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Date September 14, 2020

ABATEMENT OF PUBLIC NUISANCE AT 1161 22nd STREET

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 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, Tanya H. Keith and Douglas A. Jotzke, and Lien Holder, Internal Revenue Service, were notified more than thirty days ago to repair or demolish the 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:

The main structure on the real estate legally described as Lot 24 in COTTAGE GROVE REPLAT, an Official Plat, 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(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:

[Signature of Luke DeSmet]
Luke DeSmet, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, GRAY, MANDELBAUM, VOSS, WESTERGAARD, TOTAL, MOTION CARRIED, APPROVED, and Mayor.

CERTIFICATE

I, P. Kay Cmelik, 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

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.

Brad Rissman

(515) 283-4754



Nid Inspector

DATE MAILED: 7/9/2020

MAILED BY: BJR

Areas that need attention: 1161 22ND ST

Component:	Smoke Detectors	Defect:	In poor repair
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Repair or replace. Install where needed.		
Component:	Flooring	Defect:	Water Damage
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Replace all damaged.		
Component:	Interior Walls /Ceiling	Defect:	Smoke Damage
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Severe smoke and fire damage. Replace all that is damaged. Building permit required.		
Component:	Interior Walls /Ceiling	Defect:	Fire damaged
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Repair or replace all damaged, building permit required.		
Component:	Floor Joists/Beams	Defect:	Unsafe to carry Load
Requirement:	Building Permit	Location:	Porch
Comments:	Have licensed contractor repair or replace damage decking, railing, joist, beams, hand rail, and stairs. Permit required for replacement of all structural components.		
Component:	Electrical Lighting Fixtures	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Replace all damaged. In compliance with international residential building code.		
Component:	Electrical Receptacles	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Replace all damaged. In compliance with international residential building code.		
Component:	Exterior Doors/Jams	Defect:	Fire damaged
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Repair or replace all damaged or missing doors and jams as needed. Permit required if changing opening size.		

Component:	Exterior Walls	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Have licensed contractor repair or replace all damaged wall components, Including; framing, sheeting, and coverings. Permit required for replacement of all structural components.		
Component:	Functioning Water Closet	Defect:	Holes or major defect
Requirement:	Plumbing Permit	Location:	Main Structure Throughout
Comments:	In compliance with international residential building code.		
Component:	Ground Fault Circuit Interrupters	Defect:	Not Supplied
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	In compliance with international residential building code.		
Component:	Hand Rails	Defect:	In poor repair
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Repair or replace. Install where needed.		
Component:	Floor Joists/Beams	Defect:	Fire damaged
Requirement:	Building Permit	Location:	Main Structure Throughout
Comments:	Have licensed contractor check and replace all damaged.		
Component:	Smoke Detectors	Defect:	Fire damaged
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Replace all damaged. In compliance with international residential building code.		
Component:	Soffit/Facia/Trim	Defect:	Fire damaged
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:	Repair or replace all damaged.		
Component:	Windows/Window Frames	Defect:	Fire damaged
Requirement:	Compliance with Int Residential Code	Location:	Main Structure Throughout
Comments:	Repair or replace all damaged or missing windows as needed. Permit required if changing opening size.		
Component:	Wiring	Defect:	Fire damaged
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:	Have licensed contractor replace all damaged and improperly installed.		

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Component: Plumbing System
Requirement: Plumbing Permit
Defect: Fire damaged
Location: Main Structure Throughout
Comments: Have licensed contractor repair or replace. Bring system and its components up to code.

Component: Mechanical System
Requirement: Mechanical Permit
Defect: Fire damaged
Location: Main Structure Throughout
Comments: Have licensed contractor repair or replace. Bring system and its components up to code.

Component: Electrical System
Requirement: Electrical Permit
Defect: Fire damaged
Location: Main Structure Throughout
Comments: Have licensed contractor repair or replace. Bring system and its components up to code.

Component: Floor Joists/Beams
Requirement: Building Permit
Defect: Unsafe to carry Load
Location: Deck
Comments: Have licensed contractor repair or replace damage decking, railing, joist, beams, hand rail, and stairs. Permit required for replacement of all structural components.

Polk County Assessor

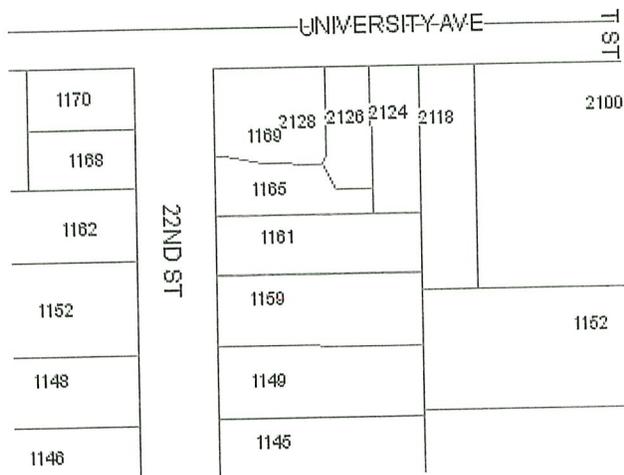
111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	1161 22ND ST				
City	DES MOINES	Zip	50311	Jurisdiction	Des Moines
District/Parcel	030/00937-024-000	Geoparcels	7824-05-128-003	Status	Active
School	Des Moines	Nbhd/Pocket	DM95/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Andrew Rand 515-286-3368		

Map and Current Photos - 1 Record

Click on parcel to get a new listing



Bigger Map [Polk County GIS](#)
Google Map [Pictometry](#)



Historical Photos

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	KEITH, TANYA H	2016-05-25	16015/971
Title Holder	2	JOTZKE, DOUGLAS A	2016-05-25	16015/971

Legal Description and Mailing Address

LOT 24 COTTAGE GROVE REPLAT	DOUG A JOTZKE 1730 7TH ST DES MOINES, IA 50314-2901
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Current Values

Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$11,600	\$66,400	\$78,000

Market Adjusted Cost Report

Zoning - 1 Record

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

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

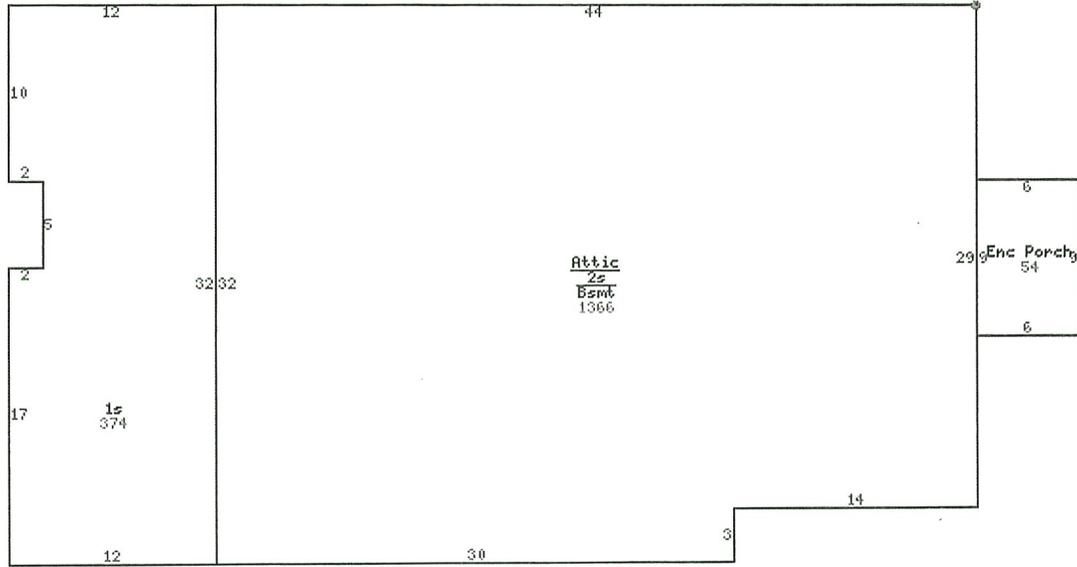
Land

Square Feet	8,464	Acres	0.194	Frontage	50.0
Depth	169.3	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1

Occupancy	Single Family	Residence Type	2 Stories Plus	Building Style	Conventional
Year Built	1901	Number Families	1	Grade	4+00
Condition	Poor	Total Square Foot Living Area	3857	Main Living Area	1740
Upper Living Area	1366	Attic Finished Area	751	Basement Area	1366
Enclosed Porch Area	54	Exterior Wall Type	Wood Siding	Roof Type	Hip
Roof Material	Asphalt Shingle	Number Fireplaces	1	Heating	Gas Forced Air
Air Conditioning	0	Number Bathrooms	9		



Sales - 10 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
HOME OPPORTUNITIES MADE EASY INC	JOTZKE, DOUGLAS A	<u>2016-05-16</u>	\$2,260	Deed	<u>16015/971</u>
YAAR, INC	CRITELLI PROPERTIES, LLC	<u>2008-04-02</u>	\$93,000	Deed	<u>12604/310</u>
CLARK, CRAIG W	YAAR, INC	<u>2007-04-03</u>	\$90,550	Deed	<u>12138/367</u>
WATTERS, JOSHUA J.	CLARK, CRAIG W.	<u>2006-02-14</u>	\$130,000	Deed	<u>11531/294</u>
TO, QUANG	WATTERS, JOSHUA J	<u>2004-06-15</u>	\$98,000	Deed	<u>10594/535</u>
R.A.K. ENTERPRISES, INC.	TO, QUANG	<u>2003-07-31</u>	\$45,000	Deed	<u>10036/193</u>

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
SELLERS, WYNDHAM R & KARLA J	R A K ENTERPRISES INC, AN IA CORP	<u>1995-02-01</u>	\$69,500	Contract	<u>7149/498</u>
DRAKE RENOVATIONS, LTD	SELLERS, WYNDHAM & KARLA	<u>1993-02-02</u>	\$69,000	Deed	<u>6720/821</u>
B & H APARTMENTS	J & S PROPERTIES	<u>1993-02-02</u>	\$35,000	Deed	<u>6720/819</u>
ENGRAM, JOSH R	DRAKE RENOVATIONS, LTD	<u>1991-05-06</u>	\$29,000	Contract	<u>6371/635</u>

Appeals - 4 Records

Year	Type	Case #	Status	Appellant
2012	PAAB	<u>12-77-0596</u>	Dismissed	MAC INVESTMENT GROUP, LLC
2011	PAAB	<u>11-77-1169</u>	Dismissed	A J D PROPERTIES, LLC
2009	PAAB	<u>09-77-1541</u>	Stipulated	CRITELLI PROPERTIES, LLC
2008	PAAB	<u>08-77-0189</u>	Stipulated	CRITELLI PROPERTIES, LLC

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
HOME OPPORTUNITIES MADE EASY INC	KEITH, TANYA H _____ JOTZKE, DOUGLAS A	2016-05-13	2016-05-25	Warranty Deed Corporate	<u>16015/971</u>
CITY OF DES MOINES	HOME OPPORTUNITIES MADE EASY INC _____ Doing Business As HOME INC	2014-10-20	2015-07-29	Quit Claim Deed	<u>15676/937</u>
MALONEY, MARY (Treasurer)	CITY OF DES MOINES	2014-10-09	2014-10-13	Tax Sale Deed	<u>15351/577</u>

Permits - 12 Records

Year	Type	Permit Status	Application	Reason	Reason1
Current	Permit	To Work	2020-07-10	Alterations	CONVERSION
Current	Permit	To Work	2017-05-19	Alterations	CONVERSION
2020	Permit	Pass	2017-05-19	Alterations	CONVERSION
2019	Permit	Pass	2017-05-19	Alterations	CONVERSION
2018	Pickup	Complete	2018-02-05	Review Value	CLASS CHANGE
2018	Permit	Partial	2017-05-19	Alterations	CONVERSION
2014	Pickup	Complete	2012-07-16	Review Value	BOARD OF REVIEW
2013	Pickup	Pass	2012-07-16	Review Value	BOARD OF REVIEW

Year	Type	Permit Status	Application	Reason	Reason1
2011	Pickup	Cancel	2009-07-07	Review Value	BOARD OF REVIEW
2010	Pickup	Partial	2009-07-07	Review Value	BOARD OF REVIEW
2007	Permit	No Add	2006-06-26	Addition	MISC
1988	Permit	No Add	1987-12-03		Alterations

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$11,600	\$66,400	\$78,000
2018	<u>Assessment Roll</u>	Residential	Full	\$11,600	\$66,400	\$78,000
2017	<u>Assessment Roll</u>	Multi-Residential	Full	\$11,600	\$10,900	\$22,500
2016	<u>Assessment Roll</u>	Multi-Residential	Full	\$9,600	\$10,700	\$20,300
2015	Auditor	Multi-Residential	Full	\$9,600	\$10,700	\$20,300
2015	<u>Assessment Roll</u>	Government	Full	\$9,600	\$10,700	\$20,300
			Adj	\$0	\$0	\$0
2014	<u>Assessment Roll</u>	Commercial Multiple	Full	\$9,600	\$10,700	\$20,300
2013	<u>Assessment Roll</u>	Commercial Multiple	Full	\$9,500	\$47,000	\$56,500
2012	<u>Board Action</u>	Commercial Multiple	Full	\$9,500	\$47,000	\$56,500
2011	<u>Board Action</u>	Commercial Multiple	Full	\$9,500	\$47,000	\$56,500
2011	<u>Assessment Roll</u>	Commercial Multiple	Full	\$9,500	\$60,000	\$69,500
2010	<u>Assessment Roll</u>	Commercial Multiple	Full	\$9,500	\$64,000	\$73,500
2009	PAAB Order	Commercial Multiple	Full	\$9,500	\$109,000	\$118,500
2009	<u>Board Action</u>	Commercial Multiple	Full	\$9,500	\$119,000	\$128,500
2009	<u>Assessment Roll</u>	Commercial Multiple	Full	\$9,500	\$119,000	\$128,500
2008	PAAB Order	Commercial Multiple	Full	\$9,500	\$112,500	\$122,000
2008	<u>Board Action</u>	Commercial Multiple	Full	\$9,500	\$119,000	\$128,500
2007	<u>Board Action</u>	Commercial Multiple	Full	\$9,500	\$119,000	\$128,500
2007	<u>Assessment Roll</u>	Commercial Multiple	Full	\$9,500	\$119,000	\$128,500
2006	<u>Assessment Roll</u>	Commercial Multiple	Full	\$9,000	\$119,500	\$128,500
2005	<u>Assessment Roll</u>	Commercial Multiple	Full	\$9,000	\$92,500	\$101,500
2003	<u>Assessment Roll</u>	Commercial Multiple	Full	\$7,500	\$94,000	\$101,500
2001	<u>Assessment Roll</u>	Commercial Multiple	Full	\$7,180	\$65,200	\$72,380
1999	Assessment Roll	Commercial Multiple	Full	\$7,200	\$65,200	\$72,400

Yr	Type	Class	Kind	Land	Bldg	Total
1995	Assessment Roll	Commercial Multiple	Full	\$7,000	\$60,400	\$67,400
1993	Assessment Roll	Commercial Multiple	Full	\$6,710	\$57,490	\$64,200
1991	Board Action	Commercial Multiple	Full	\$6,710	\$23,290	\$30,000
1991	Was Prior Year	Commercial Multiple	Full	\$6,710	\$35,650	\$42,360

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