



Roll Call Number

Agenda Item Number

50D

Date May 22, 2023

ABATEMENT OF PUBLIC NUISANCE AT 1625 22<sup>nd</sup> STREET

WHEREAS, the property located at 1625 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 Titleholder, Dennis W. DeJoode, 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 Lot 21 in Block 3 in INGLESIDE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1625 22<sup>nd</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(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.

Second by \_\_\_\_\_

FORM APPROVED:

Molly E. Tracy, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, Laura Baumgartner, 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

50D



04-24-2023 01:44 PM

501D



04-24-2023 01:44 PM



# 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](mailto:polkweb@assess.co.polk.ia.us)

Location					
<b>Address</b>	1625 22ND ST				
<b>City</b>	DES MOINES	<b>Zip</b>	50310	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	080/03416-000-000	<b>Geoparcels</b>	7924-33-256-014	<b>Status</b>	<a href="#">Active</a>
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM75/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northwest Des Moines	<b>Appraiser</b>	Joseph Peterson 515-286-3011		

### Map and Current Photos - 1 Record

<p><b>Click on parcel to get a new listing</b></p> <div style="border: 1px solid black; height: 200px; width: 100%;"></div> <p style="text-align: center;"> <a href="#">Bigger Map</a> <a href="#">Polk County GIS</a>  <a href="#">Google Map</a> <a href="#">Pictometry</a> </p>	<p style="text-align: center;"><b>Photo Processed on 2012-03-28 a</b></p> 
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### Historical Photos

### Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	DEJOODE, DENNIS W	2008-09-03	<a href="#">12767/314</a>

### Legal Description and Mailing Address

LOT 21 BLK 3 INGLESIDE	DENNIS W DEJOODE 2501 E LEACH AVE DES MOINES, IA 50320-2664
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### Current Values

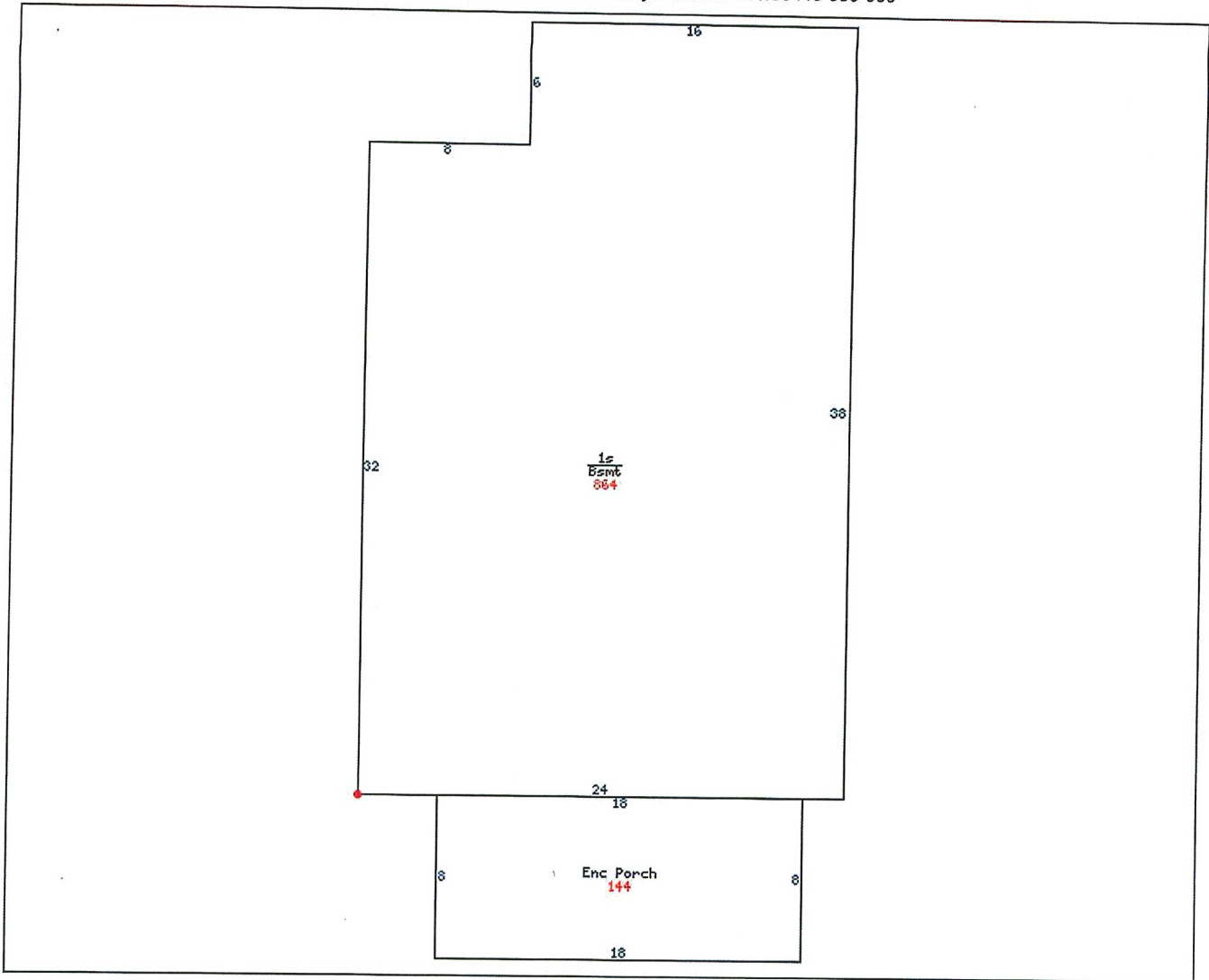
Type	Class	Kind	Land	Bldg	Total
2023 Assessment Roll	Residential	Full	\$12,300	\$60,700	\$73,000
2022 Value	Residential	Full	\$9,800	\$46,900	\$56,700

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

### Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning

Zoning	Description			SF	Assessor Zoning	
N5	N5 Neighborhood District				Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>						
Land						
Square Feet	6,750	Acres	0.155	Frontage	50.0	
Depth	135.0	Topography	Normal	Shape	Rectangle	
Vacancy	No	Unbuildable	No			
Residences - 1 Record						
Residence #1						
Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow	
Year Built	1914	Number Families	1	Grade	5+10	
Condition	Normal	Total Square Foot Living Area	864	Main Living Area	864	
Basement Area	864	Enclosed Porch Area	144	Foundation	Brick	
Exterior Wall Type	Wood Siding	Roof Type	Gable	Roof Material	Asphalt Shingle	
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	1	
Bedrooms	2	Rooms	4			



Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
CUNNINGHAM, MICHAEL REFEREE	DEJOODE, DENNIS W.	<a href="#">2008-08-28</a>	\$500,000	Deed	<a href="#">12767/314</a> Multiple Parcels
DE COU, JOHN C	HETHERSHAW, RODNEY R	<a href="#">1996-03-04</a>	\$22,000	Deed	<a href="#">7354/800</a>

Appeals - 1 Record

Year	Type	Case #	Status	Appellant
2009	PAAB	<a href="#">09-77-1317</a>	Tried	DENNIS DEJOODE

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
2004	Pickup	Complete	2003-09-09	Addition	AIR CONDITIONING

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<a href="#">Assessment Roll</a>	Residential	Full	\$9,800	\$46,900	\$56,700
2019	<a href="#">Assessment Roll</a>	Residential	Full	\$8,900	\$41,900	\$50,800
2017	<a href="#">Board Action</a>	Residential	Full	\$8,300	\$40,200	\$48,500

Yr	Type	Class	Kind	Land	Bldg	Total
2017	<a href="#">Assessment Roll</a>	Residential	Full	\$8,800	\$42,000	\$50,800
2015	<a href="#">Board Action</a>	Residential	Full	\$8,200	\$39,100	\$47,300
2015	<a href="#">Assessment Roll</a>	Residential	Full	\$8,200	\$42,500	\$50,700
2013	<a href="#">Assessment Roll</a>	Residential	Full	\$7,400	\$38,800	\$46,200
2011	<a href="#">Assessment Roll</a>	Residential	Full	\$7,400	\$38,800	\$46,200
2009	PAAB Order	Residential	Full	\$7,900	\$40,300	\$48,200
2009	<a href="#">Board Action</a>	Residential	Full	\$7,900	\$40,300	\$48,200
2009	<a href="#">Assessment Roll</a>	Residential	Full	\$7,900	\$40,300	\$48,200
2007	<a href="#">Board Action</a>	Residential	Full	\$7,600	\$38,600	\$46,200
2007	<a href="#">Assessment Roll</a>	Residential	Full	\$7,600	\$46,400	\$54,000
2005	<a href="#">Board Action</a>	Residential	Full	\$5,400	\$37,400	\$42,800
2005	<a href="#">Assessment Roll</a>	Residential	Full	\$5,400	\$38,700	\$44,100
2004	<a href="#">Assessment Roll</a>	Residential	Full	\$4,400	\$31,810	\$36,210
2003	<a href="#">Assessment Roll</a>	Residential	Full	\$4,400	\$31,100	\$35,500
2001	<a href="#">Assessment Roll</a>	Residential	Full	\$4,980	\$25,270	\$30,250
1999	Assessment Roll	Residential	Full	\$4,360	\$18,120	\$22,480
1997	Assessment Roll	Residential	Full	\$4,030	\$16,730	\$20,760
1995	Assessment Roll	Residential	Full	\$3,790	\$15,740	\$19,530
1989	Assessment Roll	Residential	Full	\$3,280	\$13,620	\$16,900

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501D



City of Des Moines  
400 Robert D. Ray Drive  
Des Moines, IA 50309

Case Number: NUIS-2023-000073	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 03/08/2023
	Date of Notice: 03/10/2023
	Date of Inspection: 03/08/2023

DENNIS W DEJOODE  
2501 E LEACH AVE  
DES MOINES IA 50320

Address of Property: 1625 22ND ST, DES MOINES IA 50310  
Parcel Number: 792433256014

Legal Description: LOT 21 BLK 3 INGLESIDE

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

**VIOLATION(S)**

Violation	Corrective Action	Compliance Due Date
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Violation	Corrective Action	Compliance Due Date
<p><b>60-191 - Vacation and Abatement</b>            Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.</p>	<p>Vacate the structure.</p>	<p>04/10/2023</p>
<p><b>60-192(1) - Unsafe and Dangerous Structure or Premise</b>            Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.</p>	<p>Repair or replace all building components damaged to the point to effectively create a nuisance or a violation. All work must be done in a workmanlike manner with all required permits.</p>	<p>04/10/2023</p>
<p><b>60-192(13) - Unsafe and Dangerous Structure or Premise</b>            Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load affects.</p>	<p>Repair or replace all structural members, floors, walls, partitions, projections, and appurtenances to be properly anchored, plumb, and of sound construction. All work must be done in a workmanlike manner with all required permits.            * ANYTHING THAT MAY HAVE BEEN DAMAGED FIRE</p>	<p>04/10/2023</p>

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(17) - Unsafe and Dangerous Structure or Premise</b>            Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all deficient roof components to provide a sound, weathertight condition that provides positive drainage. All work must be done in a workmanlike manner with all required permits.            * ANYTHING THAT MAY HAVE BEEN DAMAGED BY FIRE</p>	04/10/2023
<p><b>60-192(19) - Unsafe and Dangerous Structure or Premise</b>            Any structure that is found to be dangerous to the life, health, property, or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or that contains unsafe fire suppression equipment.</p>	<p>Provide minimum safeguards as required by code to protect or warn occupants in the event of a fire. All work must be done in a workmanlike manner with all required permits.</p>	04/10/2023
<p><b>60-192(26) - Unsafe and Dangerous Structure or Premise</b>            Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>Provide an inspection report from a licensed electrical contractor for all electrical systems and devices. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.            * FIRE BURNED AND DISCONNECTED THE ELECTRICAL SERVICE LINE ON EXTERIOR            * UN ABLE TO GAIN INTERIOR ACCESS MAY BE MORE FIRE DAMAGE TO ELECTRICAL</p>	04/10/2023
<p><b>60-194 - Defacing and Removing Placard</b>            No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	04/10/2023

If not occupied, 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**. 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 may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

**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.** Should you have any 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 over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

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

Thank you for your help,

Respectfully,



Charles McClaran  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
(515) 283-4143  
CWMcClaran@dmgov.org