

**Date** December 4, 2023

**ABATEMENT OF PUBLIC NUISANCE AT 4105 15<sup>th</sup> ST.**

WHEREAS, the property located at 4105 15<sup>th</sup> St., 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, Gamal Maki and Howaida Markadn, 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 Thirteen (13) in FLINT HILLS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 4105 15<sup>th</sup> St., has previously been declared a public nuisance;

The City Legal Department, through Special Counsel Ahlers & Cooney, P.C., 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.

Seconded by \_\_\_\_\_

FORM APPROVED:



Kristine Stone, Special Counsel  
Ahlers & Cooney, P.C.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
COLEMAN				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED	APPROVED			

**CERTIFICATE**

I, LAURA BAUMGARTNER, 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.

\_\_\_\_\_ Mayor

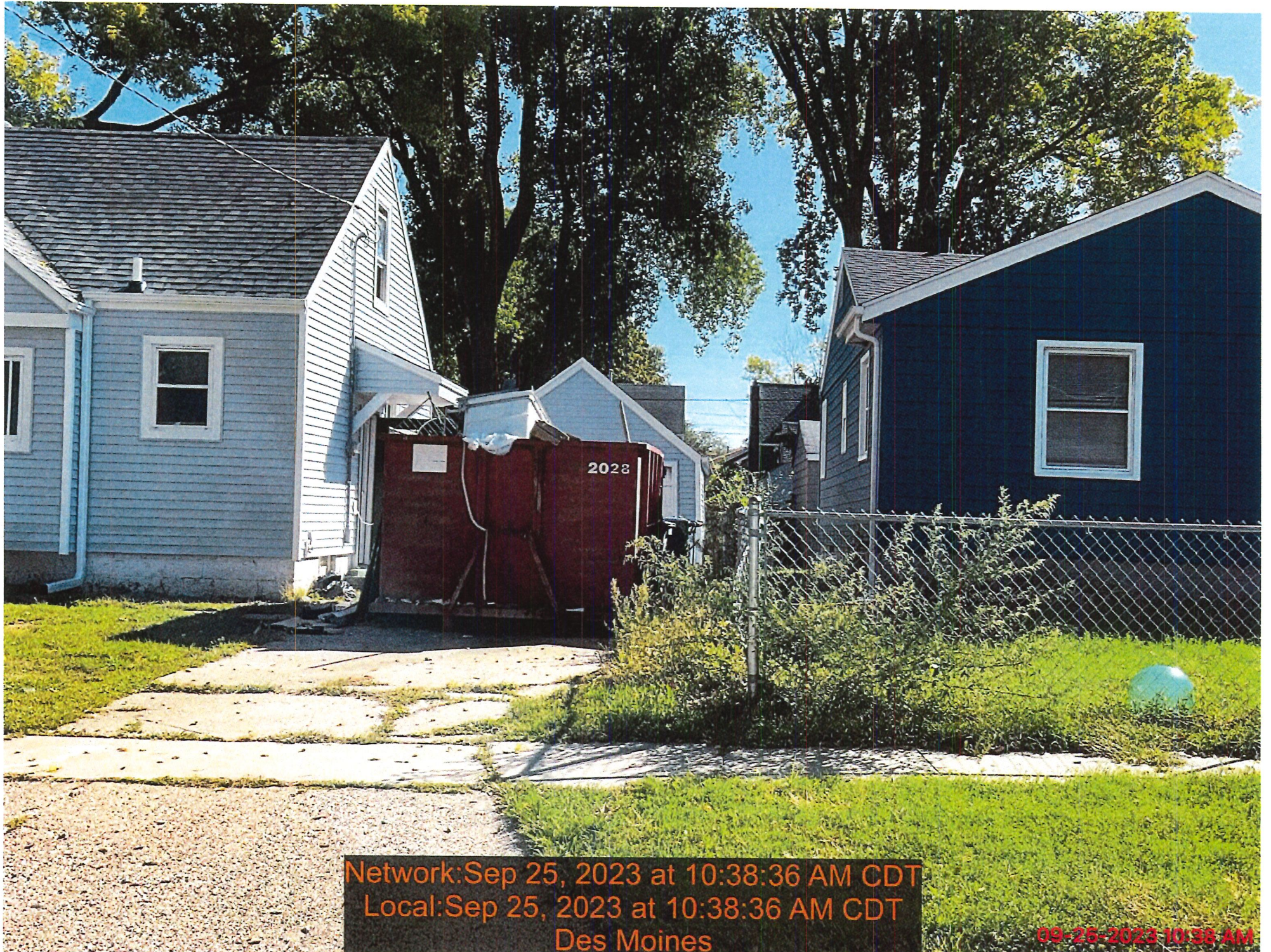
\_\_\_\_\_ City Clerk

25A



Network: Sep 25, 2023 at 10:38:24 AM CDT  
Local: Sep 25, 2023 at 10:38:24 AM CDT  
Des Moines

09-25-2023 10:38 AM



Network: Sep 25, 2023 at 10:38:36 AM CDT  
Local: Sep 25, 2023 at 10:38:36 AM CDT  
Des Moines

09-25-2023 10:38 AM



Network: Sep 25, 2023 at 10:38:31 AM CDT  
Local: Sep 25, 2023 at 10:38:31 AM CDT  
Des Moines

09-25-2023 10:38 AM

25A

# 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](mailto:polkweb@assess.co.polk.ia.us)

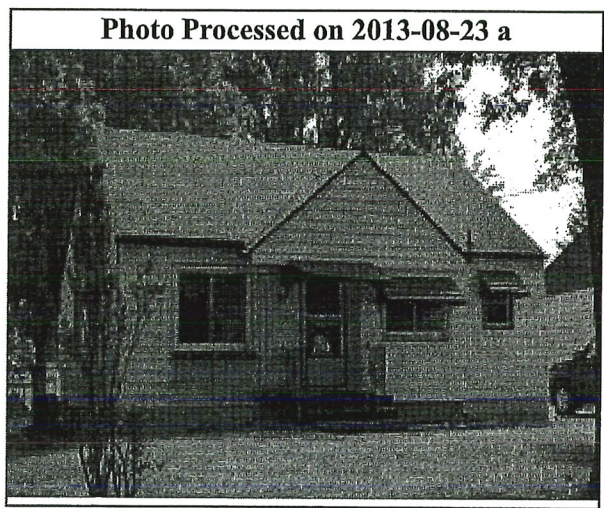
Location					
Address	4105 15TH ST				
City	DES MOINES	Zip	50313	Jurisdiction	Des Moines
District/Parcel	070/01528-000-000	Geoparcel	7924-22-302-010	Status	Active
School	Des Moines	Nbhd/Pocket	DM82/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Andrew Rand 515-286-3368		

### Map and Current Photos - 1 Record

**Click on parcel to get a new listing**

4118	15TH ST	4113	4112
4112		4109	4108
4108		4105	4104
4104		4101	4100
4100		SHAWNEE AVE	
4040			

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



### Historical Photos

Information regarding the Homestead Exemption for MAKI, GAMAL was processed on 2023-06-02.

### Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	MAKI, GAMAL	2004-06-28	10612/506
Title Holder	2	MARKADN, HOWAIDA	2004-06-28	10612/506

### Legal Description and Mailing Address

LOT 13 FLINT HILLS	GAMAL MAKI 4105 15TH ST DES MOINES, IA 50313-3029
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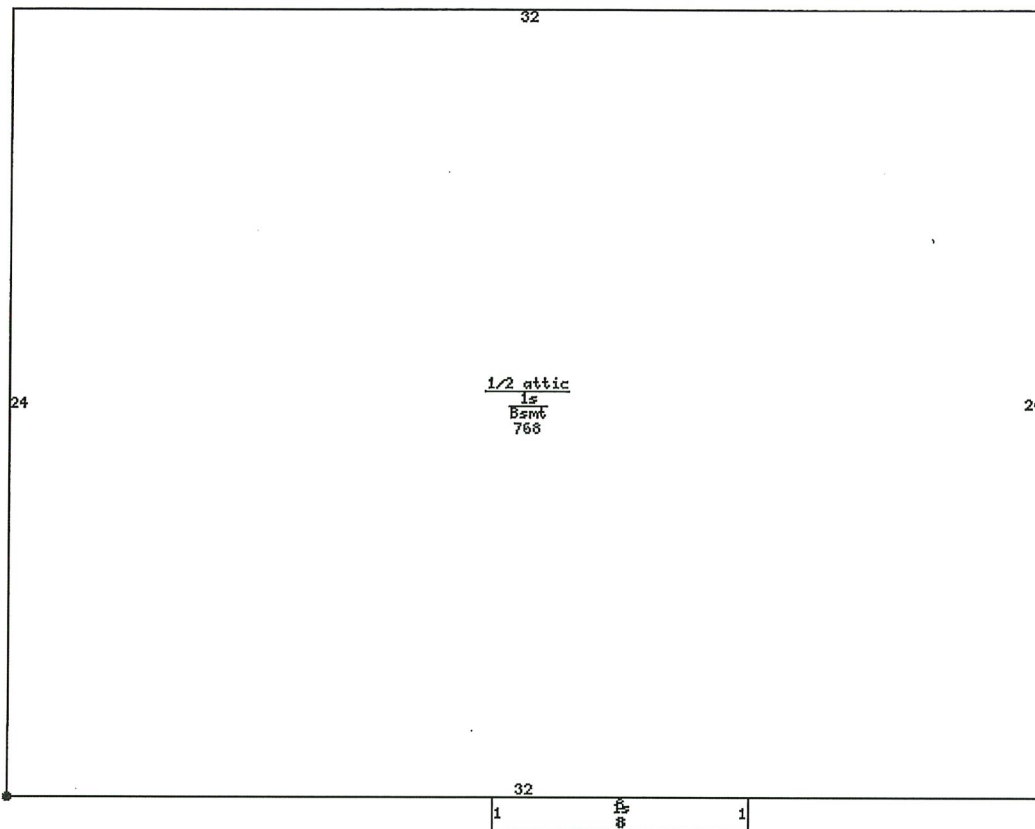
### Current Values

Type	Class	Kind	Land	Bldg	Total
2023 Assessment Roll <i>Partial Value</i>	Residential	Full	\$26,500	\$35,300	\$61,800
2022 Value	Residential	Full	\$22,400	\$88,300	\$110,700

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

**Auditor Adjustments to Value**

<b>Category</b>		<b>Name</b>		<b>Information</b>	
2022 Homestead Credit		MAKI, GAMAL		Application #151203	
<b>Zoning - 1 Record</b>					
<b>Zoning</b>	<b>Description</b>			<b>SF</b>	<b>Assessor Zoning</b>
N3B	N3b Neighborhood District				Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
<b>Land</b>					
<b>Square Feet</b>	7,700	<b>Acres</b>	0.177	<b>Frontage</b>	55.0
<b>Depth</b>	140.0	<b>Topography</b>	Normal	<b>Shape</b>	Rectangle
<b>Vacancy</b>	No	<b>Unbuildable</b>	No		
<b>Residences - 1 Record</b>					
<b>Residence #1</b>					
<b>Occupancy</b>	Single Family	<b>Residence Type</b>	1 Story Finished Attic	<b>Building Style</b>	Conventional
<b>Year Built</b>	1952	<b>Number Families</b>	1	<b>Grade</b>	4-05
<b>Condition</b>	Very Poor	<b>Total Square Foot Living Area</b>	1045	<b>Main Living Area</b>	776
<b>Attic Finished Area</b>	269	<b>Basement Area</b>	768	<b>Foundation</b>	Concrete Block
<b>Exterior Wall Type</b>	Metal Siding	<b>Roof Type</b>	Gable	<b>Roof Material</b>	Asphalt Shingle
<b>Heating</b>	Gas Forced Air	<b>Air Conditioning</b>	0	<b>Number Bathrooms</b>	1
<b>Bedrooms</b>	3	<b>Rooms</b>	5		



**Detached Structures - 1 Record**

**Detached Structure #101**

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	14	Measure 2	20	Story Height	1
Grade	5	Year Built	1952	Condition	Normal

**Sales - 2 Records**

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
PAINE, JOEL B	MAKI, GAMAL	<u>2004-06-22</u>	\$99,000	Deed	<u>10612/506</u>
JOHNSON, KENNETH R ESTATE	PAINE, JOEL B	<u>1992-03-19</u>	\$44,900	Deed	<u>6525/251</u>

**Permits - 1 Record**

Year	Type	Permit Status	Application	Reason	Reason1
Current	Pickup	Partial	2023-01-20	Review Value	CHECK CONDITION

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<u>Assessment Roll</u>	Residential	Full	\$22,400	\$88,300	\$110,700

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$20,000	\$79,500	\$99,500
2017	<u>Assessment Roll</u>	Residential	Full	\$18,200	\$73,900	\$92,100
2015	<u>Assessment Roll</u>	Residential	Full	\$16,400	\$68,100	\$84,500
2013	<u>Assessment Roll</u>	Residential	Full	\$16,000	\$68,100	\$84,100
2011	<u>Assessment Roll</u>	Residential	Full	\$16,000	\$68,500	\$84,500
2009	<u>Assessment Roll</u>	Residential	Full	\$17,000	\$72,100	\$89,100
2007	<u>Assessment Roll</u>	Residential	Full	\$16,800	\$71,200	\$88,000
2005	<u>Assessment Roll</u>	Residential	Full	\$19,000	\$67,900	\$86,900
2003	<u>Assessment Roll</u>	Residential	Full	\$16,700	\$59,960	\$76,660
2001	<u>Assessment Roll</u>	Residential	Full	\$15,960	\$56,150	\$72,110
1999	Assessment Roll	Residential	Full	\$12,290	\$49,050	\$61,340
1997	Assessment Roll	Residential	Full	\$11,510	\$45,930	\$57,440
1995	Assessment Roll	Residential	Full	\$10,170	\$40,600	\$50,770
1993	Assessment Roll	Residential	Full	\$8,800	\$35,130	\$43,930
1990	Assessment Roll	Residential	Full	\$8,800	\$30,600	\$39,400

This template was last modified on Thu Jun 3 19:39:49 2021 .



25A



City of Des Moines  
400 Robert D. Ray Drive  
Des Moines, IA 50309

Case Number: NUIS-2023-000026	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 02/09/2023
	Date of Notice: 06/26/2023
	Date of Inspection: 06/13/2023

GAMAL MAKI  
4105 15TH ST  
DES MOINES IA 50313

Address of Property: 4105 15TH ST, DES MOINES IA 50313  
Parcel Number: 792422302010

Legal Description: LOT 13 FLINT HILLS

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

**VIOLATION(S)**

Violation	Corrective Action	Compliance Due Date
<b>135-2 C - Outbuilding and Detached Garage</b> A fully enclosed building on a lot that is detached from the principal structure on the same lot. A principal structure is required, unless otherwise stated.	Remove the outbuilding and/or detached garage should the primary structure be removed.	08/08/2023

Violation	Corrective Action	Compliance Due Date
<p><b>60-191 - Vacation and Abatement</b>            Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.</p>	<p>Vacate the structure.</p>	<p>08/08/2023</p>
<p><b>60-192(1) - Unsafe and Dangerous Structure or Premise</b>            Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.</p>	<p>Repair or replace all building components damaged to the point to effectively create a nuisance or a violation. All work must be done in a workmanlike manner with all required permits.</p>	<p>08/08/2023</p>
<p><b>60-192(22) - Unsafe and Dangerous Structure or Premise</b>            Surfaces, including windows and doors, shall be maintained in good clean and sanitary conditions. Peeling chipping flaking or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood or other defective surface conditions shall be corrected.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	<p>08/08/2023</p>

Violation	Corrective Action	Compliance Due Date
<b>60-192(3) - Unsafe and Dangerous Structure or Premise</b> The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	08/08/2023
<b>60-194 - Defacing and Removing Placard</b> No person shall deface or remove the placard, except as authorized by the administrator.	Replace or restore defaced or removed placard.	08/08/2023

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure 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 may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

**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.** Should you have any 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 over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,



Kevin Pyles  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
(515) 283-4122  
KEPyles@dmgov.org



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Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,



Kevin Pyles  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
(515) 283-4122  
KEPyles@dmgov.org