

★ **Roll Call Number**

Agenda Item Number

BDH-1B

Date August 7, 2006

WHEREAS, the property located at 712 E. Dunham Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the structures in their present condition constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the titleholder, Mortgage Electronic Registration Systems, Inc. as nominee for HSBC Mortgage Services, was notified by personal service more than thirty days ago to repair or demolish the structures and as of this date has failed to abate the nuisance; and

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 located on the property legally described as LT 19 & E ¼ LT 20 BLK 23 SECOND PLAT OF CLIFTON HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 712 E. Dunham 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				
BROOKS				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
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-1B

DATE OF NOTICE: June 14, 2006

DATE OF INSPECTION: June 09, 2006

CASE NUMBER: COD2006-05236

PROPERTY ADDRESS: 712 E DUNHAM AVE

LEGAL DESCRIPTION: LT 19 & E 3/4 LT 20 BLK 23 SECOND PLAT OF CLIFTON HEIGHTS

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Title Holder
SHARON HORSTKAMP LEGAL COUNCIL
1595 SPRING HILL RD STE 310
VIENNA VA 22182

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.

Jon Raleigh



Nid Inspector

DATE MAILED: 6/14/2006

MAILED BY: SRD

Areas that need attention: 712 E DUNHAM AVE

<u>Component:</u>	Electrical Lighting Fixtures	<u>Defect:</u>	Missing
<u>Requirement:</u>		<u>Location:</u>	
<u>Comments:</u>			
<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	In disrepair
<u>Requirement:</u>		<u>Location:</u>	
<u>Comments:</u>			
<u>Component:</u>	Exterior Walls	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	
<u>Comments:</u>			
<u>Component:</u>	Interior Walls /Ceiling	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	
<u>Comments:</u>			
<u>Component:</u>	Roof	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	
<u>Comments:</u>			
<u>Component:</u>	Smoke Detectors	<u>Defect:</u>	Not Supplied
<u>Requirement:</u>		<u>Location:</u>	
<u>Comments:</u>			
<u>Component:</u>	Soffit/Facia/Trim	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>		<u>Location:</u>	
<u>Comments:</u>			
<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	Cracked/Broken
<u>Requirement:</u>		<u>Location:</u>	
<u>Comments:</u>			

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<u>Component:</u> Wiring <u>Requirement:</u> Electrical Permit <u>Comments:</u>	<u>Defect:</u> Fire damaged <u>Location:</u>
<u>Component:</u> Accessory Buildings <u>Requirement:</u> <u>Comments:</u> *If structure is removed, shed must be removed also.	<u>Defect:</u> Inadequate <u>Location:</u>
<u>Component:</u> Exterior Doors/Jams <u>Requirement:</u> <u>Comments:</u>	<u>Defect:</u> In poor repair <u>Location:</u> Garage
<u>Component:</u> Exterior Walls <u>Requirement:</u> <u>Comments:</u>	<u>Defect:</u> Fire damaged <u>Location:</u> Garage
<u>Component:</u> Roof <u>Requirement:</u> <u>Comments:</u>	<u>Defect:</u> Fire damaged <u>Location:</u> Garage

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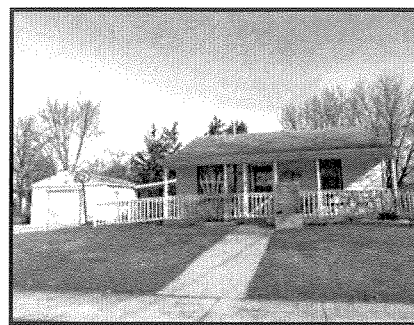
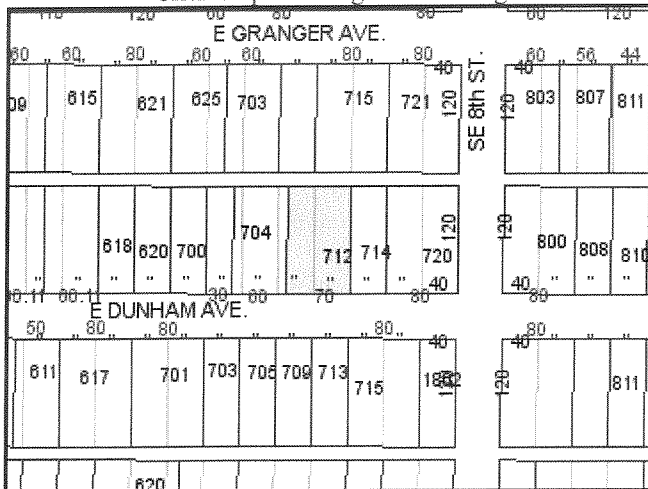


[Home] [General Query] [Legal Query] [HomeOwner Query] [Book/Page Query] [Commercial Query] [Res Sales Query] [Comm Sales Query] [Help]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
020/00710-001-000	7824-10-452-018	0576	DM23/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
712 E DUNHAM AVE			DES MOINES IA 50315		

Click on parcel to get new listing

Get Bigger Map



Approximate date of photo 03/25/2003

Mailing Address
MORTGAGE ELECTRONIC REGISTRATION 636 GRAND REGENCY BLVD BRANDON, FL 33510

Legal Description
LT 19 & E 3/4 LT 20 BLK 23 SECOND PLAT OF CLIFTON HEIGHTS

Ownership	Name	Transfer	Book/Page	RevStamps
Title Holder #1	MORTGAGE ELEC REG SYS, INC	05/18/2006	11659/135	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	13,600	48,400	0	62,000

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Market Adjusted Cost Report Estimate Taxes Polk County Treasurer Tax Information Pay Taxes

Taxable Value Credit	Name	Number	Info
Homestead	HERNANDEZ, PATRICIA L	110731	

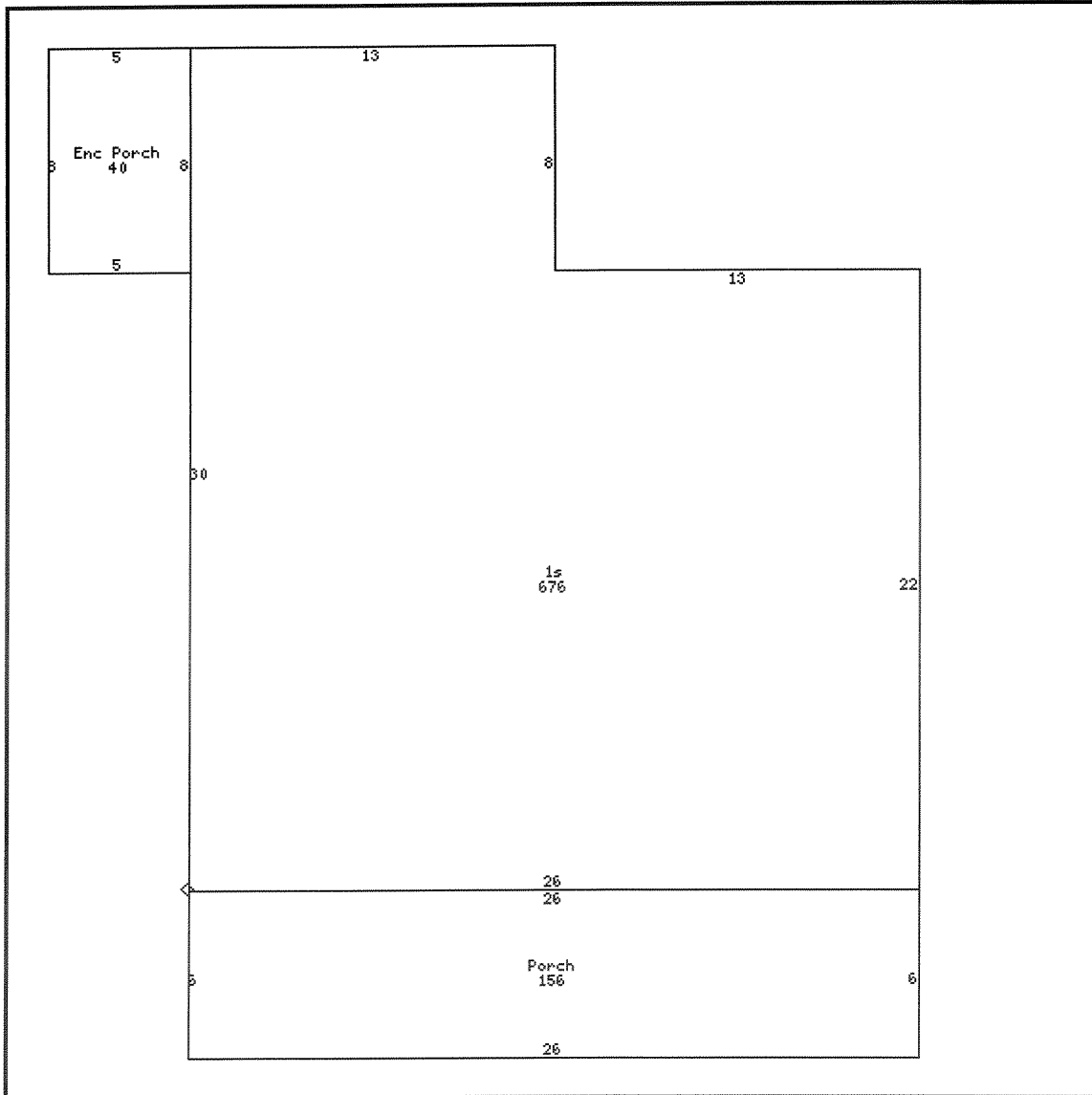
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District	8400	Residential
*Condition	Docket_no 14361		

Source: City of Des Moines Community Development Published: 05/09/2006 Contact: Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	8,400	FRONTAGE	70	DEPTH	120
ACRES	0.1930	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	RN/Ranch
YEAR BUILT	1953	# FAMILIES	1	GRADE	4
GRADE ADJUST	-10	CONDITION	AN/Above Normal	TSFLA	676
MAIN LV AREA	676	OPEN PORCH	156	ENCL PORCH	40
FOUNDATION	C/Concrete Block	EXT WALL TYP	MT/Metal Siding	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	F/Floor Wall	AIR COND	0
BATHROOMS	1	BEDROOMS	2	ROOMS	4

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Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	14	MEASURE2	20	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1965	CONDITION	AN/Above Normal

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
BRENIZER, RONALD M SR	HERNANDEZ, PATRICIA L	03/27/2001	55,000	D/Deed	8767/387

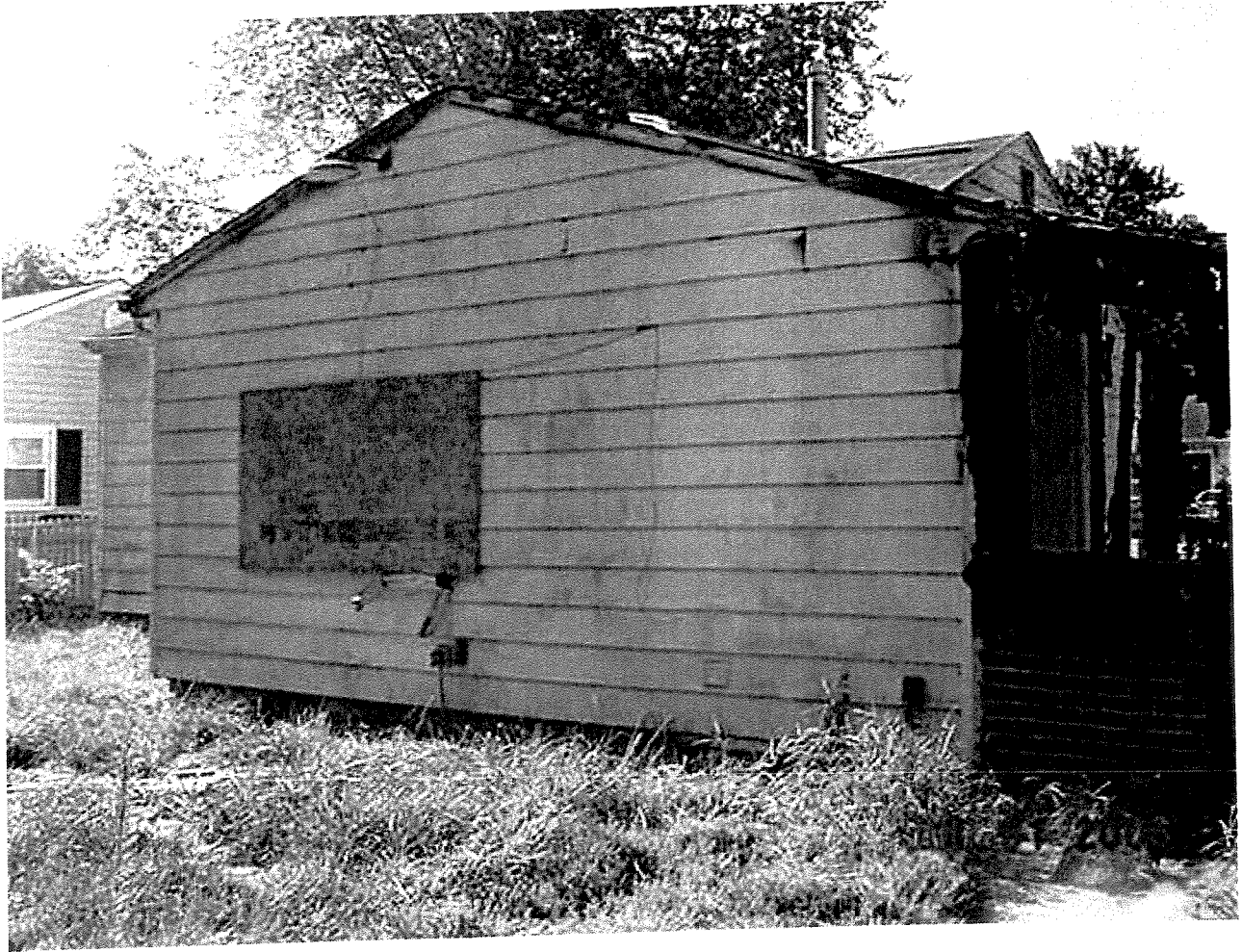
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KAIN, FLOYD B, EXECUTOR	BRENIZER, RONALD SR	06/29/2000	32,000	D/Deed	8533/605
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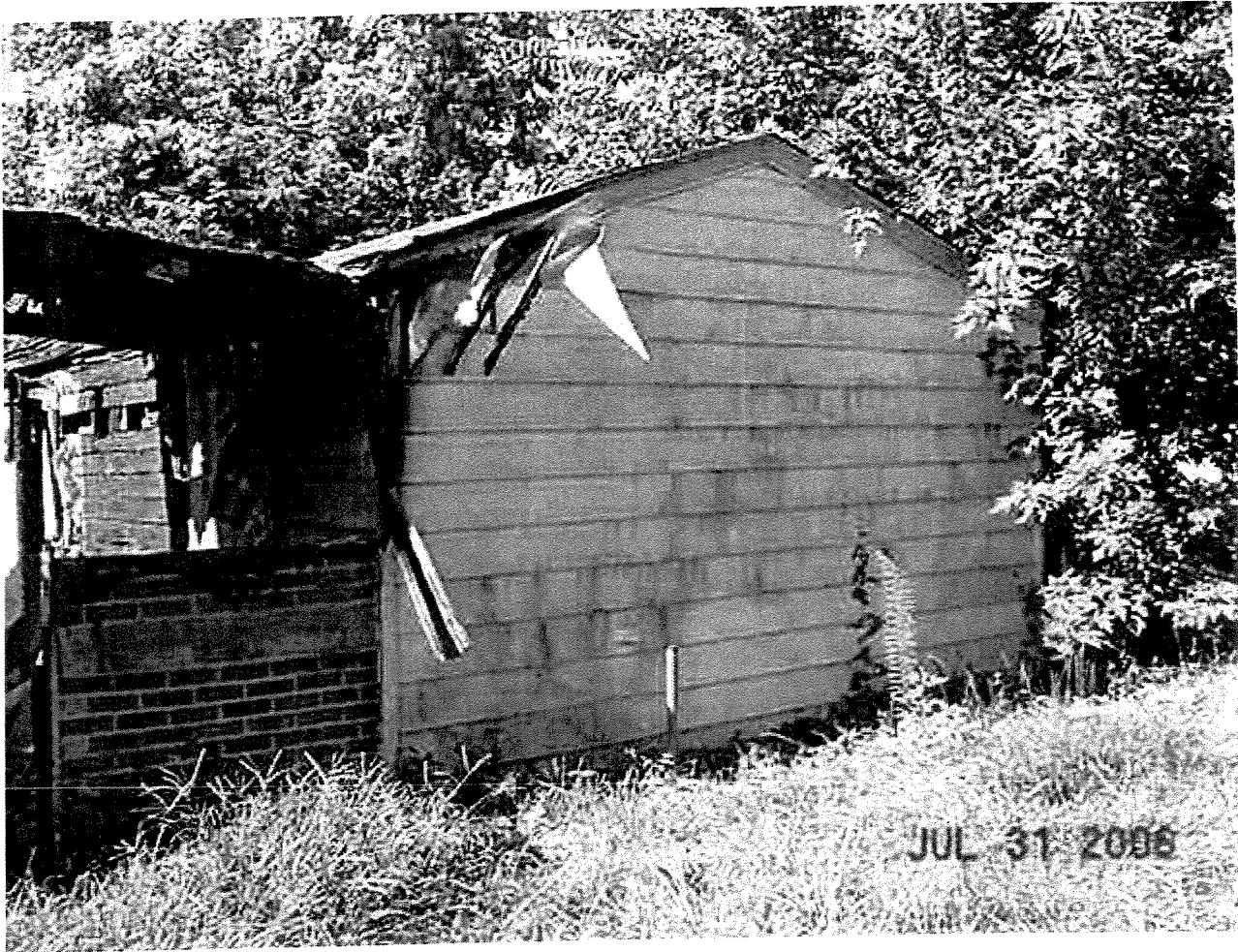
Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2005	Assessment Roll	Residential	Full	13,600	48,400	0	62,000
2003	Assessment Roll	Residential	Full	11,850	42,200	0	54,050
2001	Assessment Roll	Residential	Full	10,730	33,520	0	44,250
1999	Assessment Roll	Residential	Full	5,480	31,180	0	36,660
1997	Assessment Roll	Residential	Full	4,890	27,810	0	32,700
1995	Assessment Roll	Residential	Full	4,590	26,100	0	30,690
1995	Was Prior Year	Residential	Full	4,090	23,240	0	27,330

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Room 195, 111 Court Avenue, Des Moines, IA 50309
 Phone 515 286-3140 / Fax 515 286-3386
 polkweb@assess.co.polk.ia.us

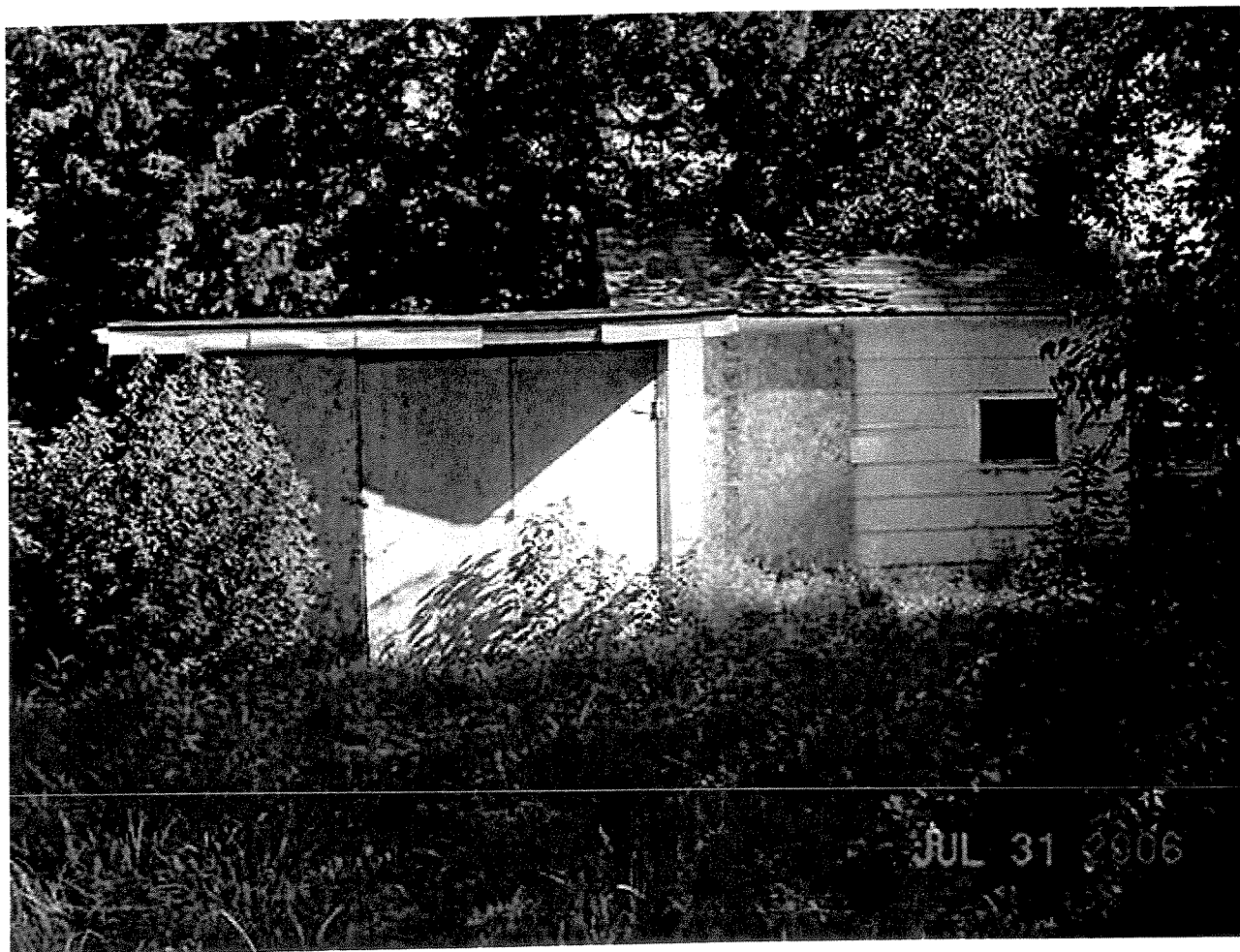


712 E DUNHAM

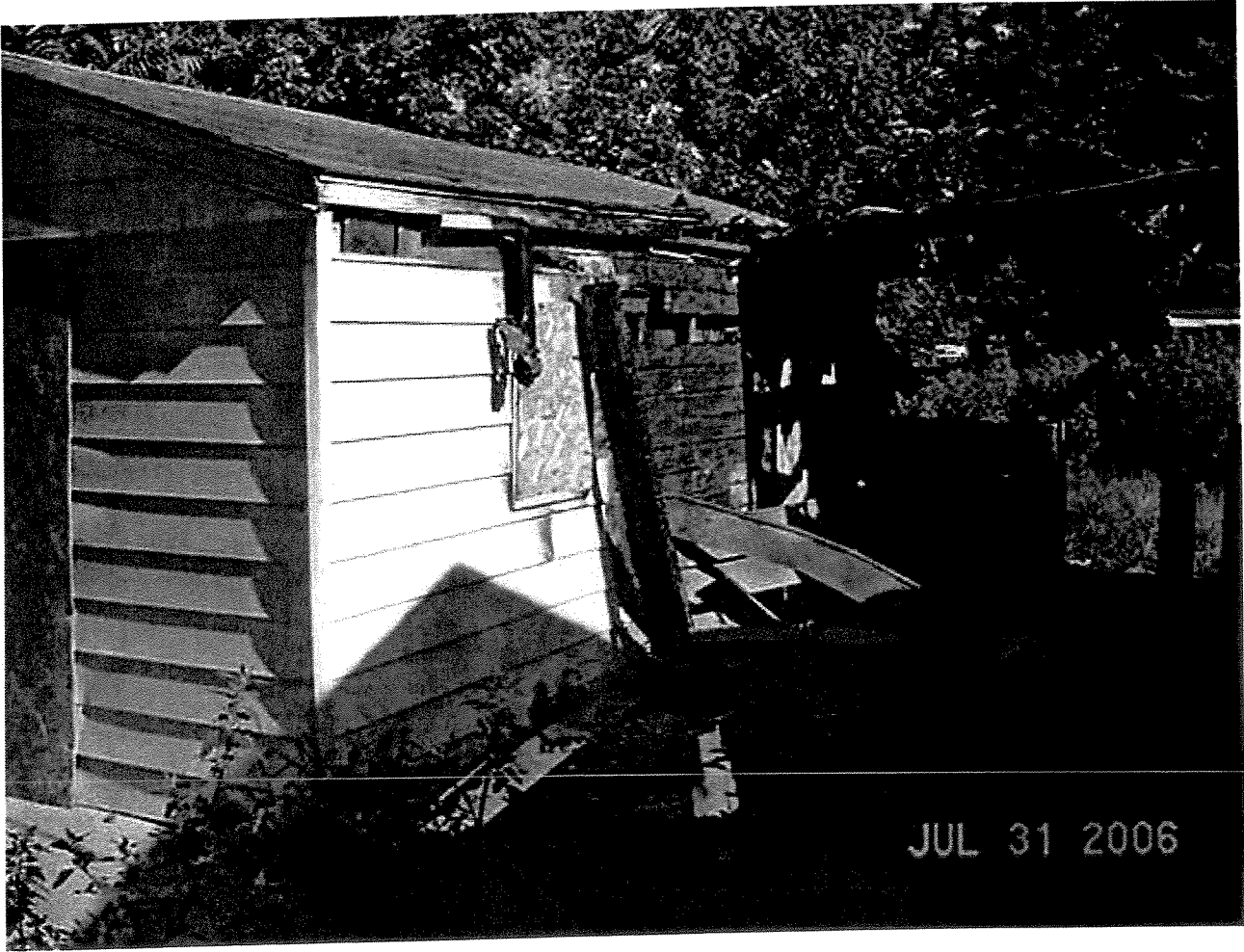


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712 DUNHAM



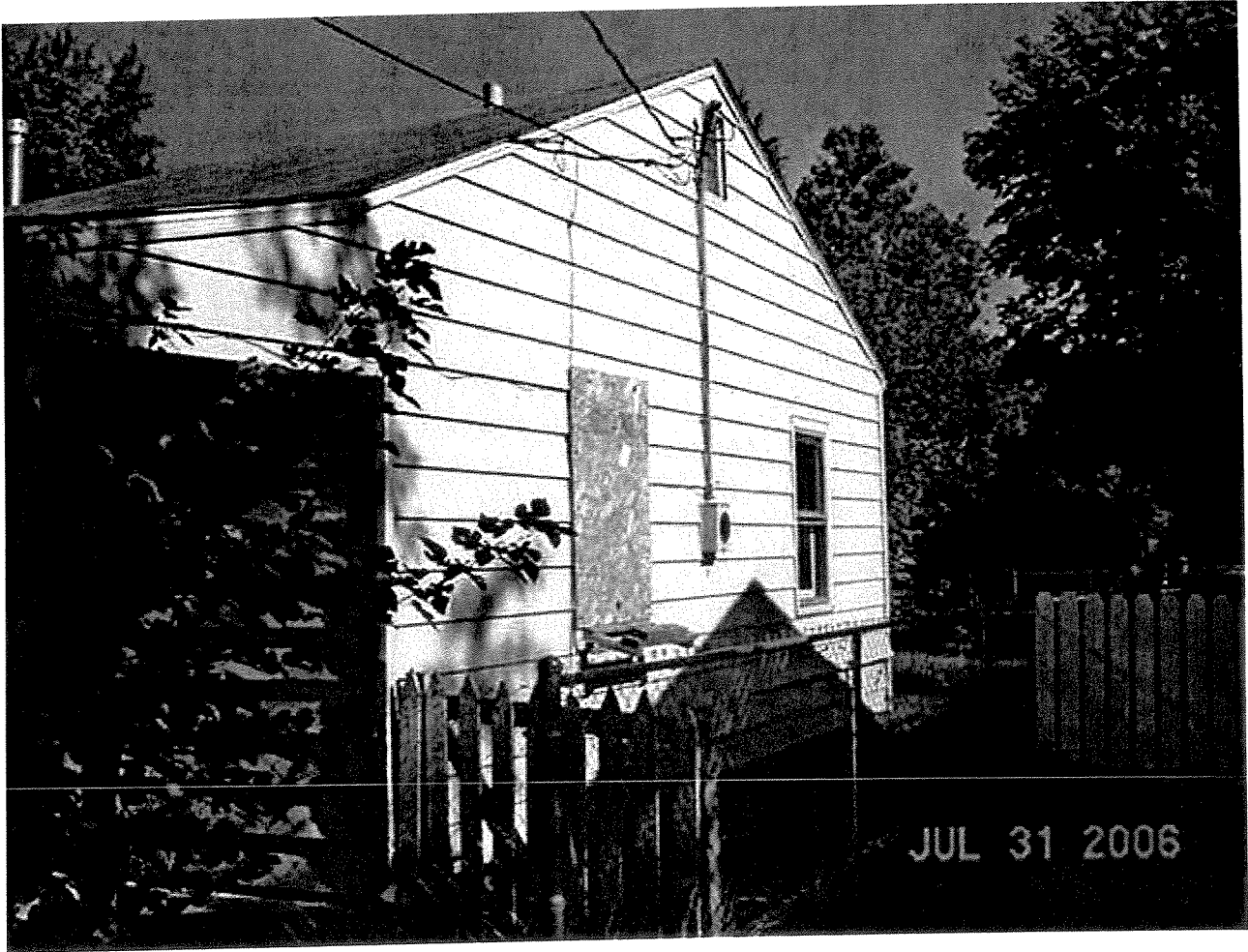
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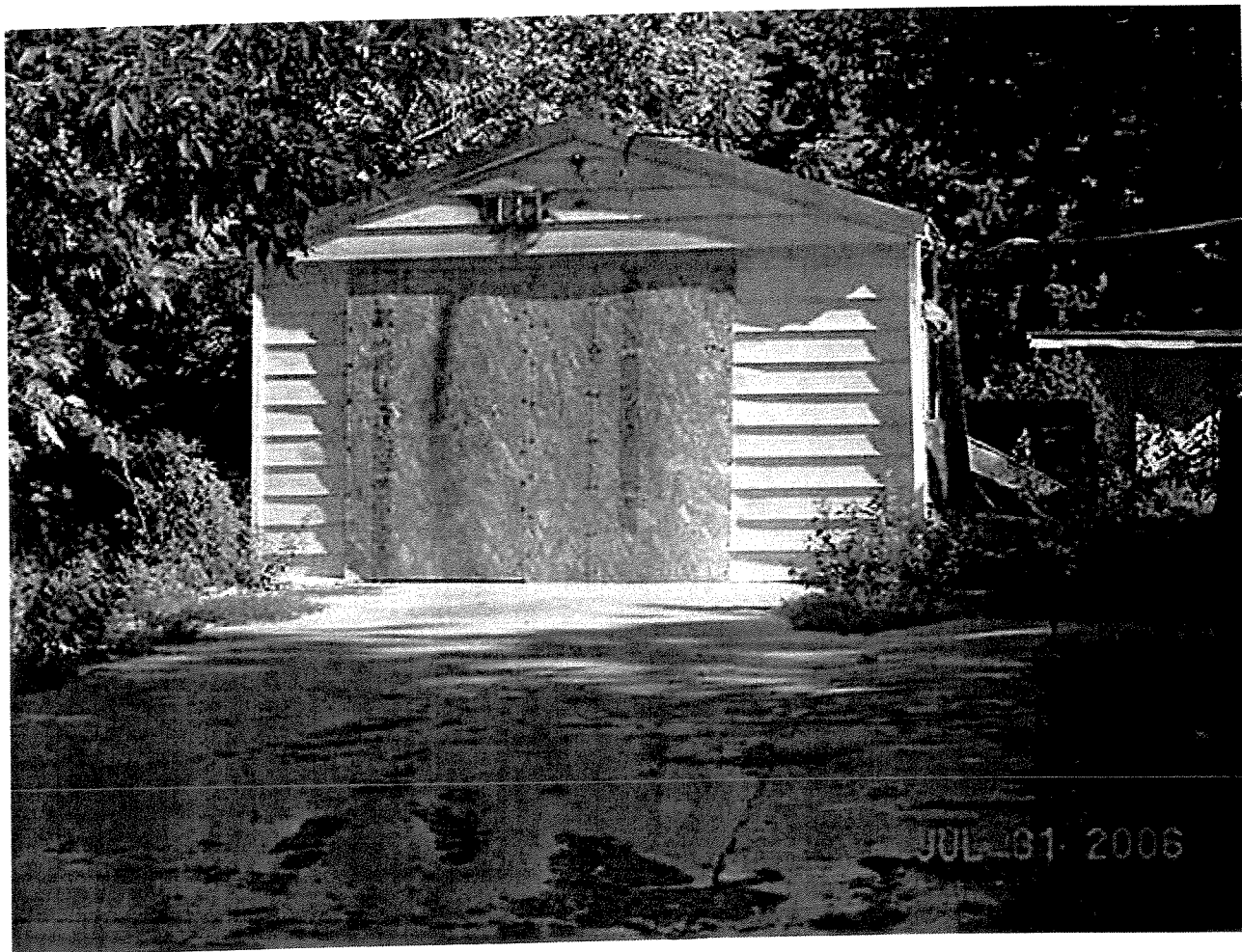
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712 E DUMFRIES

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