



Date December 08, 2008

WHEREAS, the property located at 1535 23rd Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the garage structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder Ceres haya A. Bradley a/k/a Creshaya A. Mitchell and the Mortgage Holders Integra Bank Corp f/k/a Firstar Bank, N.A. and Lederman bonding Company were notified by personal service more than thirty days ago to repair or demolish the 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 garage structure on the real estate legally described as LOT 8 WILLIAMSON PLACE, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1535 23rd 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 garage structure.

Moved by _____ to adopt.

FORM APPROVED:


Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFREY				
MEYER				
VLASSIS				
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



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

BDH 1-E

DATE OF NOTICE: October 8, 2008

DATE OF INSPECTION: September 16, 2008

CASE NUMBER: COD2008-06657

PROPERTY ADDRESS: 1535 23RD ST

LEGAL DESCRIPTION: LOT 8 WILLIAMSON PLACE

CERESHAYA A BRADLEY A/K/A CRESHAYA A MITCHELL

Title Holder

TEMARCO LAMA MITCHELL

1535 23RD ST

DES MOINES IA 50311

INTEGRA BANK CORP F/K/A FIRSTAR BANK, N.A

Mortgage Holder

MICHAEL VEA - PRESIDENT

21 SE 3RD ST

EVANSVILLE IN 47708

LEDERMAN BONDING COMPANY

Mortgage Holder

DAVID LEDERMAN - REG. AGENT

712 SYCAMORE ST

WATERLOO IA 50703

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.

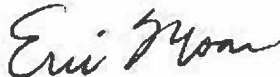
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from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

Eric Moore

(515) 283-4759



Nid Inspector

DATE MAILED: 10/8/2008

MAILED BY: TSY

Areas that need attention: 1535 23RD ST

Component: Exterior Doors/Jams Requirement: Comments:	Defect: In poor repair Location: Garage
Component: Exterior Walls Requirement: Comments:	Defect: Severly peeling paint Location: Garage
Component: Exterior Walls Requirement: Building Permit Comments:	Defect: Holes or major defect Location: Garage
Component: Roof Requirement: Building Permit Comments:	Defect: Major sagging Location: Garage
Component: Roof Requirement: Comments:	Defect: Excessive rot Location: Garage
Component: Roof Requirement: Comments:	Defect: Holes or major defect Location: Garage
Component: Soffit/Facia/Trim Requirement: Comments:	Defect: Absence of paint Location: Garage
Component: Soffit/Facia/Trim Requirement: Comments:	Defect: Excessive rot Location: Garage

<u>Component:</u> Windows/Window Frames	<u>Defect:</u> In poor repair
<u>Requirement:</u>	<u>Location:</u> Garage
<u>Comments:</u>	

BDH1-E

<u>Component:</u> Windows/Window Frames	<u>Defect:</u> Absence of paint
<u>Requirement:</u>	<u>Location:</u> Garage
<u>Comments:</u>	

BDH 1-E

Polk County Assessor 18743

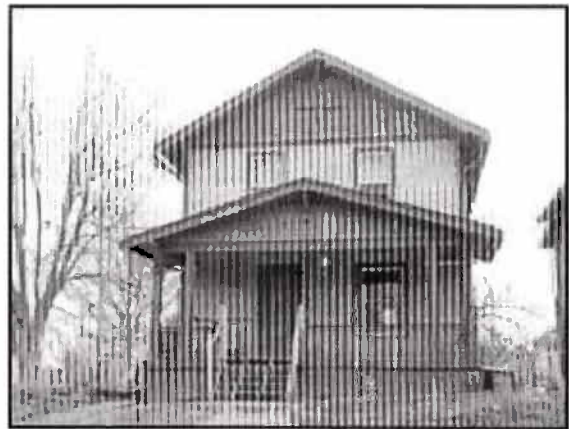
[Home] [General Query] [Legal Query] [HomeOwner Query] [Book/Page Query] [Commercial Query] [Res Sales Query] [Comm Sales Query] [Help]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
080/07363-000-000	7924-33-402-008	0168	DM75/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address					
1535 23RD ST		DES MOINES IA 50311			

Click on parcel to get new listing

Get Bigger Map

186	1800	1803	1548	1540
1559	1554	1559	1546	1545
1555	1552	1555	1542	1543
1553	1550	1551		1539
	1548	1547	1534	1535
1546	1538	1537	1530	1531
1539	1534	1535	1528	1527
1535	1528	1531	1520	1521
1531	1522	1523	1518	1519
	1514	1517	1512	1515
1527	1512	1513	1503	1511
	106.7	1508	1502	1501
	1506	1511		



Approximate date of photo 02/20/2004

Mailing Address
CERESHAYA A BRADLEY 1535 23RD ST DES MOINES, IA 50311-3121

Legal Description
LOT 8 WILLIAMSON PLACE

Ownership	Name	Transfer	Book/Page	RevStamps
Title Holder #1	BRADLEY, CERESHAYA A	12/21/1999	8395/156	95.20

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	6,100	53,600	0	59,700

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

BDH1-E

Taxable Value Credit	Name	Number	Info
Homestead	BRADLEY, CERESHAYA A	110201	

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District	5080	Residential

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

Land					
SQUARE FEET	5,080	FRONTAGE	40	DEPTH	127
ACRES	0.1170	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S2/2 Stories	BLDG STYLE	ET/Early 20s
YEAR BUILT	1906	FAMILIES	1	GRADE	4
GRADE ADJUST	+00	CONDITION	NM/Normal	TSFLA	1,203
MAIN LV AREA	631	UPPR LV AREA	572	BSMT AREA	572
OPEN PORCH	260	ENCL PORCH	133	FOUNDATION	B/Brick
EXT WALL TYP	WS/Wood Siding	ROOF TYPE	GB/Gable	ROOF MATERI	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	100	BATHROOMS	1
BEDROOMS	3	ROOMS	5		

