

Date April 8, 2019

ABATEMENT OF PUBLIC NUISANCE AT 1255 10th STREET

WHEREAS, the property located at 1255 10th 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, Ricardo Segura-Sandoval, was notified more than thirty days ago to repair or demolish the main structure and as of this date has failed to abate the nuisance.

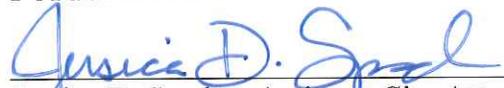
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as The North 2/9 of South 6/9 of Lots 3 and 4 in Official Plat of Lot 17 of Official Plat of the Southwest ¼ of Section 34, Township 79, Range 24, West 5th P.M., now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1255 10th 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(s) 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:



 Jessica D. Spoden, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
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**

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DATE OF NOTICE: January 10, 2019

DATE OF INSPECTION: September 13, 2018

CASE NUMBER: COD2018-07660

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

RICARDO SEGURA-SANDOVAL
Title Holder
1430 MLK JR PKWY
DES MOINES IA 50314

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 60-192 and 60-191 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. The violations noted must be corrected within 30 days from date of notice. Failure to correct these violations will result in a request to the City Council 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 (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.



Nid Inspector

DATE MAILED: 1/10/2019

MAILED BY: KMD

Areas that need attention: 1255 10TH ST

Component: Electrical Service	Defect: In poor repair
Requirement: Electrical Permit	Location: Main Structure
Comments:	
Component: Plumbing System	Defect: In disrepair
Requirement: Plumbing Permit	Location: Main Structure
Comments:	
Component: Mechanical System	Defect: In poor repair
Requirement: Mechanical Permit	Location: Main Structure
Comments: All mechanicals need to be checked for safety and proper install.	
Component: Foundation	Defect: In poor repair
Requirement: Engineering Report	Location: Main Structure
Comments: Foundation is poor condition.	
Component: Electrical System	Defect: In disrepair
Requirement: Electrical Permit	Location: Main Structure
Comments: License contractor inspection.	
Component: Exterior Walls	Defect: Deteriorated
Requirement: Building Permit	Location: Main Structure
Comments: Exterior walls exposed without proper covering.	
Component: Interior Walls /Ceiling	Defect: In disrepair
Requirement: Building Permit	Location: Main Structure
Comments: Interior wall down to studs	
Component: Exterior Doors/Jams	Defect: In disrepair
Requirement: Building Permit	Location: Main Structure
Comments: Exterior walls down to Shiplap boards	

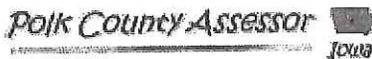
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Component: Roof
Requirement: Building Permit
Defect: In poor repair
Location: Main Structure
Comments: Replace roof and sheeting

Component: Water Service
Requirement: Plumbing Permit
Defect: In disrepair
Location: Main Structure
Comments:

Component: Stairs/Stoop
Requirement: Building Permit
Defect: Inadequate
Location:
Comments: Front stairs/stoop

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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

[Get Bigger Map](#)

[Google Map](#)



Approximate date of photo 07/15/2013

Mailing Address
RICARDO SEGURA-SANDOVAL 1430 MARTIN LUTHER KING JR PKWY DES MOINES, IA 50314

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	SEGURA-SANDOVAL, RICARDO	2019-01-03	17201/855	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	3,200	19,200	0	22,400

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

Zoning	Description	SF	Assessor Zoning
R-3	Multiple Family Residential District		Multi-Family Residential
*Condition	Docket_no 14361		

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

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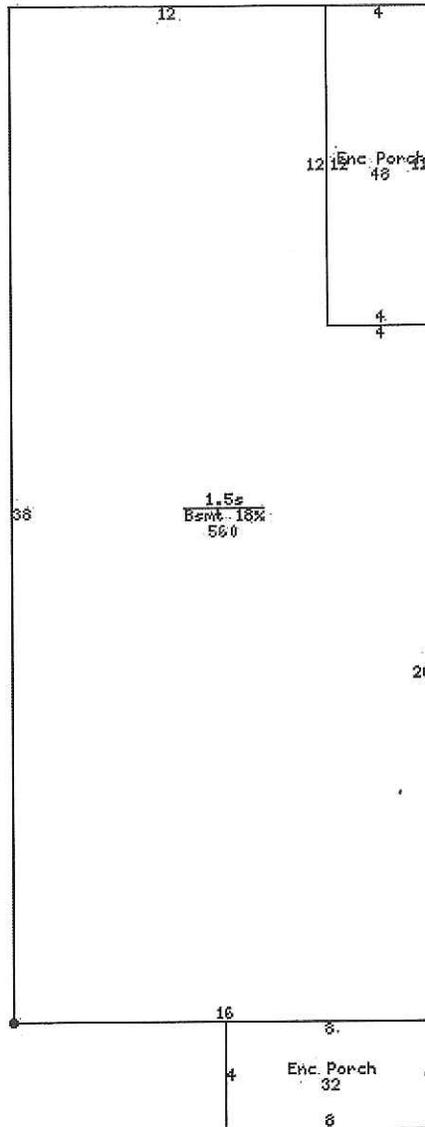
Land

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

Residence # 1

OCCUPANCY	SF/Single Family	RESID TYPE	PR/Partial Construction	BLDG STYLE	ET/Early 20s
YEAR BUILT	1892	# FAMILIES	1	GRADE	4
GRADE ADJUST	-10	CONDITION	PR/Poor	%COMPLETE	40
TSFLA	935	MAIN LV AREA	560	UPPR LV AREA	375
BSMT AREA	101	ENCL PORCH	80	FOUNDATION	B/Brick
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	1	BEDROOMS	3
ROOMS	5				

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<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
MONTOYA VALENZUELA, ROMUALDO	SEGURA-SANDOVAL, RICARDO	<u>2019-01-02</u>	10,500	D/Deed	17201/855
TIN INVESTMENTS LLC	VALENZUELA, ROMUALDO M.	<u>2018-07-27</u>	15,000	D/Deed	17020/228
GREYFOX PROPERTIES LLC	CLEARVIEW PROPERTY, L. L. C.	<u>2018-06-08</u>	6,000	D/Deed	16973/155
CLEARVIEW PROPERTY LLC	TIN INVESTMENTS LLC	<u>2018-06-18</u>	10,000	D/Deed	16973/152
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

Year	Type	Status	Application	Permit/Pickup Description
Current	P/Permit	PR/Partial	2018-08-21	AL/Alterations REMODEL Cost Estimate 3000
2006	U/Pickup	CP/Complete	2005-07-22	RV/BOARD OF REVIEW

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	<u>Assessment Roll</u>	Residential	Full	3,200	19,200	0	22,400
2015	<u>Assessment Roll</u>	Residential	Full	3,100	19,500	0	22,600
2013	<u>Assessment Roll</u>	Residential	Full	3,100	17,100	0	20,200
2011	<u>Assessment Roll</u>	Residential	Full	3,300	20,500	0	23,800
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	Assessment Roll	Residential	Full	2,200	11,130	0	13,330
1997	Assessment Roll	Residential	Full	1,800	9,110	0	10,910
1995	Assessment Roll	Residential	Full	1,680	8,490	0	10,170
1989	Assessment Roll	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

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