



Roll Call Number

Agenda Item Number
BDH (A)

Date December 8, 2014

WHEREAS, the property located at 1018 E 12th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the structure (commercial building) in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Sergio Colin, was notified via personal service more than thirty days ago to repair or demolish the structure (commercial building) 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 structure (commercial building) on the real estate legally described as The South 105.78 feet of Lot 9, Block 9 of STEWARTS ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1018 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 owners 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				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
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

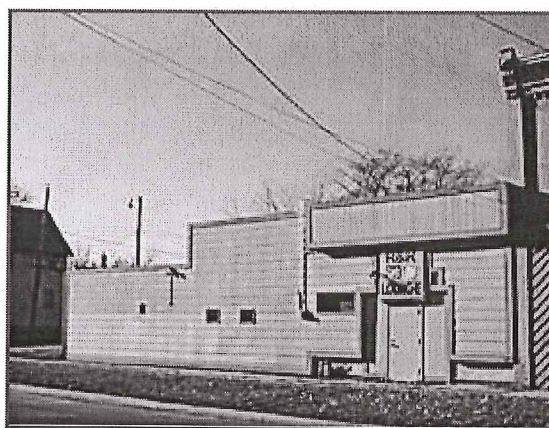
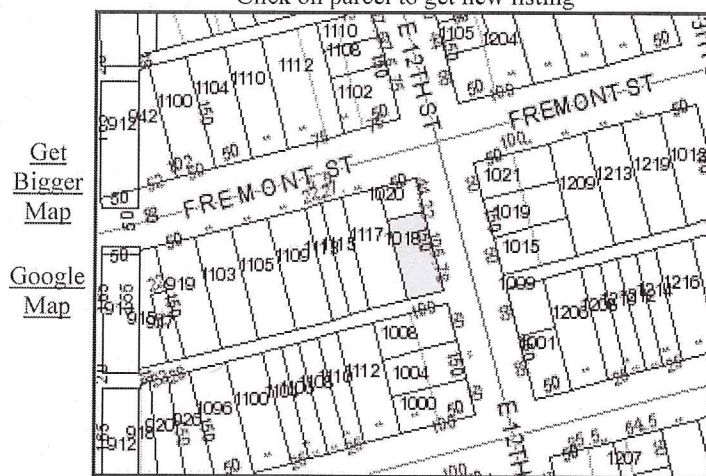


Polk County Assessor 
IOWA

[[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
040/04387-001-000	7824-03-205-020	0359	DM87/A	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1018 E 12TH ST			DES MOINES IA 50316-2946		

Click on parcel to get new listing



Approximate date of photo 12/02/2004

Mailing Address
SERGIO COLIN 1620 ARLINGTON AVE DES MOINES, IA 50314-3309

Legal Description
S 105.78 F LOT 9 BLK 9 STEWARTS ADDITION

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	COLIN, SERGIO	2012-04-09	14226/809	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Commercial	Full	10,700	2,500	0	13,200

[Assessment Roll Notice](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

BDH 1/A

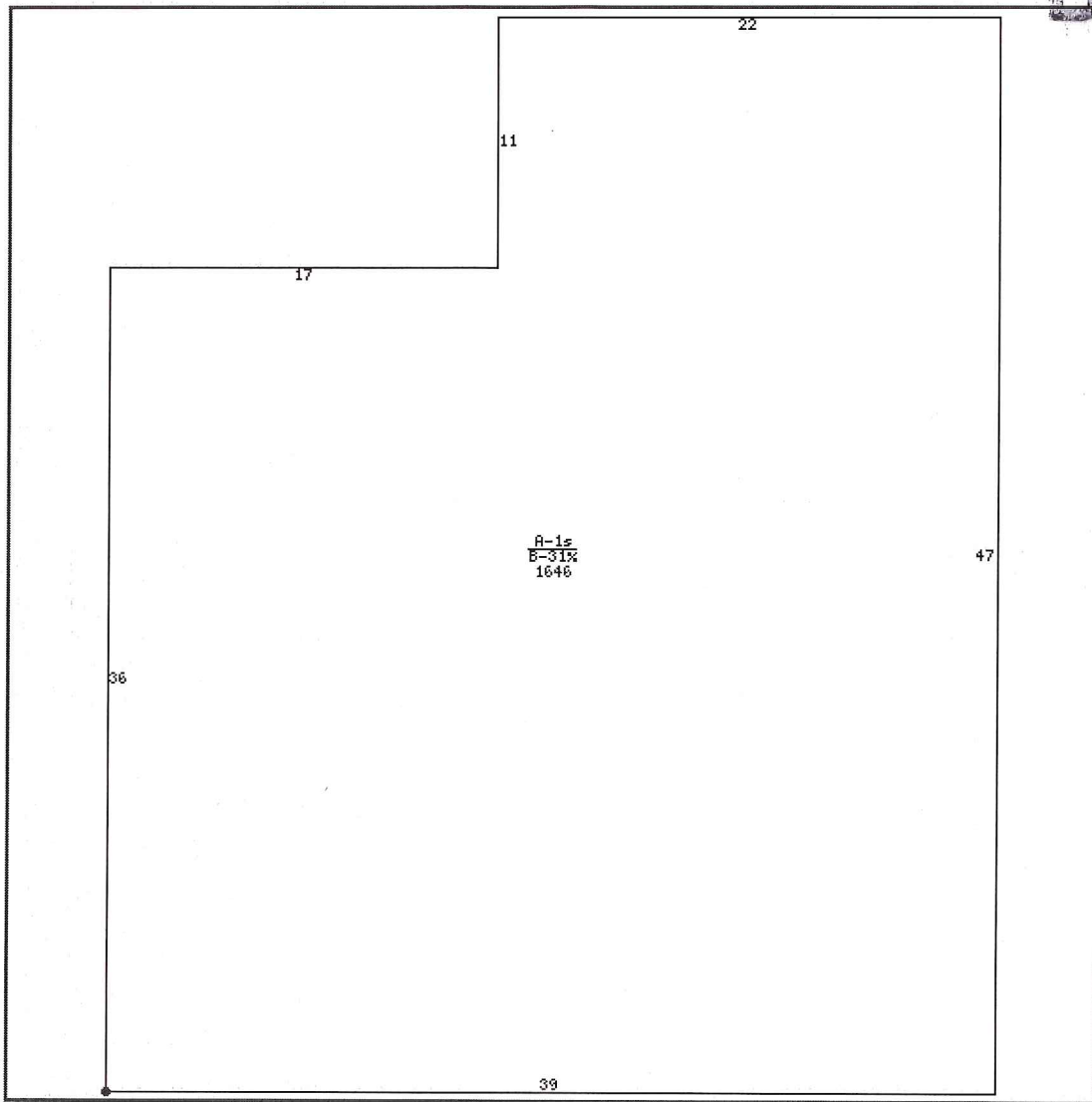
Source: City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design 515 283-4182

Land					
SQUARE FEET	5,300	ACRES	0.122	SHAPE	OD/Odd
TOPOGRAPHY	B/Blank				

Commercial Summary					
OCCUPANCY	34A/Bar Lounge	WEIGHTED AGE	1900	STORY HEIGHT	1
LAND AREA	5,300	GROSS AREA	2,060	FINISH AREA	1,646
BSMT UNFIN	500	BSMT FINISH	0	NUMBER UNITS	0

Csection # 101					
OCCUPANT	VACANT				
SECT MULTIPL	1	OCCUPANCY	34A/Bar Lounge	FOUNDATION	BS/Brick Stone
EXT WALL	BM/Brick on Masonry	INSULATION	Y/Yes	ROOF	F/Flat
ROOF MATERL	B/Built-up	WIRING	A/Adequate	PLUMBING	A/Adequate
TOTAL ST HT	1	FRAME TYPE	FR/Frame	FIREPRF CNST	N/No
BLDG CLASS	2/Brick or Masonry	TOT SCT AREA	2,560	GRND FL AREA	2,060
PERIMETER	172	GRADE	4	GRADE ADJUST	+00
YEAR BUILT	1900	YEAR REMODEL	1955	CONDITION	PR/Poor

BDH (CA)



<u>Cgroup # 101 1</u>					
USE CODE	271/Bar Lounge	BASE STORY	1	NUM STORIES	1
TOT GRP AREA	1,646	BASE FL AREA	1,646	HEATING	C/Central
AIR COND	Y	EXHAUST SYS	N/No	CONDITION	NM/Normal

<u>Cgroup # 101 2</u>					
USE CODE	320/Warehouse	BASE STORY	1	NUM STORIES	1
TOT GRP AREA	414	BASE FL AREA	414	WALL HEIGHT	7
HEATING	N/None	AIR COND	N	EXHAUST SYS	N/No

BDH 1(A)

Cgroup # 101 3					
USE CODE	005/Basement Entire	NUM STORIES	1	TOT GRP AREA	500
BASE FL AREA	500	HEATING	N/None	AIR COND	N
EXHAUST SYS	N/No				

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
OAK PARK INVESTMENTS PARTNERSHIP XXV	RICHARDSON, SUZAN	2009-12-31	5,000	D/Deed	13328/978
LEO, JUDY C	LEO, L.L.C.	2000-06-21	70,000	C/Contract	8525/163

Year	Type	Status	Application	Permit/Pickup Description
Current	P/Permit	TW/To Work	2012-04-09	AD/Addition ROOF Cost Estimate 4000
2014	P/Permit	CP/Complete	2012-05-01	AL/MISC
2014	P/Permit	PA/Pass	2012-04-09	AD/ROOF
2013	P/Permit	PA/Pass	2012-05-01	AL/MISC
2013	P/Permit	PA/Pass	2012-04-09	AD/ROOF

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2014	Assessment Roll	Commercial	Full	10,700	2,500	0	13,200
2013	Assessment Roll	Commercial	Full	10,700	3,100	0	13,800
2011	Assessment Roll	Commercial	Full	10,700	3,100	0	13,800
2009	Assessment Roll	Commercial	Full	10,700	3,100	0	13,800
2007	Assessment Roll	Commercial	Full	10,700	5,200	0	15,900
2005	Board Action	Commercial	Full	9,700	5,000	0	14,700
2005	Assessment Roll	Commercial	Full	9,700	58,700	0	68,400
2003	Board Action	Commercial	Full	8,400	54,900	0	63,300
2003	Assessment Roll	Commercial	Full	8,400	58,400	0	66,800
2001	Assessment Roll	Commercial	Full	7,950	55,050	0	63,000
1999	Assessment Roll	Commercial	Full	9,000	31,100	0	40,100
1995	Assessment Roll	Commercial	Full	8,700	30,200	0	38,900
1993	Assessment Roll	Commercial	Full	8,300	28,800	0	37,100
1991	Assessment Roll	Commercial	Full	7,950	27,650	0	35,600
1991	Was Prior Year	Commercial	Full	7,950	22,220	0	30,170

BDH (A)

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
PERMIT AND DEVELOPMENT CENTER
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF DES MOINES, IOWA**

BDH 1(A)

DATE OF NOTICE: August 22, 2014

DATE OF INSPECTION: June 20, 2014

CASE NUMBER: COD2014-01862

LEGAL INTEREST HOLDERS:	
Title Holder	SERGIO COLIN 1620 ARLINGTON AVE DES MOINES, IA 50314-3309

PROPERTY ADDRESS: 1018 E 12TH ST
LEGAL DESCRIPTION: S 105.78 F LOT 9 BLK 9 STEWARTS ADDITION

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 structure currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the structure will be placarded as unsafe to occupy pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, the structure is to remain vacant and unoccupied until occupancy is authorized by this office. If the structure is occupied, it must be vacated immediately. In accordance with Chapter 26-157 (fka 26-277) of Des Moines Municipal code, this structure is deemed unsafe, and creates a public nuisance threatening to the health and safety of the public.

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. Permits must be obtained from this department prior to commencing any repairs or demolition. Inspections must be requested and approved in accordance with the code and our policies.

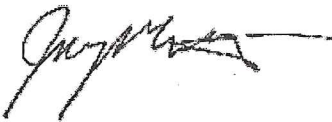
ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.

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. **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 an agreement voluntarily authorizing the City to do so. However, you will be responsible for all costs associated with the abatement of the public nuisance. The City may seek a personal judgment against you for the costs of removal and assess those costs against the property.

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 Permit and Development Center.

Should you have any questions, feel free to call. I can usually be reached between 8:00am and 9:00am, Monday through Friday.



Jay M. Mattas
Building Specialist
Permit and Development Center
Ph: 515-237-1485

DATE MAILED: 8/22/2014

MAILED BY: JMM

Areas that need attention: 1018 E 12TH ST

ID/Entered: 2014/06/20 12:51:05.4140
Component: Electrical System
Requirement:
Comments: Exposed wiring

Complied:
Defect: Exposed
Location: Throughout

ID/Entered: 2014/06/20 12:44:52.2800
Component: Exterior Walls
Requirement: Engineering Report
Comments: Brick collapsing and open to the elements

Complied:
Defect: Deteriorated
Location: Throughout

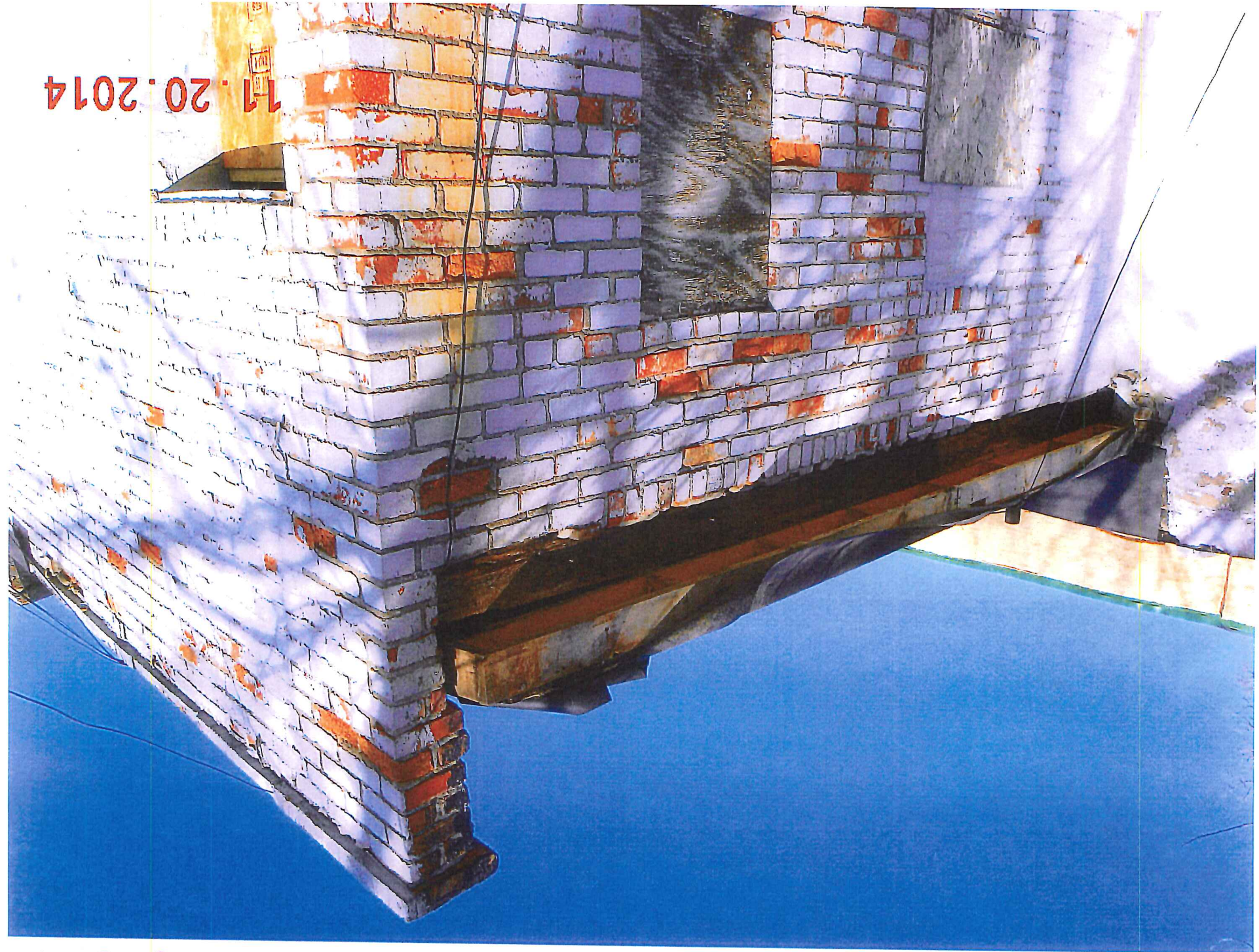
ID/Entered: 2014/06/20 12:49:55.4010
Component: Flooring
Requirement: Structure absent of one required
Comments: Open, exposed floor joist

Complied:
Defect: Deteriorated
Location: Throughout

ID/Entered: 2014/06/20 12:47:56.9800
Component: Roof
Requirement: Compliance with International Building Co
Comments: Rubber roofing not installed or weather tight

Complied:
Defect: Holes or major defect
Location: Throughout

11.20.2014



1018 E 12th Street

BDH1(A)

BDH 1(A)



1018 E 12th Street

11.20.2014

BDH (A)



1018 E 12th Street

11.20.2014

BDH (A)

1018 E 10th Street

11.20.2014

