



Roll Call Number

Agenda Item Number

BDH1B

Date June 28, 2010

WHEREAS, the property located at 1161 22nd Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged 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 Critelli Properties, LLC and the Mortgage Holder Community Business Lenders, LLC, were notified more than thirty days ago to repair or demolish the fire-damaged main structure and as of this date have failed to abate the nuisance.

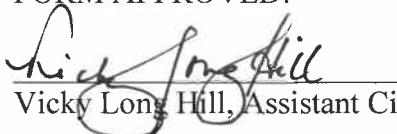
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The fire-damaged main structure on the real estate legally described as LOT 24 COTTAGE GROVE REPLAT, 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 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 fire-damaged main 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	
_____ 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

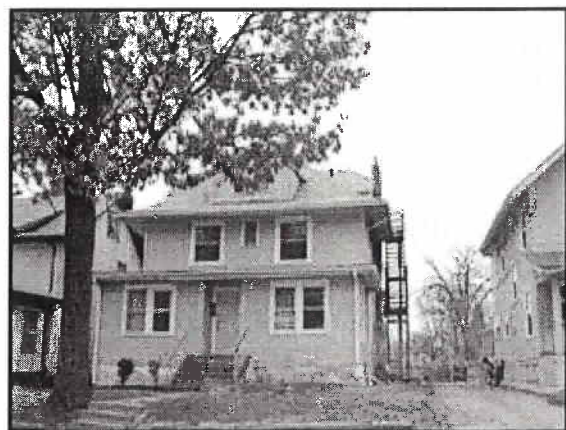
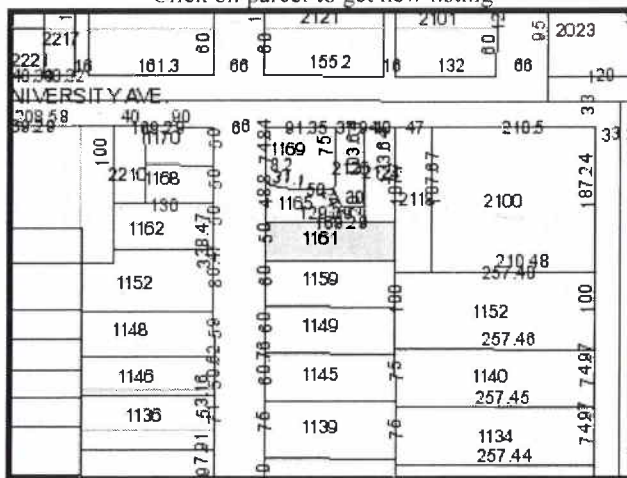


[Home] [General Query] [Legal Query] [HomeOwner Query] [Book/Page Query] [Commercial Query] [Res Sales Query] [Comm Sales Query] [Help]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
030/00937-024-000	7824-05-128-003	0005	DM95/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1161 22ND ST			DES MOINES IA 50311		

Click on parcel to get new listing

Get Bigger Map



Approximate date of photo 03/16/2010

Mailing Address
CRITELLI PROPERTIES, LLC 9902 SWANSON BLVD CLIVE, IA 50325-6932

Legal Description
LOT 24 COTTAGE GROVE REPLAT

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	CRITELLI PROPERTIES, LLC	2008-04-03	12604/310	148.00

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Commercial Multiple	Full	9,500	64,000	0	73,500

Assessment Roll Notice Estimate Taxes Polk County Treasurer Tax Information Pay Taxes

Zoning	Description	SF	Assessor Zoning

BDH 1B

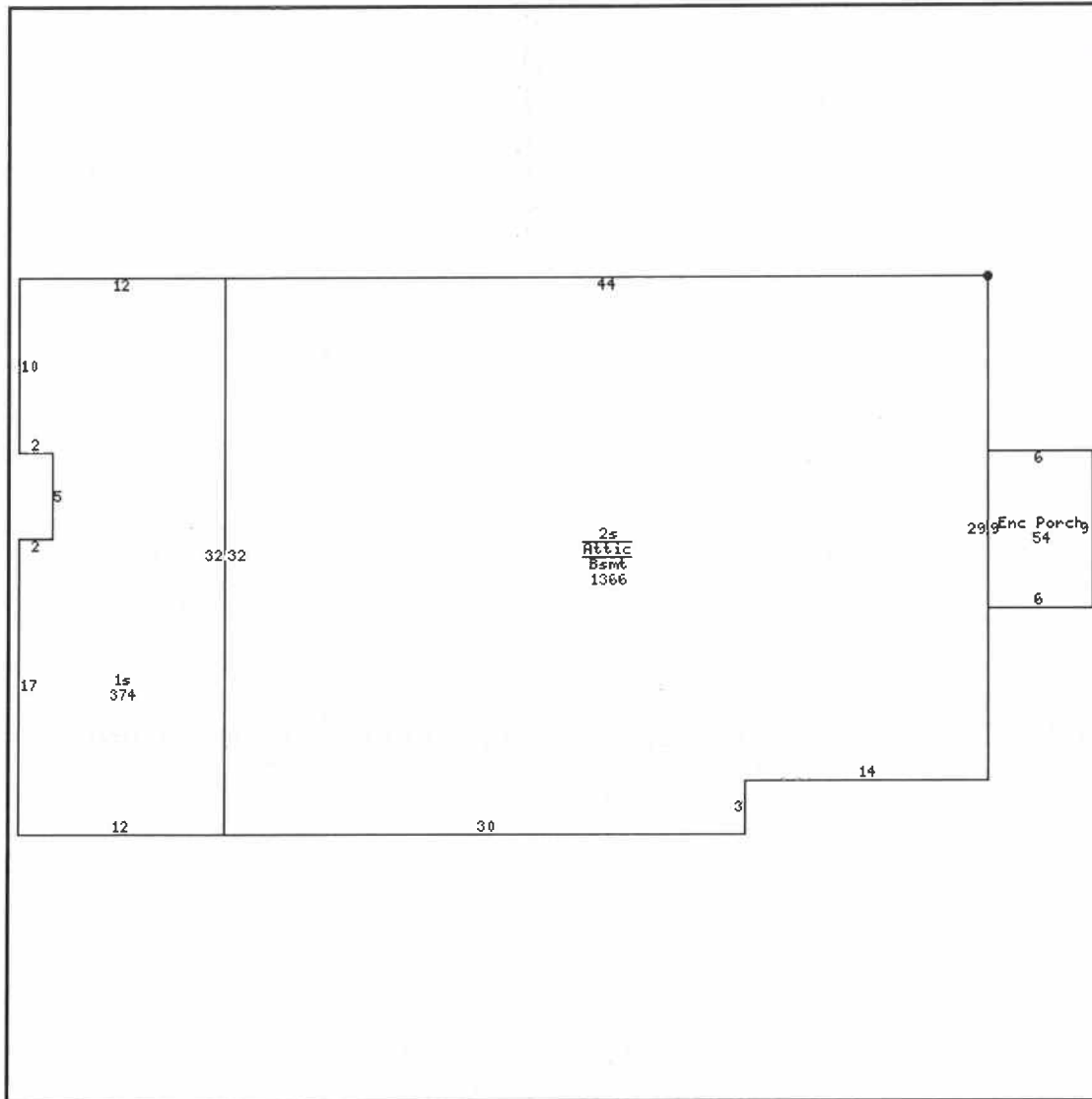
R1-60	One Family, Low Density Residential District	Residential
Source: City of Des Moines Community Development Published: 2010-03-05 Contact: Planning and Urban Design 515 283-4200		

Land					
SQUARE FEET	8,450	FRONTAGE	50.0	DEPTH	169.0
ACRES	0.194	SHAPE	RC/Rectangle	TOPOGRAPHY	B/Blank

Commercial Summary					
OCCUPANCY	1B/Apartment Conversion	WEIGHTED AGE	1901	STORY HEIGHT	3
LAND AREA	8,450	GROSS AREA	3,857	FINISH AREA	3,857
BSMT UNFIN	1,366	BSMT FINISH	0	NUMBER UNITS	9

Residence # 1					
OCCUPANCY	CV/Conversion	RESID TYPE	SP/Over 2 Stories	YEAR BUILT	1901
# FAMILIES	9	GRADE	4	GRADE ADJUST	+00
CONDITION	PR/Poor	TSFLA	3,857	MAIN LV AREA	1,740
UPPR LV AREA	1,366	ATTIC FINISH	751	BSMT AREA	1,366
ENCL PORCH	54	EXT WALL TYP	WS/Wood Siding	ROOF TYPE	H/Hip
ROOF MATERL	A/Asphalt Shingle	FIREPLACES	1	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	9		

BDH 13



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
YAAR, INC	CRITELLI PROPERTIES, LLC	2008-04-02	93,000	D/Deed	12604/310
CLARK, CRAIG W	YAAR, INC	2007-04-03	90,550	D/Deed	12138/367
WATTERS, JOSHUA J.	CLARK, CRAIG W.	2006-02-14	130,000	D/Deed	11531/294
TO, QUANG	WATTERS, JOSHUA J	2004-06-15	98,000	D/Deed	10594/535
R.A.K. ENTERPRISES, INC.	TO, QUANG	2003-07-31	45,000	D/Deed	10036/193
SELLERS, WYNDHAM R & KARLA J	R A K ENTERPRISES INC, AN IA CORP	1995-02-01	69,500	C/Contract	7149/498

BDH 1B

DRAKE RENOVATIONS, LTD	SELLERS, WYNDHAM & KARLA	1993-02-02	69,000	D/Deed	6720/821
B & H APARTMENTS	J & S PROPERTIES	1993-02-02	35,000	D/Deed	6720/819
ENGRAM, JOSH R	DRAKE RENOVATIONS, LTD	1991-05-06	29,000	C/Contract	6371/635

Year	Type	Status	Application	Permit/Pickup Description
Current	U/Pickup	TW/To Work	2009-07-07	RV/Review Value BOARD OF REVIEW
2010	U/Pickup	PR/Partial	2009-07-07	RV/BOARD OF REVIEW
2007	P/Permit	NA/No Add	2006-06-26	AD/MISC
1988	P/Permit	NA/No Add	1987-12-03	Alterations

Year	Type	Appellant	Case	Status
2009	PAAB	CRITELLI PROPERTIES, LLC	09-77-1541	Open
2008	PAAB	CRITELLI PROPERTIES, LLC	08-77-0189	Open

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2010	Assessment Roll	Commercial Multiple	Full	9,500	64,000	0	73,500
2009	Board Action	Commercial Multiple	Full	9,500	119,000	0	128,500
2009	Assessment Roll	Commercial Multiple	Full	9,500	119,000	0	128,500
2008	Board Action	Commercial Multiple	Full	9,500	119,000	0	128,500
2007	Board Action	Commercial Multiple	Full	9,500	119,000	0	128,500
2007	Assessment Roll	Commercial Multiple	Full	9,500	119,000	0	128,500
2006	Assessment Roll	Commercial Multiple	Full	9,000	119,500	0	128,500
2005	Assessment Roll	Commercial Multiple	Full	9,000	92,500	0	101,500
2003	Assessment Roll	Commercial Multiple	Full	7,500	94,000	0	101,500
2001	Assessment Roll	Commercial Multiple	Full	7,180	65,200	0	72,380
1999	Assessment Roll	Commercial Multiple	Full	7,200	65,200	0	72,400
1995	Assessment Roll	Commercial Multiple	Full	7,000	60,400	0	67,400
1993	Assessment Roll	Commercial Multiple	Full	6,710	57,490	0	64,200
1991	Board Action	Commercial Multiple	Full	6,710	23,290	0	30,000
1991	Was Prior Year	Commercial Multiple	Full	6,710	35,650	0	42,360

[email this page](#)

Room 195, 111 Court Avenue, Des Moines, IA 50309
Phone 515 286-3140 / Fax 515 286-3386



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

BDH

DATE OF NOTICE: March 3, 2010

DATE OF INSPECTION: December 14, 2009

CASE NUMBER: COD2009-09066

PROPERTY ADDRESS: 1161 22ND ST

LEGAL DESCRIPTION: LOT 24 COTTAGE GROVE REPLAT

CRITELLI PROPERTIES, LLC

Title Holder

MARK A CRITELLI - REG. AGENT

9902 SWANSON BLVD

CLIVE IA 50325

COMMUNITY BUSINESS LENDERS, L.L.C

Mortgage Holder

PATRICK S JURY - REG. AGENT

1500 NW 118TH ST

DES MOINES IA 50325

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 Polk 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.

Eric Moore
(515) 283-4759



Nid Inspector

DATE MAILED: 3/3/2010

MAILED BY: TSY

Areas that need attention: 1161 22ND ST

Component: Requirement: Comments:	Smoke Detectors # 1, 4, 5, 8 and 2nd floor hall	Defect: In poor repair Location:
Component: Requirement: Comments:	Flooring # 2, 3, 6, 7, & 9 and both common area halls	Defect: Water Damage Location:
Component: Requirement: Comments:	Interior Walls /Ceiling 	Defect: Smoke Damage Location: Throughout
Component: Requirement: Comments:	Interior Walls /Ceiling Building Permit # 2, 3, 6, 7, & 9	Defect: Fire damaged Location:
Component: Requirement: Comments:	Interior Walls /Ceiling Building Permit # 3, 7, & 9	Defect: Structurally Unsound Location:
Component: Requirement: Comments:	Floor Joists/Beams Building Permit # 3 & 7	Defect: Unsafe to carry Load Location:
Component: Requirement: Comments:	Electrical Lighting Fixtures Electrical Permit # 3, 6, 7, & 9 and both common area halls	Defect: Fire damaged Location:
Component: Requirement: Comments:	Electrical Receptacles Electrical Permit # 3, 6, 7, & 9 and both common area halls	Defect: Fire damaged Location:

BDH1B

Component: Wiring
Requirement: Electrical Permit
Defect: Fire damaged
Location:
Comments: # 2, 3, 6, 7, & 9 and 1st floor hall

Component: Plumbing System
Requirement: Plumbing Permit
Defect: Fire damaged
Location: Throughout
Comments: System must be checked by licensed plumber

Component: Mechanical System
Requirement: Mechanical Permit
Defect: Fire damaged
Location: Throughout
Comments: System must be checked by reputable mechanical contractor

Component: Electrical System
Requirement: Electrical Permit
Defect: Fire damaged
Location: Throughout
Comments: System must be checked by licensed electrician

BDH 1B



1161-22nd Street

East

Street

1161 22nd

BDH13



1161-2nd Street

Side (South)

1161-2nd

Elev

BDH 1B



FLY

Side (South)

1161 3rd

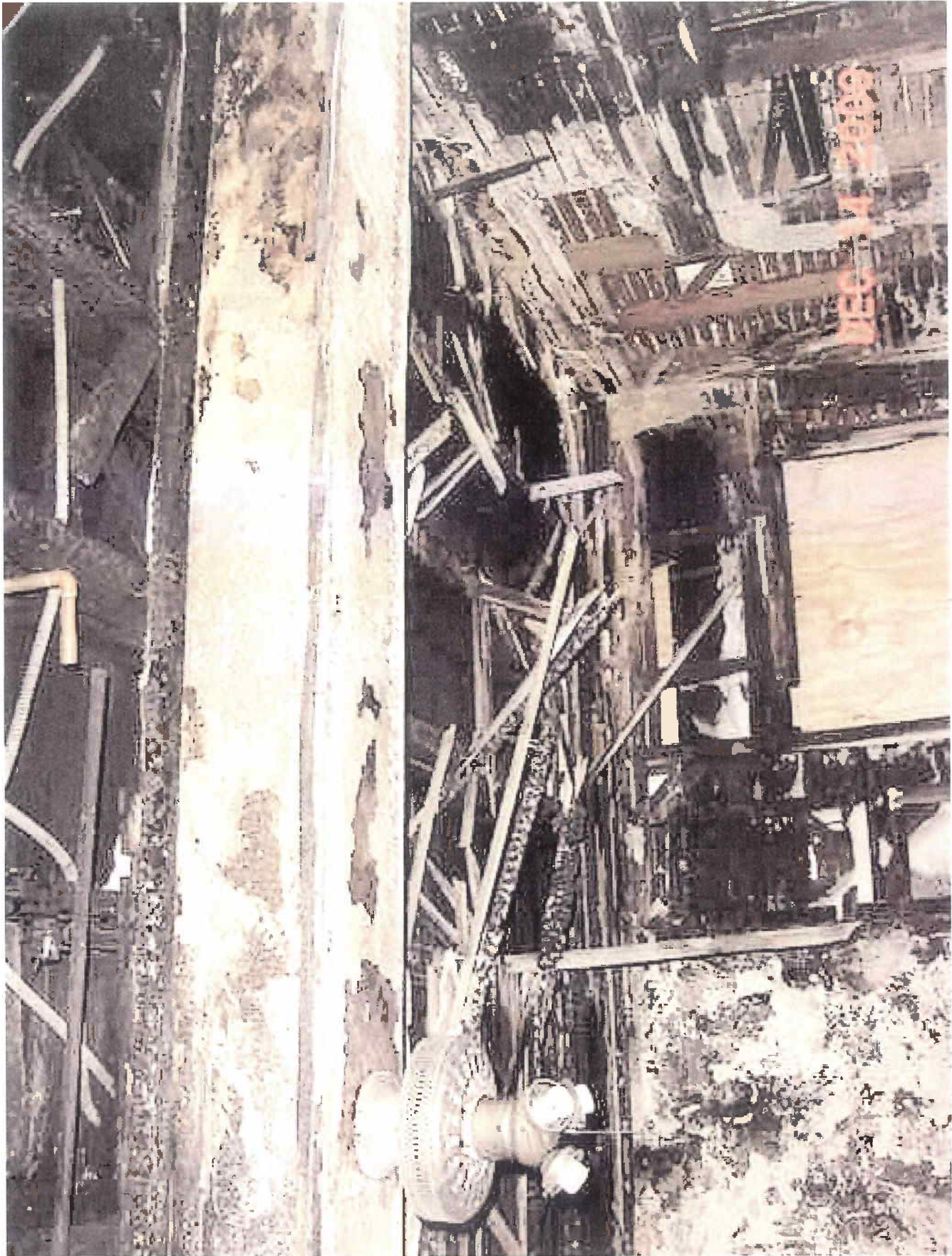
1161 - 22nd Street

BDH1B



1161 - 22nd Street

BDH 1B



Interior

1161-2nd

1161-2nd Street