



Roll Call Number

Agenda Item Number

41C

Date February 19, 2018

ABATEMENT OF PUBLIC NUISANCE AT 1644 22nd STREET

WHEREAS, the property located at 1644 22nd 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, Abdrahman Yagog Mohamed, 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.

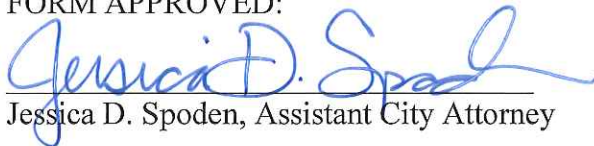
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as The North 1/2 of Lot 38 and South 12.5 feet of Lot 39 in block 2 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 1644 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.

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

41c top

1644 22nd st



41c

41C
top

1644 22nd St.



41C

410

Polk County Assessor

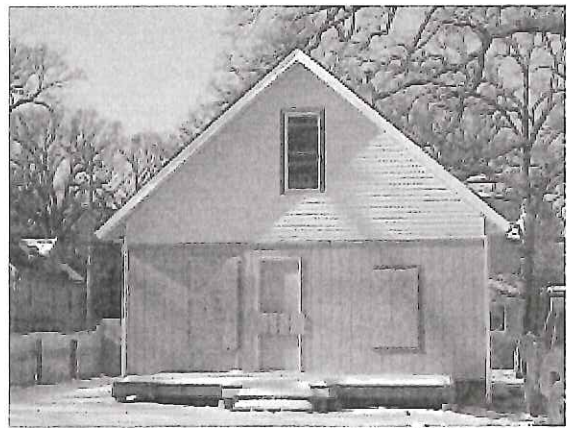
[[Home](#)] [[General Query](#)] [[Legal Query](#)] [[HomeOwner Query](#)] [[Book/Page Query](#)] [[Commercial Query](#)] [[Res Sales Query](#)] [[Comm Sales Query](#)] [[Help](#)]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
080/03384-000-000	7924-33-251-062	0183	DM75/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1644 22ND ST			DES MOINES IA 50310-6008		

Click on parcel to get new listing

1710	1711	1712	1709	1708
1705	1705	1710	1707	1708
1700	1703	1705	1701	1704
	1655	1650	1651	1700
1648	1651	1648		
1644		1645	2122 122 125	2117 2109
1642	2219	1644	45 45	50
1632	WASHINGTON AVE	1642	45 45	58
1630	1637	1640	163 2122 125	2115 2112 211
1628	1631	1638	45 45	
1625	1627	1634	1625	
1624	1619	1632	1623	

Get Bigger Map
Google Map



Approximate date of photo 01/14/2015

Mailing Address
ABDRAHMAN Y MOHAMED 1644 22ND ST DES MOINES, IA 50310-6008

Legal Description
S 12 1/2F LOT 39 & N 1/2 LOT 38 BLK 2 INGLESIDE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	YAGOG MOHAMED, ABDRAHMAN	2017-08-17	16610/88	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	6,800	12,200	0	19,000

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

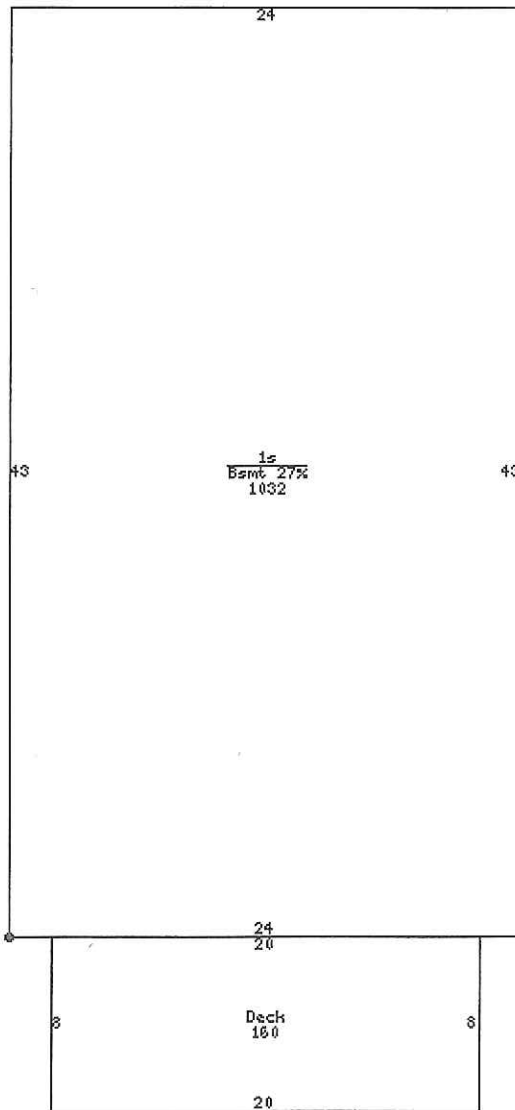
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

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

41C

Land					
SQUARE FEET	4,800	FRONTAGE	37.0	DEPTH	128.0
ACRES	0.110	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1915	YEAR REMODEL	2011	# FAMILIES	1
GRADE	4	GRADE ADJUST	-05	CONDITION	PR/Poor
TSFLA	1,032	MAIN LV AREA	1,032	BSMT AREA	279
DECK AREA	160	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	100	BATHROOMS	1	BEDROOMS	2
ROOMS	5				



41C

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
KENOYER & ASSOCIATES	MOHAMED, ABDRAHMAN Y	2015-05-15	12,970	D/Deed	15577/158
BANK IOWA CORPORATION	KENOYER & ASSOCIATES	2011-01-26	10,000	D/Deed	13761/402
IMPERIAL PROPERTIES INC	MORGAN, TERRY	2007-09-26	49,900	C/Contract	12399/816
GIN, MAGNOLIA	IMPERIAL PROPERTIES, INC	2001-03-28	30,000	D/Deed	8959/700
TU, CHIEU	GIN, MAGNOLIA	1997-07-01	25,900	C/Contract	7672/104

Year	Type	Status	Application	Permit/Pickup Description
2016	U/Pickup	NA/No Add	2014-09-22	RV/FIRE
2015	U/Pickup	PR/Partial	2014-09-22	RV/FIRE
2012	P/Permit	NA/No Add	2011-09-12	AD/FENCE
2012	U/Pickup	CP/Complete	2011-06-27	RV/BOARD OF REVIEW

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Residential	Full	6,800	12,200	0	19,000
2015	Assessment Roll	Residential	Full	6,400	11,000	0	17,400
2013	Assessment Roll	Residential	Full	6,400	40,400	0	46,800
2012	Board Action	Residential	Full	6,400	40,400	0	46,800
2012	Assessment Roll	Residential	Full	6,400	46,000	0	52,400
2011	Board Action	Residential	Full	6,400	17,700	0	24,100
2011	Assessment Roll	Residential	Full	6,400	43,000	0	49,400
2009	Assessment Roll	Residential	Full	6,600	42,300	0	48,900
2007	Assessment Roll	Residential	Full	6,300	40,500	0	46,800
2005	Assessment Roll	Residential	Full	3,500	30,500	0	34,000
2003	Assessment Roll	Residential	Full	3,120	25,680	0	28,800
2001	Assessment Roll	Residential	Full	3,080	19,410	0	22,490
1999	Assessment Roll	Residential	Full	3,230	17,660	0	20,890
1997	Assessment Roll	Residential	Full	2,980	16,310	0	19,290
1995	Assessment Roll	Residential	Full	2,800	15,350	0	18,150
1989	Assessment Roll	Residential	Full	2,420	13,280	0	15,700

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



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

410

DATE OF NOTICE: October 31, 2017

DATE OF INSPECTION: September 12, 2014

CASE NUMBER: COD2014-05859

PROPERTY ADDRESS: 1644 22ND ST

LEGAL DESCRIPTION: S 12 1/2F LOT 39 & N 1/2 LOT 38 BLK 2 INGLESIDE

ABDRAHMAN YAGOG AKA YAGOB MOHAMED
Title Holder
1911 22ND ST
DES MOINES IA 50310

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.

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.

Chris Reindl
(515) 283-4797



Nid Inspector

DATE MAILED: 10/31/2017

MAILED BY: KMD

Areas that need attention: 1644 22ND ST

Component: Electrical Service Requirement: Electrical Permit Comments: Throughout	Defect: Fire damaged Location: Main Structure
Component: Flooring Requirement: Building Permit Comments: Throughout	Defect: Fire damaged Location: Main Structure
Component: Interior Walls /Ceiling Requirement: Building Permit Comments: Throughout	Defect: Fire damaged Location: Main Structure
Component: Floor Joists/Beams Requirement: Building Permit Comments: Throughout	Defect: Fire damaged Location: Main Structure
Component: Plumbing System Requirement: Plumbing Permit Comments: Throughout	Defect: Fire damaged Location: Main Structure
Component: Wiring Requirement: Electrical Permit Comments: Throughout	Defect: Fire damaged Location: Main Structure
Component: Mechanical System Requirement: Mechanical Permit Comments: Throughout	Defect: Fire damaged Location: Main Structure