

Date October 22, 2012

WHEREAS, the property located at 3023 E. 13th 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 Titleholder Joan Shrader and Mortgage Holder National City Mortgage Company d/b/a Commonwealth United Mortgage Company 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 LT 12 BLK 8 KRYSHERS 2ND ADD PLAT 3, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3023 E. 13th 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				
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 1-B

DATE OF NOTICE: June 20, 2012

DATE OF INSPECTION: April 04, 2012

CASE NUMBER: COD2012-01904

PROPERTY ADDRESS: 3023 E 13TH ST

LEGAL DESCRIPTION: LT 12 BLK 8 KRYSHERS 2ND ADD PLAT 3

JOAN SHRADER
Title Holder
2824 E 16TH ST APT C222
DES MOINES IA 50316

NATIONAL CITY MORTGAGE COMP. D/B/A COMMONWEALTH
Mortgage Holder - UNITED MORTGAGE COMP.
EUGENIE APPLGATE- REG.AGENT
3905 N DUMBARTON ST
ARLINGTON VA 22207

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.

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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.

Justin S. Denning
(515) 237-1484



Nid Inspector

DATE MAILED: 6/20/2012

MAILED BY: TSY

Areas that need attention: 3023 E 13TH ST

Component:	Flooring	Defect:	Structurally inadequate
Requirement:	Building Permit	Location:	Kitchen
Comments:	Floor is buckling throughout.		
Component:	Flooring	Defect:	Structurally inadequate
Requirement:	Building Permit	Location:	Bedroom
Comments:	Floor is buckling throughout.		
Component:	Flooring	Defect:	Structurally inadequate
Requirement:	Building Permit	Location:	Living Room
Comments:	Floor is buckling throughout.		
Component:	Interior Walls /Ceiling	Defect:	Excessive rot
Requirement:	Building Permit	Location:	Bathroom
Comments:	Drywall molded, rotted, broken/cracked.		
Component:	Interior Walls /Ceiling	Defect:	Excessive rot
Requirement:	Building Permit	Location:	Bedroom
Comments:	Drywall molded, rotted, broken/cracked.		
Component:	Interior Walls /Ceiling	Defect:	Excessive rot
Requirement:	Building Permit	Location:	Kitchen
Comments:	Drywall molded, rotted, broken/cracked.		
Component:	Interior Walls /Ceiling	Defect:	Excessive rot
Requirement:	Building Permit	Location:	Living Room
Comments:	Drywall molded, rotted, broken/cracked.		
Component:	Bathroom Lavatory	Defect:	Cracked/Broken
Requirement:		Location:	Bathroom
Comments:	Broken		

Component:	Floor Joists/Beams	Defect:	Excessive rot
Requirement:	Building Permit	Location:	Throughout
Comments:	Molded, rotted - shifted.		

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Component:	Interior Walls /Ceiling	Defect:	Collapsed
Requirement:		Location:	Bedroom
Comments:	Water Damage.		

Component:	Interior Walls /Ceiling	Defect:	Collapsed
Requirement:		Location:	Kitchen
Comments:	Water Damage		

Component:	Electrical Lighting Fixtures	Defect:	Exposed
Requirement:	Electrical Permit	Location:	Hall/Corridor
Comments:	Broken, hanging.		

Component:	Electrical Lighting Fixtures	Defect:	Exposed
Requirement:	Electrical Permit	Location:	Kitchen
Comments:	Broken, hanging.		

Component:	Furnace	Defect:	In poor repair
Requirement:	Mechanical Permit	Location:	Basement
Comments:	Full of rust and sewage.		

Component:	Water Heater	Defect:	In poor repair
Requirement:	Mechanical Permit	Location:	Basement
Comments:			

Component:	Waste Lines	Defect:	Deteriorated
Requirement:	Plumbing Permit	Location:	Throughout
Comments:	Improperly vented.		

Component:	Waste Lines	Defect:	Deteriorated
Requirement:	Plumbing Permit	Location:	Basement
Comments:	Improperly vented.		

Component: Exterior Doors/Jams

Defect: Structurally Unsound

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Requirement: Building Permit

Location: Porch

Comments:

Component: Smoke Detectors

Defect: Not Supplied

Requirement:

Location: Throughout

Comments:

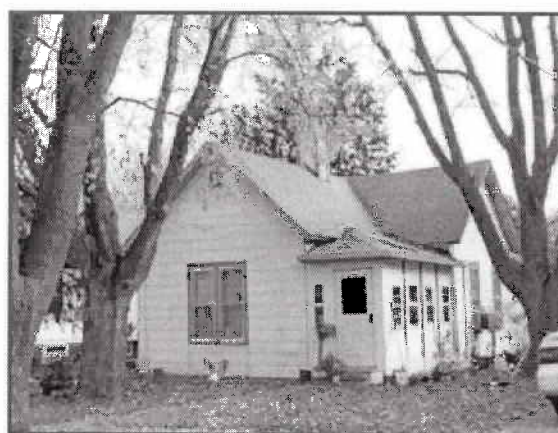
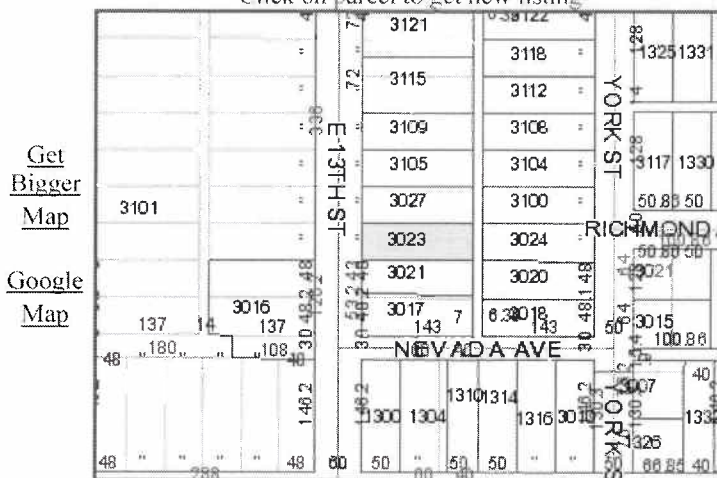
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[[Home](#)] [[General Query](#)] [[Legal Query](#)] [[HomeOwner Query](#)] [[Book/Page Query](#)] [[Commercial Query](#)] [[Res Sales Query](#)] [[Comm Sales Query](#)] [[Help](#)]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
110/03766-000-000	7924-26-281-006	0595	DM86/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
I/Des Moines					
Street Address			City State Zipcode		
3023 E 13TH ST			DES MOINES IA 50316-1467		

Click on parcel to get new listing



Approximate date of photo 11/03/2004

Mailing Address
JOAN SHRADER 3023 E 13TH ST DES MOINES, IA 50316-1467

Legal Description
LT 12 BLK 8 KRYSHERS 2ND ADD PLAT 3

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	SHRADER, JOAN	1999-02-22	8145/827	72.00

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	18,200	34,100	0	52,300

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

Taxable Value Credit	Name	Number	Info
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Homestead	SHRADER, JOAN	51407	
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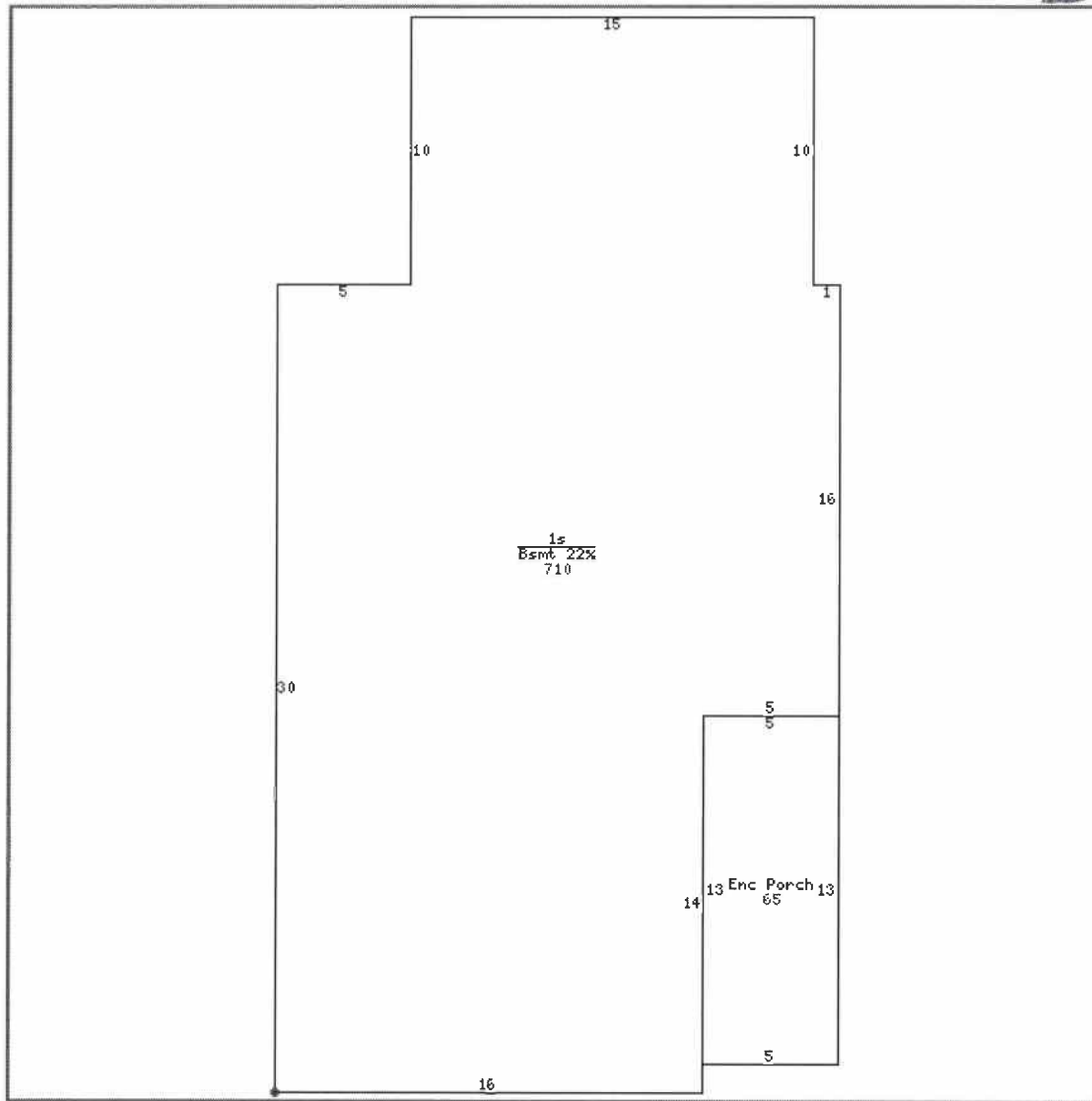
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
*Condition	Docket_no 14361		

Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182

Land					
SQUARE FEET	6,864	FRONTAGE	48.0	DEPTH	143.0
ACRES	0.158	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1900	# FAMILIES	1	GRADE	5
GRADE ADJUST	+05	CONDITION	NM/Normal	TSFLA	710
MAIN LV AREA	710	BSMT AREA	156	ENCL PORCH	65
FOUNDATION	B/Brick	EXT WALL TYP	AS/Asbestos	ROOF TYPE	GB/Gable
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	0
BATHROOMS	1	BEDROOMS	2	ROOMS	4

BDH 1-B



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
MULLIGAN, ALISON A	SHRADER, JOAN	<u>1999-02-08</u>	45,200	D/Deed	8145/827
MC EVOY, SAIDA M	MULLIGAN, ALISON	<u>1992-01-20</u>	28,800	C/Contract	6511/885
ESTATE, ELIZABETH KNOWLTON	MCEVOY, JAMES M	<u>1989-07-27</u>	7,000	C/Contract	6134/617

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Residential	Full	18,200	34,100	0	52,300
2009	<u>Assessment Roll</u>	Residential	Full	20,000	37,000	0	57,000
2007	<u>Assessment Roll</u>	Residential	Full	18,900	34,900	0	53,800

