



Date December 5, 2016

ABATEMENT OF PUBLIC NUISANCE AT 1615 MONDAMIN AVENUE

WHEREAS, the property located at 1615 Mondamin Avenue, 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 Titleholders, Kanwarpal Dhugga and Anchulee Dhugga, and Mortgage Holder, Metabank, were notified via personal service more than thirty days ago to repair or demolish the fire-damaged 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 fire-damaged main structure on the real estate legally described as the South 1/2 of Lot 2 in NORTH WASHINGTON PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa and locally known as 1615 Mondamin Avenue, 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				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
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



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

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DATE OF NOTICE: September 1, 2016

DATE OF INSPECTION:

CASE NUMBER: COD2016-04810

PROPERTY ADDRESS: 1615 MONDAMIN AVE

LEGAL DESCRIPTION: S 142.95 F LOT 2 NORTH WASHINGTON PLACE

ANCHULEE DHUGGA & KANWARPAL DHUGGA
Title Holder
8320 BARNHAM DRIVE
JOHNSTON IA 50131

METABANK
Mortgage Holder
ATTN: BRAD HANSON, PRES.
4848 NW 86TH ST
URBANDALE IA 50322

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. 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, 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.

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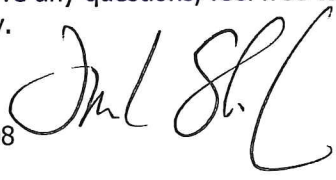
Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike 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.

Jan L. Shafer
(515) 283-4008



Nid Inspector


DATE MAILED: 9/1/2016

MAILED BY: JDH

Areas that need attention: 1615 MONDAMIN AVE

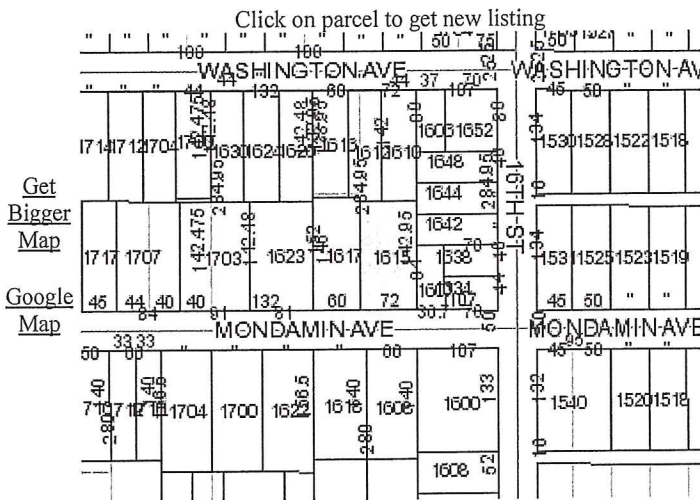
Component:	See Comments	Defect:	Fire damaged
Requirement:		Location:	
Comments:	Smoke damage throughout structure.		
Component:	Electrical System	Defect:	Fire damaged
Requirement:	Compliance with National Electrical Code	Location:	
Comments:	Repairs to made by qualified contractor with proper permit and final inspection for compliance.		
Component:	Exterior Walls	Defect:	Fire damaged
Requirement:	Compliance with International Building Code	Location:	
Comments:	Repairs to made by qualified contractor with proper permit and final inspection for compliance.		
Component:	Flooring	Defect:	Fire damaged
Requirement:		Location:	
Comments:			
Component:	Interior Walls /Ceiling	Defect:	Fire damaged
Requirement:	Compliance with International Building Code	Location:	
Comments:	Repairs to made by qualified contractor with proper permit and final inspection for compliance.		
Component:	Soffit/Facia/Trim	Defect:	Fire damaged
Requirement:		Location:	
Comments:			
Component:	Windows/Window Frames	Defect:	Fire damaged
Requirement:		Location:	
Comments:			

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Polk County Assessor 

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 [[Comm Sales Query](#)] [[Help](#)]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
080/04887-000-000	7924-33-278-050	0180	DM76/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address				City State Zipcode	
1615 MONDAMIN AVE				DES MOINES IA 50314-1453	



Approximate date of photo 03/20/2012

Mailing Address
KANWARPAL DHUGGA 8320 BARNHAM DR JOHNSTON, IA 50131-8755

Legal Description
S 142.95 F LOT 2 NORTH WASHINGTON PLACE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	DHUGGA, KANWARPAL	2012-10-08	14475/632	
Title Holder #2	DHUGGA, ANCHULEE			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	8,400	33,300	0	41,700
Estimate Taxes Polk County Treasurer Tax Information Pay Taxes						

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

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

Land					
SQUARE FEET	10,296	FRONTAGE	72.0	DEPTH	143.0
ACRES	0.236	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	SH/1.5 Stories	BLDG STYLE	CV/Conventional
YEAR BUILT	1905	# FAMILIES	1	GRADE	4
GRADE ADJUST	-05	CONDITION	PR/Poor	TSFLA	1,105
MAIN LV AREA	751	UPPR LV AREA	354	BSMT AREA	529
ENCL PORCH	102	DECK AREA	156	FOUNDATION	B/Brick
EXT WALL TYP	WS/Wood Siding	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	100	BATHROOMS	1
BEDROOMS	2	ROOMS	5		

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1999	P/Permit	NA/No Add	1997-08-05	AD/FENCE (Cost \$500)
1999	P/Permit	PR/Partial	1997-08-05	AL/MISC (Cost \$5,000)
1998	P/Permit	PA/Pass	1997-08-05	AD/FENCE (Cost \$500)
1998	P/Permit	PA/Pass	1997-08-05	AL/MISC (Cost \$5,000)
1997	U/Pickup	PR/Partial	1997	RM/HOUSE

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	8,400	33,300	0	41,700
2013	Board Action	Residential	Full	9,300	32,700	0	42,000
2013	Assessment Roll	Residential	Full	9,300	53,400	0	62,700
2011	Assessment Roll	Residential	Full	9,900	64,200	0	74,100
2010	Assessment Roll	Residential	Full	7,000	64,900	0	71,900
2009	Assessment Roll	Residential	Full	7,000	64,900	0	71,900
			Adj	7,000	34,700	0	41,700
2007	Assessment Roll	Residential	Full	6,800	62,300	0	69,100
			Adj	6,800	32,100	0	38,900
2005	Assessment Roll	Residential	Full	7,400	46,900	0	54,300
			Adj	7,400	16,700	0	24,100
2003	Assessment Roll	Residential	Full	6,540	41,130	0	47,670
			Adj	6,540	10,930	0	17,470
2001	Assessment Roll	Residential	Full	6,970	30,830	0	37,800
			Adj	6,970	630	0	7,600
2000	Assessment Roll	Residential	Full	7,060	30,300	0	37,360
			Adj	7,060	100	0	7,160
1999	Assessment Roll	Residential	Full	7,060	14,810	0	21,870
1997	Assessment Roll	Residential	Full	5,780	100	0	5,880
1995	Assessment Roll	Residential	Full	5,390	13,110	0	18,500
1989	Assessment Roll	Residential	Full	4,660	11,340	0	16,000

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

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