



Roll Call Number

Agenda Item Number

BDH/B

Date June 11, 2012

WHEREAS, the property located at 1322 23rd Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and accessory structure in their present conditions constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the Titleholders Darin Wilson and Christine Wilson were notified more than thirty days ago to repair or demolish the main structure and accessory structure and as of this date have failed to abate the nuisance.

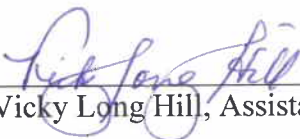
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure and accessory structure on the real estate legally described as Lot 14 in UNIVERSITY PLACE AND Lot 416 in UNIVERSITY LAND COS SECOND ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1322 23rd Street, 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 owners 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 accessory 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				
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



[[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
080/06846-001-000	7924-33-378-019	0156	DM75/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1322 23RD ST			DES MOINES IA 50311-3118		

Click on parcel to get new listing

[Get Bigger Map](#)
[Google Map](#)



Approximate date of photo 03/27/2012

Mailing Address

CHRISTINE WILSON
4127 DUBUQUE AVE
DES MOINES, IA 50317

Legal Description

LT 14 UNIVERSITY PLACE; AND LOT 416 UNIVERSITY LAND COS 2ND ADDITION

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	WILSON, DARIN	2006-02-03	<u>11509/631</u>	
Title Holder #2	WILSON, CHRISTINE			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	8,500	28,300	0	36,800

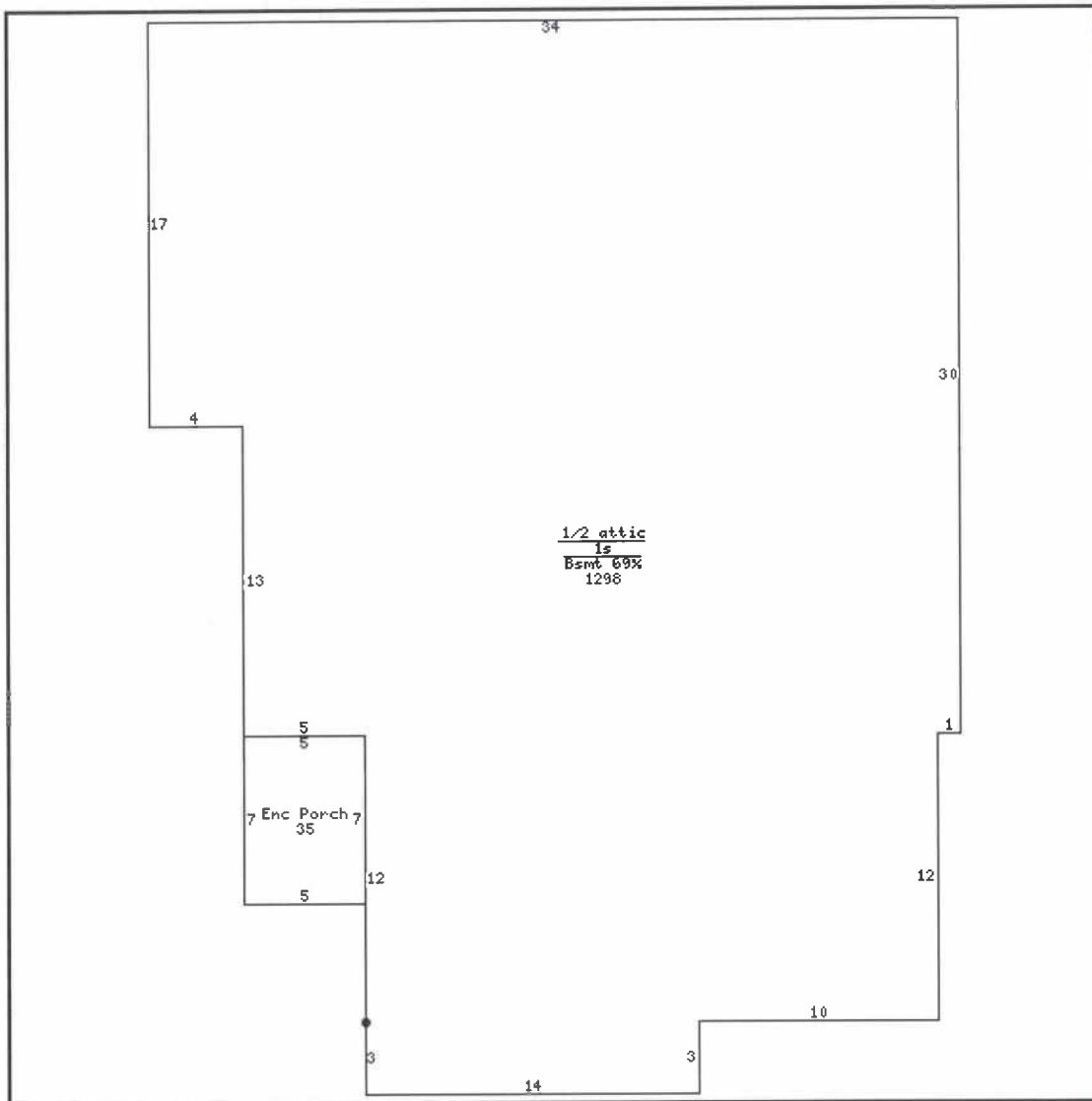
[Market Adjusted Cost Report](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

BDH1-B

Zoning	Description	SF	Assessor Zoning
R-3	Multiple Family Residential District		Multi-Family Residential
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4200			

Land					
SQUARE FEET	8,586	FRONTAGE	53.0	DEPTH	162.0
ACRES	0.197	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	FA/1 Story with Finished Attic	BLDG STYLE	ET/Early 20s
YEAR BUILT	1884	# FAMILIES	1	GRADE	5
GRADE ADJUST	+10	CONDITION	PR/Poor	TSFLA	1,752
MAIN LV AREA	1,298	ATTIC FINISH	454	BSMT AREA	896
ENCL PORCH	35	FOUNDATION	B/Brick	EXT WALL TYP	WS/Wood Siding
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	2	BEDROOMS	3
ROOMS	9				



Detached # 101					
OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	18	MEASURE2	18	STORY HEIGHT	1
GRADE	5	YEAR BUILT	1910	CONDITION	PR/Poor

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
SELLEN, DENIS J	WILSON, DARIN	1998-05-01	24,000	C/Contract	7919/215

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	Assessment Roll	Residential	Full	8,500	28,300	0	36,800
2009	Assessment Roll	Residential	Full	8,300	26,700	0	35,000

2007	<u>Assessment Roll</u>	Residential	Full	7,900	25,600	0	33,500
2005	<u>Assessment Roll</u>	Residential	Full	8,100	45,900	0	54,000
2003	<u>Assessment Roll</u>	Residential	Full	6,450	36,350	0	42,800
2001	<u>Assessment Roll</u>	Residential	Full	6,620	26,200	0	32,820
1999	Assessment Roll	Residential	Full	5,480	20,450	0	25,930
1997	Assessment Roll	Residential	Full	5,060	18,880	0	23,940
1997	Was Prior Year	Residential	Full	4,760	17,770	0	22,530

[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

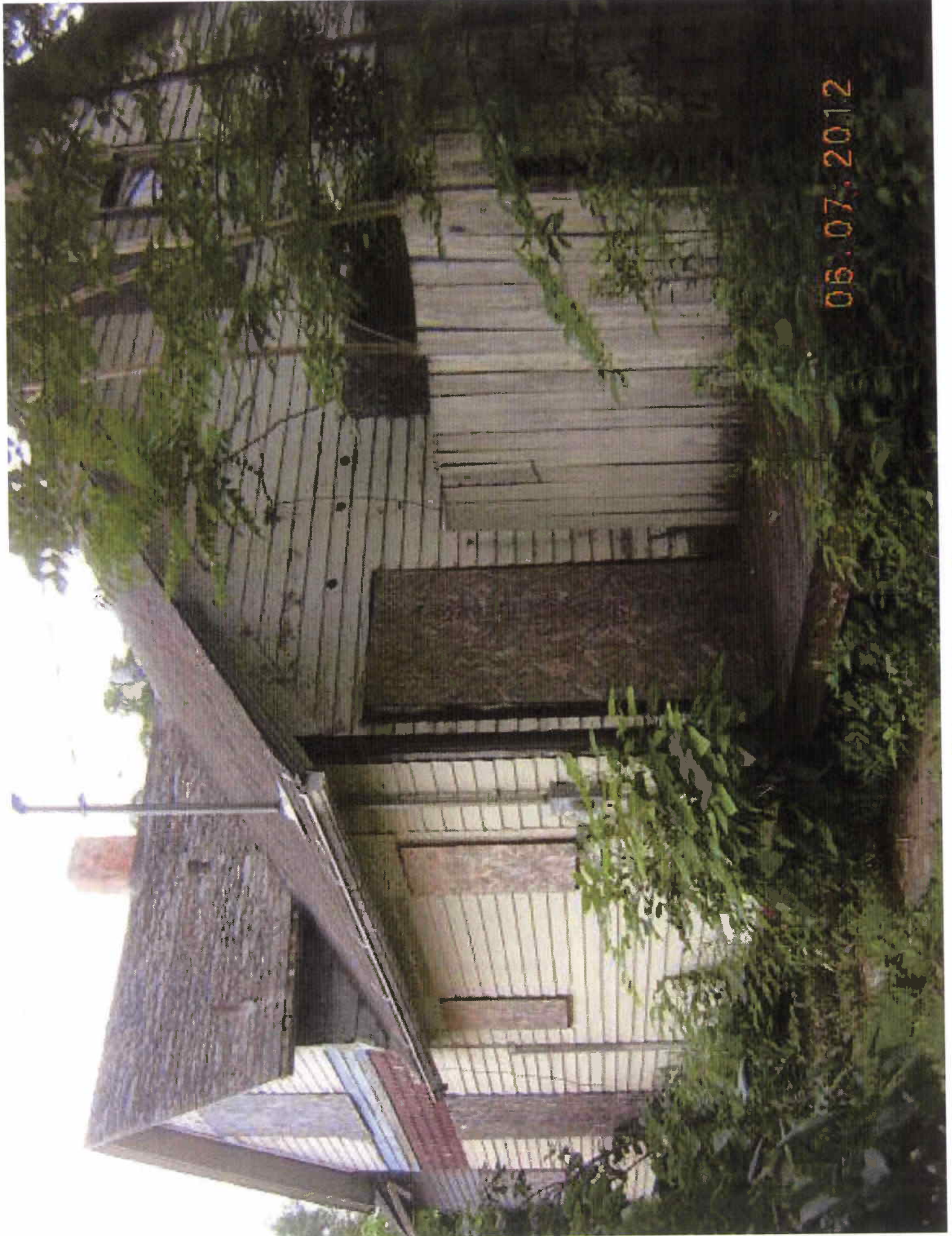
BDH 1-B



08.07.2012

1322-23 6-7-12 ELL

RDH 1-B



05.07.2012

1322-23 6.7-12 ECU

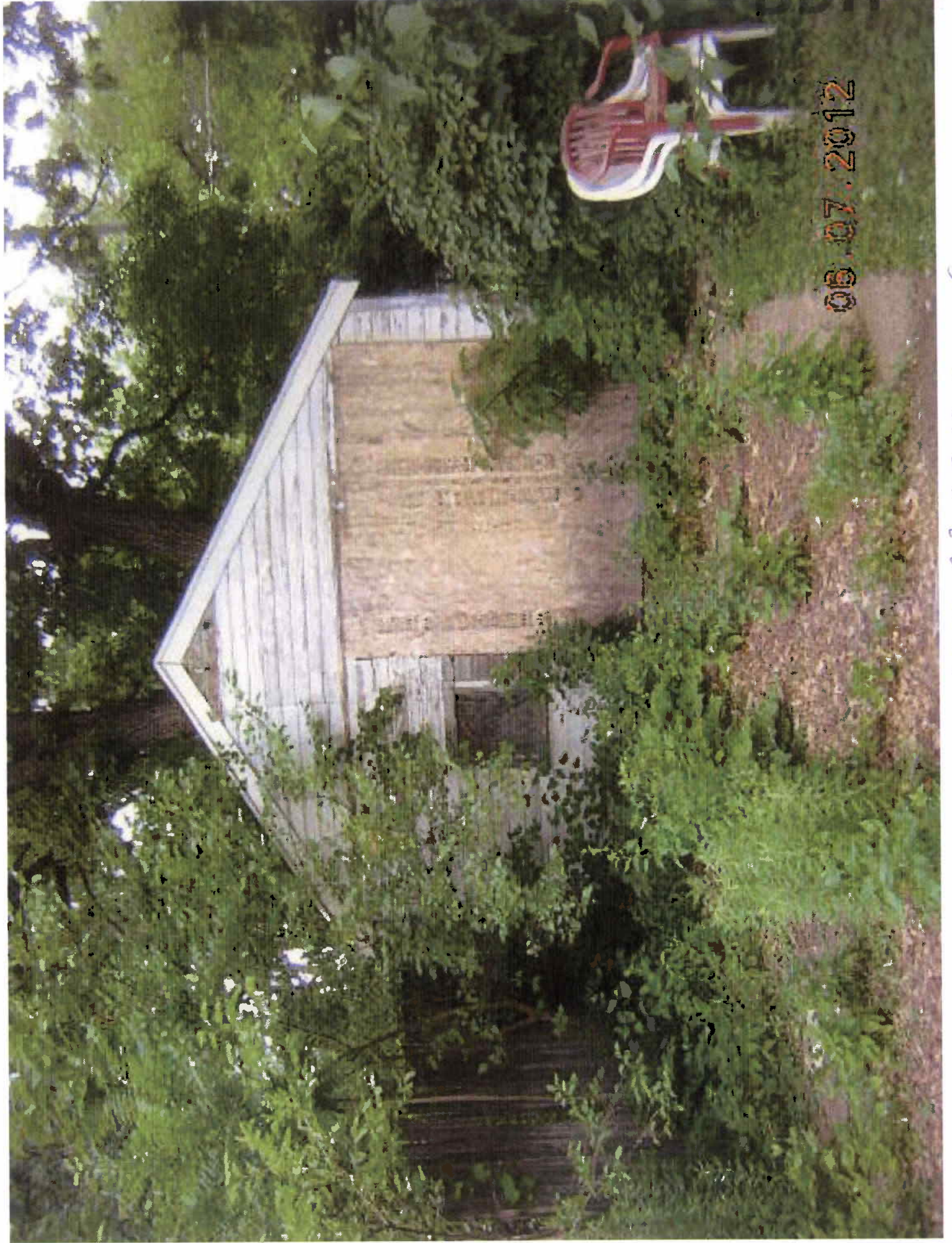
BDH 1-B

06.07.2012



1322-23 6-7-12 ELL

BDH 1-B



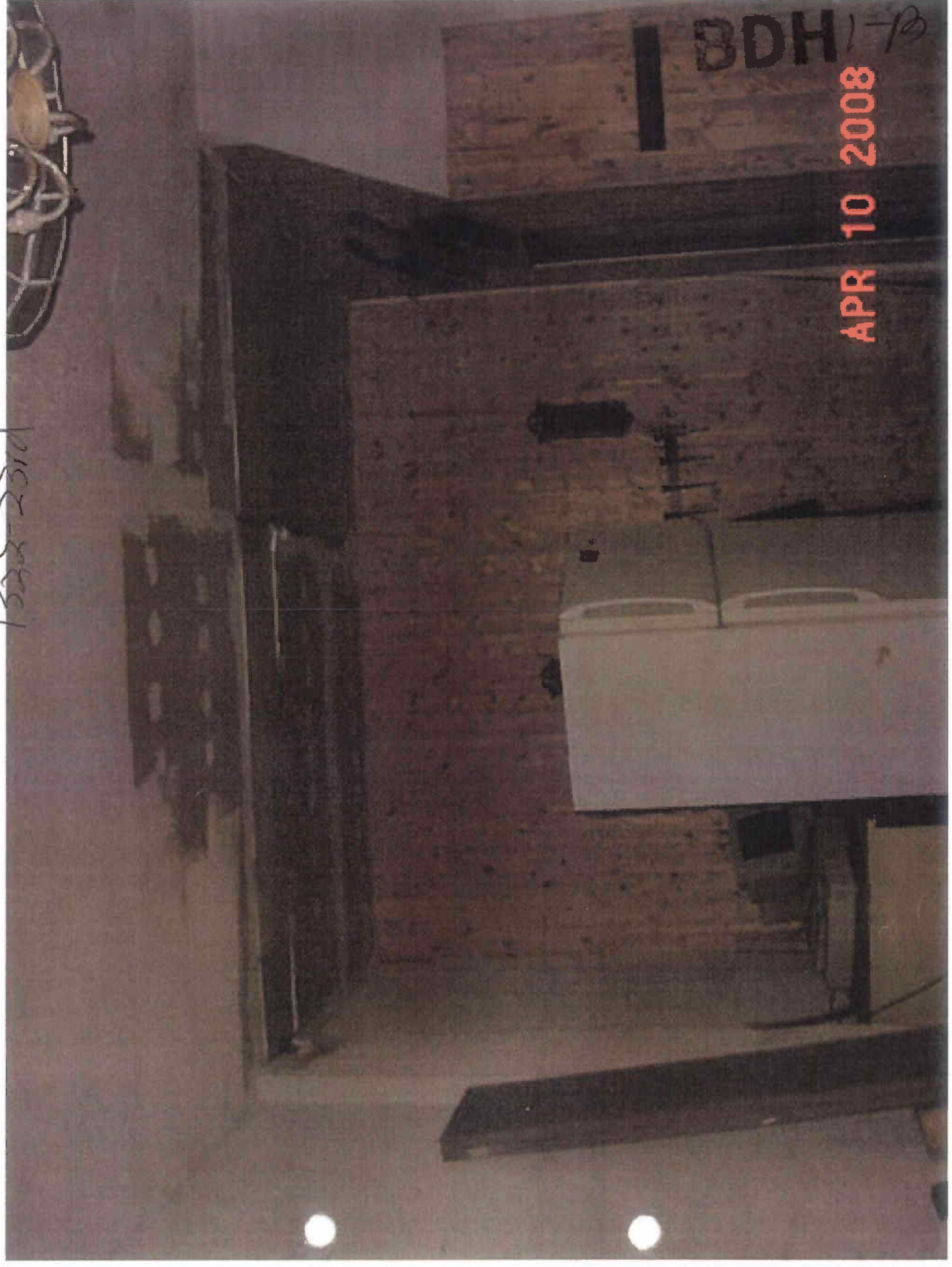
08.07.2012

1322-23 6-7-12 ELL Garage

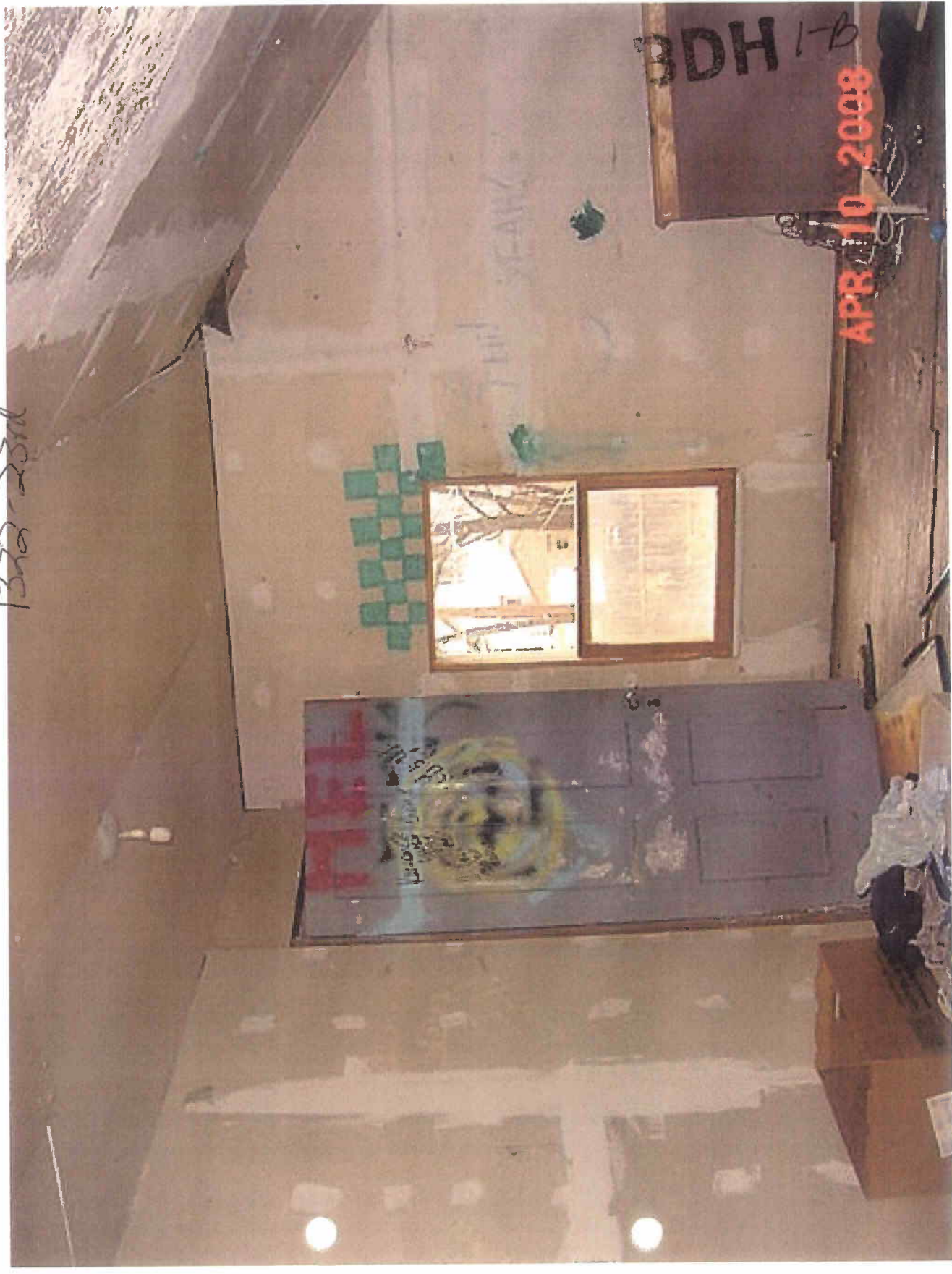
1322-237d

BDH 1-10

APR 10 2008



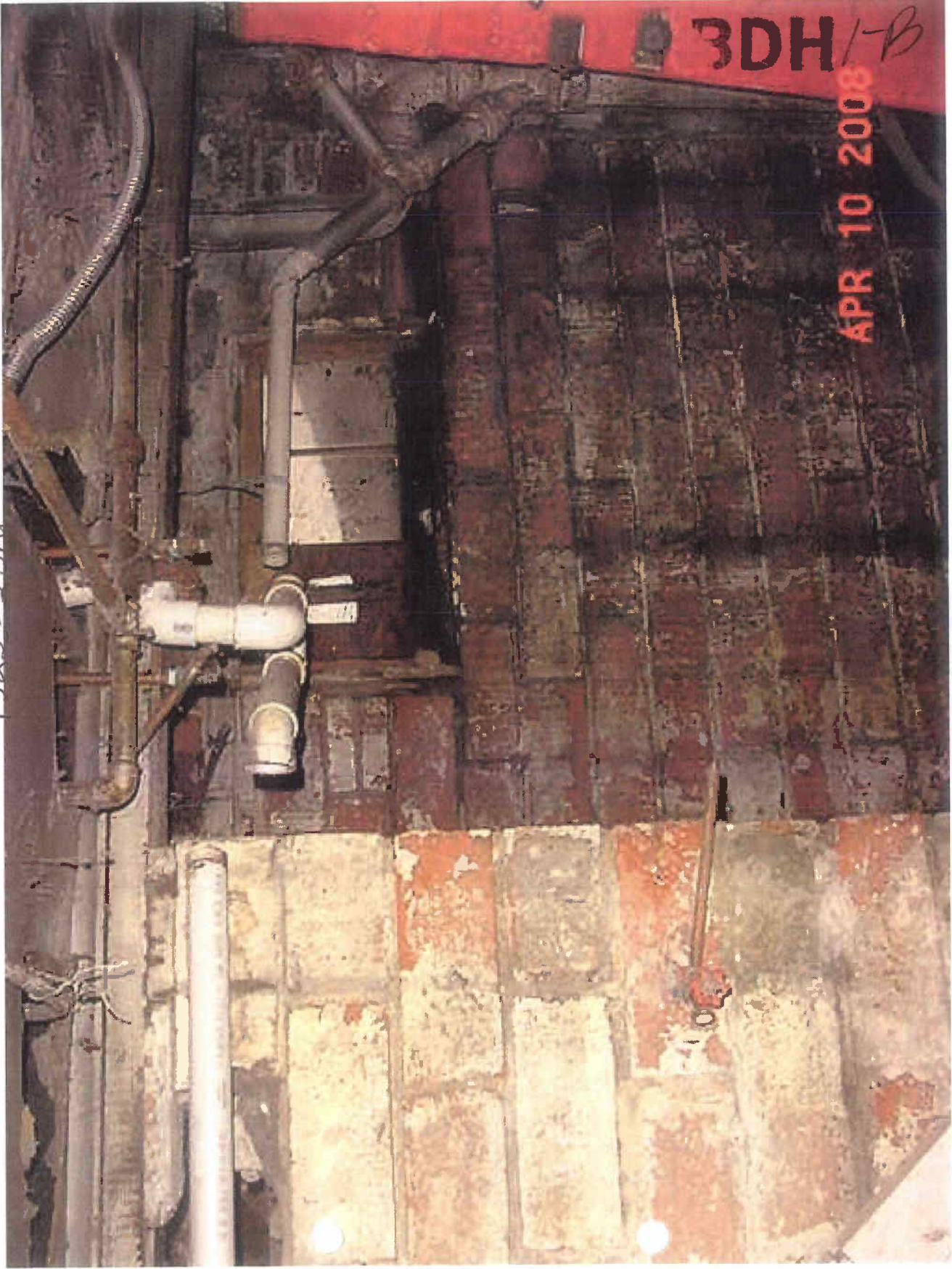
1378-23rd



BDH 1-B

APR 10 2008

1320 - 2.3rd



3DH 1-B

APR 10 2008



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

BDH 1-B

DATE OF NOTICE: October 4, 2011

DATE OF INSPECTION: April 10, 2008

CASE NUMBER: COD2008-02180

PROPERTY ADDRESS: 1322 23RD ST

LEGAL DESCRIPTION: LT 14 UNIVERSITY PLACE; AND LOT 416 UNIVERSITY LAND COS 2ND ADDITION

CHRISTINE WILSON
Title Holder
4127 DUBUQUE AVE
DES MOINES IA 50317

DARIN WILSON
Title Holder
ADDRESS UNKNOWN

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 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: 10/4/2011

MAILED BY: TSY

Areas that need attention: 1322 23RD ST

Component: Shingles Flashing Requirement: Comments:	Defect: Deteriorated Location:
Component: Shingles Flashing Requirement: Comments:	Defect: Three Layers Max Location:
Component: Exterior Walls Requirement: Comments:	Defect: Missing Sections Location:
Component: Exterior Walls Requirement: Comments:	Defect: not impervious to water Location:
Component: Exterior Walls Requirement: Comments:	Defect: Severly peeling paint Location:
Component: Soffit/Facia/Trim Requirement: Comments:	Defect: Severly peeling paint Location:
Component: Soffit/Facia/Trim Requirement: Comments:	Defect: In poor repair Location:
Component: Exterior Doors/Jams Requirement: Comments:	Defect: In poor repair Location:

Component:	Stairs/Stoop	Defect:	In poor repair
Requirement:		Location:	
Comments:	Front, rear, side		
Component:	Windows/Window Frames	Defect:	In poor repair
Requirement:		Location:	
Comments:			
Component:	Windows/Window Frames	Defect:	Missing Where Required
Requirement:		Location:	
Comments:			
Component:	Windows/Window Frames	Defect:	not impervious to water
Requirement:		Location:	
Comments:			
Component:	Foundation	Defect:	Missing Sections
Requirement:		Location:	
Comments:			
Component:	Foundation	Defect:	Structurally Unsound
Requirement:		Location:	
Comments:			
Component:	General Grade Around Structure	Defect:	Insufficient water drainage
Requirement:		Location:	
Comments:			
Component:	Flooring	Defect:	In poor repair
Requirement:		Location:	
Comments:	Throughout		
Component:	Bathroom Lavatory	Defect:	Missing
Requirement:		Location:	
Comments:			

BDH 1-B

Component: Functioning Water Closet	Defect: Missing
Requirement:	Location:
Comments:	

Component: Interior Walls /Ceiling	Defect: In poor repair
Requirement:	Location:
Comments:	

Component: Interior Stairway	Defect: In poor repair
Requirement:	Location:
Comments:	

Component: Hand Rails	Defect: In poor repair
Requirement:	Location:
Comments:	

Component: Kitchen Sink	Defect: In poor repair
Requirement:	Location:
Comments: Kitchen	

Component: Smoke Detectors	Defect: Missing
Requirement:	Location:
Comments:	

Component: Tub/Shower Walls	Defect: In poor repair
Requirement:	Location:
Comments:	

Component: Waste Lines	Defect: Improperly Installed
Requirement: Permit Required	Location:
Comments:	

Component: Water Heater	Defect: Improperly Installed
Requirement: Permit Required	Location:
Comments:	

BDH B

Component: Water Meter Jump	Defect: Missing
Requirement:	Location:
Comments:	

Component: Window Glazing/Paint	Defect: In poor repair
Requirement:	Location:
Comments:	

Component: Wiring	Defect: Exposed
Requirement: Electrical Permit	Location:
Comments:	

Component: Plumbing System	Defect: Missing Sections
Requirement: Plumbing Permit	Location:
Comments:	

Component: Electrical System	Defect: Missing Sections
Requirement: Electrical Permit	Location:
Comments:	

Component: Mechanical System	Defect: Missing Sections
Requirement: Mechanical Permit	Location:
Comments:	

Component: Furnace	Defect: Improperly Installed
Requirement: Mechanical Permit	Location:
Comments:	

Component: Accessory Buildings	Defect: In poor repair
Requirement:	Location:
Comments:	

Component: Accessory Buildings	Defect: Severly peeling paint
Requirement:	Location:
Comments:	