location: Basement</p>
<p>Component: Arc Fault Circuit Breakers Requirement: Electrical Permit Comments:</p>	<p>Defect: Not Supplied Location: Throughout</p>
<p>Component: Ductwork Requirement: Mechanical Permit Comments:</p>	<p>Defect: Smoke Damage Location: Throughout</p>
<p>Component: Electrical Lighting Fixtures Requirement: Electrical Permit Comments:</p>	<p>Defect: In disrepair Location: Bedroom</p>
<p>Component: Exterior Doors/Jams Requirement: Building Permit Comments:</p>	<p>Defect: Fire damaged Location: Garage</p>
<p>Component: Electrical System Requirement: Electrical Permit Comments:</p>	<p>Defect: Smoke Damage Location: Garage</p>
<p>Component: Electrical System Requirement: Electrical Permit Comments:</p>	<p>Defect: Smoke Damage Location: Bedroom</p>
<p>Component: Flooring Requirement: Building Permit Comments:</p>	<p>Defect: Fire damaged Location: Bedroom</p>

BDH ICE)

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:

BDH 1(E)

Component: Smoke Detectors	Defect: Not Supplied
Requirement:	Location: Throughout
Comments:	

Component: Soffit/Facia/Trim	Defect: In disrepair
Requirement:	Location: Throughout
Comments:	

Component: Water Heater	Defect: Not Supplied
Requirement: Plumbing Permit	Location: Basement
Comments:	

Component: Windows/Window Frames	Defect: Not Supplied
Requirement:	Location: Throughout
Comments:	

Component: Wiring	Defect: In disrepair
Requirement: Electrical Permit	Location: Throughout
Comments:	

Component: Waste Lines	Defect:
Requirement:	Location:
Comments:	

Component:	Defect:
Requirement:	Location:
Comments:	

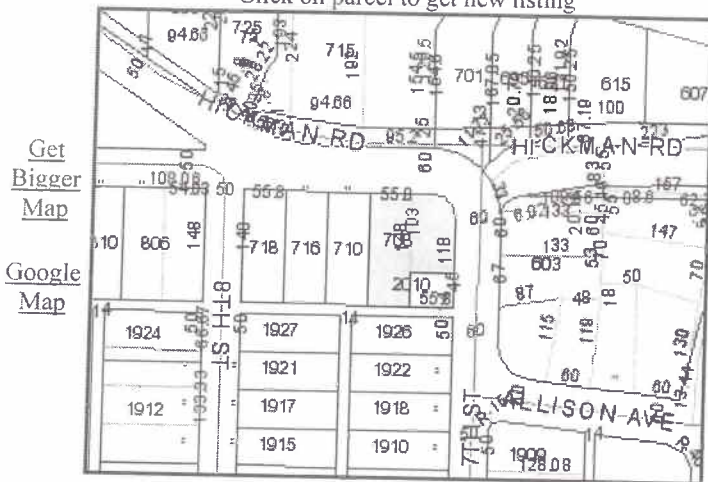
BDH(E)

Polk County Assessor 
Iowa

[[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 07/09/2013

Mailing Address

EL CONCEPT LLC
NATIONWIDE REO BROKERS
25 BRAINTREE HILL OFFICE STE 401
BRAINTREE, MA 02184

Legal Description

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

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	EL CONCEPT LLC	2013-04-19	14748/728	16.80

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	9,600	44,700	0	54,300

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

Zoning	Description	SF	Assessor Zoning
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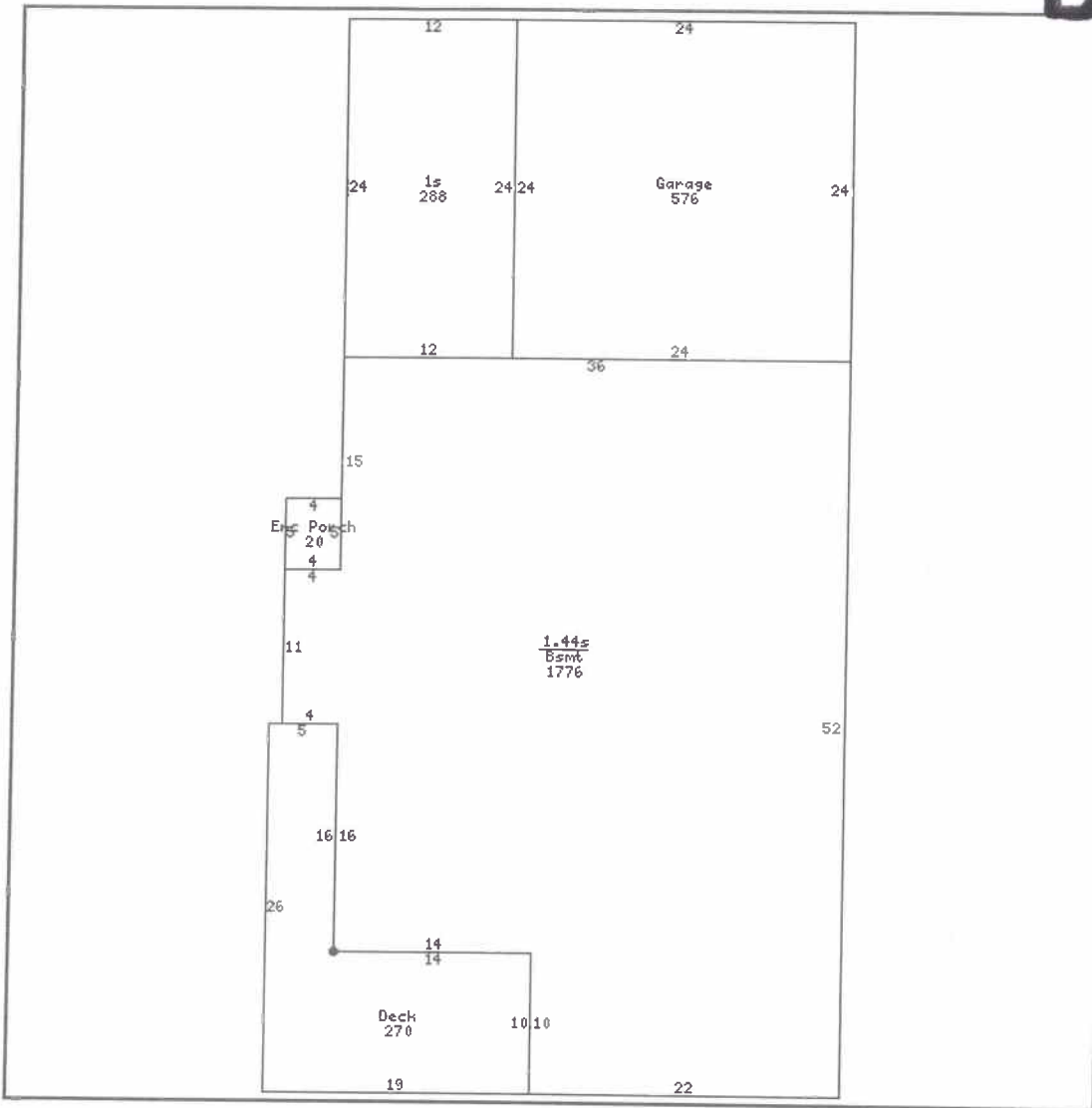
BDH (E)

R1-60	One Family, Low Density Residential District		Residential
*Condition	Docket_no 14804		
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(E)



<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
CIRCLE B LLC	EL CONCEPT, LLC	2013-03-25	10,680	D/Deed	14748/728
BANK OF NEW YORK MELLON (TRUSTEE)	CIRCLE B LLC	2013-01-29	10,680	D/Deed	14675/527

<u>Year</u>	<u>Type</u>	<u>Status</u>	<u>Application</u>	<u>Permit/Pickup Description</u>
2014	U/Pickup	CP/Complete	2013-11-15	RV/CHECK CONDITION
2013	U/Pickup	CA/Cancel	2011-07-12	RV/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

BDH 11(E)

2005 P/Permit PR/Partial 2003-11-19 NC/GARAGE (484 sf)

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2014	Assessment Roll	Residential	Full	9,600	44,700	0	54,300
2013	Assessment Roll	Residential	Full	9,600	18,600	0	28,200
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
2008	Assessment Roll	Residential	Full	10,000	124,900	0	134,900
2007	Assessment Roll	Residential	Full	10,000	124,900	0	134,900
			Adj	10,000	113,730	0	123,730
2006	Assessment Roll	Residential	Full	10,900	106,800	0	117,700
			Adj	10,900	95,630	0	106,530
2005	Assessment Roll	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



708 Hickman

North and East sides of house.

BDH (CE)



708 Hickman
West side of house.



708 Hickman
South side of house.

708 Hickman Road



08/03/2011

700 Hickman Rd

GA

08/03/2011

DDU (E)

