

Agenda	Item	Nun	ber
5		1	1-E

Date December 08, 2008

WHEREAS, the property located at 1535 23<sup>rd</sup> 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 Cereshaya 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 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 garage structure.

Moved by	to adopt.

FORM APPROVED:

Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PA58	ABSENT
COWNE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY	G.			
MEYER				
VLASSIS			1	
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
City Cierr



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



**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 Io.....

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 COMPONETS 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

Eni Mon

MAILED BY: TSY



Areas that need attention: 1535 23RD ST

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

Component:
Requirement:
Comments:

Windows/Window Frames

Location:

Component:
Requirement:

Windows/Window Frames

Defect:
Location:

Defect:
Absence of paint
Location:
Comments:

Comments:

Location:
Comments:

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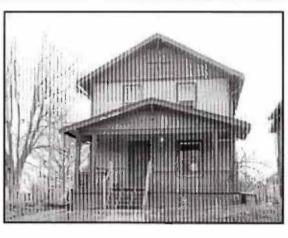
## Polk County Assessor WWW



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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/Sew	e /Cemetery	
1/Des Moines				· · · · · · · · · · · · · · · · · · ·	
Street Address					
1535 23RD ST			DES MO	INES IA 50311	





Approximate date of photo 02/20/2004

## Mailing Address

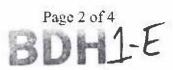
CERESHAYA A BRADLEY 1535 23RD ST DES MOINES, IA 50311-3121

## Legal Description

LOT 8 WILLIAMSON PLACE

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

Assessment	Class	Kiúd	Land	Bldg	AgBd	Total
Current	Residential	Full	6,100	53,600	0	59,700
Market Adj	usted Cost Report	Estimate Taxes Taxe		Treasurer	Tax Information	Pay

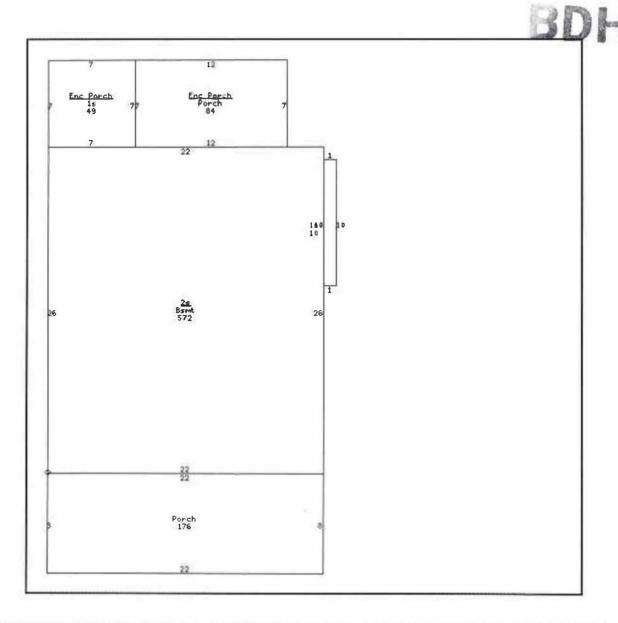


Taxable Value Credit	Name	Number	Info
Homestead	BRADLEY, CERESHAYA A	110201	

SF Assessor Zoning
t 5080 Residential
t

Land					
SQUARE FEET	5,080	FRON GE	40	DEPTH	127
ACRES	0.1170	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal
Residence # 1	and the character of the				
OCCUPANCY	SF/Single Family	RESID TYPE	S2/2 Stories	BLDG STYLE	ET/Early 20s
YEAR BUILT	1906	FAMILIES	1	GRADE	4

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YEAR BUILT	1906	#FAMILIES	1	GRADE	4
GRADE ABJUST	÷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	В/Впск
EXT WALL	WS/Wood Siding	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	100	BATHROOMS	1
BEDROOMS	3	ROOMS	5		



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASUREI	12	MEASURE2	20	STORY HEIGHT	1
GRADE	5	YEAR BUILT	1915	CONDITION	BN/Below Normal

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
BOSS, SONDRA	BRADLEY, CERESHAYA A	12/20/1999	59,900	D/Deed	8395/156
BANK OF NEW YORK, (TRUSTEE)	BOSS, SONDRA	07/19/1999	26,500	D/Deed	8281/135

Assessment Roll

Assessment Roll

Assessment Roll

Assessment Roll

Assessment Roll

Assessment Roll

2003

2001

1999

1997

1995

1989

SAURUGGER

Residential

Residential

Residential

Residential

Residential

Residential



38,060

35,380

23,410

21,620

20,340

17,600

BOGASH, EUGENE E		PETER N	01/04/	1995	154,000	C/Contract		Multiple Parcels	
Year	Туре	Class	Kind	Land		Bldg	AgB	đ	Total
2007	Assessment Roll	Residential	Full	6,100	53	600		0	59,700
2005	Assessment Roll	Residential	Full	3,900	55	800		0	59,700

Full

Full

Full

Full

Full

Full

2,900

3,520

3,410

3,150

2,960

2,560

35,160

31,860

20,000

18,470

17,380

15,040

0

0

0

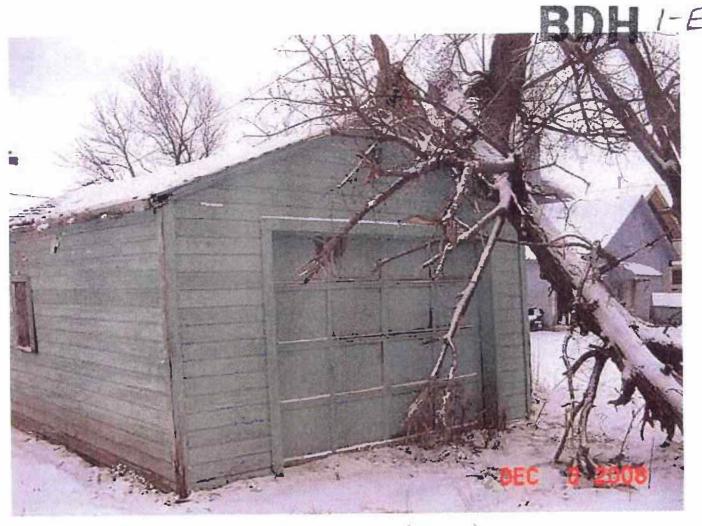
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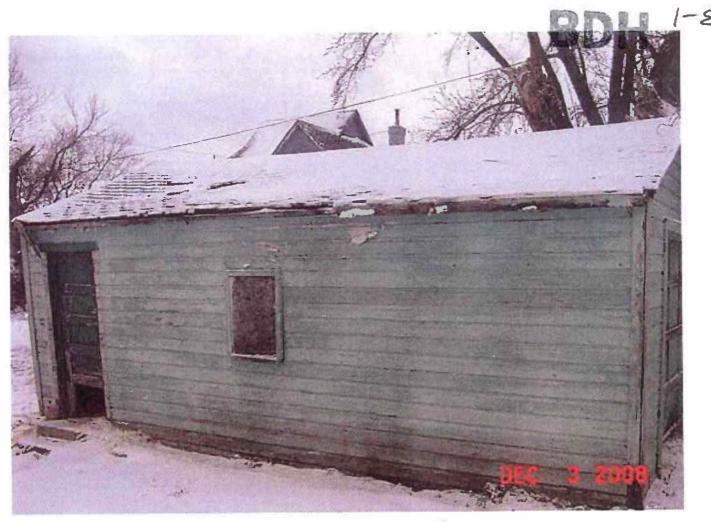
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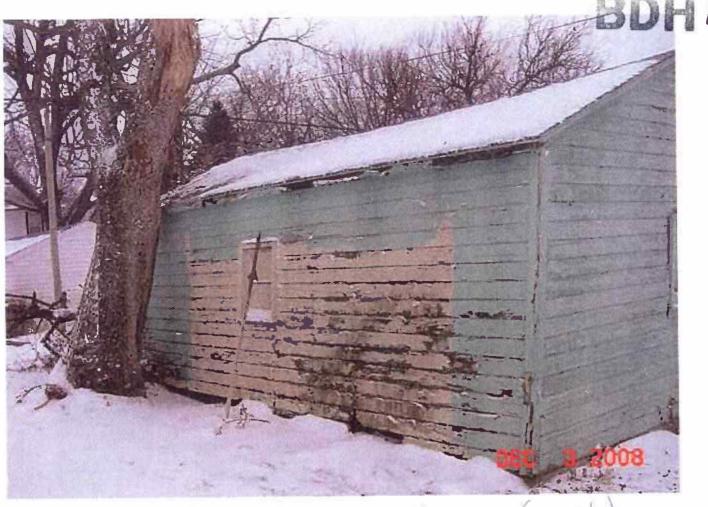
Roam 195, 111 Collers Avenue, Des Moines, 14 50309 Phone 515 286 3140 / Fax 515 286 3386 polkweb@assess oo polk in we



1535 23rd (enst)



1535 23 rd (South



1535 23rd Garage (North)