



**Roll Call Number**

Agenda Item Number  
**BDH 1-C**

Date April 12, 2010

WHEREAS, the property located at 1319 23<sup>rd</sup> Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholders Joseph R. Schaefer and Paula J. Schaefer and the Mortgage Holders Mortgage Electronic Registration Systems, Inc. and FEZ, Inc. of Des Moines, d/b/a Iowa Bail Bonds, 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 on the real estate legally described as LOT 392 UNIVERSITY LAND COS 2ND ADDITION, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1319 23<sup>rd</sup> Street, has 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.

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

FORM APPROVED:

  
Vicky Long Hill, Assistant City Attorney

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

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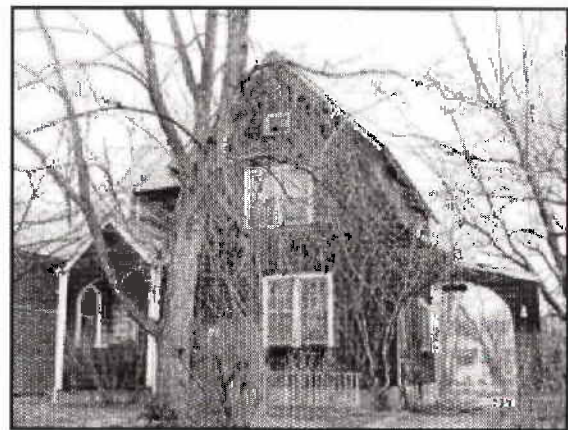
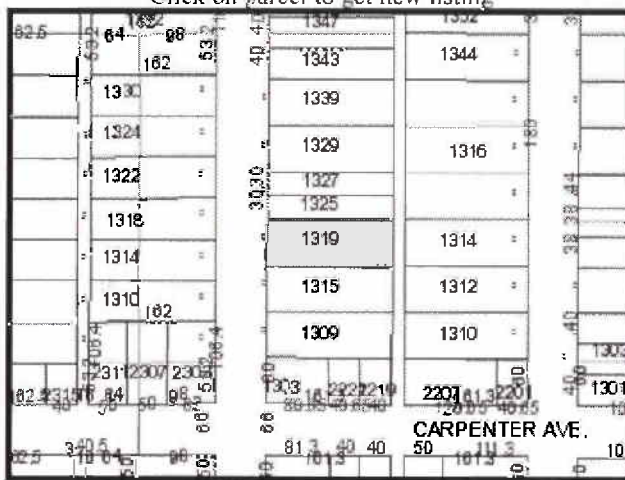
**Polk County Assessor**   
Iowa

[ 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
080/06812-000-000	7924-33-451-015	0155	DM75/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1319 23RD ST			DES MOINES IA 50311-3117		

Click on parcel to get new listing

Get Bigger Map



Approximate date of photo 02/21/2004

Mailing Address
JOSEPH R SCHAEFER JR 3911 PLEASANT ST DES MOINES, IA 50312

Legal Description
LOT 392 UNIVERSITY LAND COS 2ND ADDITION

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	SCHAEFER, JOSEPH R JR	1978-04-27	4797/802	
Title Holder #2	SCHAEFER, PAULA J			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	8,500	54,800	0	63,300

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	SCHAEFER, JOSEPH R JR	62978	

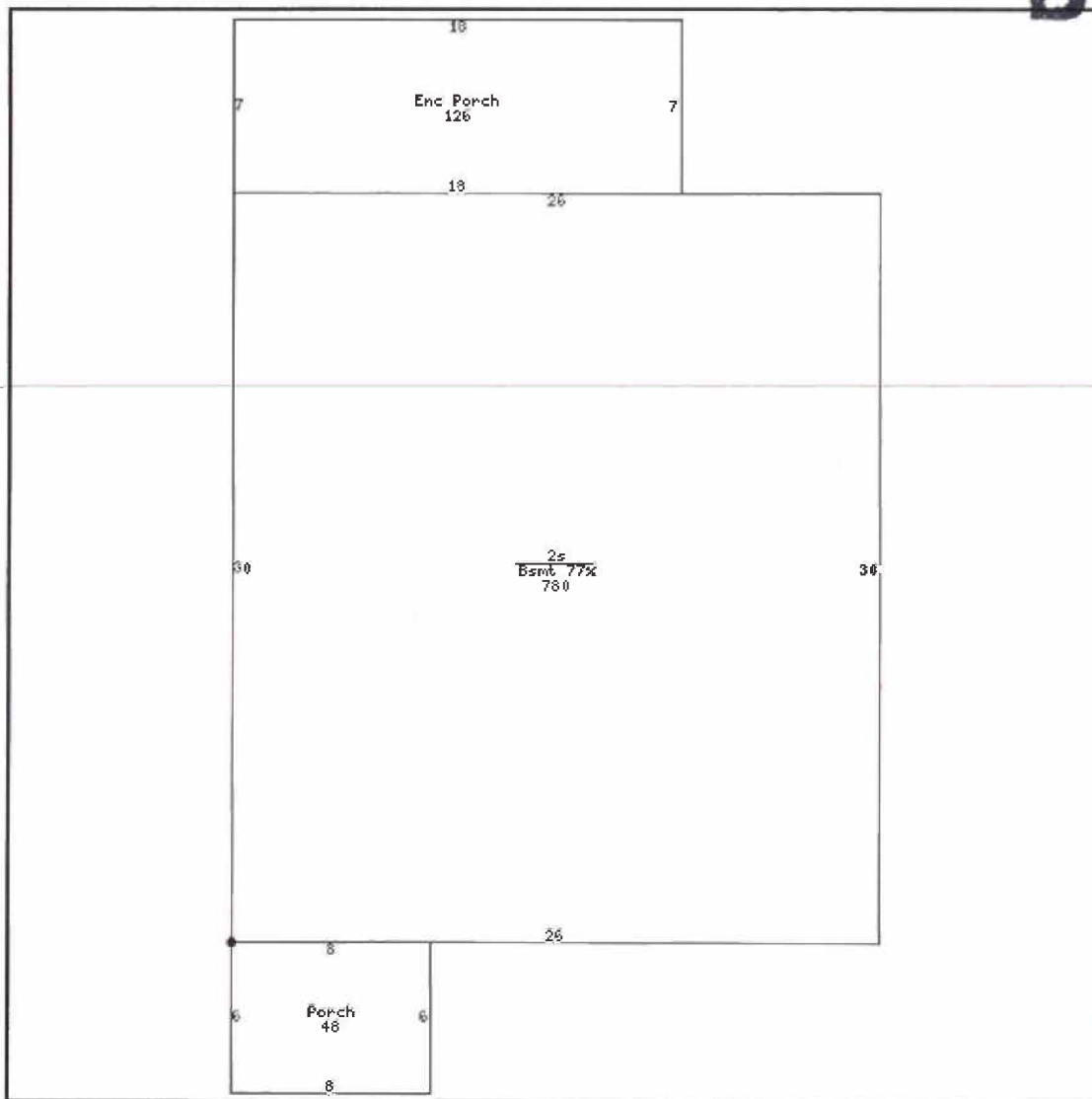
Zoning	Description	SF	Assessor Zoning
R-3	Multiple Family Residential District		Multi-Family Residential

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

Land					
<b>SQUARE FEET</b>	9,660	<b>FRONTAGE</b>	60.0	<b>DEPTH</b>	161.0
<b>ACRES</b>	0.222	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

Residence # 1					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	S2/2 Stories	<b>BLDG STYLE</b>	ET/Early 20s
<b>YEAR BUILT</b>	1887	<b># FAMILIES</b>	1	<b>GRADE</b>	4
<b>GRADE ADJUST</b>	+05	<b>CONDITION</b>	BN/Below Normal	<b>TSFLA</b>	1,560
<b>MAIN LV AREA</b>	780	<b>UPPR LV AREA</b>	780	<b>BSMT AREA</b>	601
<b>OPEN PORCH</b>	48	<b>ENCL PORCH</b>	126	<b>FOUNDATION</b>	B/Brick
<b>EXT WALL TYP</b>	WS/Wood Siding	<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>	3	<b>ROOMS</b>	6		

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Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2009	Assessment Roll	Residential	Full	8,500	54,800	0	63,300
2007	Assessment Roll	Residential	Full	8,200	52,600	0	60,800
2005	Assessment Roll	Residential	Full	9,000	42,100	0	51,100
2003	Assessment Roll	Residential	Full	7,140	33,140	0	40,280
2001	Assessment Roll	Residential	Full	7,080	25,050	0	32,130
1999	Assessment Roll	Residential	Full	6,100	20,090	0	26,190
1997	Assessment Roll	Residential	Full	5,630	18,550	0	24,180
1995	Assessment Roll	Residential	Full	5,300	17,460	0	22,760
1989	Assessment Roll	Residential	Full	4,590	15,110	0	19,700

email this page

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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](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-C

**DATE OF NOTICE:** February 15, 2010

**DATE OF INSPECTION:** December 30, 2009

**CASE NUMBER:** COD2009-09368

**PROPERTY ADDRESS:** 1319 23RD ST

**LEGAL DESCRIPTION:** LOT 392 UNIVERSITY LAND COS 2ND ADDITION

JOSEPH R SCHAEFER & PAULA J SCHAEFER  
Title Holder

3911 PLEASANT ST  
DES MOINES IA 50312

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,INC  
Mortgage Holder  
CAMELIA MARTIN, REG. AGENT  
1818 LIBRARY ST., STE 300  
RESTON VA 20190

FEZ, INC. OF DSM D/B/A IOWA BAIL BONDS  
Mortgage Holder  
WILLIAM S ROTHMEYER -REG.AGENT  
202 4TH ST  
DES MOINES IA 50309

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.**

RECEIVED  
2010 FEB 22 AM 7:12  
OFFICE OF THE SHERIFF  
FAIRFAX COUNTY, VA

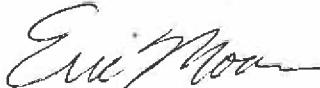
Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at 283-4200. All work performed by a contractor or you must be completed in a workmanlike 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.

Eric Moore  
(515) 283-4759



Nid Inspector

DATE MAILED: 2/15/2010

MAILED BY: TSY

**Areas that need attention:** 1319 23RD ST

<b>Component:</b>	Soffit/Facia/Trim	<b>Defect:</b>	Holes or major defect
<b>Requirement:</b>		<b>Location:</b>	
<b>Comments:</b>			
<b>Component:</b>	Stairs/Stoop	<b>Defect:</b>	In poor repair
<b>Requirement:</b>		<b>Location:</b>	
<b>Comments:</b>	Front		
<b>Component:</b>	Water Heater	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Plumbing Permit	<b>Location:</b>	Basement
<b>Comments:</b>	Must be replaced or checked for safe operable condition by reputable co. Provide invoice.		
<b>Component:</b>	Furnace	<b>Defect:</b>	In poor repair
<b>Requirement:</b>		<b>Location:</b>	Basement
<b>Comments:</b>	Must be checked for safe operable condition by licensed contractor.		
<b>Component:</b>	Foundation	<b>Defect:</b>	Missing Sections
<b>Requirement:</b>	Engineering Report	<b>Location:</b>	Basement
<b>Comments:</b>			
<b>Component:</b>	Foundation	<b>Defect:</b>	Structurally inadequate
<b>Requirement:</b>	Engineering Report	<b>Location:</b>	Basement
<b>Comments:</b>			
<b>Component:</b>	Foundation	<b>Defect:</b>	Holes or major defect
<b>Requirement:</b>	Engineering Report	<b>Location:</b>	Basement
<b>Comments:</b>			
<b>Component:</b>	Flooring	<b>Defect:</b>	Insufficient water drainage
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Basement
<b>Comments:</b>			



**BDH** | -c

<b>Component:</b> Protective Cov <b>Requirement:</b> g/Jjunction Box <b>Comments:</b>	<b>Defect:</b> Missir <b>Location:</b> Basement
<b>Component:</b> Electrical Other Fixtures <b>Requirement:</b> Electrical Permit <b>Comments:</b> Breaker panel door hanging & box rusted.	<b>Defect:</b> Water Damage <b>Location:</b> Basement
<b>Component:</b> Electrical System <b>Requirement:</b> Electrical Permit <b>Comments:</b> System must be checked by licensed contractor.	<b>Defect:</b> In poor repair <b>Location:</b> Throughout
<b>Component:</b> Water Service <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Not Supplied <b>Location:</b> Throughout
<b>Component:</b> Plumbing System <b>Requirement:</b> <b>Comments:</b> System must be checked by licensed contractor.	<b>Defect:</b> In poor repair <b>Location:</b> Throughout
<b>Component:</b> Interior Stairway <b>Requirement:</b> <b>Comments:</b> Obstructed	<b>Defect:</b> Inadequate <b>Location:</b> Basement
<b>Component:</b> Floor Joists/Beams <b>Requirement:</b> Compliance, International Property Maintenance Code <b>Comments:</b>	<b>Defect:</b> Insect Infestation <b>Location:</b> Basement
<b>Component:</b> Smoke Detectors <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Not Supplied <b>Location:</b> Throughout
<b>Component:</b> Interior Walls /Ceiling <b>Requirement:</b> <b>Comments:</b> Several locations	<b>Defect:</b> Water Damage <b>Location:</b> Throughout

<b>Component:</b> Interior Walls , Ceiling	<b>Defect:</b> Holes - major defect	<b>BDH</b> 1-C
<b>Requirement:</b>	<b>Location:</b> Throughout	
<b>Comments:</b> Several locations		
<b>Component:</b> Interior Walls /Ceiling	<b>Defect:</b> Major sagging	
<b>Requirement:</b>	<b>Location:</b> Living Room	
<b>Comments:</b> Walls in living room sagging		
<b>Component:</b> Interior Walls /Ceiling	<b>Defect:</b> Inadequate wall covering	
<b>Requirement:</b>	<b>Location:</b> Throughout	
<b>Comments:</b>		
<b>Component:</b> Windows/Window Frames	<b>Defect:</b> Cracked/Broken	
<b>Requirement:</b>	<b>Location:</b> Throughout	
<b>Comments:</b> Several locations		
<b>Component:</b> Flooring	<b>Defect:</b> Deteriorated	
<b>Requirement:</b>	<b>Location:</b> Throughout	
<b>Comments:</b>		
<b>Component:</b> Flooring	<b>Defect:</b> Water Damage	
<b>Requirement:</b>	<b>Location:</b> Throughout	
<b>Comments:</b> Several areas		
<b>Component:</b> Sub Floor	<b>Defect:</b> Water Damage	
<b>Requirement:</b>	<b>Location:</b> Throughout	
<b>Comments:</b> Several areas		
<b>Component:</b> Sub Floor	<b>Defect:</b> Unsafe to carry Load	
<b>Requirement:</b>	<b>Location:</b> Throughout	
<b>Comments:</b> Several areas		
<b>Component:</b> Floor Joists/Beams	<b>Defect:</b> Excessive rot	
<b>Requirement:</b> Building Permit	<b>Location:</b> Kitchen	
<b>Comments:</b> Over kitchen		

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<b>Component:</b> Interior Stairw.	<b>Defect:</b> Inadequate
<b>Requirement:</b>	<b>Location:</b>
<b>Comments:</b>	

<b>Component:</b> Functioning Water Closet	<b>Defect:</b> Not Supplied
<b>Requirement:</b>	<b>Location:</b> Bathroom
<b>Comments:</b>	

<b>Component:</b> Kitchen Sink	<b>Defect:</b> Inadequate
<b>Requirement:</b>	<b>Location:</b> Kitchen
<b>Comments:</b>	

<b>Component:</b> Tub/Shower Walls	<b>Defect:</b> not impervious to water
<b>Requirement:</b>	<b>Location:</b> Bathroom
<b>Comments:</b>	

<b>Component:</b> Exterior Doors/Jams	<b>Defect:</b> In disrepair
<b>Requirement:</b>	<b>Location:</b>
<b>Comments:</b> Front door	

<b>Component:</b> Exterior Doors/Jams	<b>Defect:</b> Water Damage
<b>Requirement:</b>	<b>Location:</b>
<b>Comments:</b> Front door	

<b>Component:</b> Exterior Doors/Jams	<b>Defect:</b> Cracked/Broken
<b>Requirement:</b>	<b>Location:</b>
<b>Comments:</b> Back door	

<b>Component:</b> Roof	<b>Defect:</b> Holes or major defect
<b>Requirement:</b> Building Permit	<b>Location:</b> Main Structure
<b>Comments:</b>	

<b>Component:</b> Roof	<b>Defect:</b> Major sagging
<b>Requirement:</b>	<b>Location:</b> Main Structure
<b>Comments:</b>	

**BDH** FC

<b>Component:</b> Roof <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Leak <b>Location:</b> Main Structure
<b>Component:</b> Shingles Flashing <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Main Structure
<b>Component:</b> Exterior Walls <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> In poor repair <b>Location:</b>
<b>Component:</b> Exterior Walls <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Water Damage <b>Location:</b>
<b>Component:</b> Exterior Walls <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Holes or major defect <b>Location:</b>
<b>Component:</b> Exterior Walls <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Absence of paint <b>Location:</b>
<b>Component:</b> Soffit/Facia/Trim <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Absence of paint <b>Location:</b>



ELM

Side (North)

1319 23<sup>rd</sup>

01000 7 2010



ELM

Front (west)

1319 2319



ELM

Rene (Ernst)

1319 23d



ELM

S.E. Bedroom

1319 23M





Kitchen

Elm

1319 23rd



5cm

Back Arch Ceiling

1319 231K