Roll Call Number	Agenda Item Number
Date September 14, 2020	

## ABATEMENT OF PUBLIC NUISANCE AT 1161 22nd STREET

WHEREAS, the property located at 1161 22<sup>nd</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 Titleholders, Tanya H. Keith and Douglas A. Jotzke, and Lien Holder, Internal Revenue Service, were notified more than thirty days ago to repair or demolish the main 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:

The main structure on the real estate legally described as Lot 24 in COTTAGE GROVE REPLAT, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1161 22nd 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.
-	

Luke DeSmet, Assistant City Attorney

FORM APPROVED

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO			*	
GRAY				
MANDELBAUM				
voss				,
WESTERGAARD				
TOTAL				
MOTION CARRIED			API	PROVED

I, P. Kay Cmelik, 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.

**CERTIFICATE** 

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

	City Clerk
Mayor	•



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

63A

DATE OF NOTICE: July 9, 2020

**DATE OF INSPECTION:** 

March 31, 2020

CASE NUMBER:

COD2020-01828

**PROPERTY ADDRESS:** 

1161 22ND ST

**LEGAL DESCRIPTION:** 

LOT 24 COTTAGE GROVE REPLAT

TANYA H KEITH
Title Holder
1730 7TH ST
DES MOINES IA 50314

INTERNAL REVENUE SERVICE Lien Holder - C/O US ATTORNEY 110 E COURT AVE STE 286 DES MOINES IA 50309

DOUG A JOTZKE Title Holder 1730 7TH ST DES MOINES IA 50314-2901

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 COMPONETS 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 (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.

Brad Rissman

(515) 283-4754

Nid Inspector

DATE MAILED: 7/9/2020

MAILED BY: BJR

### Areas that need attention: 1161 22ND ST

	ed attention: 1161 22ND ST		
Component: Requirement:	Smoke Detectors Complaince with Int Residential Code	Defect:	In poor repair
<u>Kequirement.</u>	Complaince with the Residential Code	Location:	Main Structure Throughout
Comments:	Repair or replace. Install where needed.		
Commencial	Floring	Defeate	Water Davis
Component: Requirement:	Flooring Complaince with Int Residential Code	<u>Defect:</u>	Water Damage
-		Location:	Main Structure Throughout
Comments:	Replace all damaged.		
Component:	Interior Walls /Ceiling	Defect:	Smoke Damage
Requirement:	Complaince with Int Residential Code	Locations	Main Structure Throughout
Comments:	Course and fine demands Devilege		
	Severe smoke and fire damage. Replace a required.	all that is da	magea. Building permit
Component:	Interior Walls /Ceiling	Defect:	Fire damaged
Requirement:	Complaince with Int Residential Code	Location:	Main Structure Throughout
Comments:	Repair or replace all damaged, building pe	ermit require	ed.
Component:	Floor Joists/Beams	Defect:	Unsafe to carry Load
Requirement:	Building Permit	Delecti	onsale to carry Load
Comments	-	Location:	
Comments:	Have licensed contractor repair or replace	damage de	cking, railing, joist, beams,
Comments:	Have licensed contractor repair or replace hand rail, and stairs. Permit required for r	damage de	cking, railing, joist, beams,
Component:	hand rail, and stairs. Permit required for r  Electrical Lighting Fixtures	damage de	cking, railing, joist, beams,
	hand rail, and stairs. Permit required for r	damage de replacement <u>Defect:</u>	ocking, railing, joist, beams, of all structural components.  Fire damaged
Component:	hand rail, and stairs. Permit required for r Electrical Lighting Fixtures Electrical Permit	e damage de replacement  Defect: Location:	cking, railing, joist, beams, of all structural components.  Fire damaged  Main Structure Throughout
Component: Requirement:	hand rail, and stairs. Permit required for r  Electrical Lighting Fixtures	e damage de replacement  Defect: Location:	cking, railing, joist, beams, of all structural components.  Fire damaged  Main Structure Throughout
Component: Requirement: Comments:	hand rail, and stairs. Permit required for relectrical Lighting Fixtures Electrical Permit Replace all damaged. In compliance with	Defect: Location: internationa	cking, railing, joist, beams, of all structural components.  Fire damaged  Main Structure Throughout of residential building code.
Component: Comments: Comments:	hand rail, and stairs. Permit required for r  Electrical Lighting Fixtures Electrical Permit  Replace all damaged. In compliance with  Electrical Receptacles	e damage de replacement  Defect: Location:	cking, railing, joist, beams, of all structural components.  Fire damaged  Main Structure Throughout
Component: Requirement: Comments: Component: Requirement:	hand rail, and stairs. Permit required for relectrical Lighting Fixtures Electrical Permit Replace all damaged. In compliance with	Defect:  Defect:  Defect:  Defect:	cking, railing, joist, beams, of all structural components.  Fire damaged  Main Structure Throughout of residential building code.
Component: Comments: Comments:	hand rail, and stairs. Permit required for r  Electrical Lighting Fixtures Electrical Permit  Replace all damaged. In compliance with  Electrical Receptacles	Defect: Location: Defect: Location: Location:	Fire damaged  Al residential building code.  Fire damaged  Main Structure Throughout  Fire damaged  Main Structure Throughout
Component: Requirement: Comments: Component: Requirement:	hand rail, and stairs. Permit required for relative for r	Defect: Location: Defect: Location: Location:	Fire damaged  Al residential building code.  Fire damaged  Main Structure Throughout  Fire damaged  Main Structure Throughout
Component: Requirement: Comments:  Component: Requirement: Comments:	hand rail, and stairs. Permit required for release Electrical Lighting Fixtures Electrical Permit  Replace all damaged. In compliance with  Electrical Receptacles Electrical Permit  Replace all damaged. In compliance with	Defect: Location: internationa  Defect: Location:	Fire damaged  Main Structure Throughout all residential building code.  Fire damaged  Main Structure Throughout all residential building code.
Component: Requirement: Comments: Component: Requirement:	hand rail, and stairs. Permit required for relative for r	Defect: Location: internationa  Defect: Location: internationa	Fire damaged  Main Structure Throughout all residential building code.  Fire damaged  Main Structure Throughout all residential building code.  Fire damaged  Main Structure Throughout all residential building code.
Component: Requirement: Comments: Component: Requirement: Comments: Comments:	Electrical Lighting Fixtures Electrical Permit  Replace all damaged. In compliance with  Electrical Permit  Replace all damaged. In compliance with  Electrical Permit  Replace all damaged. In compliance with  Exterior Doors/Jams Complaince with Int Residential Code	Defect: Location: internationa  Defect: Location: internationa  Defect: Location:	Fire damaged  Main Structure Throughout I residential building code.  Fire damaged  Main Structure Throughout I residential building code.  Fire damaged  Main Structure Throughout I residential building code.
Component: Requirement: Comments: Component: Requirement: Comments:	Electrical Lighting Fixtures Electrical Permit  Replace all damaged. In compliance with  Electrical Permit  Replace all damaged. In compliance with  Electrical Permit  Replace all damaged. In compliance with  Exterior Doors/Jams Complaince with Int Residential Code  Repair or replace all damaged or missing	Defect: Location: internationa  Defect: Location: internationa  Defect: Location:	Fire damaged  Main Structure Throughout I residential building code.  Fire damaged  Main Structure Throughout I residential building code.  Fire damaged  Main Structure Throughout I residential building code.
Component: Requirement: Comments: Component: Requirement: Comments: Component: Requirement:	Electrical Lighting Fixtures Electrical Permit  Replace all damaged. In compliance with  Electrical Permit  Replace all damaged. In compliance with  Electrical Permit  Replace all damaged. In compliance with  Exterior Doors/Jams Complaince with Int Residential Code	Defect: Location: internationa  Defect: Location: internationa  Defect: Location:	Fire damaged  Main Structure Throughout I residential building code.  Fire damaged  Main Structure Throughout I residential building code.  Fire damaged  Main Structure Throughout I residential building code.

Component: Requirement:	Exterior Walls Building Permit	Defect: Location:	Fire damaged  Main Structure Throughout
Comments:	Have licensed contractor repair or replace framing, sheeting, and coverings. Permit recomponents.		
Component: Requirement:	Functioning Water Closet Plumbing Permit	Defect:	Holes or major defect
Comments:	In compliance with international residentia		Main Structure Throughout ode.
Component:	Ground Fault Circuit Interrupters	Defect:	Not Supplied
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	In compliance with international residentia	l building co	ode.
Component:	Hand Rails	Defect:	In poor repair
Requirement:	Complaince with Int Residential Code	Location:	Main Structure Throughout
Comments:	Repair or replace. Install where needed.		
Component:	Floor Joists/Beams	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Have licensed contractor check and replace		
Component:	Smoke Detectors	Defect:	Fire damaged
Requirement:	Complaince with Int Residential Code	Location:	Main Structure Throughout
Comments:	Replace all damaged. In compliance with i	nternationa	ıl residential building code.
Component:	Soffit/Facia/Trim	Defect:	Fire damaged
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:	Repair or replace all damaged.		
Component:	Windows/Window Frames	Defect:	Fire damaged
Requirement:	Complaince with Int Residential Code	Location:	Main Structure Throughout
Comments:	Repair or replace all damaged or missing changing opening size.		
Component:	Wiring	Defect:	Fire damaged
Requirement:	Electrical Permit		Main Structure Throughout
Comments:	Have licensed contractor replace all dama	1	

Component:	Plumbing System <u>Defect:</u> Fire damaged
Requirement:	Plumbing Permit
	<u>Location:</u> Main Structure Throughout
Comments:	<u> </u>
Comments.	Have licensed contractor repair or replace. Bring system and its components up to
	code.
Component:	Mechanical System <u>Defect:</u> Fire damaged
Requirement:	Mechanical Permit
	<u>Location:</u> Main Structure Throughout
Comments:	Have licensed centractor repair or replace. Bring system and its components up to
	Have licensed contractor repair or replace. Bring system and its components up to
	code.
Component:	Electrical System <u>Defect:</u> Fire damaged
Requirement:	Electrical Permit
Reguliement.	Location: Main Structure Throughout
	iocation. Main Structure infoughout
Comments:	Have licensed contractor repair or replace. Bring system and its components up to
	code.
	couc.
Component:	Floor Joists/Beams <u>Defect:</u> Unsafe to carry Load
Requirement:	Building Permit
	Location: Deck
Comments:	
Comments	Have licensed contractor repair or replace damage decking, railing, joist, beams,
	hand rail, and stairs. Permit required for replacement of all structural components.

# **Polk County Assessor**

111 Court Avenue #195 Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386 polkweb@assess.co.polk.ia.us

Location						
Address	1161 22ND ST				D Minn	
City	DES MOINES	Zip	50311	Jurisdiction	Des Moines	
District/Parcel	030/00937-024-000	Geoparcel	7824-05-128-003	Status	<u>Active</u>	
School		Nbhd/Pocket	DM95/Z	Tax Authority Group	DEM-C-DEM- 77131	
Submarket	Northwest Des Moines	Appraiser	Andrew Rand 515- 286-3368			

## Map and Current Photos - 1 Record

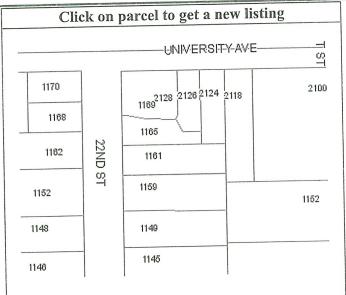


Photo Processed on 2014-04-04 a

Bigger Map Polk County GIS
Google Map Pictometry

**Historical Photos** 

Ownership - 2 Records						
Ownership Num Name Recorded Book/Page						
Title Holder	1	KEITH, TANYA H	2016-05-25	16015/971		
	2	JOTZKE, DOUGLAS A	2016-05-25	16015/971		
Title Holder		301212, 2 3 3 3				

# Legal Description and Mailing Address

LOT 24 COTTAGE GROVE REPLAT

R1-60

DOUG A JOTZKE 1730 7TH ST DES MOINES, IA 50314-2901

#### **Current Values**

Туре	Class	Kind	Land		Bldg	Total	
2020 Value	Residential	Full	\$11,600	\$6	66,400	\$78,000	
2020 varae	Market Adjusted Cost Report						
Zoning - 1 Record							
Zoning Description SF Assessor Zoning						ssor Zoning	
Zoning	O E il I arri Dengit		trict		Re	esidential	

One Family, Low Density Residential District

Conditioning

Air

0

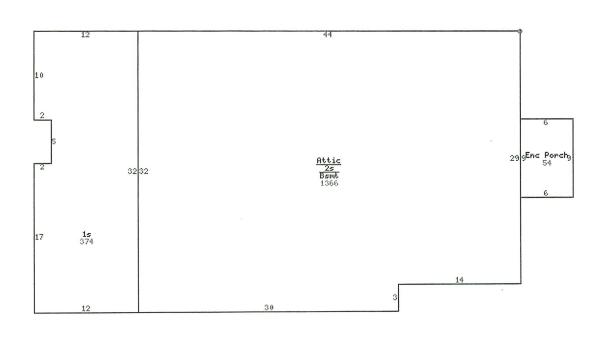


Polk County Assessor 030/00937-024-000								
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)								
	Land							
Square Feet	8,464	Acres	Acres 0.194 Frontage					
Depth	169.3	Topography	Normal	Shape	Rectangle			
Vacancy	No	Unbuildable	No					
Residences - 1 Record								
		Residenc	e #1					
Occupancy	Single Family	Residence Type	2 Stories Plus	Building Style	Conventional			
Year Built	1901	Number Families	1	Grade	4+00			
Condition	Poor	Total Square Foot Living Area	1 30.1/	Main Living Area	1740			
Upper Living Area	1366	Attic Finished Area	751	Basement Area	1366			
Enclosed Porch Area	54	Exterior Wall Type	Wood Siding	Roof Type	Hip			
Roof Material	Asphalt Shingle	Number Fireplaces	s 1	Heating	Gas Forced Air			

Number

Bathrooms

9



Sales - 10 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
HOME OPPORTUNITIES MADE EASY INC	JOTZKE, DOUGLAS A	2016-05-16	\$2,260	Deed	<u>16015/971</u>
YAAR, INC	CRITELLI PROPERTIES, LLC	2008-04-02	\$93,000	Deed	12604/310
CLARK, CRAIG W	YAAR, INC	2007-04-03	\$90,550	Deed	12138/367
WATTERS, JOSHUA J.	CLARK, CRAIG W.	2006-02-14	\$130,000	Deed	11531/294
TO, QUANG	WATTERS, JOSHUA J	2004-06-15	\$98,000	Deed	10594/535
R.A.K. ENTERPRISES, INC.	TO, QUANG	2003-07-31	\$45,000	Deed	10036/193



Seller .	Seller Buyer		Sale Price	Instrument	Book/Page
SELLERS, WYNDHAM R & KARLA J	R A K ENTERPRISES INC, AN IA CORP	1995-02-01 \$69,500 Contract		7149/498	
DRAKE RENOVATIONS, LTD	SELLERS, WYNDHAM & KARLA	<u>1993-02-02</u>	\$69,000	Deed	6720/821
B & H APARTMENTS	J & S PROPERTIES	1993-02-02	\$35,000	Deed	6720/819
ENGRAM, JOSH R	DRAKE RENOVATIONS, LTD	<u>1991-05-06</u>	\$29,000	Contract	6371/635

## Appeals - 4 Records

Year	Туре	Case #	Status	Appellant
2012	PAAB	12-77-0596	Dismissed	MAC INVESTMENT GROUP, LLC
2011	PAAB	11-77-1169	Dismissed	A J D PROPERTIES, LLC
2009	PAAB	09-77-1541	Stipulated	CRITELLI PROPERTIES, LLC
2008	PAAB	08-77-0189	Stipulated	CRITELLI PROPERTIES, LLC

## **Recent Ownership Transfers**

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
HOME OPPORTUNITIES MADE EASY INC	KEITH, TANYA H JOTZKE, DOUGLAS A	2016-05-13	2016-05- 25	Warranty Deed Corporate	16015/971
CITY OF DES MOINES	HOME OPPORTUNITIES MADE EASY INC Doing Business As HOME INC	2014-10-20	2015-07- 29	Quit Claim Deed	<u>15676/937</u>
MALONEY, MARY (Treasurer)	CITY OF DES MOINES	2014-10-09	2014-10- 13	Tax Sale Deed	15351/577

Permits - 12 Records							
Туре	Permit Status	Application	Reason	Reason1			
Permit	To Work	2020-07-10	Alterations	CONVERSION			
Permit	To Work	2017-05-19	Alterations	CONVERSION			
Permit	Pass	2017-05-19	Alterations	CONVERSION			
Permit	Pass	2017-05-19	Alterations	CONVERSION			
Pickup	Complete	2018-02-05	Review Value	CLASS CHANGE			
Permit	Partial	2017-05-19	Alterations	CONVERSION			
Pickup	Complete	2012-07-16	Review Value	BOARD OF REVIEW			
Pickup	Pass	2012-07-16	Review Value	BOARD OF REVIEW			
	Permit Permit Permit Permit Pickup Permit Pickup	Permit To Work Permit To Work Permit Pass Permit Pass Pickup Complete Permit Partial Pickup Complete	Type         Permit Status         Application           Permit         To Work         2020-07-10           Permit         To Work         2017-05-19           Permit         Pass         2017-05-19           Permit         Pass         2017-05-19           Pickup         Complete         2018-02-05           Permit         Partial         2017-05-19           Pickup         Complete         2012-07-16	TypePermit StatusApplicationReasonPermitTo Work2020-07-10AlterationsPermitTo Work2017-05-19AlterationsPermitPass2017-05-19AlterationsPermitPass2017-05-19AlterationsPickupComplete2018-02-05Review ValuePermitPartial2017-05-19AlterationsPickupComplete2012-07-16Review Value			

Year	Туре	Permit Status	Application	Reason	Reason1
2011	Pickup	Cancel	2009-07-07	Review Value	BOARD OF REVIEW
2010	Pickup	Partial	2009-07-07	Review Value	BOARD OF REVIEW
2007	Permit	No Add	2006-06-26	Addition	MISC
1988	Permit	No Add	1987-12-03		Alterations

#### **Historical Values**

Yr	Туре	Class	Kind	Land	Bldg	Total
2019	Assessment Roll	Residential	Full	\$11,600	\$66,400	\$78,000
2018	Assessment Roll	Residential	Full	\$11,600	\$66,400	\$78,000
2017	Assessment Roll	Multi-Residential	Full	\$11,600	\$10,900	\$22,500
2016	Assessment Roll	Multi-Residential	Full	\$9,600	\$10,700	\$20,300
2015	Auditor	Multi-Residential	Full	\$9,600	\$10,700	\$20,300
2015	Assessment Roll	Government	Full	\$9,600	\$10,700	\$20,300
	<b>A</b>		Adj	\$0	\$0	\$0
2014	Assessment Roll	Commercial Multiple	Full	\$9,600	\$10,700	\$20,300
2013	Assessment Roll	Commercial Multiple	Full	\$9,500	\$47,000	\$56,500
2012	Board Action	Commercial Multiple	Full	\$9,500	\$47,000	\$56,500
2011	Board Action	Commercial Multiple	Full	\$9,500	\$47,000	\$56,500
2011	Assessment Roll	Commercial Multiple	Full	\$9,500	\$60,000	\$69,500
2010	Assessment Roll	Commercial Multiple	Full	\$9,500	\$64,000	\$73,500
2009	PAAB Order	Commercial Multiple	Full	\$9,500	\$109,000	\$118,500
2009	Board Action	Commercial Multiple	Full	\$9,500	\$119,000	\$128,500
2009	Assessment Roll	Commercial Multiple	Full	\$9,500	\$119,000	\$128,500
2008	PAAB Order	Commercial Multiple	Full	\$9,500	\$112,500	\$122,000
2008	Board Action	Commercial Multiple	Full	\$9,500	\$119,000	\$128,500
2007	Board Action	Commercial Multiple	Full	\$9,500	\$119,000	\$128,500
2007	Assessment Roll	Commercial Multiple	Full	\$9,500	\$119,000	\$128,500
2006	Assessment Roll	Commercial Multiple	Full	\$9,000	\$119,500	\$128,500
2005	Assessment Roll	Commercial Multiple	Full	\$9,000	\$92,500	\$101,500
2003	Assessment Roll	Commercial Multiple	Full	\$7,500	\$94,000	\$101,500
2001	Assessment Roll	Commercial Multiple	Full	\$7,180	\$65,200	\$72,380
1999	Assessment Roll	Commercial Multiple	Full	\$7,200	\$65,200	\$72,400

1 -	
62	P
(00)	,

Yr	Туре	Class	Kind	Land	Bldg	Total
1995	Assessment Roll	Commercial Multiple	Full	\$7,000	\$60,400	\$67,400
1993	Assessment Roll	Commercial Multiple	Full	\$6,710	\$57,490	\$64,200
1991	Board Action	Commercial Multiple	Full	\$6,710	\$23,290	\$30,000
1991	Was Prior Year	Commercial Multiple	Full	\$6,710	\$35,650	\$42,360

This template was last modified on Sat Mar 4 12:31:48 2017 .



1161 22nd st 62A

