

Date April 8, 2013

WHEREAS, the property located at 1542 30th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged 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 Merary Suazo and Mortgage Holder Mortgage Electronic Registration Systems, Inc., 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 3 BLK 1 MERRITT & FISCHERS PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1542 30th 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 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-c

DATE OF NOTICE: January 23, 2013

DATE OF INSPECTION: September 04, 2012

CASE NUMBER: COD2012-05230

PROPERTY ADDRESS: 1542 30TH ST

LEGAL DESCRIPTION: LOT 3 BLK 1 MERRITT & FISCHERS PARK

MERARY SUAZO
Title Holder
5036 ECHO ST
APT 28
LOS ANGELES CA 90042-3966

~~BANK OF AMERICA, NATIONAL ASSOCIATION
Mortgage Holder
CT CORP. SYS. REG. AGENT
500 EAST COURT AVENUE
DES MOINES IA 50309~~

MORTGAGE ELECTRONIC REGISTRATIONS SYS. INC.
Mortgage Holder
ATTN: CAMELIA MORTIN REG.AGENT
1818 LIBRARY ST STE 300
RESTON VA 20190

~~IBM
Mortgage Holder
IA BANKER MORG.CORP. REG.AGENT
418 SIXTH AVE
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.

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 (515) 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 (515) 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.

Robert Reynolds
(515) 283-4128



Nid Inspector

DATE MAILED: 1/23/2013

MAILED BY: TSY

Areas that need attention: 1542 30TH ST

<p>Component: Exterior Walls Requirement: Building Permit Comments:</p>	<p>Defect: Fire damaged Location: Throughout</p>
<p>Component: Floor Joists/Beams Requirement: Building Permit Comments:</p>	<p>Defect: Fire damaged Location: Throughout</p>
<p>Component: Ductwork Requirement: Mechanical Permit Comments:</p>	<p>Defect: Smoke Damage Location: Throughout</p>
<p>Component: Incompatible Breaker Panel Requirement: Electrical Permit Comments:</p>	<p>Defect: Fire damaged Location: Throughout</p>
<p>Component: Electrical Lighting Fixtures Requirement: Electrical Permit Comments:</p>	<p>Defect: Fire damaged Location: Throughout</p>
<p>Component: Electrical Receptacles Requirement: Electrical Permit Comments:</p>	<p>Defect: Fire damaged Location: Throughout</p>
<p>Component: Electrical Receptacles Requirement: Electrical Permit Comments:</p>	<p>Defect: Smoke Damage Location: Throughout</p>
<p>Component: Electrical Service Requirement: Electrical Permit Comments:</p>	<p>Defect: Fire damaged Location: Throughout</p>

Component: Exterior Doors/Jams	Defect: Fire damaged
Requirement: Building Permit	Location: Throughout
Comments:	

Component: Exterior Stairs	Defect: Fire damaged
Requirement: Building Permit	Location: Throughout
Comments:	

Component: Flooring	Defect: Fire damaged
Requirement: Building Permit	Location: Throughout
Comments:	

Component: Flooring	Defect: Water Damage
Requirement: Building Permit	Location: Throughout
Comments:	

Component: Furnace	Defect: Smoke Damage
Requirement: Mechanical Permit	Location: Throughout
Comments:	

Component: Interior Walls /Ceiling	Defect: Fire damaged
Requirement: Building Permit	Location: Throughout
Comments:	

Component: Landings	Defect: Fire damaged
Requirement: Building Permit	Location: Throughout
Comments:	

Component: Mechanical System	Defect: Smoke Damage
Requirement: Mechanical Permit	Location: Throughout
Comments:	

Component: Plumbing System	Defect: Smoke Damage
Requirement: Plumbing Permit	Location: Throughout
Comments:	

Component: Roof	Defect: Smoke Damage
Requirement: Building Permit	Location:
Comments:	

Component: Soffit/Facia/Trim	Defect: Fire damaged
Requirement: Building Permit	Location: Throughout
Comments:	

Component: Smoke Detectors	Defect: Missing Where Required
Requirement:	Location: Throughout
Comments:	

Component: Wiring	Defect: Fire damaged
Requirement: Electrical Permit	Location: Throughout
Comments:	

Component: Wiring	Defect: Smoke Damage
Requirement: Electrical Permit	Location: Throughout
Comments:	

Component: Waste Lines	Defect: Fire damaged
Requirement: Electrical Permit	Location: Throughout
Comments:	

BDH 1-C

Polk County Assessor 
Iowa

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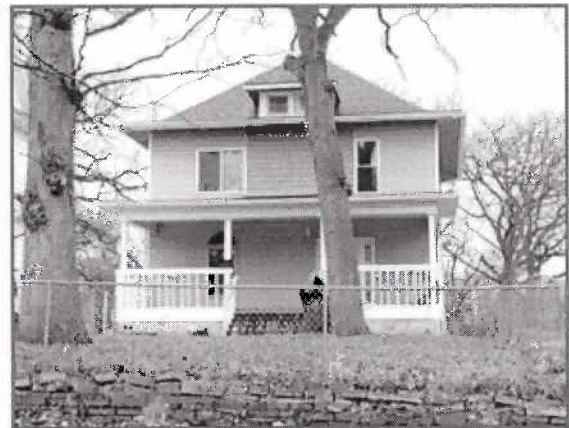
District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
100/09504-000-000	7924-32-429-015	0199	DM55/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
I/Des Moines					
Street Address			City State Zipcode		
1542 30TH ST			DES MOINES IA 50311		

Click on parcel to get new listing

Get Bigger Map

Google Map

1612	1607	1606	1609	1604
1605	1600	1601	1605	1602
1603	143	143	1601	1602
1547	1546	1545	1545	1548
1544	1544	1541	1541	1545
1540	1541	1542	1539	1542
1538	1537	1536	1535	1540
1534	1535	1534	1531	1536
1530	1531	1530	1525	1534
1526	1525	1526	1519	1522
1518	1521	1522	1517	1516
1516	1517	1518		



Approximate date of photo 04/08/2008

Mailing Address

MERARY SUAZO
5036 ECHO ST APT 28
LOS ANGELES, CA 90042-3966

Legal Description

LOT 3 BLK 1 MERRITT & FISCHERS PARK

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	SUAZO, MERARY	2007-11-19	12451/465	146.40

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	15,000	85,300	0	100,300

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

Zoning	Description	SF	Assessor Zoning
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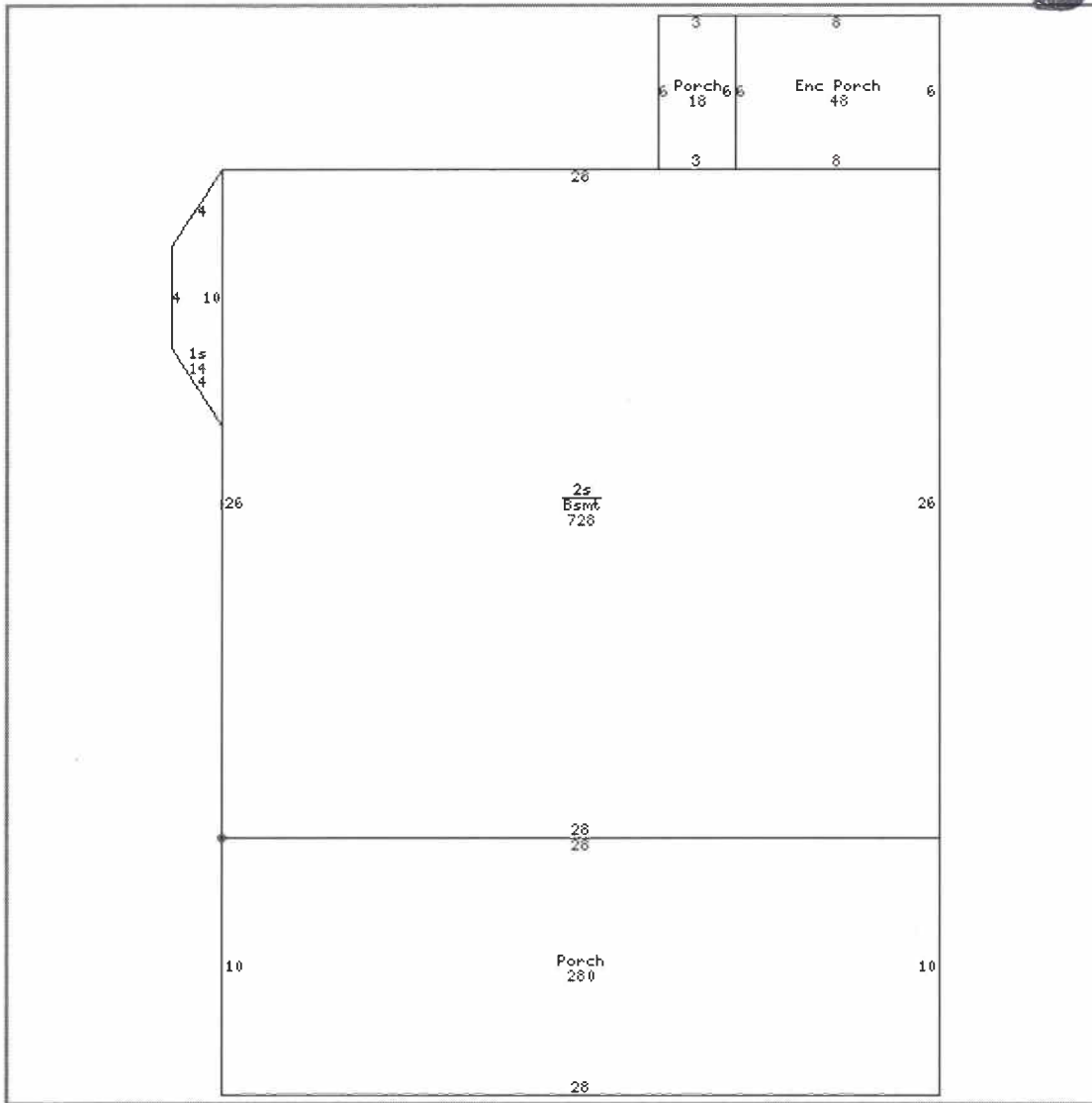
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R1-60	One Family, Low Density Residential District	Residential
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182		

Land					
SQUARE FEET	7,150	FRONTAGE	50.0	DEPTH	143.0
ACRES	0.164	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	CV/Conversion	RESID TYPE	SP/Over 2 Stories	BLDG STYLE	CV/Conventional
YEAR BUILT	1904	# FAMILIES	2	GRADE	4
GRADE ADJUST	+00	CONDITION	PR/Poor	TSFLA	1,470
MAIN LV AREA	742	UPPR LV AREA	728	ATTIC UNFIN	262
BSMT AREA	728	OPEN PORCH	298	ENCL PORCH	48
FOUNDATION	B/Brick	EXT WALL TYP	VN/Vinyl Siding	ROOF TYPE	H/Hip
ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air	AIR COND	100
BATHROOMS	2	XTRA FIXTURE	1	BEDROOMS	2
ROOMS	6				

BDH 1-C



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
ZAMORA, VERONICA	SUAZO, MERARY	<u>2007-11-09</u>	92,000	D/Deed	12451/465
HASSAN, IBRAHIM O	ZAMORA, VERONICA	<u>2006-03-20</u>	62,000	D/Deed	11574/211
BOWMAN, DENNIS E	HASSAN, IBRAHIM O	<u>2000-03-12</u>	56,900	D/Deed	8455/288
BOWMAN, DENNIS E	DURHAM, LAURIE	<u>1994-01-03</u>	49,500	C/Contract	6941/388
FARRELL, GABBI	BOWMAN, DENNIS	<u>1991-10-05</u>	39,450	C/Contract	6443/65
BEHNKE, PHILIP H	FARRELL, MARILYN K	<u>1990-12-24</u>	33,250	D/Deed	6323/825

