

January 5, 2009

**Date**

WHEREAS, the property located at 417 Titus Avenue, was inspected by representatives of the City of Des Moines who determined that the main structure, garage structure, and accessory structure in their present conditions constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the Titleholder Sandra L. Hitchman and the Mortgage Holder CitiMortgage, Inc. 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.

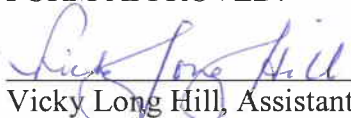
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, SITTING AS THE LOCAL BOARD OF HEALTH:

The structures on the real estate legally described as LOT 1 FARR ADDITION PLAT 2 now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 417 Titus Avenue 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				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
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**

**BDH 1-D**

**DATE OF NOTICE: November 3, 2008**

**DATE OF INSPECTION: October 03, 2008**

**CASE NUMBER: COD2008-07252**

**PROPERTY ADDRESS: 417 TITUS AVE**

**LEGAL DESCRIPTION: LOT 1 FARR ADDITION PLAT 2**

SANDRA L HITCHMAN  
 Title Holder - KEITH E HITCHMAN - DECEASED  
 3407 5TH AVE APT #1  
 DES MOINES IA 50313

CITIMORTGAGE, INC.  
 Mortgage Holder  
 CT CORP. SYSTEM, REG. AGENT  
 2222 GRAND AVE  
 DES MOINES IA 50312

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 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: 11/3/2008

MAILED BY: HSD

**Areas that need attention:** 417 TITUS AVE

<b>Component:</b>	Functioning Water Closet	<b>Defect:</b>	Missing
<b>Requirement:</b>	Compliance with Uniform Plumbing Code	<b>Location:</b>	Bathroom
<b>Comments:</b>	Install a functioning water closet.		
<b>Component:</b>	Electrical System	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Throughout
<b>Comments:</b>	The work must be done by a licensed contractor. That contractor must obtain an electrical permit and have it inspected prior to release.		
<b>Component:</b>	Mechanical System	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Mechanical Permit	<b>Location:</b>	Basement
<b>Comments:</b>	The work must be done by a licensed contractor. That contractor must obtain a mechanical permit and have it inspected prior to release.		
<b>Component:</b>	Plumbing System	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Plumbing Permit	<b>Location:</b>	Throughout
<b>Comments:</b>	The work must be done by a licensed contractor. That contractor must obtain a plumbing permit and have it inspected prior to release.		
<b>Component:</b>	Discharge Piping	<b>Defect:</b>	Missing
<b>Requirement:</b>	Compliance, Uniform Mechanics Code	<b>Location:</b>	Basement
<b>Comments:</b>	Install a discharge line on the temperature - pressure relief valve. The discharge line must terminate within (6) inches of the floor.		
<b>Component:</b>	Furnace	<b>Defect:</b>	Missing
<b>Requirement:</b>	Compliance, Uniform Mechanics Code	<b>Location:</b>	Basement
<b>Comments:</b>	The work must be done by a licensed contractor. That contractor must obtain a mechanical permit and have it inspected prior to release.		
<b>Component:</b>	Bathroom Lavatory	<b>Defect:</b>	Missing
<b>Requirement:</b>	Compliance with Uniform Plumbing Code	<b>Location:</b>	Basement
<b>Comments:</b>	Install a functioning lavatory.		
<b>Component:</b>	Smoke Detectors	<b>Defect:</b>	Missing
<b>Requirement:</b>	Compliance with Int Residential Code	<b>Location:</b>	Throughout
<b>Comments:</b>	Install smoke detectors in the bedrooms, hall and basement in accordance with the manufacturer's specifications.		

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**Component:** Water Service  
**Requirement:** Compliance with Uniform Plumbing Code  
**Defect:** In poor repair  
**Location:** Throughout  
**Comments:** The work must be done by a licensed contractor. That contractor must obtain a plumbing permit and have it inspected prior to release.

**Component:** Windows/Window Frames  
**Requirement:** Compliance with Int. Exiting Building Code  
**Defect:** In poor repair  
**Location:** Throughout  
**Comments:** Repair the broken windows and window screens.

**Component:** Interior Walls /Ceiling  
**Requirement:** Compliance with Int. Exiting Building Code  
**Defect:** Cracked/Broken  
**Location:** Throughout  
**Comments:** Repair the interior walls and ceilings.

**Component:** Foundation  
**Requirement:** Compliance with Int. Exiting Building Code  
**Defect:** Cracked/Broken  
**Location:** Main Structure  
**Comments:** The work must be done by a licensed contractor. That contractor must obtain a building permit and have it inspected prior to release.

**Component:** Shingles Flashing  
**Requirement:** Compliance with Int. Exiting Building Code  
**Defect:** Not installed as required  
**Location:** Main Structure  
**Comments:** Replace the deteriorated roof shingles.

**Component:** Exterior Walls  
**Requirement:** Compliance with Int. Exiting Building Code  
**Defect:** Deteriorated  
**Location:** Main Structure  
**Comments:** Replace the deteriorated exterior siding.

**Component:** Soffit/Facia/Trim  
**Requirement:** Compliance with Int. Exiting Building Code  
**Defect:** Deteriorated  
**Location:** Main Structure  
**Comments:** Replace the deteriorated soffit and facia.

**Component:** Hand Rails  
**Requirement:** Compliance with Int. Exiting Building Code  
**Defect:** Deteriorated  
**Location:** Porch  
**Comments:** Install a handrail on the front porch stairway in accordance with the City Code.

**Component:** Accessory Buildings  
**Requirement:** Compliance with Int. Exiting Building Code  
**Defect:** Deteriorated  
**Location:** Garage  
**Comments:** Repair the roof, exterior walls / siding and the doors.

<b><u>Component:</u></b>	Accessory Buildings	<b><u>Defect:</u></b>	Deteriorated	<b>BDH</b> 1-D
<b><u>Requirement:</u></b>	Compliance with Int. Exiting Building Code	<b><u>Location:</u></b>	Shed	
<b><u>Comments:</u></b>	Remove the deteriorated shed.			



**BDH** 1-D

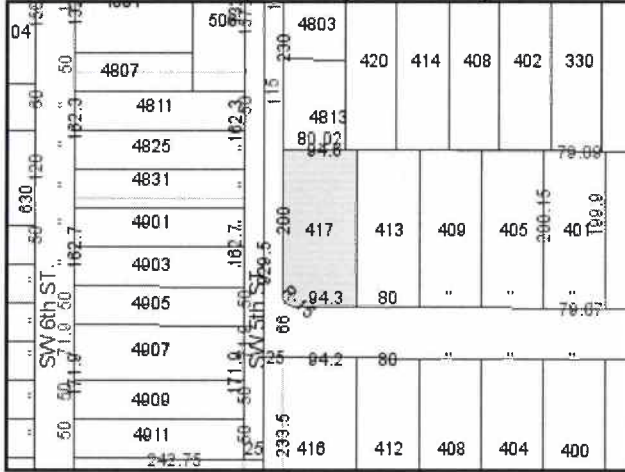
*Polk County Assessor*   
Iowa

[ 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
120/01437-000-000	7824-28-226-015	B128	DM41/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
417 TITUS AVE			DES MOINES IA 50315-4670		

Click on parcel to get new listing

Get Bigger Map



4803	420	414	408	402	330
4807					
4811					
4825					
4831					
4901	417	413	409	405	401
4903					
4905	416	412	408	404	400
4907					
4909					
4911					



Approximate date of photo 02/22/2008

Mailing Address
KEITH E HITCHMAN 417 TITUS AVE DES MOINES, IA 50315-4670

Legal Description
LOT 1 FARR ADDITION PLAT 2

Ownership	Name	Transfer	Book/Page	RevStamps
Title Holder #1	HITCHMAN, KEITH E	09/05/1996	7478/927	58.40
Title Holder #2	HITCHMAN, SANDRA L			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	24,500	47,700	0	72,200

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

**BDH** 1-D

Taxable Value Credit	Name	Number	Info
Homestead	HITCHMAN, KEITH E	31470	
Military	HITCHMAN, KEITH E	54588	Vietnam

Zoning	Description	SF	Assessor Zoning
R1-70	One Family, Low Density Residential District	18843	Residential
R1-60	One Family, Low Density Residential District	75	Residential

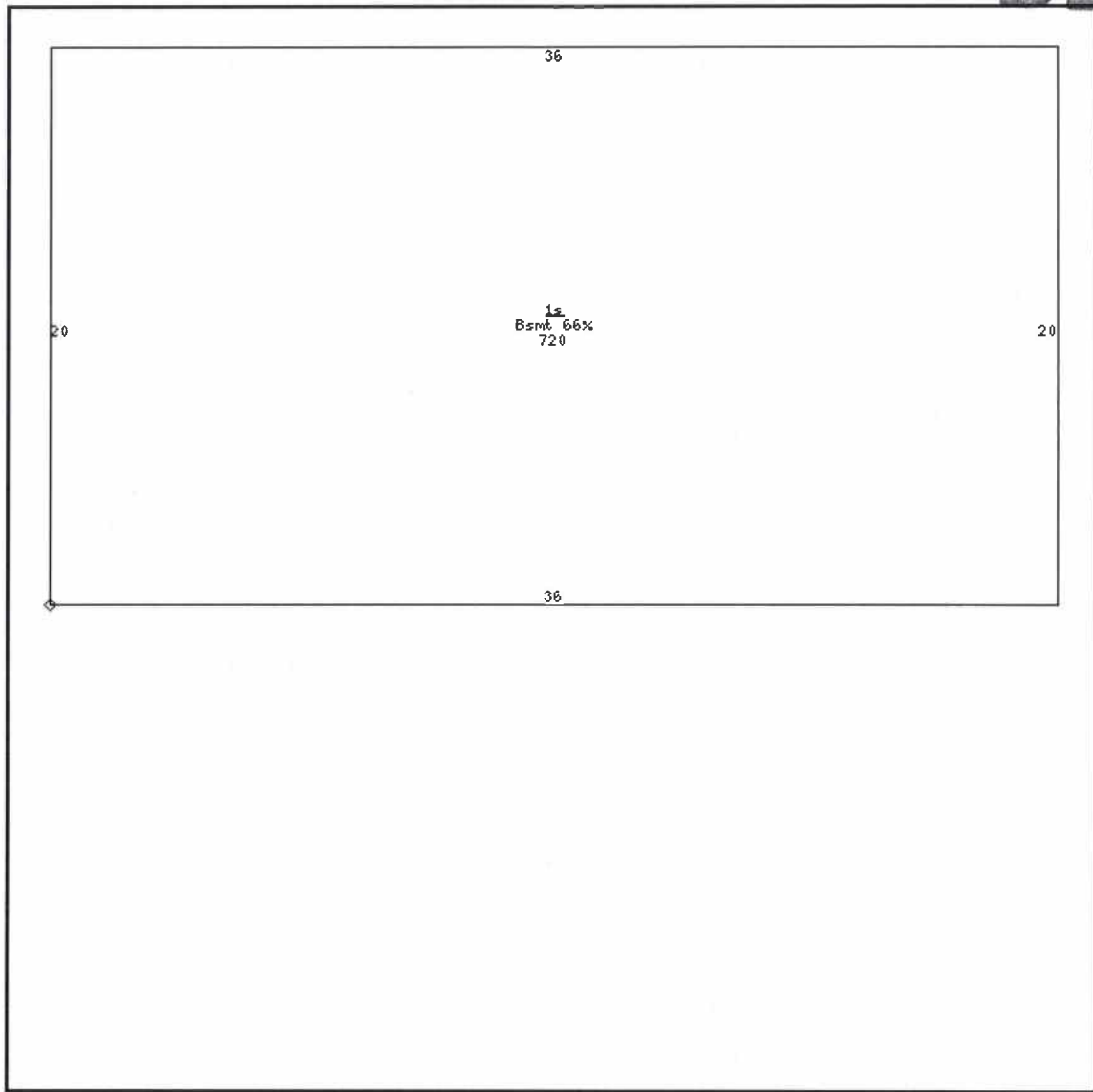
**Source:** City of Des Moines Community Development **Published:** 11/25/2008 **Contact:** Planning and Urban Design 515 283-4200

Land					
<b>SQUARE FEET</b>	18,919	<b>FRONTAGE</b>	94	<b>DEPTH</b>	200
<b>ACRES</b>	0.4340	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

Residence # 1					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	S1/1 Story	<b>BLDG STYLE</b>	BG/Bungalow
<b>YEAR BUILT</b>	1955	<b>YEAR REMODEL</b>	1990	<b># FAMILIES</b>	1
<b>GRADE</b>	4	<b>GRADE ADJUST</b>	-05	<b>CONDITION</b>	BN/Below Normal
<b>TSFLA</b>	720	<b>MAIN LV AREA</b>	720	<b>BSMT AREA</b>	475
<b>FOUNDATION</b>	C/Concrete Block	<b>EXT WALL TYP</b>	MS/Hardboard	<b>ROOF TYPE</b>	GB/Gable
<b>ROOF MATERL</b>	A/Asphalt Shingle	<b>HEATING</b>	A/Gas Forced Air	<b>AIR COND</b>	0
<b>BATHROOMS</b>	1	<b>BEDROOMS</b>	2	<b>ROOMS</b>	4



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**Detached # 101**

<b>OCCUPANCY</b>	GAR/Garage	<b>CONSTR TYPE</b>	FR/Frame	<b>MEASCODE</b>	D/Dimensions
<b>MEASURE1</b>	13	<b>MEASURE2</b>	20	<b>STORY HEIGHT</b>	1
<b>GRADE</b>	4	<b>YEAR BUILT</b>	1959	<b>CONDITION</b>	PR/Poor

<b>Seller</b>	<b>Buyer</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Instrument</b>	<b>Book/Page</b>
STEWART, SHIRLEY A	HITCHMAN, KEITH E	08/28/1996	37,000	D/Deed	7478/927

<b>Year</b>	<b>Type</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>AgBd</b>	<b>Total</b>

