

Date January 24, 2011

WHEREAS, the property located at 1257 E. 12th 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 Gustavo Estrada was notified more than thirty days ago to repair or demolish the 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 on the real estate legally described as LOT 203 CAPITAL PARK, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1257 E. 12th 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			

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.

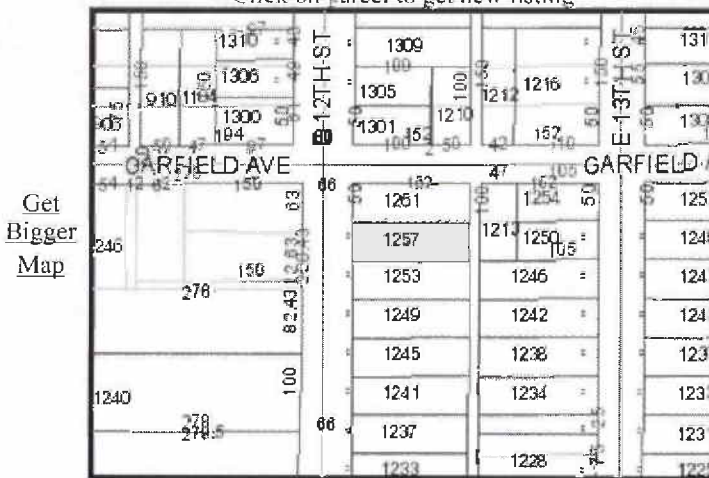
_____ Mayor

_____ 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
110/01376-000-000	7924-35-479-002	0237	DM87/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1257 E 12TH ST			DES MOINES IA 50316-2319		

Click on parcel to get new listing



Approximate date of photo 10/29/2008

Mailing Address
GUSTAVO ESTRADA 1506 OSCEOLA AVE DES MOINES, IA 50316

Legal Description
LOT 203 CAPITAL PARK

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	ESTRADA, GUSTAVO	2010-09-22	13586/672	15.20

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	11,200	30,500	0	41,700

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

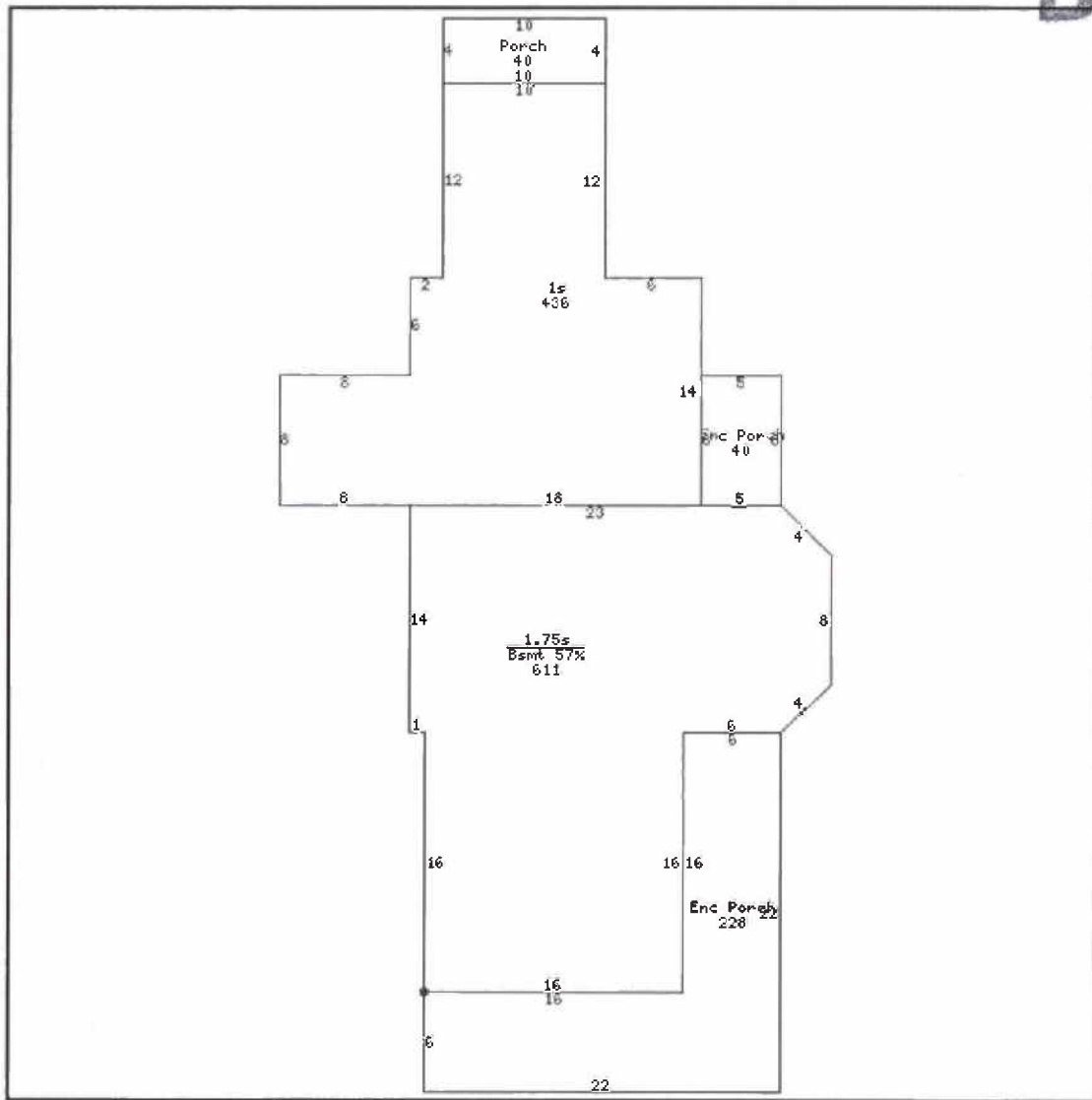
BDH IC

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	S2/2 Stories	BLDG STYLE	CV/Conventional
YEAR BUILT	1895	# FAMILIES	1	GRADE	4
GRADE ADJUST	+05	CONDITION	PR/Poor	TSFLA	1,597
MAIN LV AREA	1,047	UPPR LV AREA	550	BSMT AREA	348
OPEN PORCH	40	ENCL PORCH	268	FOUNDATION	C/Concrete Block
EXT WALL TYP	CO/Composition	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	0	BATHROOMS	1
BEDROOMS	3	ROOMS	8		

BDHIC



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
MIKESELL, ROY	ESTRADA, GUSTAVO	2010-08-27	10,000	D/Deed	13586/672
MC GREW, MARK M	MIKESELL, ROY	2005-11-29	14,000	D/Deed	11422/715
SRS, INC,	MC GREW, MARK	1991-05-01	29,900	C/Contract	6370/592
SHAW, HELENA	SRS INVESTMENT	1990-12-26	5,000	D/Deed	6328/249

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2009	Assessment Roll	Residential	Full	11,200	30,500	0	41,700
2007	Assessment Roll	Residential	Full	10,700	29,200	0	39,900
2005	Assessment Roll	Residential	Full	11,500	25,400	0	36,900
2003	Assessment Roll	Residential	Full	10,070	22,070	0	32,140
2001	Assessment Roll	Residential	Full	9,740	19,310	0	29,050

BDHIC

1999	Board Action	Residential	Full	8,350	21,340	0	29,690
1999	Assessment Roll	Residential	Full	8,350	25,880	0	34,230
1997	Assessment Roll	Residential	Full	7,240	22,450	0	29,690
1995	Assessment Roll	Residential	Full	6,810	21,130	0	27,940
1993	Assessment Roll	Residential	Full	6,260	19,430	0	25,690
1991	Assessment Roll	Residential	Full	6,260	17,020	0	23,280
1989	Assessment Roll	Residential	Full	6,260	12,040	0	18,300

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



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

BDH

DATE OF NOTICE: September 29, 2010

DATE OF INSPECTION: August 18, 2010

CASE NUMBER: COD2010-06031

PROPERTY ADDRESS: 1257 E 12TH ST

LEGAL DESCRIPTION: LOT 203 CAPITAL PARK

GUSTAVO ESTRADA
Title Holder
1506 OSCEOLA AVE
DES MOINES IA 50316

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.

BDHIC

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: 9/29/2010

MAILED BY: TSY

Areas that need attention: 1257 E 12TH ST

Component:	Exterior Stairs	Defect:	Cracked/Broken
Requirement:	Building Permit	Location:	Main Structure
Comments:	South & West Steps		
Component:	Electrical Other Fixtures	Defect:	In poor repair
Requirement:	Electrical Permit	Location:	Main Structure
Comments:			
Component:	Electrical System	Defect:	In poor repair
Requirement:	Electrical Permit	Location:	Main Structure
Comments:			
Component:	Exterior Doors/Jams	Defect:	In poor repair
Requirement:	Building Permit	Location:	Main Structure
Comments:			
Component:	Floor Joists/Beams	Defect:	In poor repair
Requirement:	Building Permit	Location:	Main Structure
Comments:			
Component:	Flooring	Defect:	In poor repair
Requirement:		Location:	Main Structure
Comments:			
Component:	Foundation	Defect:	Cracked/Broken
Requirement:	Engineering Report	Location:	Main Structure
Comments:			
Component:	Foundation	Defect:	Cracked/Broken
Requirement:	Building Permit	Location:	Main Structure
Comments:			

BDH10

Component: Furnace Requirement: Mechanical Permit Comments:	Defect: In poor repair Location: Main Structure
Component: Interior Walls /Ceiling Requirement: Comments:	Defect: In poor repair Location: Main Structure
Component: Exterior Walls Requirement: Comments:	Defect: In poor repair Location: Main Structure
Component: Mechanical System Requirement: Mechanical Permit Comments:	Defect: In poor repair Location: Main Structure
Component: Plumbing System Requirement: Plumbing Permit Comments:	Defect: In poor repair Location: Main Structure
Component: Smoke Detectors Requirement: Comments:	Defect: Missing Location: Main Structure
Component: Soffit/Facia/Trim Requirement: Comments:	Defect: Absence of paint Location: Main Structure
Component: Soffit/Facia/Trim Requirement: Comments:	Defect: In poor repair Location: Main Structure
Component: Water Heater Requirement: Plumbing Permit Comments:	Defect: In poor repair Location: Main Structure

<u>Component:</u> Window Glazing/Paint	<u>Defect:</u> Deteriorated
<u>Requirement:</u>	<u>Location:</u> Main Structure
<u>Comments:</u>	BDH IC
<u>Component:</u> Windows/Window Frames	<u>Defect:</u> Cracked/Broken
<u>Requirement:</u>	<u>Location:</u> Main Structure
<u>Comments:</u>	
<u>Component:</u> Wiring	<u>Defect:</u> In poor repair
<u>Requirement:</u> Electrical Permit	<u>Location:</u> Main Structure
<u>Comments:</u>	
<u>Component:</u> See Comments	<u>Defect:</u> See Comments
<u>Requirement:</u>	<u>Location:</u> Main Structure
<u>Comments:</u> No Entry to Basement at This Time	
<u>Component:</u> Bathroom Lavatory	<u>Defect:</u> Missing
<u>Requirement:</u> Plumbing Permit	<u>Location:</u> Main Structure
<u>Comments:</u>	
<u>Component:</u> Functioning Water Closet	<u>Defect:</u> Missing
<u>Requirement:</u> Plumbing Permit	<u>Location:</u> Main Structure
<u>Comments:</u>	

1257 E 12th Street



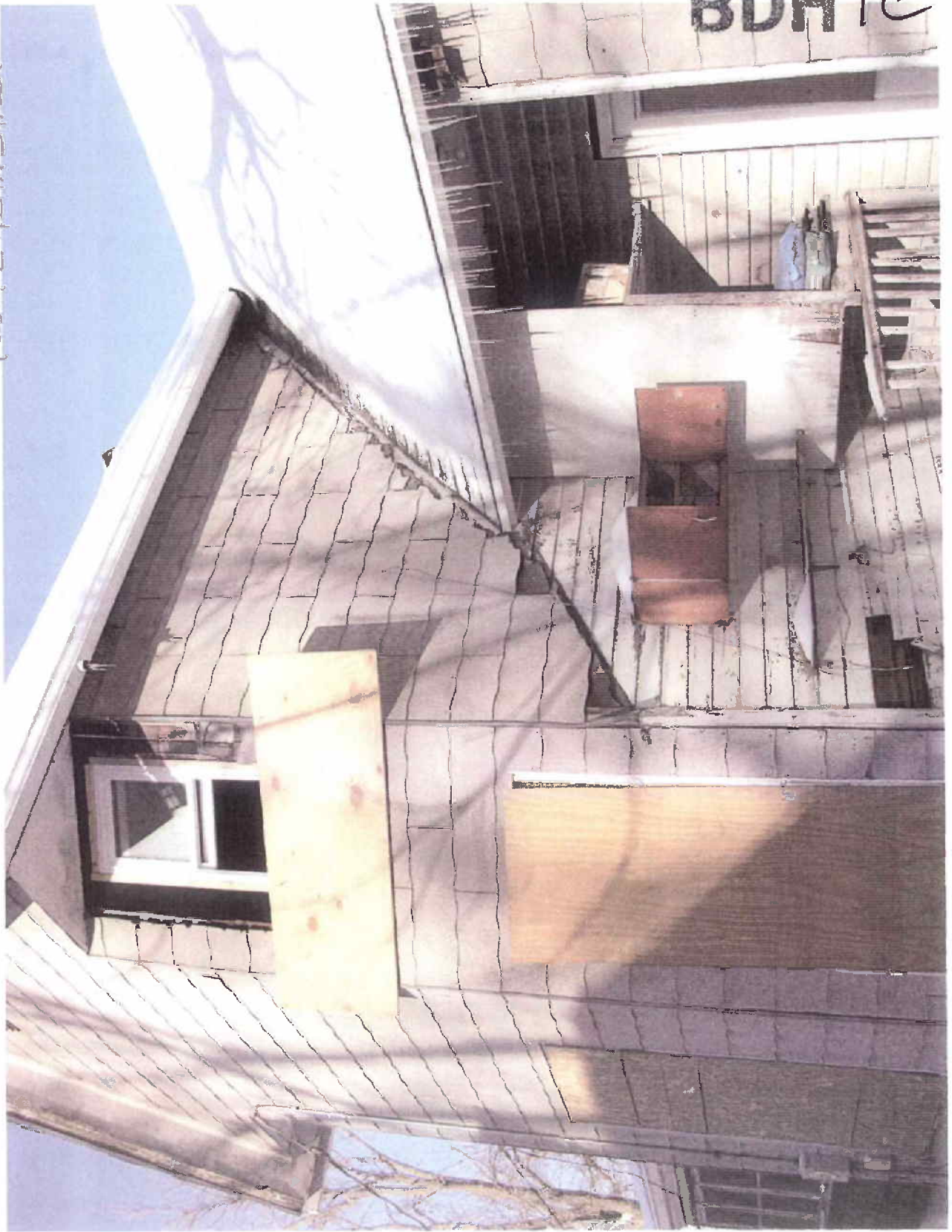
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1357 E. 12th Street



BDH 1C

1250 E. 12th Street



1257 E. 12th Street



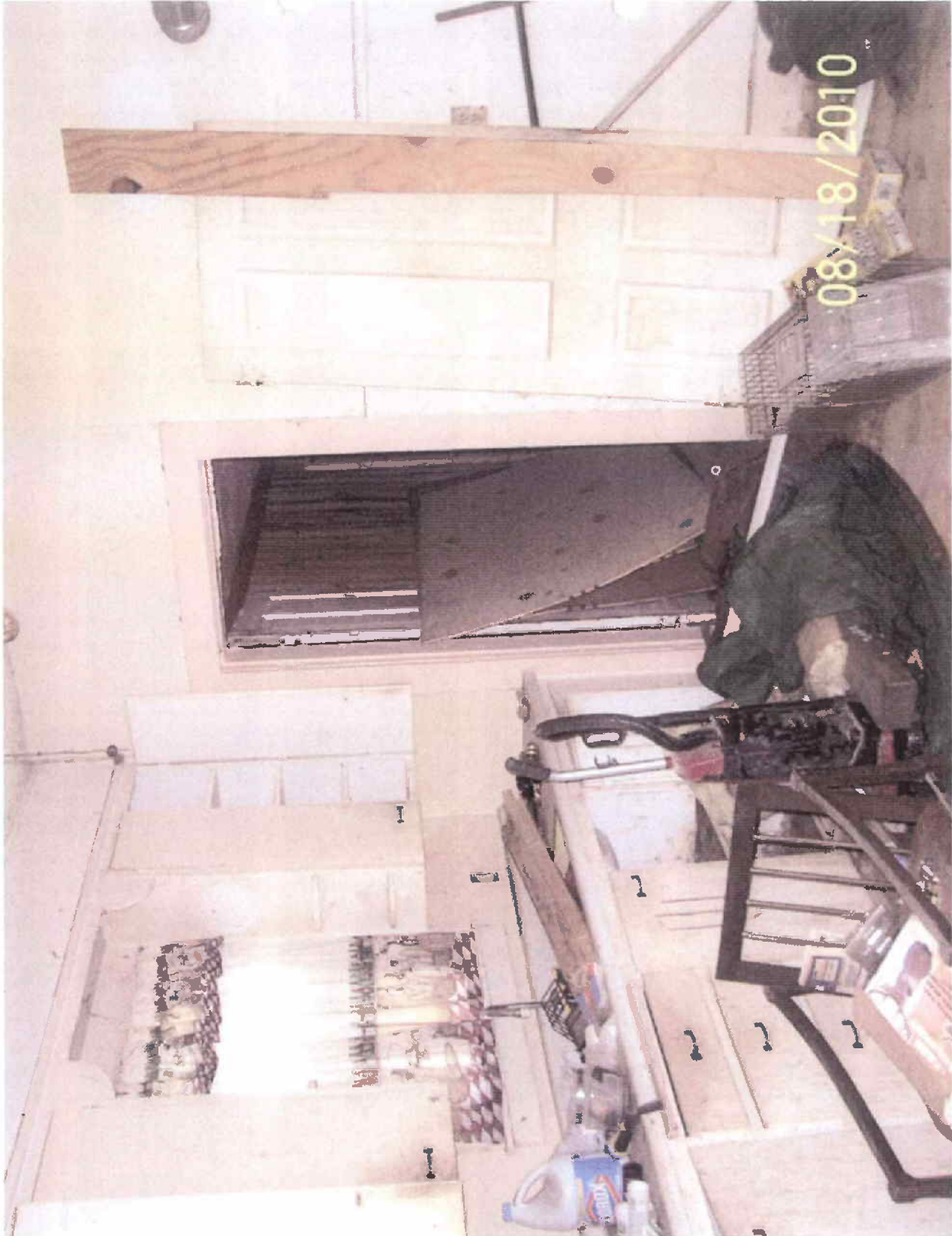
BDH 1C

BDH 1C



08/18/2010

1257 E 12th ST.



08/18/2010

1257 E 12th St.

BDH 1C



08/18/2010

1257 E 12th St