



**Roll Call Number**

Agenda Item Number  
**BDH 1-A**

Date April 12, 2010

WHEREAS, the property located at 3507 Franklin Avenue, 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 Randy R. Graves and the Mortgage Holder Principal Residential Mortgage, Inc. n/k/a Citimortgage, Inc., 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 and the garage structure on the real estate legally described as LOT 26 HICKMAN HOME, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3507 Franklin 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 main structure and garage structure.

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

FORM APPROVED:

  
Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNE				
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

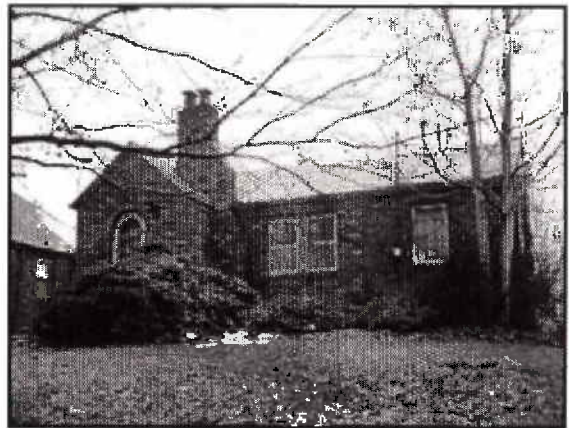
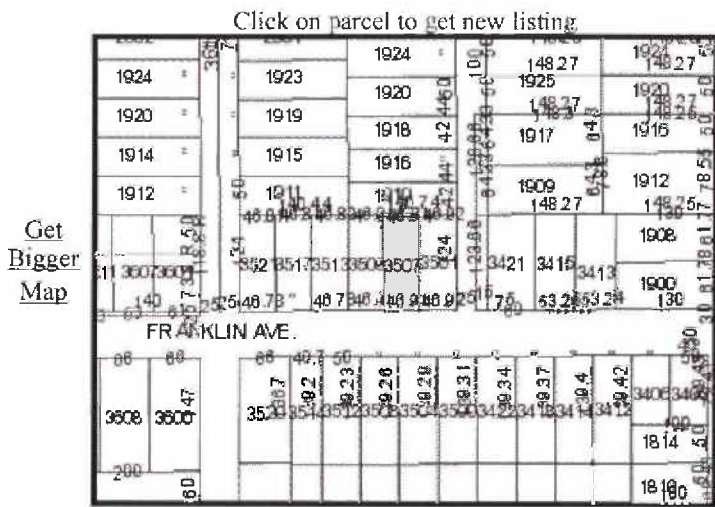
\_\_\_\_\_  
City Clerk

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District/Parcel	GeoParcel	Map	Nblhd	Jurisdiction	Status
100/06263-000-000	7924-32-203-051	0709	DM57/A	DES MOINES	ACTIVE
<b>School District</b>	<b>Tax Increment Finance District</b>	<b>Bond/Fire/Sewer/Cemetery</b>			
1/Des Moines					
<b>Street Address</b>			<b>City State Zipcode</b>		
<b>3507 FRANKLIN AVE</b>			<b>DES MOINES IA 50310-4418</b>		



Approximate date of photo 11/29/2003

Mailing Address
RANDY R GRAVES 8657 DOUGLAS AVE UNIT 222 URBANDAILE, IA 50322-2201

Legal Description
LOT 26 HICKMAN HOME

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	GRAVES, RANDY R	1995-09-22	7267/12	95.20

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	19,000	84,600	0	103,600

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

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Taxable Value Credit	Name	Number	Info
Homestead	GRAVES, RANDY R	26014	

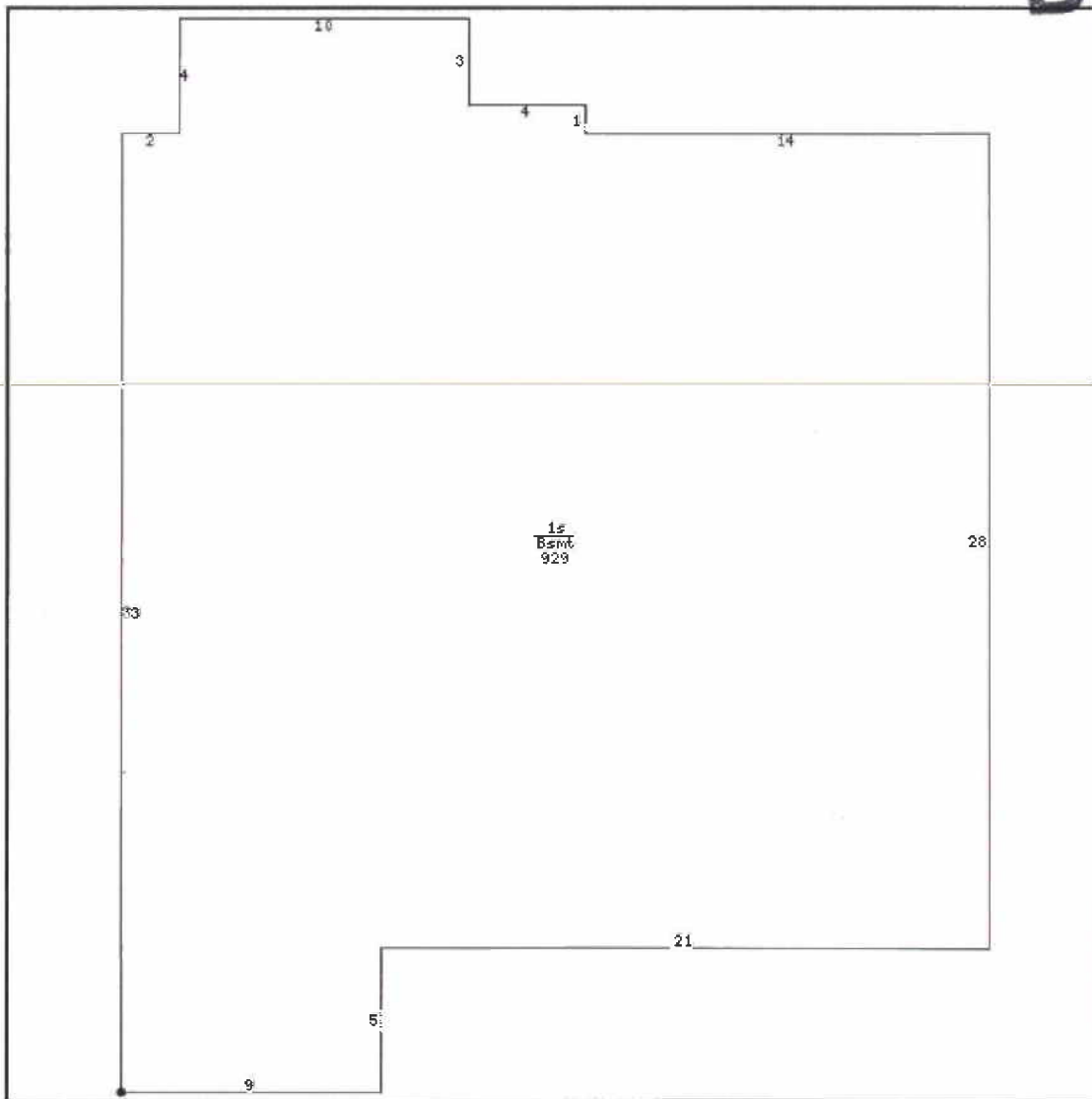
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

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

Land					
SQUARE FEET	5,815	FRONTAGE	46.0	DEPTH	124.0
ACRES	0.133	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	CV/Conventional
YEAR BUILT	1930	# FAMILIES	1	GRADE	4
GRADE ADJUST	-05	CONDITION	NM/Normal	TSFLA	929
MAIN LV AREA	929	BSMT AREA	929	FOUNDATION	B/Brick
EXT WALL TYP	BR/Brick	%BRICK	100	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	FIREPLACES	1	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	1	BEDROOMS	2
ROOMS	5				

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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>	24	<b>MEASURE2</b>	28	<b>STORY HEIGHT</b>	1
<b>GRADE</b>	5	<b>YEAR BUILT</b>	1940	<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>
HOWARD, DORIS P	GRAVES, RANDY	1995-09-21	60,000	D/Deed	7267/12

<b>Year</b>	<b>Type</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>AgBd</b>	<b>Total</b>
2009	Assessment Roll	Residential	Full	19,000	84,600	0	103,600

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2007	Assessment Roll	Residential	Full	17,900	79,700	0	97,600
2005	Assessment Roll	Residential	Full	13,900	74,500	0	88,400
2003	Assessment Roll	Residential	Full	12,440	66,740	0	79,180
2001	Assessment Roll	Residential	Full	11,270	60,050	0	71,320
1999	Assessment Roll	Residential	Full	10,560	56,000	0	66,560
1997	Assessment Roll	Residential	Full	10,020	53,130	0	63,150
1995	Assessment Roll	Residential	Full	8,960	47,510	0	56,470
1993	Assessment Roll	Residential	Full	8,250	43,730	0	51,980
1991	Assessment Roll	Residential	Full	8,250	35,430	0	43,680
1991	Was Prior Year	Residential	Full	8,250	35,500	0	43,750

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:** November 17, 2009                      **DATE OF INSPECTION:**    October 12, 2009  
**CASE NUMBER:**                      COD2009-07492  
**PROPERTY ADDRESS:**            3507 FRANKLIN AVE  
**LEGAL DESCRIPTION:**            LOT 26 HICKMAN HOME

RANDY R GRAVES  
 Title Holder  
 2815 100TH ST STE 222  
 URBANDALE IA 50322

PRINCIPAL RESIDENTIAL MORTGAGE, INC  
 Mortgage Holder - N/K/A CITIMORTGAGE, INC  
 CT CORPORATION SYS. 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. 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.

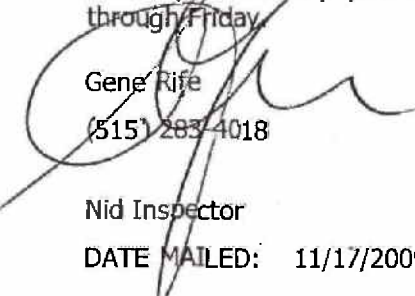
**ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.**

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.

  
Gene Rife  
(515) 283-4018

Nid Inspector

DATE MAILED: 11/17/2009

MAILED BY: TSY

