



Date February 19, 2018

ABATEMENT OF PUBLIC NUISANCES AT 930 23rd STREET

WHEREAS, the property located at 930 23rd Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and accessory structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Basim Al Bakri dba MMB Investments, LLC; was notified more than thirty days ago to repair or demolish the main structure and accessory structure and as of this date has failed to abate the nuisances.

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

The main structure and accessory structure on the real estate legally described as Lot 19 LM MANN'S SUBDIVISION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 930 23rd Street, have previously been declared public nuisances;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisances, and should the owner(s) fail to abate the nuisances, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structures.

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				
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

41B top

930 23rd St



08/25/2017 07:53

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930 23rd St



02/08/2018 13:40

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930 23rd St



02/08/2018 13:41

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930 23rd St



02/08/2018 13:39



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

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DATE OF NOTICE: October 13, 2017

DATE OF INSPECTION: August 25, 2017

CASE NUMBER: COD2017-05980

PROPERTY ADDRESS: 930 23RD ST

LEGAL DESCRIPTION: LOT 19 L M MANNS SUB DIVISION

MMB INVESTMENTS LLC
Title Holder
BASIM AL BAKRI, REG. AGENT
230 7TH ST
WEST DES MOINES IA 50265

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, 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.

Neighborhood Inspection Division
(515) 283-4208

Nid Inspector 
DATE MAILED: 10/13/2017

MAILED BY: TSY

Areas that need attention: 930 23RD ST

Component: Brick Chimney Requirement: Comments: Needs inspected and cleaned by licensed contractor.	Defect: Cracked/Broken Location:
Component: Clearance of Gas Fired Appliances Requirement: Comments:	Defect: Improperly Installed Location:
Component: Ductwork Requirement: Mechanical Permit Comments:	Defect: In disrepair Location: Throughout
Component: Electrical System Requirement: Electrical Permit Comments:	Defect: In poor repair Location: Throughout
Component: Exterior Doors/Jams Requirement: Building Permit Comments:	Defect: In disrepair Location: Throughout
Component: Exterior Walls Requirement: Building Permit Comments:	Defect: Loose Brick Location:
Component: Floor Joists/Beams Requirement: Building Permit Comments:	Defect: Inadequate Location: Throughout
Component: Flooring Requirement: Comments:	Defect: In poor repair Location: Throughout

Component:	Foundation	Defect:	In poor repair
Requirement:	Building Permit	Location:	Throughout
Comments:			
Component:	Furnace	Defect:	In poor repair
Requirement:		Location:	
Comments:	Needs inspected and cleaned by licensed contractor.		
Component:	Interior Walls /Ceiling	Defect:	Inadequate
Requirement:		Location:	Throughout
Comments:	All walls and ceilings need fixed and painted to match.		
Component:	Mechanical System	Defect:	In poor repair
Requirement:	Mechanical Permit	Location:	Throughout
Comments:			
Component:	Plumbing System	Defect:	In poor repair
Requirement:	Plumbing Permit	Location:	Throughout
Comments:			
Component:	Roof	Defect:	Improperly Installed
Requirement:		Location:	Throughout
Comments:			
Component:	Shingles Flashing	Defect:	Improperly Installed
Requirement:		Location:	Throughout
Comments:			
Component:	Smoke Detectors	Defect:	Not installed as required
Requirement:		Location:	Throughout
Comments:			
Component:	Soffit/Facia/Trim	Defect:	In poor repair
Requirement:		Location:	Throughout
Comments:	Fix and Paint to match.		

Component:	Sub Floor	Defect:	In poor repair
Requirement:		Location:	Throughout
Comments:			


Component:	Tub/Shower Walls	Defect:	In disrepair
Requirement:	Plumbing Permit	Location:	Throughout
Comments:			

Component:	Water Heater	Defect:	See Comments
Requirement:		Location:	
Comments:	Needs inspected and cleaned by licensed contractor.		

Component:	Windows/Window Frames	Defect:	Cracked/Broken
Requirement:	Building Permit	Location:	Throughout
Comments:			

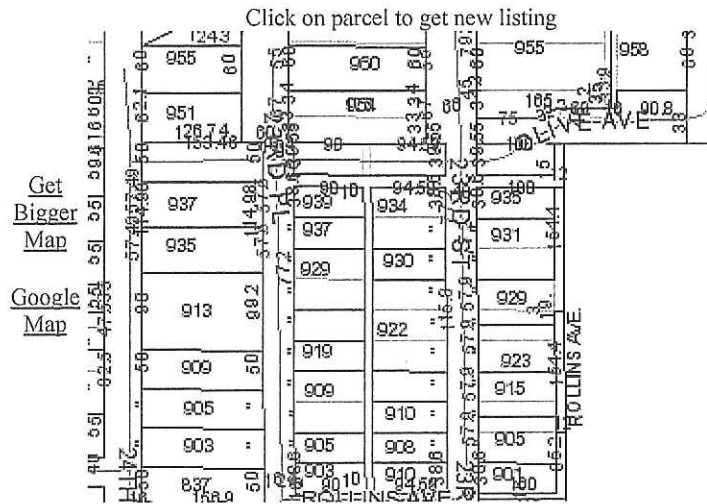
Component:	Wiring	Defect:	In poor repair
Requirement:	Electrical Permit	Location:	Unknown
Comments:			

Component:	Accessory Buildings	Defect:	In poor repair
Requirement:	Compliance with International Building Code	Location:	Shed
Comments:			

Polk County Assessor 

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

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
030/03514-000-000	7824-05-181-016	0042	DM93/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
930 23RD ST			DES MOINES IA 50312-4805		



Approximate date of photo 03/31/2014

Mailing Address
MMB INVESTMENTS LLC 230 7TH ST WEST DES MOINES, IA 50265-4513

Legal Description
LOT 19 L M MANNS SUB DIVISION

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	MMB INVESTMENTS LLC	2012-09-13	14438/213	24.80

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	11,300	43,200	0	54,500

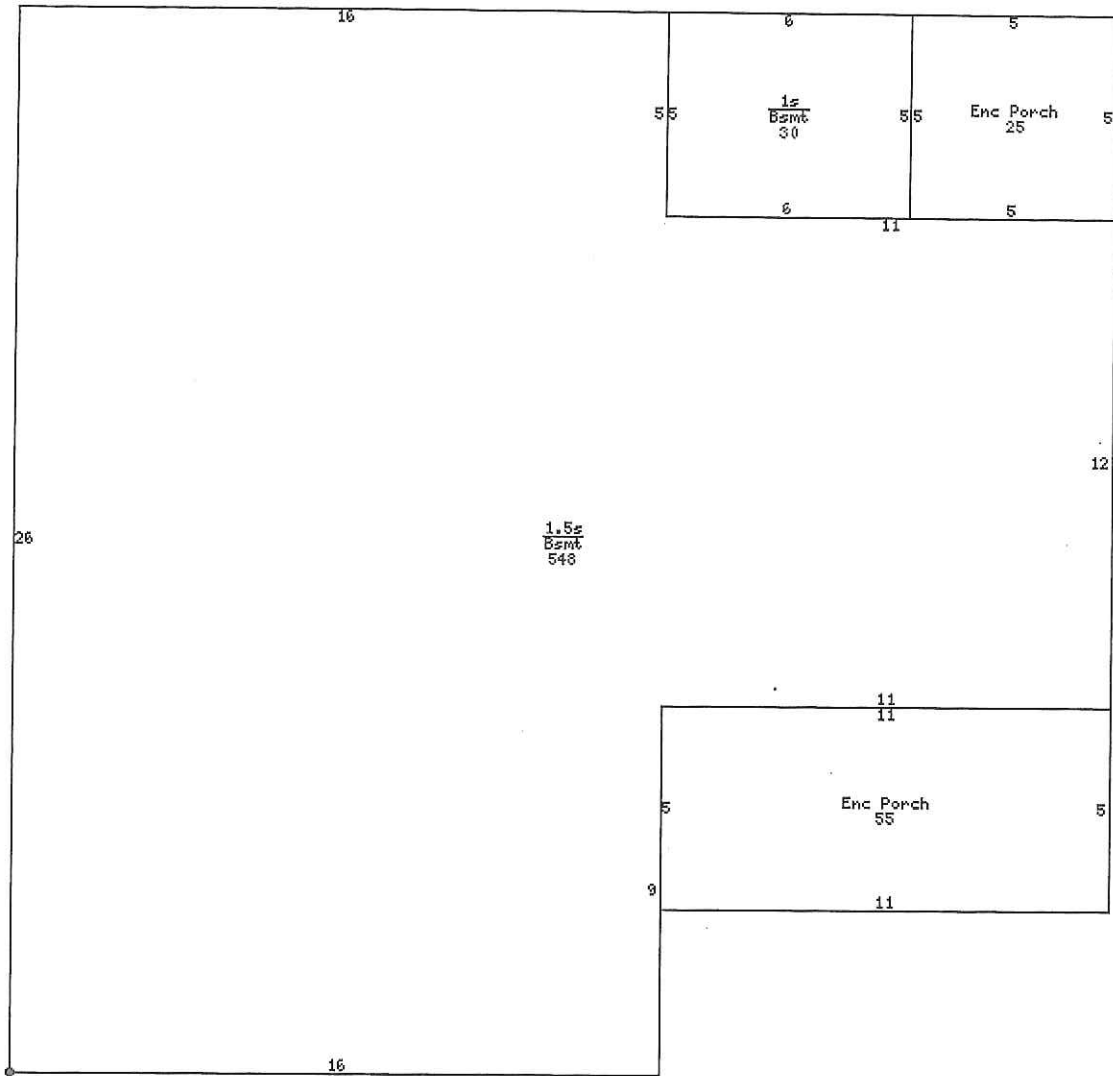
[Assessment Roll Notice](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

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

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

<u>Land</u>					
SQUARE FEET	3,666	FRONTAGE	38.0	DEPTH	95.0
ACRES	0.084	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

<u>Residence # 1</u>					
OCCUPANCY	SF/Single Family	RESID TYPE	SH/1.5 Stories	BLDG STYLE	ET/Early 20s
YEAR BUILT	1905	# FAMILIES	1	GRADE	4
GRADE ADJUST	-10	CONDITION	BN/Below Normal	TSFLA	945
MAIN LV AREA	578	UPPR LV AREA	367	BSMT AREA	578
ENCL PORCH	80	FOUNDATION	B/Brick	EXT WALL TYP	VN/Vinyl Siding
ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle	HEATING	A/Gas Forced Air
AIR COND	0	BATHROOMS	1	BEDROOMS	3
ROOMS	6				



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
CASTRO, ERWIN	MMB INVESTMENTS, LLC	2012-09-12	16,000	D/Deed	14438/213
OHP 10 LC	CASTRO, ERWIN	2012-05-16	10,500	D/Deed	14285/565

Year	Type	Status	Application	Permit/Pickup Description
Current	P/Permit	PA/Pass	2017-09-11	RD/Fix Damage FOUNDATION Cost Estimate 1000
2015	U/Pickup	NA/No Add	2013-07-02	RV/BOARD OF REVIEW
2014	U/Pickup	PA/Pass	2013-07-02	RV/BOARD OF REVIEW

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Residential	Full	11,300	43,200	0	54,500
2015	Assessment Roll	Residential	Full	10,700	41,400	0	52,100
2013	Board Action	Residential	Full	9,800	37,800	0	47,600
2013	Assessment Roll	Residential	Full	9,800	41,100	0	50,900

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2011	<u>Assessment Roll</u>	Residential	Full	9,800	40,900	0	50,700
2009	<u>Assessment Roll</u>	Residential	Full	10,500	42,300	0	52,800
2007	<u>Assessment Roll</u>	Residential	Full	10,200	41,200	0	51,400
2005	<u>Assessment Roll</u>	Residential	Full	7,400	37,200	0	44,600
2003	<u>Assessment Roll</u>	Residential	Full	6,490	32,050	0	38,540
2001	<u>Assessment Roll</u>	Residential	Full	5,570	24,500	0	30,070
1999	Assessment Roll	Residential	Full	3,450	7,810	0	11,260
1997	Assessment Roll	Residential	Full	2,300	6,750	0	9,050
1995	Assessment Roll	Residential	Full	2,100	6,150	0	8,250
1991	Assessment Roll	Residential	Full	1,820	5,320	0	7,140
1991	Was Prior Year	Residential	Full	1,820	9,430	0	11,250

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