

Date December 20, 2010

WHEREAS, the property located at 1233 E. 12<sup>th</sup> Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present conditions constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the Titleholder Oak Park Investments Partnership XXV was notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date has 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 garage structure on the real estate legally described as LOT 209 CAPITAL PARK, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1233 E. 12<sup>th</sup> 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 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 and garage 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				

**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.

MOTION CARRIED APPROVED

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



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

**BDH 1-F**

**DATE OF NOTICE:** August 24, 2010

**DATE OF INSPECTION:** August 18, 2010

**CASE NUMBER:** COD2010-06029

**PROPERTY ADDRESS:** 1233 E 12TH ST

**LEGAL DESCRIPTION:** LOT 209 CAPITAL PARK

OAK PARK INVESTMENTS PARTNERSHIP XX  
Title Holder  
TIMOTHY T BALIN - REG. AGENT  
100 N LASALLE ST STE 1111  
CHICAGO IL 60602

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 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.

Vince Travis

(515) 283-4077

*Vince Travis*

Nid Inspector

DATE MAILED: 8/23/2010

MAILED BY: JDH

**Areas that need attention:** 1233 E 12TH ST

<b>Component:</b> Exterior Walls <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Absence of paint <b>Location:</b> Garage
<b>Component:</b> Exterior Walls <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Garage
<b>Component:</b> Windows/Window Frames <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Cracked/Broken <b>Location:</b> Garage
<b>Component:</b> Roof <b>Requirement:</b> Building Permit <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Garage
<b>Component:</b> Soffit/Facia/Trim <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Garage
<b>Component:</b> Soffit/Facia/Trim <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Absence of paint <b>Location:</b> Garage
<b>Component:</b> Electrical Other Fixtures <b>Requirement:</b> Electrical Permit <b>Comments:</b>	<b>Defect:</b> In poor repair <b>Location:</b> Main Structure
<b>Component:</b> Electrical System <b>Requirement:</b> Electrical Permit <b>Comments:</b>	<b>Defect:</b> In poor repair <b>Location:</b> Main Structure

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**Component:** Exterior Doors/Jams  
**Requirement:** Building Permit  
**Defect:** In poor repair  
**Location:** Main Structure  
**Comments:**

**Component:** Exterior Walls  
**Requirement:**  
**Defect:** In poor repair  
**Location:** Main Structure  
**Comments:**

**Component:** Foundation  
**Requirement:** Engineering Report  
**Defect:** Cracked/Broken  
**Location:** Main Structure  
**Comments:**

**Component:** Foundation  
**Requirement:** Building Permit  
**Defect:** Cracked/Broken  
**Location:** Main Structure  
**Comments:**

**Component:** Furnace  
**Requirement:** Mechanical Permit  
**Defect:** In poor repair  
**Location:** Main Structure  
**Comments:**

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

**Component:** Mechanical System  
**Requirement:** Mechanical Permit  
**Defect:** In poor repair  
**Location:** Main Structure  
**Comments:**

**Component:** Plumbing System  
**Requirement:** Plumbing Permit  
**Defect:** In poor repair  
**Location:** Main Structure  
**Comments:**

**Component:** Roof  
**Requirement:** Building Permit  
**Defect:** Deteriorated  
**Location:** Main Structure  
**Comments:**

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<b>Component:</b> Smoke Detectors <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Missing <b>Location:</b> Main Structure
<b>Component:</b> Soffit/Facia/Trim <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Deteriorated <b>Location:</b> Main Structure
<b>Component:</b> Soffit/Facia/Trim <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Absence of paint <b>Location:</b> Main Structure
<b>Component:</b> Water Heater <b>Requirement:</b> Plumbing Permit <b>Comments:</b>	<b>Defect:</b> In poor repair <b>Location:</b> Main Structure
<b>Component:</b> Window Glazing/Paint <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> In poor repair <b>Location:</b> Main Structure
<b>Component:</b> Windows/Window Frames <b>Requirement:</b> <b>Comments:</b>	<b>Defect:</b> Cracked/Broken <b>Location:</b> Main Structure
<b>Component:</b> Wiring <b>Requirement:</b> Electrical Permit <b>Comments:</b>	<b>Defect:</b> In poor repair <b>Location:</b> Main Structure
<b>Component:</b> See Comments <b>Requirement:</b> <b>Comments:</b> No Entry to Basement at This Time	<b>Defect:</b> See Comments <b>Location:</b>

**BDH** 1-F

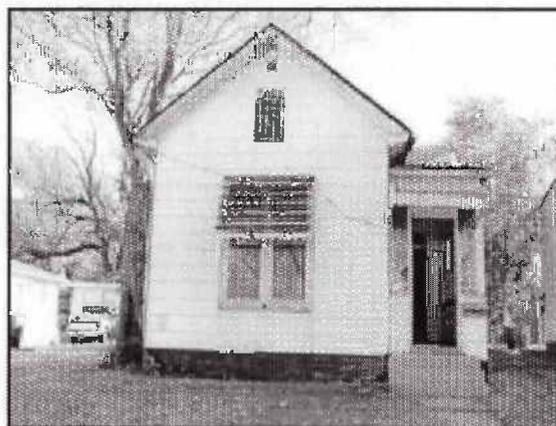


[ Home ] [ General Query ] [ Legal Query ] [ HomeOwner Query ] [ Book/Page Query ] [ Commercial Query ] [ Res Sales Query ] [ Comm Sales Query ] [ Help ]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
110/01382-000-000	7924-35-479-008	0237	DM87/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
<b>1233 E 12TH ST</b>			<b>DES MOINES IA 50316</b>		

Click on parcel to get new listing

Get Bigger Map



Approximate date of photo 10/29/2008

Mailing Address
OAK PARK INVESTMENTS 100 N LASALLE ST STE 1111 CHICAGO, IL 60602

Legal Description
LOT 209 CAPITAL PARK

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	OAK PARK INVESTMENTS PARTNERSHIP XXV	2009-08-20	13177/174	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	11,200	38,800	0	50,000

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

**BDH** 1-F

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: 2010-03-05 Contact: Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	7,600	FRONTAGE	50.0	DEPTH	152.0
ACRES	0.174	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	UA/1 Story with Unfinished Attic	BLDG STYLE	BG/Bungalow
YEAR BUILT	1890	# FAMILIES	1	GRADE	4
GRADE ADJUST	-10	CONDITION	BN/Below Normal	TSFLA	946
MAIN LV AREA	946	ATTIC UNFIN	350	BSMT AREA	747
ENCL PORCH	198	FOUNDATION	M/Masonry	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	5				



**BDH 1-F**

2001	Assessment Roll	Residential	Full	9,740	28,050	0	37,790
1999	Assessment Roll	Residential	Full	8,350	19,320	0	27,670
1997	Assessment Roll	Residential	Full	7,240	16,760	0	24,000
1995	Assessment Roll	Residential	Full	6,810	15,770	0	22,580
1993	Assessment Roll	Residential	Full	6,260	14,500	0	20,760
1991	Assessment Roll	Residential	Full	6,260	12,550	0	18,810
1989	Assessment Roll	Residential	Full	6,260	11,740	0	18,000

email this page


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Room 195, 111 Court Avenue, Des Moines, IA 50309  
 Phone 515 286 3140 / Fax 515 286-3386  
[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)

1233 E 10th



12/15/2010  
DH I-F

1233 E 12th



12/15/2010

BDI-17

1233 E 12th



12/15/2011  
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1233 E 12th

12/15/2010

BDH



1233E12M



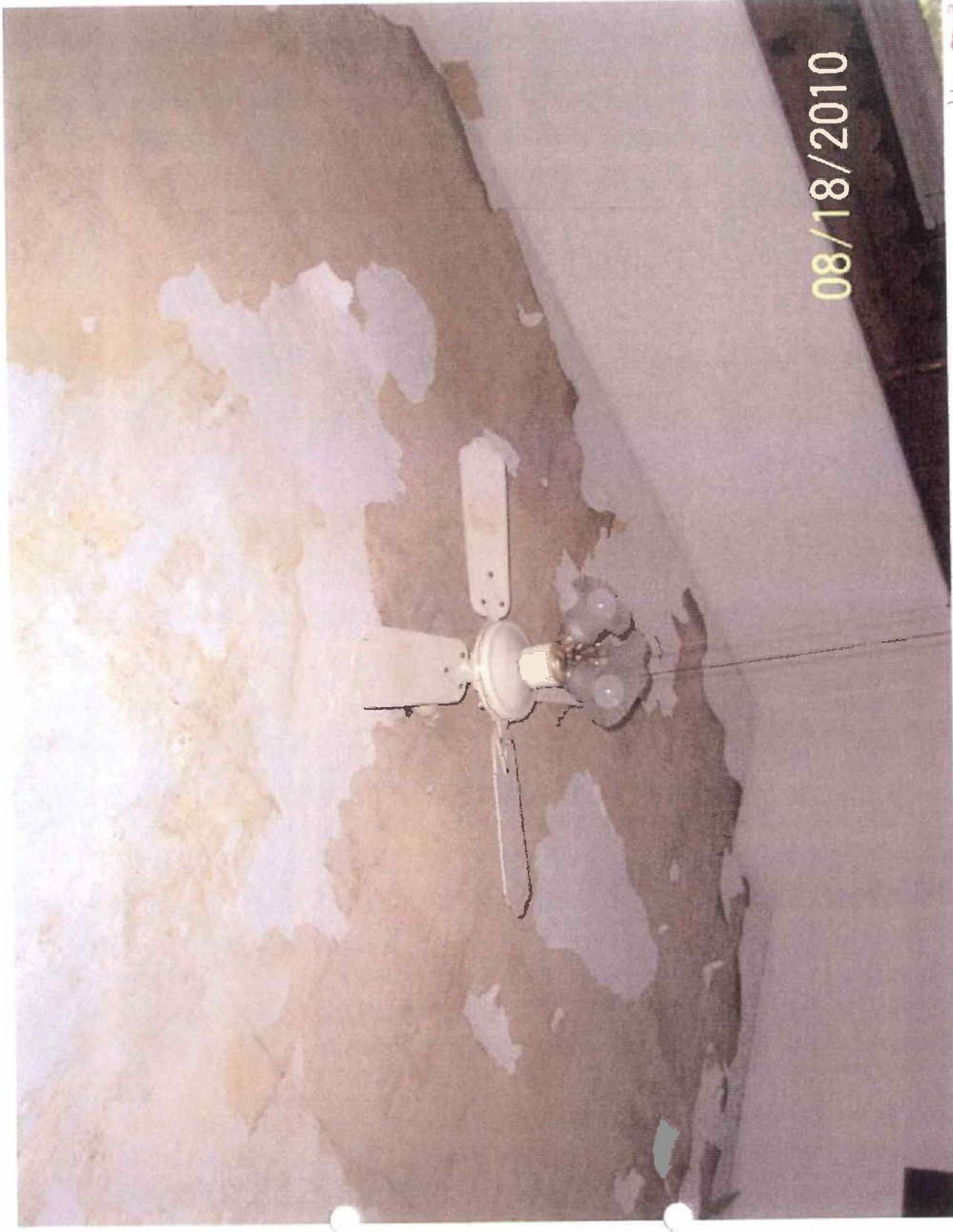
12/15/2010



08/18/2010

1233 E 18th St

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08/18/2010

1233E 12th St.