



# Roll Call Number

Agenda Item Number  
**BDH 1(B)**

Date April 11, 2011

WHEREAS, the property located at 1255 10<sup>th</sup> 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 Steve A. Sorensen, Sr. and Mortgage Holder Liberty Bank were notified more than thirty days ago to repair or demolish the structure and as of this date have failed to abate the nuisance.

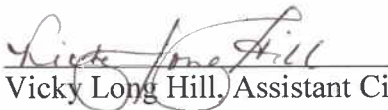
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure on the real estate legally described as N 2/9 S 6/9 LTS 3 & 4 OP LT 17 OP SW ¼ SEC 34-79-24 now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1255 10<sup>th</sup> 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

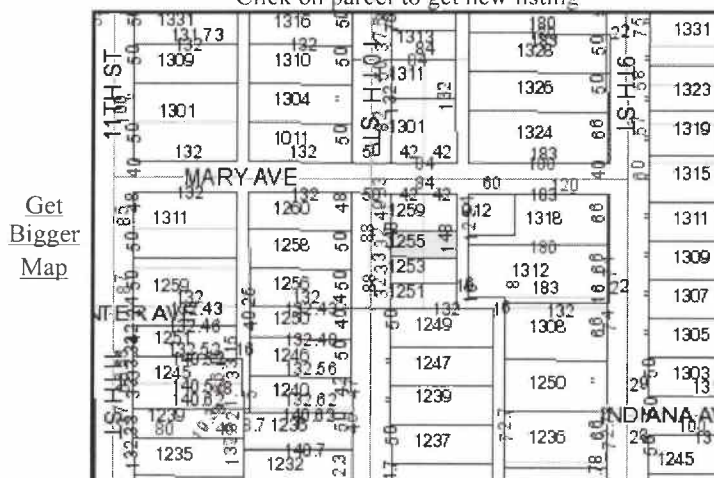
\_\_\_\_\_  
City Clerk

**BDH 1(B)****Polk County Assessor**   
Iowa

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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
080/07963-000-000	7924-34-383-002	0143	DM76/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1255 10TH ST			DES MOINES IA 50314-2736		

Click on parcel to get new listing



Approximate date of photo 04/21/2006

**Mailing Address**

STEVE A SORENSEN SR  
36 MAIN AVE  
JOHNSTON, IA 50131-2430

**Legal Description**

N 2/9 S 6/9 LTS 3 & 4 OP LT 17 OP SW 1/4 SEC 34-79-24

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	SORENSEN, STEVE A SR	2007-01-09	12025/635	36.80

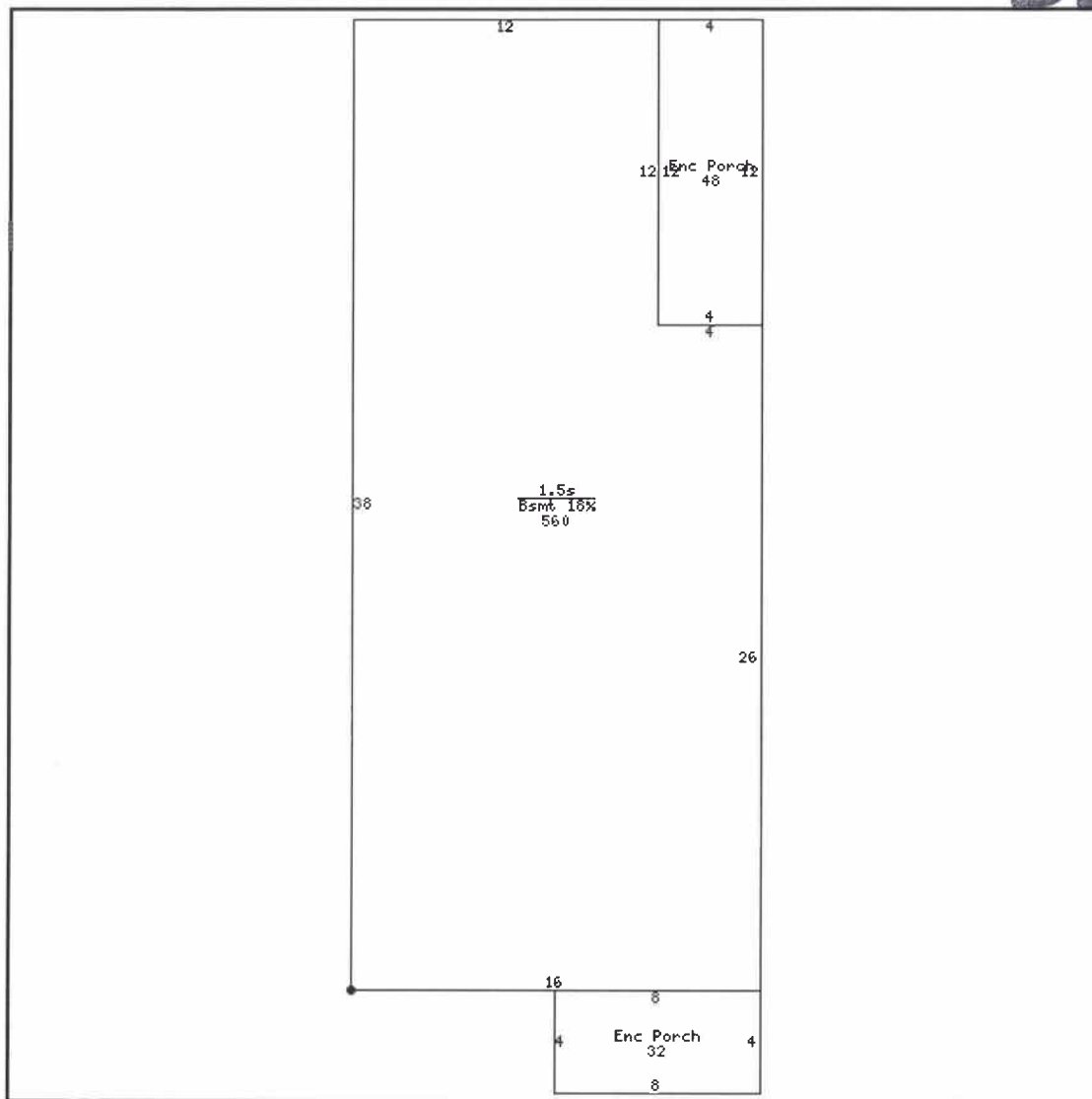
Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	2,700	22,500	0	25,200
<a href="#">Market Adjusted Cost Report</a> <a href="#">Estimate Taxes</a> <a href="#">Polk County Treasurer Tax Information</a> <a href="#">Pay Taxes</a>						

**BDH** 1(B)

Zoning	Description	SF	Assessor Zoning
R-3	Multiple Family Residential District		Multi-Family Residential
*Condition	Docket_no 14361		
<b>Source:</b> City of Des Moines Community Development <b>Published:</b> 2010-03-05 <b>Contact:</b> Planning and Urban Design 515 283-4200			

<b>Land</b>					
<b>SQUARE FEET</b>	2,763	<b>FRONTAGE</b>	32.0	<b>DEPTH</b>	84.0
<b>ACRES</b>	0.063	<b>SHAPE</b>	RC/Rectangle	<b>TOPOGRAPHY</b>	N/Normal

<b>Residence # 1</b>					
<b>OCCUPANCY</b>	SF/Single Family	<b>RESID TYPE</b>	SH/1.5 Stories	<b>BLDG STYLE</b>	ET/Early 20s
<b>YEAR BUILT</b>	1892	<b># FAMILIES</b>	1	<b>GRADE</b>	4
<b>GRADE ADJUST</b>	-10	<b>CONDITION</b>	BN/Below Normal	<b>TSFLA</b>	935
<b>MAIN LV AREA</b>	560	<b>UPPR LV AREA</b>	375	<b>BSMT AREA</b>	101
<b>ENCL PORCH</b>	80	<b>FOUNDATION</b>	B/Brick	<b>EXT WALL TYP</b>	WS/Wood Siding
<b>ROOF TYPE</b>	GB/Gable	<b>ROOF MATERL</b>	A/Asphalt Shingle	<b>HEATING</b>	A/Gas Forced Air
<b>AIR COND</b>	0	<b>BATHROOMS</b>	1	<b>BEDROOMS</b>	3
<b>ROOMS</b>	5				

**BDH 1(B)**

<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
SNY & K LLC	SORENSEN SR., STEVE A	<u>2006-12-07</u>	23,380	D/Deed	12025/635
TAX 206	SNY & K LLC	<u>2005-08-22</u>	10,600	D/Deed	11484/657
1255 10TH STREET, (TRUST)	AVERY, CHRISTOPHER B.	<u>2002-01-22</u>	12,000	M/Memorandum of Contract	9091/571
TALTON, SANDRA M ESTATE	1255 10TH STREET TRUST	<u>2000-06-07</u>	5,000	D/Deed	8519/225
TAYLOR, CHARLES E	TALTON, SANDRA M	<u>1991-08-30</u>	8,000	C/Contract	6439/206

<u>Year</u>	<u>Type</u>	<u>Status</u>	<u>Application</u>	<u>Permit/Pickup Description</u>
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**BDH** 1(B)

2006	U/Pickup	CP/Complete	2005-07-22	RV/BOARD OF REVIEW
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Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2009	<u>Assessment Roll</u>	Residential	Full	2,700	22,500	0	25,200
2007	<u>Assessment Roll</u>	Residential	Full	2,600	21,600	0	24,200
2006	<u>Assessment Roll</u>	Residential	Full	2,500	34,500	0	37,000
2005	<u>Board Action</u>	Residential	Full	2,500	7,900	0	10,400
2005	<u>Assessment Roll</u>	Residential	Full	2,500	15,100	0	17,600
2003	<u>Assessment Roll</u>	Residential	Full	2,180	13,180	0	15,360
2001	<u>Assessment Roll</u>	Residential	Full	1,620	10,110	0	11,730
1999	<u>Assessment Roll</u>	Residential	Full	2,200	11,130	0	13,330
1997	<u>Assessment Roll</u>	Residential	Full	1,800	9,110	0	10,910
1995	<u>Assessment Roll</u>	Residential	Full	1,680	8,490	0	10,170
1989	<u>Assessment Roll</u>	Residential	Full	1,450	7,350	0	8,800

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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)



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

**BDH 1(B)**

**DATE OF NOTICE:** January 24, 2011

**DATE OF INSPECTION:** January 14, 2011

**CASE NUMBER:** COD2011-00219

**PROPERTY ADDRESS:** 1255 10TH ST

**LEGAL DESCRIPTION:** N 2/9 S 6/9 LTS 3 & 4 OP LT 17 OP SW 1/4 SEC 34-79-24

STEVE A SORENSEN SR  
Title Holder  
7700 NW BEAVER DR #W320  
JOHNSTON IA 50131

LIBERTY BANK  
Mortgage Holder  
NATE VRIEZELAAR - VICE. PRES.  
320 3RD STREET  
CEDAR RAPIDS IA 52401

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.

Neighborhood Inspection Division

(515) 283-4208



Nid Inspector

DATE MAILED: 1/24/2011

MAILED BY: TSY

**Areas that need attention:** 1255 10TH ST

<b><u>Component:</u></b>	Ductwork	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Mechanical Permit	<b><u>Location:</u></b>	Crawl Space
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Electrical Lighting Fixtures	<b><u>Defect:</u></b>	Improperly Installed
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Electrical Other Fixtures	<b><u>Defect:</u></b>	Improperly Installed
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Electrical Receptacles	<b><u>Defect:</u></b>	Improperly Installed
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Electrical System	<b><u>Defect:</u></b>	Improperly Installed
<b><u>Requirement:</u></b>	Electrical Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Exterior Doors/Jams	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Exterior Walls	<b><u>Defect:</u></b>	Major sagging
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Exterior Walls	<b><u>Defect:</u></b>	Severly peeling paint
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Floor Joists/Beams	<b><u>Defect:</u></b>	Excessive rot
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Flooring	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Foundation	<b><u>Defect:</u></b>	Structurally Unsound
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Unknown
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Foundation	<b><u>Defect:</u></b>	Missing Sections
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Unknown
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Furnace	<b><u>Defect:</u></b>	In disrepair
<b><u>Requirement:</u></b>	Mechanical Permit	<b><u>Location:</u></b>	Crawl Space
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Gas Line to Water Heater	<b><u>Defect:</u></b>	Improperly Installed
<b><u>Requirement:</u></b>	Mechanical Permit	<b><u>Location:</u></b>	Laundry Room
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	General Grade Around Structure	<b><u>Defect:</u></b>	Inadequate
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Grounded outlets	<b><u>Defect:</u></b>	Improperly Installed
<b><u>Requirement:</u></b>	Electrical Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Hand Rails	<b><u>Defect:</u></b>	Not Supplied
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Stairway
<b><u>Comments:</u></b>			

BDH

1(B)

<b><u>Component:</u></b>	Interior Walls /Ceiling	<b><u>Defect:</u></b>	Holes or major defect
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Plumbing System	<b><u>Defect:</u></b>	Improperly Installed
<b><u>Requirement:</u></b>	Plumbing Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Kitchen Sink	<b><u>Defect:</u></b>	In disrepair
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Kitchen
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Kitchen Sink	<b><u>Defect:</u></b>	Improperly vented
<b><u>Requirement:</u></b>	Plumbing Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Smoke Detectors	<b><u>Defect:</u></b>	Not Supplied
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Soffit/Facia/Trim	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Soffit/Facia/Trim	<b><u>Defect:</u></b>	Severly peeling paint
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Sub Floor	<b><u>Defect:</u></b>	Water Damage
<b><u>Requirement:</u></b>	Building Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			
<b><u>Component:</u></b>	Tub/Shower Walls	<b><u>Defect:</u></b>	not impervious to water
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Bathroom
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Waste Lines	<b><u>Defect:</u></b>	Improperly Installed
<b><u>Requirement:</u></b>	Plumbing Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Water Heater	<b><u>Defect:</u></b>	Improperly Installed
<b><u>Requirement:</u></b>	Plumbing Permit	<b><u>Location:</u></b>	Laundry Room
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Water Meter Jump	<b><u>Defect:</u></b>	Not Supplied
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Crawl Space
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Window Glazing/Paint	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Windows/Window Frames	<b><u>Defect:</u></b>	Cracked/Broken
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			

<b><u>Component:</u></b>	Wiring	<b><u>Defect:</u></b>	Improperly Installed
<b><u>Requirement:</u></b>	Electrical Permit	<b><u>Location:</u></b>	Throughout
<b><u>Comments:</u></b>			

**BDH** 1(B)

1255 10' NORTH EXTERIOR.

BDH 1 (6)

04/06/2011



1265 10<sup>th</sup> WEST EXTERIOR.

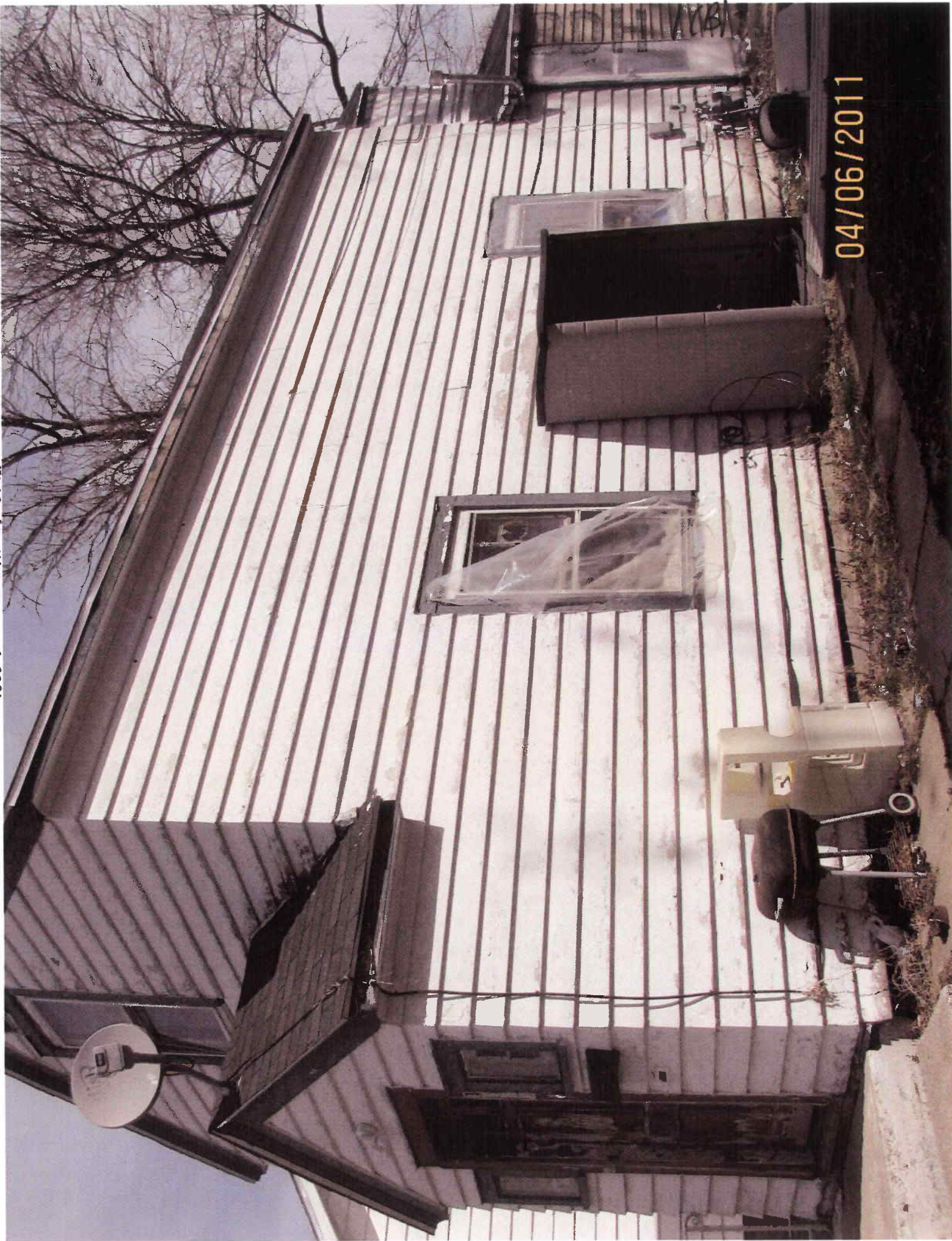


BDH 1(B)

04/06/2011

1255 W. SOUTH EXTERIOR.

04/06/2011



1265 10<sup>th</sup> EAST EXTERIOR.



04/06/2011

KITCHEN SINK



BDH 1(B)

01/12/2011

CRAWL SPACE SEWER STACK AND FOUNDATION WALLS.



DDH (B)  
01/13/2011

CRAWL SPACE WASTELINES, FOUNDATION WALLS, MISSING LOAD BEARING WALL.



BDH 18/

01/13/2011