

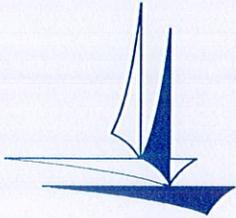
Regulatory, Energy & Environment Committee

In the Matter of the Rental License Revocation Action

OWNER, MAHMOOD KHAN
2714 – 4th Street North

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Minneapolis
City of Lakes

**Regulatory Services
Department**

October 30, 2013

**Housing Inspections
Services Division**

250 South 4th Street – Room 300
Minneapolis, MN 55415-1316

Property Address: 2714 – 4th Street North

Office 612 673-5826
Fax 612 673-2314
TTY 612 673-3300

Mahmood Khan
2972 Old Hwy 8
Roseville, MN 55113

Dear Mr. Khan:

A hearing for your Minneapolis Rental License Appeal is scheduled for Wednesday, December 4th, 2013 at 1:00 p.m. in Room 310 of Minneapolis City Hall located at 350 South 5th Street. Attorney, Edward Backstrom will be the Administrative Hearing Officer.

At this hearing, you will be given an opportunity to state your reason(s) for appealing and challenging the licensing action, to present witnesses and evidence under oath, and to cross-examine opposing witnesses under oath. You must bring the original and 4 copies of any documents you plan to submit as evidence.

If you do not appear, the hearing officer will act upon your appeal with only the facts as presented in your original application.

Sincerely,

Cynthia M. Gagnier
Manager, Administrative Services
612-673-5898

Hennepin County, Minnesota

[Home](#)

SEARCH TYPE

Property Information Search Result

The Hennepin County Property Tax web database is updated daily (Monday - Friday) at approximately 9:15 p.m. (CST)

Search By:

PROPERTY ID

ADDRESS

ADDITION NAME

INTERACTIVE MAP

Property ID:
1002924330023

Parcel Data for Taxes Payable 2013

	<input type="button" value="VIEW MAP"/>	<input type="button" value="TAXES DUE"/>	<input type="button" value="PAYMENT OPTIONS"/>	<input type="button" value="CURRENT YEAR VALUES"/>	<input type="button" value="PRIOR YEAR TAXES"/>
Property ID:	10-029-24-33-0023				
Address:	2714 4TH ST N				
Municipality:	MINNEAPOLIS				
School Dist:	001	Construction year: 1903			
Watershed:	6	Approx. Parcel Size: 44.00 X 157.00			
Sewer Dist:					
Owner Name:	HENNEPIN FORFEITED LAND				
Taxpayer Name & Address:	MAHMOOD KHAN 2972 OLD HWY 8 ROSEVILLE MN 55113				

Sale Information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.
NO SALE INFORMATION ON FILE FOR THIS PROPERTY.

Tax Parcel Description

The following is the County Auditor's description of this tax parcel. It may not be the legal description on the most recent conveyance document recording ownership. Please refer to the legal description of this property on the public record when preparing legal documents for recording.

Addition Name:	HOLWAY AND TAYLOR'S ADDITION TO MINNEAPOLIS
Lot:	606
Block:	603
First Line Meter & Bounds:	
Full Metes & Bounds:	Note: To read full tax parcel description, click here.
Abstract or Torrens:	TORRENS

**Value and Tax Summary for Taxes Payable 2013
Values Established by Assessor as of January 2, 2012**

Estimated Market Value:	\$40,000	
Taxable Market Value:	\$40,000	
Total Improvement Amount:		
Total Net Tax:	\$726.18	<input type="button" value="Expand for details"/>
Total Special Assessments:		
Solid Waste Fee:		
Total Tax:	\$726.18	<input type="button" value="TAXES DUE"/>

**Property Information Detail for Taxes Payable 2013
Values Established by Assessor as of January 2, 2012**

Values:	
Land Market	\$6,400
Building Market	\$33,600
Machinery Market	

Total Market: \$40,000
Qualifying Improvements
Veterans Exclusion
Homestead Market Value Exclusion
Classifications:
Property Type RESIDENTIAL
Homestead Status NON-HOMESTEAD
Relative Homestead
Agricultural
Exempt Status

Hennepin County is providing this information as a public service.
For related questions: taxinfo@co.hennepin.mn.us

Need help locating a property on our site? Check out our [Search Tips](#)



Hennepin County, MN

HENNEPIN COUNTY TREASURER
A600 Government Center
Minneapolis MN 55487- 0060

Property Tax Information

The Hennepin County Property Tax web database is updated daily (Monday - Friday) at approximately 9:15 p.m. (CST)

Property ID No.: 10-029-24-33-0023 NON - HOMESTEAD

Property Address: 2714 4TH ST N MINNEAPOLIS

Owner Name: HENNEPIN FORFEITED LAND

Taxpayer Name and Address: MAHMOOD KHAN
 2972 OLD HWY 8
 ROSEVILLE MN 55113

2013 TAXES	TAX	PENALTY	TOTALS
1st Half Tax (Due Date May 15)	\$360.09		
2nd Half Tax (Due Date October 15)	\$360.09		
Penalty		\$0.00	
Total Payable	\$720.18	\$0.00	\$720.18
Net Paid - YEAR TO DATE	\$360.09	\$0.00	\$360.09
Total Due	\$360.09	\$0.00	\$360.09
Property ID No.: 10-029-24-33-0023	1st Half Tax Due through 09/02/2013	<input type="checkbox"/>	\$0.00
Note: If you are using this page in lieu of Hennepin County payment stub to remit payment; after printing the page, please check the box in front of the payment amount that you are remitting.	2nd Half Tax Due through 10/15/2013	<input type="checkbox"/>	\$360.09
	Total Due - 2013 Tax	<input type="checkbox"/>	\$360.09

There are no prior year taxes due on this property.



1002924330023

For Office Use Only: ALIC #: 547685 OPERATOR: DCL FEE: \$67 DATE: 8/17/11 TYPE: _____

Rental License Application

1 - 4 Unit Rental Buildings
Please see instructions on back of form

NC exception
8/16/11

Section 1 Rental Property Information

Rental Property Address 2714 4th ST
Number of Rental Units 1 Residential Units _____ Rooming Rental Units _____ Shared Bath Units _____ (description on back)
List how is each unit addressed Unit# _____ Unit# _____ Unit# _____ Unit# _____ (If a unit is occupied by Licensee please indicate that unit)

Section 2 Licensee Information

Name of Licensee MAHMOOD K KHAN
First MI Last

Business Name (if applicable) _____
(Submission of Articles of Organization listing the Licensee is required at time of application)

Address of Licensee 2972 OLD HIGHWAY-8
(Address cannot be a P.O. Box or commercial mailing service)

City ROSEVILLE County Rm State & Zip Code MN 55113 Phone 612-998-2500

Date of Birth _____ E-mail _____

I AFFIRM BY MY SIGNATURE BELOW THAT I AM IN COMPLIANCE WITH ALL RENTAL LICENSING STANDARDS OUTLINED IN MINNEAPOLIS CODE OF ORDINANCES, TITLE 12, CHAPTER 244. AND UNDERSTAND THAT FAILURE TO COMPLY WITH ANY OF THESE STANDARDS AND/OR CONDITIONS SHALL BE ADEQUATE GROUNDS FOR THE DENIAL, REFUSAL TO RENEW, REVOCATION, OR SUSPENSION OF MY RENTAL DWELLING LICENSE

I ACKNOWLEDGE THAT ALL CORRESPONDENCE SENT FROM THE DEPARTMENT OF INSPECTIONS WILL BE MAILED TO THE APPOINTED AGENT/CONTACT PERSON IF LISTED BELOW

THE LICENSEE SHALL NOTIFY THE DEPARTMENT OF INSPECTIONS IN WRITING WITHIN 14 DAYS OF ANY CHANGES IN THE NAMES, ADDRESSES AND OTHER INFORMATION CONCERNING THE LAST LICENSE APPLICATION FILED WITH THE DEPARTMENT

Signature of Licensee [Signature] Date 8/16/2011

Section 3 Appointed Agent/Contact Person

This person must reside within the 16-county metropolitan area (LIST OF COUNTIES ON BACK)

Name of Appointed Agent/Contact Person _____
First MI Last

Address of Agent/Contact Person _____
(Address cannot be a P.O. Box or commercial mailing service)

City _____ County _____ State & Zip Code _____ Phone _____

Date of Birth _____ E-mail _____

I AFFIRM BY MY SIGNATURE BELOW THAT I AM IN COMPLIANCE WITH ALL RENTAL LICENSING STANDARDS OUTLINED IN MINNEAPOLIS CODE OF ORDINANCES, TITLE 12, CHAPTER 244. AND UNDERSTAND THAT FAILURE TO COMPLY WITH ANY OF THESE STANDARDS AND/OR CONDITIONS SHALL BE ADEQUATE GROUNDS FOR THE DENIAL, REFUSAL TO RENEW, REVOCATION, OR SUSPENSION OF MY RENTAL DWELLING LICENSE

I ACKNOWLEDGE THAT THE DEPARTMENT OF INSPECTIONS WILL HOLD ME RESPONSIBLE FOR THE MAINTENANCE, MANAGEMENT, AND ANY LEGAL ACTIONS THAT MAY ENSUE FOR THE ABOVE LISTED RENTAL PROPERTY.

I AGREE THAT ALL CORRESPONDENCE SENT FROM THE DEPARTMENT OF INSPECTIONS WILL BE MAILED TO ME AS THE APPOINTED AGENT/CONTACT PERSON AS LISTED IN THIS SECTION

Signature of Appointed Agent/Contact Person (MUST BE NOTARIZED) _____ Date _____
Subscribed and sworn to before me on this _____ day of _____, 20_____
Notary Public, _____ County _____ **Space Reserved for Notary Stamp**

May 2, 2012

To Minneapolis Rental Licensing Department:

Please update the mailing address of the owner, Mahmood Khan, for the following addresses:

1. 1204 Knox Ave N, Minneapolis, MN (1 Unit)
2. 1611 Sheridan Ave N, Minneapolis, MN (1 Unit)
3. 1621 22nd Ave N, Minneapolis, MN (1 Unit)
4. 2123 Oliver Ave N, Minneapolis, MN (1 Unit)
5. 2126 Queen Ave N, Minneapolis, MN (1 Unit)
6. 2223 Emerson Ave N, Minneapolis, MN (1 Unit)
7. 2401 Ilion Ave N, Minneapolis, MN (1 Unit)
8. 2600 Oliver Ave N, Minneapolis, MN (1 Unit)
9. 2714 35th Ave N, Minneapolis, MN (1 Unit)
10. 2714 4th Street N, Minneapolis, MN (1 Unit)
11. 2722 Oliver Ave, Minneapolis, MN (1 Unit)
12. 310 Pierce St NE, Minneapolis, MN (1 Unit)
13. 3557 Dupont Ave N, Minneapolis, MN (1 Unit)
14. 4000 Dupont Ave N, Minneapolis, MN (1 Unit)
15. 4011 Dupont Ave N, Minneapolis, MN (1 Unit)
16. 410 30th Ave N, Minneapolis, MN (1 Unit)
17. 819 Sheridan Ave N, Minneapolis, MN (1 Unit)
18. 1001 Logan Ave N, Minneapolis, MN (2 Units)
19. 1237 Knox Ave N, Minneapolis, MN (2 Units)
20. 2319 N 3rd Street, Minneapolis, MN (2 Units)
21. 2325 James Ave N, Minneapolis, MN (2 Units)
22. 2813 Aldrich Ave N, Minneapolis, MN (2 Units)
23. 1800 Lasalle #104, Minneapolis, MN (1 Unit)
24. 3406 Penn Ave N., Minneapolis, MN (1 Unit)
25. 1607 Hillside Ave N, Minneapolis, MN (1 Unit)
26. 1614 22nd Ave N, Minneapolis, MN (1 Unit)
27. 1714 Oliver Ave N, Minneapolis, MN (1 Unit)
28. 2007 Russell Ave N, Minneapolis, MN (1 Unit)
29. 2008 21st Ave N, Minneapolis, MN (1 Unit)
30. 2905 Emerson Ave N, Minneapolis, MN (1 Unit)
31. 3238 Bryant Ave N, Minneapolis, MN (1 Unit)
32. 3414 Emerson Ave N, Minneapolis, MN (1 Unit)
33. 2135 N 4th St, Minneapolis, MN (2 Units)
34. 2714 Emerson Ave N, Minneapolis, MN (2 Units)
35. 4010 Dupont Ave N, Minneapolis, MN (2 Units)
36. 818 44th Ave N, Minneapolis, MN (2 Units)

✓ 543834 ✓ 543833
 ✓ 540394 ✓ 539210
 ✓ 539219 ✓ 546781
 ✓ 539416 ✓ 544305
 ✓ 539418 ✓ 548145
 ✓ 539214
 ✓ 548146
 Vacant
 ✓ 547975 539222
 ✓ 547685 ✓ 539902
 ✓ 539213 ✓ 539904
 ✓ 539211
 ✓ 546324
 ✓ 546093 ✓ 546913
 ✓ 539220 ✓ 539223
 ✓ 540160 ✓ 539221
 ✓ 542655 ✓ 539216
 ✓ 544437 ✓ 544097
 ✓ 549477 ✓ 539217
 ✓ 548355 ✓ 539900
 ✓ 544418

The new mailing addresses for communication for fire department/housing inspections, orders and rental license renewal should be:

Mahmood Khan
333 Washington Ave N #413
Minneapolis, MN 55401

If my request cannot be completed with the information contained in this letter, please contact my assistant Abby Barber at 612-859-6889.

Thank You,

Mahmood Khan

Mahmood Khan

City of Minneapolis PropertyInfo

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Property Address:

Property ID: 1002924330023

[Map](#)

2714 4th St N Minneapolis, MN 55411

RENTAL LICENSE & LODGING HOUSE LICENSE

Permit Type	Contact
RLIC - RENTAL LICENSING	Mahmood K Khan 2972 Old Hwy 8, Roseville, MN 55113 612-998-2500

Paid On	Amount
Sep 11, 2013	\$69
Sep 19, 2012	\$69
Aug 17, 2011	\$67

PropertyInfo - Property Information System 7.1 rev: 3

Minneapolis Information Technology

For assistance, contact [Minneapolis 311](#) at 3-1-1 or (612) 673-3000

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Property Address:

Property ID: 1002924330023

[Map](#)

2714 4th St N Minneapolis, MN 55411

Current Inspector: Sheila

Last Inspection: 10/02/2013 by Bryan

HOUSING VIOLATIONS

Year	Total	Open	Closed	Tags
<u>2013</u>	36	30	6	0
<u>2012</u>	19	0	19	0
<u>Prior</u>	79	0	79	1
<u>All</u>	134	30	104	1

[Hide Details.](#)

2013

INCIDENT: 13-1010736 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Vegetation/ Alley	OPEN	09/30/2013	10/09/2013	INSP	

INCIDENT: 13-1010612 (PROBLEM PROPERTY UNIT)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

INCIDENT: 13-1001478 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	08/15/2013	08/24/2013	INSP	

INCIDENT: 13-1001453 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Provide Co Alarms	OPEN	08/15/2013	08/29/2013	INSP	
Repair Smoke Det.*	OPEN	08/15/2013	08/29/2013	INSP	
Smoke Detectors	OPEN	08/15/2013	08/29/2013	INSP	

INCIDENT: 13-1001436 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
-----------	------------	----------------	----------	----------	-----

Provide Window	OPEN	08/15/2013	09/23/2013	INSP
Interior Surfaces *	OPEN	08/15/2013	09/23/2013	INSP
Water Damaged Surfaces	OPEN	08/15/2013	09/23/2013	INSP
Repair Ceilings *	OPEN	08/15/2013	09/23/2013	INSP
Repair Walls *	OPEN	08/15/2013	09/23/2013	INSP
Repair Floors *	OPEN	08/15/2013	09/23/2013	INSP
Rpr/rpl Appliances *	OPEN	08/15/2013	09/23/2013	INSP
Cabs/counter *	OPEN	08/15/2013	09/23/2013	INSP
Shades	OPEN	08/15/2013	09/23/2013	INSP
Rep/rpl Int. Door/locks/hinges	OPEN	08/15/2013	09/23/2013	INSP
Openable Windows *	OPEN	08/15/2013	09/23/2013	INSP
Window Locks *	OPEN	08/15/2013	09/23/2013	INSP
Rep/rep Windows	OPEN	08/15/2013	09/23/2013	INSP
Service Equipment	OPEN	08/15/2013	09/23/2013	INSP
Rep/rep Fixtures *	OPEN	08/15/2013	09/23/2013	INSP
Clean Basement	OPEN	08/15/2013	09/23/2013	INSP
Rep/inter Handrails	OPEN	08/15/2013	09/23/2013	INSP
Repair Glass	OPEN	08/15/2013	09/23/2013	INSP
Repair Screens	OPEN	08/15/2013	09/23/2013	INSP
Provide Screens	OPEN	08/15/2013	09/23/2013	INSP
Exterior Doors	OPEN	08/15/2013	09/23/2013	INSP
Rep/remove Fence	OPEN	08/15/2013	09/23/2013	INSP
Ground Cover	OPEN	08/15/2013	09/23/2013	INSP

INCIDENT: 13-0996794 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

INCIDENT: 13-0992228 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

INCIDENT: 13-0986622 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Vegetation/ Alley	DONE	06/19/2013	07/04/2013	INSP	

INCIDENT: 13-0981988 (PROBLEM PROPERTY UNIT)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Dirty Water	DONE	06/13/2013	06/24/2013	INSP	

INCIDENT: 13-0976540 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Inoperable Vehicle	DONE	05/13/2013	05/30/2013	INSP	

INCIDENT: 13-0976539 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	05/13/2013	05/27/2013	INSP	

INCIDENT: 13-0970126 (PROBLEM PROPERTY UNIT)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	04/15/2013	04/22/2013	INSP	

2012**INCIDENT: 12-0905984 (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: 12-0898214 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Interior Surfaces *	DONE	02/16/2012	03/22/2012	INSP	
Repair Ceilings *	DONE	02/16/2012	03/22/2012	INSP	
Bathroom Floor	DONE	02/16/2012	03/22/2012	INSP	
Interior Stairs	DONE	02/16/2012	03/22/2012	INSP	

INCIDENT: 12-0892416 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Extension Cords	DONE	01/11/2012	01/28/2012	INSP	
Repair Glass	DONE	01/11/2012	01/28/2012	INSP	

INCIDENT: 12-0892406 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Rep/rep Ext Walls	DONE	01/11/2012	02/12/2012	INSP	

INCIDENT: 12-0891711 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag

Interior Surfaces *	DONE	01/11/2012	02/12/2012	INSP
Water Damaged Surfaces	DONE	01/11/2012	02/12/2012	INSP
Repair Ceilings *	DONE	01/11/2012	02/12/2012	INSP
Repair Walls *	DONE	01/11/2012	02/12/2012	INSP
Repair Floors *	DONE	01/11/2012	02/12/2012	INSP
Energy Audit Required	DONE	01/11/2012	02/12/2012	INSP
Weatherstrip Doors/windows	DONE	01/11/2012	02/12/2012	INSP
Rep/rpl Int. Door/locks/hinges	DONE	01/11/2012	02/12/2012	INSP
Rep/rep Windows	DONE	01/11/2012	02/12/2012	INSP
Bathroom Floor	DONE	01/11/2012	02/12/2012	INSP
Interior Stairs	DONE	01/11/2012	02/12/2012	INSP

2010

INCIDENT: 10-0808093 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Brush & Branches <4"	DONE	11/17/2010	11/25/2010	INSP	

INCIDENT: 10-0792378 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Vegetation/ Alley	DONE	08/24/2010	08/31/2010	INSP	

INCIDENT: 10-0770795 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	06/17/2010	06/25/2010	INSP	

INCIDENT: 10-0764522 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	05/20/2010	05/28/2010	INSP	

INCIDENT: 10-0762987 (VACANT BUILDING REGISTRATION)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Vbr Fee	DONE	04/27/2011	04/01/2012	INSP	
Vbr Fee	DONE	05/17/2010	05/17/2011	INSP	

INCIDENT: 10-0760920 (VACANT BUILDING REGISTRATION)

City of Minneapolis PropertyInfo

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Property Address:

Property ID: 1002924330023

[Map](#)

2714 4th St N Minneapolis, MN 55411

Warning - IMPORTANT INFORMATION CONCERNING SPECIAL ASSESSMENTS!

City of Minneapolis property data is updated nightly, Monday – Friday. While efforts are made to ensure that the information on our website is complete and accurate, Special Assessments data could be up to 72 hours old due to data systems refresh cycles.

The Special Assessment information herein does not include Public Works, Minneapolis Park Board, Hennepin County assessments.

If you are concerned about the accuracy or timeliness of an item and would like to contact the department responsible for the data, please contact [Minneapolis 311](#) so that a 311 Customer Service Agent can direct you to the appropriate department. From within the City, dial 3-1-1; outside Minneapolis, dial (612) 673-3000. TTY/TDD users dial (612) 673-2157.

For more information, see the [Special Assessments website](#) or [Special Assessment Contacts](#).

SPECIAL ASSESSMENTS

Year	Total	Assessed	Pending	Cancelled	Paid	Other
<u>2013</u>	3	1	0	0	2	0
<u>2012</u>	0	0	0	0	0	0
<u>Prior</u>	26	21	0	0	5	0
<u>All</u>	29	22	0	0	7	0

[Hide Details.](#)

2013

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
13-0976539	1080	2013	021	Remove Rubbish Ent 03-jul-2013 Broken Furniture, Cardboard Wrappers, Bags, Bottles, Boxes, Brush, Branches, Cans, P	Cancelled	\$12.00
13-1001478	1080	2013	021	Remove Rubbish Ent 05-sep-2013 Remove Rubbish: Appliances, Paper, Plastic, Bottles, Furniture, Bike Parts And All M	Cancelled	\$12.00
13-0970126	1080	2013	021	Remove Rubbish Ent 20-may-2013 Remove Scrapwood, Brush, Broken Chair Pile And Misc Debris In Rear Yard Near Fence.	Assessed	\$175.00

2011

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
10-0762987	1096	2011	704	Vbr Fee Vacant Building Registration Fee	Cancelled	\$6,746.00
10-0792378	1085	2011	013	Cut Vegetation/ Alley 09 18 10 Cut Vegetation/ Alley	Assessed	\$134.00

2010**SPECIAL ASSESSMENTS**

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
06-0494348	1097	2010	H-rein Fee	Assessment For Re-inspection Fee Unpaid \$100 Re-inspection Fee	Cancelled	\$150.00
10-0764522	1081	2010	011	Cut Grass/weeds Front Yard, Boulevard, Back Yard, Alley Side Of Garage	Cancelled	\$10.00
10-0770795	1081	2010	011	Cut Grass/weeds Front Yard, Boulevard, Back Yard, Alley Side Of Garage	Cancelled	\$10.00
10-0762987	1096	2010	704	Vbr Fee Vbr Fee For 2010 [entered 5/17/10]	Assessed	\$6,550.00
10-0740092	1080	2010	021	Remove Rubbish Remove - Fan, Car Parts, And Vaccum Cleaner From Front Porch (entered 2-5-10)	Cancelled	\$175.00

2009**SPECIAL ASSESSMENTS**

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
06-0494348	1097	2009	H-rein Fee	Assessment For Re-inspection Fee Unpaid \$100 Re-inspection Fee	Assessed	\$150.00

2008**SPECIAL ASSESSMENTS**

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
01-0112537	1089	2008	H-admin Cit	Assessment For Admin Citation Fee Unpaid \$2000 Citation	Assessed	\$2,200.00
01-0112537	1089	2008	H-admin Cit	Assessment For Admin Citation Fee Unpaid \$800 Citation	Assessed	\$880.00
01-0112537	1089	2008	H-admin Cit	Assessment For Admin Citation Fee Unpaid \$1,600 Citation	Assessed	\$1,760.00
06-0494348	1089	2008	H-admin Cit	Assessment For Admin Citation Fee Unpaid \$800 Citation	Assessed	\$880.00
06-0494348	1089	2008	H-admin Cit	Assessment For Admin Citation Fee Unpaid \$1,600 Citation	Assessed	\$1,760.00
06-0494348	1089	2008	H-admin Cit	Assessment For Admin Citation Fee Unpaid \$2000 Citation	Assessed	\$2,200.00

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Property Address

Property ID: 1002924330023

[Map](#)

2714 4th St N Minneapolis, MN 55411

Police Precinct: 4

Last Incident Date: 08/30/2013

POLICE INCIDENTS

Year	Incidents	No. Reports Filed
2013	27	0
2012	15	2
Prior	175	16
All	217	18

[Hide Details.](#)

2013

4 ST N/2714

Incident	Nature	Disposition	Date	Time
13-285144	Assist Other Agency (P)	AST-Assist	08/30/2013	08:23 AM
13-282569	Domestic (P)	RFD-Refused	08/28/2013	04:59 AM
13-281767	Domestic Abuse-In Progress (P)	AST-Assist	08/27/2013	03:00 PM
13-263025	Unknown Trouble (P)	AOK- All OK	08/12/2013	02:27 PM
13045039	Overdose - Accidental	Assisted Other Unit	08/07/2013	00:44 AM
13-255894	Check the Welfare (P)	AST-Assist	08/07/2013	00:22 AM
13-251783	Unknown Trouble (P)	AQT-All Quiet	08/03/2013	07:15 PM
13-0021910	Assist Police Dept (F)		07/20/2013	01:32 PM
13041322	Assist Police (E)	Transferred to North	07/20/2013	01:32 PM
13-233897	Fight (P)	AST-Assist	07/20/2013	01:22 PM
13-207742	Damage Property-In Progress(P)	ADV-Advised	06/29/2013	10:59 PM
13-206598	Domestic (P)	ADV-Advised	06/29/2013	00:49 AM
13-184368	Unknown Trouble (P)	AOK- All OK	06/12/2013	10:10 AM
13024229	Assault	Transferred to North	05/04/2013	01:13 PM
13-136186	Assault in Progress (P)	AST-Assist	05/04/2013	01:13 PM
13-115256	Domestic (P)	ADV-Advised	04/17/2013	00:15 AM
13-108720	Domestic (P)	AOK- All OK	04/11/2013	11:45 AM

13-080890	Check the Welfare (P)	AOK- All OK	03/19/2013	10:53 AM
13-071853	Assist Other Agency (P)	AST-Assist	03/11/2013	06:47 PM
13-071342	Attempt Pick-Up (P)	BKG-Booking	03/11/2013	09:15 AM
13-067669	Unknown Trouble (P)	UNF-Unfounded	03/07/2013	11:44 PM
13012216	Heart Attack	Transferred to North	03/03/2013	11:24 PM
13-0006736	Heart (FE)		03/03/2013	11:24 PM
13-057511	Domestic Abuse-In Progress (P)		02/27/2013	11:27 AM
13-054924	Domestic (P)	CNL-Cancel	02/25/2013	04:28 AM
13-054904	Domestic Abuse-In Progress (P)	RFD-Refused	02/25/2013	03:21 AM
13-052787	Unwanted Person (P)	ADV-Advised	02/23/2013	02:38 AM

2012**4 ST N/2714**

Incident	Nature	Disposition	Date	Time
12-389267	Unwanted Person (P)	TRN-Transport	12/21/2012	01:01 AM
12-386409	Disturbance (P)	TRN-Transport	12/18/2012	08:06 AM
12-383850	Unwanted Person (P)	ADV-Advised	12/15/2012	03:09 AM
12-363776	Domestic Abuse-In Progress (P)	GOA-Gone on Arrival	11/23/2012	09:57 PM
12-360555	Domestic Abuse Report Only (P)	RFD-Refused	11/20/2012	09:12 AM
12-335835	Domestic (P)	ADV-Advised	10/25/2012	04:33 AM
12-335825	Unknown Trouble (P)	AOK- All OK	10/25/2012	03:16 AM
12-335817	Unknown Trouble (P)	AOK- All OK	10/25/2012	03:01 AM
12-160921	Unknown Trouble (P)	NOS-No Service	05/27/2012	03:34 PM
12-141425	Threats (P)	ADV-Advised	05/10/2012	10:53 PM
12-093257	Domestic Abuse Report Only (P)	RPT-Report	03/29/2012	11:08 AM
12-091522	Domestic (P)	AOK- All OK	03/27/2012	09:54 PM
12-063213	Emotionally Disturb Person (P)	AOK- All OK	03/04/2012	10:10 AM
12-048714	Notification (P)	ADV-Advised	02/18/2012	11:31 PM
12-048417	Domestic (P)	RPT-Report	02/18/2012	07:05 PM

2010**4 ST N/2714**

Incident	Nature	Disposition	Date	Time
10-0003669	Medical Emergency (Misc)		02/09/2010	05:31 PM
10006713	Medical Misc(E)	Assisted Other Unit	02/09/2010	05:30 PM
10-037140	Customer Trouble (P)	RPT-Report	02/09/2010	05:24 PM

2009

SWIS MainWindow Prod Version 07. 2012
Screens Documents Maintenance Help Charge (Ctrl G)

Dirty Collection Points

Number: 2711 Street: 11TH Type: ST Dir: N Zip Code: 55411 Tracking #: **ROHS**
 Day: 5 SW Route: 0231 SW Ser: Y Ward: 5 IT Dist: 5 FREY, GREG
 Dist: A Rec Route: 0326 Rec Ser: 1.0 CR Block: 1001 Pickup At: A
 Carts: 3 LG YW Route: 0231 Handicap: N OC Route: OC Status: Pickup Status:

ID	Date	Action	Type	Cust	Time	Amount	Waved	Comment	
9	03-02-12	SEND CREW	B	602	0.0	0.00	N		8
8	10-17-11	BILLED	B	602	0.02	100.00	N		9
8	10-14-11	SEND CREW	B	602	0.0	0.00	N		9
7	09-26-11	BILLED	B	602	0.05	75.00	N		6
7	09-23-11	SEND CREW	B	602	0.0	0.00	N		6
7	09-19-11	TAG VERIFY		602	0.0	0.00	N		6
7	09-16-11	TAG CHECK		602	0.0	0.00	N		6
6	06-13-08	OKAY		600	0.0	0.00	N		0
6	06-06-08	TAG VERIFY		600	0.0	0.00	N		0
5	08-07-06	OKAY		600	0.0	0.00	N	PER DCP CR,CLEAN	2
5	08-04-06	SEND CREW	B	600	0.0	0.00	N		2
4	03-10-06	OKAY		600	0.0	0.00	N		2
4	03-03-06	WARNED		600	0.0	0.00	N		2
3	04-15-05	OKAY		600	0.0	0.00	N		0

ADD / Update / Delete

ID	Date	Action	Type	Cust	Time	Amount	Waved	Comment
<input type="text"/>								

Crew Note: Track #: Clean Up By Date:

Safe Place
Call Home

Jobs &
Economic Vitality

Invitable Communities,
Healthy Lives

Co-Focused

Many People,
One Minneapolis

City That Works

MINNEAPOLIS GOALS

& strategic directions

Recycle Bin

10-17-11 - billed for clean up

9-26-11 - billed for clean up

SWIS MainWindow Prod Version 07. 2012

Screens Documents Maintenance Help Charge (Ctrl G)

Dirty Collection Points

Number: 2714 Street: 4TH Type: ST Dir: N ZipCode: 55411 Tracking #: [] NOTES

Day: 5 SW Route: 0231 SW Ser: Y Ward: 5 FF Dist: 5 FRY, GREG
 Dist: A Rec Route: 0326 Rec Ser: 1.0 CR Block: 1001 Pickup At: A

Carts: 3LG YW Route: 0231 Handicap: N OC Route: OC Status: Pickup Status:

ID	Date	Action	Type	Cust	Time	Amount	Waived	Comment
13	12/31/12	BILLED	B	602	0.1	200.00	N	6
13	12/29/12	SEND CREW	B	602	0.0	0.00	N	6
12	11/05/12	BILLED	B	602	0.02	200.00	N	3
12	11/02/12	SEND CREW	B	602	0.0	0.00	N	3
12	10/26/12	WARNED		602	0.0	0.00	N	3
12	10/22/12	TAG VERIFY		602	0.0	0.00	N	3
12	10/19/12	TAG CHECK		602	0.0	0.00	N	3
11	08/27/12	BILLED	B	602	0.07	200.00	N	6
11	08/24/12	SEND CREW	B	602	0.0	0.00	N	6
10	03/26/12	BILLED	B	602	0.03	200.00	N	9
10	03/23/12	SEND CREW	B	602	0.0	0.00	N	9
9	03/05/12	BILLED	B	602	0.05	150.00	N	8
9	03/02/12	SEND CREW	B	602	0.0	0.00	N	8
8	10/17/11	BILLED	B	602	0.02	100.00	N	9

ADD Update Delete

ID	Date	Action	Type	Cust	Time	Amount	Waived	Comment
<input type="text"/>								

Crew Note: Track #: Clean Up By Date:

Save (F10) Exit (ESC) Help Clear (F9) Browse On Archive On

Safe Place
to Call Home

Jobs &
Economic Vitality

Invitable Communities,
Healthy Lives

Co-Focused

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City That Works

MINNEAPOLIS GOALS

& strategic directions

11-5-12 - billed for clean-up

8-27-12 - billed for clean-up

3-26-12 - billed for clean-up

3-5-12 - billed for clean-up

SWIS MainWindow Prod Version 07.2012

Screens Documents Maintenance Help Charge (Ctrl G)

Dirty Collection Points

Number: Street: Type: Dist: Zip Code: Tracking #:

Day: 5 SW Route: 0234 SW Ser: Y Ward: 5 FI Dist: 5 TREV, GREG
 Dist: A Rec Route: 0326 Rec Ser: 1.0 CR Block: 1001 Pickup AC: A
 Carts: 316 YW Route: 0234 Handicap: N OC Route: OC Status: Pickup Status:

ID	Date	Action	Type	Cust	Time	Amount	Warped	Comment
13	12-31-12	BILLED	B	602	0.1	200.00	N	
13	12-29-12	SEND CREW	B	602	0.0	0.00	N	
12	11-05-12	BILLED	B	602	0.02	200.00	N	
12	11-02-12	SEND CREW	B	602	0.0	0.00	N	
12	10-26-12	WARNED		602	0.0	0.00	N	
12	10-22-12	TAG VERIFY		602	0.0	0.00	N	
12	10-19-12	TAG CHECK		602	0.0	0.00	N	
11	08-27-12	BILLED	B	602	0.07	200.00	N	
11	08-24-12	SEND CREW	B	602	0.0	0.00	N	
10	03-26-12	BILLED	B	602	0.03	200.00	N	
10	03-23-12	SEND CREW	B	602	0.0	0.00	N	
9	03-05-12	BILLED	B	602	0.05	150.00	N	
9	03-02-12	SEND CREW	B	602	0.0	0.00	N	
8	10-17-11	BILLED	B	602	0.02	100.00	N	

ADD Update Delete

ID	Date	Action	Type	Cust	Time	Amount	Warped	Comment
<input type="text"/>								

Crew Note: Track #: Clean Up By Date:

11-5-12 - billed for clean-up

8-27-12 - billed for clean-up

3-26-12 - billed for clean-up

3-5-12 - billed for clean-up

SWIS MainWindow Prod Version 07.2012

Screens Documents Maintenance Help Charge (Ctrl 5)

Dirty Collection Points

Number: 2714 Street: 4TH Type: SI Du: N Zip Code: 55111 Tracking #: BOFS

Day: 5 SWRoute: 0231 SWSer: Y Ward: 5 HI Dist: 5 FREY, GREG
 Dist: A Rec Route: 0326 Rec Ser: 1.0 CR Block: 1001 Pickup AC: A

Carts: 31G YWRoute: 0231 Handicap: N OC Route: OC Status: Pickup Status:

ID	Date	Action	Type	Cust	Time	Amount	Waived	Comment
13	12-31-12	BILLED	B	602	0.1	200.00	N	
13	12-29-12	SEND CREW	B	602	0.0	0.00	N	
12	11-05-12	BILLED	B	602	0.02	200.00	N	
12	11-02-12	SEND CREW	B	602	0.0	0.00	N	
12	10-26-12	WARNED		602	0.0	0.00	N	
12	10-22-12	TAG VERIFY		602	0.0	0.00	N	
12	10-19-12	TAG CHECK		602	0.0	0.00	N	
11	08-27-12	BILLED	B	602	0.07	200.00	N	
11	08-24-12	SEND CREW	B	602	0.0	0.00	N	
10	03-26-12	BILLED	B	602	0.03	200.00	N	
10	03-23-12	SEND CREW	B	602	0.0	0.00	N	
9	03-05-12	BILLED	B	602	0.05	150.00	N	
9	03-02-12	SEND CREW	B	602	0.0	0.00	N	
8	10-17-11	BILLED	B	602	0.02	100.00	N	

ADD Update Delete

ID	Date	Action	Type	Cust	Time	Amount	Waived	Comment
<input type="text"/>								

Crew Note: Track #: Clean Up By Date:

Save (F10) Exit (ESC) Help Clear (F9) Browse On Archive On

Safe Place
Call Home

Jobs &
Economic Vitality

Liveable Communities,
Healthy Lives

Community-Focused

Many People,
One Minneapolis

City That Works

MINNEAPOLIS GOALS

& strategic directions

11-5-12 - billed for clean-up

8-27-12 - billed for clean-up

3-26-12 - billed for clean-up

3-5-12 - billed for clean-up

SWIS MainWindow Prod Version 07.2012

Screens Documents Maintenance Help Charge (Ctrl-G)

Dirty Collection Points

Number: 2714 Street: 4TH Type: ST Dir: N Zip Code: 55111 Tracking #: [] ROLES

Day: 5 SWRoute: 0231 SW Ser: Y Ward: 5 FI Dist: 5 FREY, GREG
 Dist: A Rec Route: 0326 Rec Ser: L0CR Block: 1001 Pickup At: A

Carts: 31G YWRoute: 0231 Handicap: N OC Route: OC Status: Pickup Status:

ID	Date	Action	Type	Cust	Time	Amount	Waived	Comment
13	12/31/12	BILLED	B	602	0.1	200.00	N	
13	12/29/12	SEND CREW	B	602	0.0	0.00	N	
12	11/05/12	BILLED	B	602	0.02	200.00	N	
12	11/02/12	SEND CREW	B	602	0.0	0.00	N	
12	10/26/12	WARNED	B	602	0.0	0.00	N	
12	10/22/12	TAG VERIFY	B	602	0.0	0.00	N	
12	10/19/12	TAG CHECK	B	602	0.0	0.00	N	
11	08/27/12	BILLED	B	602	0.07	200.00	N	
11	08/24/12	SEND CREW	B	602	0.0	0.00	N	
10	03/26/12	BILLED	B	602	0.03	200.00	N	
10	03/23/12	SEND CREW	B	602	0.0	0.00	N	
9	03/05/12	BILLED	B	602	0.05	150.00	N	
9	03/02/12	SEND CREW	B	602	0.0	0.00	N	
8	10/17/11	BILLED	B	602	0.02	100.00	N	

ADD Update Delete

ID: [] Date: [] Action: [] Type: [] Cust: [] Time: [] Amount: [] Waived: [] Comment: []

Crew Note: [] Track #: [] Clean Up By Date: []

Save (F10) Exit (ESC) Help Clear (F9) Browse On Archive On R+

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 Healthy Lives
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MINNEAPOLIS GOALS
 & strategic directions

11-5-12 - billed for clean-up

8-27-12 - billed for clean-up

3-26-12 - billed for clean-up

3-5-12 - billed for clean-up

SWIS MainWindow Prod Version 07.2012

Screens Documents Maintenance Help Charge (Ctrl G)

Dirty Collection Points

Number: Street: Type: Dir: ZipCode: Tracking #: **HOLES**

Day: 5 SW Route: 0231 SW Ser: Y Ward: 5 FF Dist: 5 FREY, GREG
 Dist: A Rec Route: 0326 Rec Ser: 1.0 CR Block: 1001 Pickup At: A

Carts: 3LG YW Route: 0231 Handicap: N OC Route: OC Status: Pickup Status:

ID	Date	Action	Type	Cust	Time	Amount	Waived	Comment	
17	07/26/13	OKAY		603	0.0	0.00	N		2
17	07/19/13	WARNED		603	0.0	0.00	N		2
17	07/12/13	TAG VERIFY		603	0.0	0.00	N		2
16	06/04/13	OKAY		602	0.0	0.00	N	ICD 9700-02 8:42	3
16	06/04/13	SEND CREW	B	602	0.0	0.00	N		3
16	05/28/13	TAG VERIFY		602	0.0	0.00	N		3
16	05/24/13	TAG CHECK		602	0.0	0.00	N		3
15	05/24/13	OKAY		602	0.0	0.00	N		0
15	05/20/13	TAG VERIFY		602	0.0	0.00	N		0
15	05/17/13	TAG CHECK		602	0.0	0.00	N		0
14	04/15/13	BILLED	B	602	0.02	200.00	N		9
14	04/12/13	SEND CREW	B	602	0.0	0.00	N		9
13	12/31/12	BILLED	B	602	0.1	200.00	N		6
13	12/29/12	SEND CREW	B	602	0.0	0.00	N		6

ADD Update / Delete

ID: Date: Action: Type: Cust: Time: Amount: Waived: Comment:

Crew Note: Track #: Clean Up By Date:

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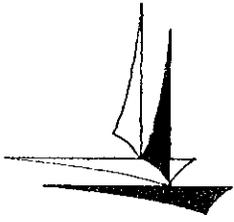
MINNEAPOLIS GOALS

& strategic directions

4-15-13 - billed for clean-up

12-31-12 - billed for clean-up

NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE



Minneapolis
City of Lakes

**Regulatory Services
Department**

**Housing Inspections
Services Division**

250 South 4th Street – Room 300
Minneapolis, MN 55415-1316

Office 612 673-5826
Fax 612 673-2314
TTY 612 673-3300

February 1, 2013

Property Address: 2714 4TH ST N

Owner
MAHMOOD KHAN
2972 OLD HWY 8
ROSEVILLE, MN 55113

This is to notify you that the above property fails to meet the rental licensing standard listed below.

Minneapolis Code of Ordinances 244.1910 - LS5

Repeated accumulation of weeds, vegetation, junk, debris, or rubbish.

The owner shall not suffer or allow weeds, vegetation, junk, debris, or rubbish to accumulate repeatedly on the exterior of the premises so as to create a nuisance condition under section 227.90 of this Code. If the city is required to abate such nuisance conditions under section 227.100 or collect, gather up or haul solid waste under section 225.690 more than three (3) times under either or both sections during a period of twenty-four (24) months or less, it shall be sufficient grounds to deny, revoke, suspend or refuse to renew a license.

Minneapolis Code of Ordinances 225.690

Solid waste collection outside of refuse containers; charges.

(a) City haulers of solid waste in the city shall collect, gather-up and haul all solid waste, building or demolition debris, tires, or yard waste lying within a radius of twenty (20) feet of the solid waste collection point. The radius shall be applied only within the boundaries of the property on which collection takes place. If solid waste lies in a continuous pile within and outside the area circumscribed by the radius line, haulers shall proceed beyond the radius line to collect and gather-up solid waste. Under regulations drafted by the city engineer, time limitations and charges may be established for the collection under this section.

The City has abated nuisance conditions at this property 3 or more times in the past 24 months. If another instance of a nuisance condition occurs, the city council may proceed to deny, revoke, or suspend the rental license for the building pursuant to Minneapolis code of ordinances 244.1910 – LS5. If the city council denies, revokes, or suspends the license, the effected dwellings therein must be vacated and shall not be re-occupied until a new license is granted by the City Council.

Licensing procedures are in addition to and do not supersede or preempt other remedies such as condemnation or legal action.

Questions or concerns regarding your City of Minneapolis Rental License can be directed to 311

SWIS MainWindow Prod Version 07.2012

Screens Documents Maintenance Help Charge (Ctrl)

Dirty Collection Points

Number: 2744 Street: IIIH Type: ST Dir: N Zipcode: 55111 Tracking #: [] NOTIS

Day: 5 SW Route: 0231 SW Ser: Y Ward: 5 FT Dist: 5 FREY, GREG
 Dist: A Rec Route: 0326 Rec Ser: 1.0 CR Block: 1001 Pickup At: A

Carts: 31G YW Route: 0231 Handicap: N OC Route: OC Status: Pickup Status:

ID	Date	Action	Type	Cust	Tune	Amount	Waived	Comment	
17	07-26-13	OKAY		603	0.0	0.00	N		2
17	07-19-13	WARNED		603	0.0	0.00	N		2
17	07-12-13	TAG VERIFY		603	0.0	0.00	N		2
16	06-04-13	OKAY		602	0.0	0.00	N	ICD 9708-02 8:42	3
16	06-01-13	SEND CREW	B	602	0.0	0.00	N		3
16	05-28-13	TAG VERIFY		602	0.0	0.00	N		3
16	05-24-13	TAG CHECK		602	0.0	0.00	N		3
15	05-24-13	OKAY		602	0.0	0.00	N		0
15	05-20-13	TAG VERIFY		602	0.0	0.00	N		0
15	05-17-13	TAG CHECK		602	0.0	0.00	N		0
11	04-15-13	BILLED	B	602	0.02	200.00	N		9
11	04-12-13	SEND CREW	B	602	0.0	0.00	N		9
13	12-31-12	BILLED	B	602	0.1	200.00	N		6
13	12-29-12	SEND CREW	B	602	0.0	0.00	N		6

ADD Update Delete

ID: [] Date: [] Action: [] Type: [] Cust: [] Tune: [] Amount: [] Waived: [] Comment: []

Crew Note: [] Track #: [] Clean Up By Date: []

Save (F10) Exit (ESC) Help Clear (F9) Browse On Archive On []

Safe Place
Call Home

Jobs &
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Healthy Lives

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The Minneapolis

City That Works

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& strategic directions

Recycle Bin

4-15-13 - billed for clean-up

12-31-12 - billed for clean-up

CITY OF MINNEAPOLIS
INSPECTIONS DIVISION
HOUSING MAINTENANCE SECTION
300 PUBLIC SERVICE CENTER
250 SOUTH 4TH STREET
MINNEAPOLIS, MINNESOTA 55415

MAHMOOD K KHAN

2972 OLD HWY 8
ROSEVILLE, MN 55113

17-APR-13
Request Number:13-0970126

Re: 2714 4TH ST N

An inspection on **15-APR-13** of the premises at the above address disclosed conditions that are violations of the Minneapolis Code of Ordinances. An inspection will be done at no charge after the listed due date(s).

Keeping up our properties sends a signal that we care about our neighborhoods and about each other. We believe that caring about our neighborhoods helps us prevent crime. This is why Minneapolis Inspections pays special attention to all Minneapolis neighborhoods in the city.

The following corrections are required:

Please remove the following item(s) from your property. Minneapolis Code of Ordinances 244.40, 244.700, 227.90 and 227.100. This violation is a nuisance condition. For more information on proper disposal, call Recycling at 673-2917. THIS VIOLATION IS EXEMPT FROM REINSPECTION FEES. THIS VIOLATION IS NOT APPEALABLE TO THE MINNEAPOLIS HOUSING BOARD OF APPEALS. Violation Text 021.

Inspector's Comments: REMOVE SCRAPWOOD, BRUSH, BROKEN CHAIR PILE AND MISC DEBRIS IN REAR YARD NEAR FENCE.

Due Date: 22-APR-2013

ATTENTION A city contractor has been given notice about this violation. If the condition is not corrected by the date due, **THE CONTRACTOR MAY IMMEDIATELY CORRECT THIS CONDITION WITHOUT FURTHER NOTICE AND ALL COSTS OF SUCH REMOVAL OR CORRECTION WILL BE ADDED AS A SPECIAL ASSESSMENT AGAINST THE PROPERTY.**

Your prompt cooperation in attending to the item(s) above would be appreciated.

PLEASE NOTE:

1

MTO BKS
RFS# 13-0970126
LETPRUB_new29-aug-07.MRG

If your property receives **two (2)** or more notices within twelve **(12) months** to abate a nuisance condition the city may abate the conditions without further notice within **twelve (12) months from the date of the second notice**. All costs of the removal or correction will be charged to you as a special tax assessment against your property. It will cost you less to hire a private party to correct the nuisance condition than if you wait for the city to correct it. See Minneapolis ordinance sections 227.90, 227.100, and 244.1580.

IF YOU HAVE ANY QUESTIONS ABOUT THESE ORDERS, OR IF YOU ARE NOT THE OWNER, AGENT OR OCCUPANT, PLEASE CALL 311.

**If calling from outside the 612 area code, please dial 612-673-3000.*

Housing does not typically grant extensions for nuisance violations.

Housing Inspections maintains limited office hours from noon to 4:30 PM on Tuesdays.

On Tuesdays, Housing Inspections Services Office will maintain limited hours of operation. On Tuesdays the office hours will be from noon to 4:30 p.m. to allow for staff training and to work on departmental priority projects. The Housing Inspections Services office will maintain normal hours of operations Mondays, Wednesdays, Thursdays and Fridays from 8 a.m. – 4:30 p.m.

Housing Inspections Office Hours:

The Housing Inspections Services office is open Mondays, Wednesdays, Thursdays and Fridays from 8 a.m. to 4:30 p.m. and Tuesdays from noon to 4:30 p.m.

The Minneapolis code of ordinances, including sections on the Housing Maintenance Code, is available on computer terminal (online) at:

- ◆ Minneapolis Public Library, Government Documents Section
- ◆ City Clerk's Office, Room 304 City Hall, 350 So. 5th St.

The code is also available at www.ci.minneapolis.mn.us.

Follow these steps to guide you through the web page:

- ◆ Go to: How do I... -Find Information About-
- ◆ Select Minneapolis Ordinances
- ◆ Click Go
- ◆ Click on the Minneapolis code of Ordinances
- ◆ Enter your subject or ordinance section number and click on search.

ALL MATERIAL AND SERVICES ARE AVAILABLE IN ACCESSIBLE FORMATS.

English- Attention. If you want help translating this information, call:

Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700

Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac
612-673-3500

Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800

Sign Language Interpreter- 612-673-3220 TTY: 612-673-2626

Cleanup Order: 2714 4TH ST N

MAY 20 2013

RFS: 13-0970126

✓mc

Address: 2714 4TH ST N

APN: 1002924330023

Inspector BRYAN Phone: 612-685-8576

Inspector's Comments: REMOVE SCRAPWOOD, BRUSH, BROKEN CHAIR PILE AND MISC DEBRIS IN REAR YARD NEAR FENCE

Removal Date: 4/29/2013	Arrival Time: 3:11 PM	Departure Time: 3:35 PM		
Disposal Location: Transfer Station				
Rate:	Hours:	SubTotal	*Mattress Fee:	Total:
\$169 per hour X	0.4	= \$75.00	+ \$0.00	= \$75.00

* \$16 per mattress collected

Solid Waste & Recycling Office Use

RFS: 13-0970126	Camera: ICB
	Before Photo(s): 291-293
Address: 2714_4TH_ST_N	After Photo(s): 294-296
	
Worker1: RICHARD_THOMPSON	
	
Worker2: FRANK_SAMUEL	
	

ACKNOWLEDGEMENT OF SUPERVISOR

I have reviewed the photographs and submitted charges. Based on this, I authorize payment in the amount as shown above.

KJZ 5-13-13

Authorized City Representative

DATE

CITY OF MINNEAPOLIS - DEPARTMENT OF INSPECTIONS

0

Inspection Cleanup Order

RFS: 13-0970126



5844
Bryant

Address: 2714 4TH ST N

Clean By Date: 4/23/2013

Description: REMOVE SCRAPWOOD, BRUSH, BROKEN CHAIR PILE AND MISC DEBRIS IN REAR YARD NEAR FENCE



and call the Clean City Foreman if...

- You estimate this cleanup will take over 3 hours.
- You are denied access to property.
- There is refuse at the address that does not match the description or Inspector's photo.
- You have safety concerns.
- You have any questions at ALL.

Denied Access Already Clean # of Mattresses/box springs collected: _____

Date: 4/29/13

Start Time: 3:11

End Time: 3:35

Worker Names: R. Thompson, F. Samuels
(Print Full Names)

Camera Used: ICA ICB ICC ICD **Note: Only these cameras can be used!**

Photo Numbers: [Before]: 291 - 293 [After]: 294 - 296

Crew Check List:

- Only refuse listed in the description, shown in the photo or approved by a Foreman was collected
- Before and After photos were taken and reviewed
- Your photos have the same point of view as the Inspector's photo(s)

Crew Notes: _____

PRE-AUTHORIZATION

PRE-AUTHORIZATION AND STATEMENT OF COST FOR REMOVAL OF OFFENSIVE MATTER FROM PRIVATE PROPERTY, PURSUANT TO SEC. 227.90, 227.100 & 244.1580 OF THE MINNEAPOLIS CODE OF ORDINANCES.

Authorization is hereby given to **SOLID WASTE AND RECYCLING** for REMOVAL OF OFFENSIVE MATTER in accordance with 244.100 of the Minneapolis Housing Code of Ordinances. The undersigned _____, files this statement for cost of service rendered for removal of offensive matter from the private property described as:

RFS #: **13-0970126**
 ADDRESS: **2714 4TH ST N**
 NEIGHBORHOOD: **HAWTHORNE**
 PARTY: **MAHMOOD K KHAN**
 APN#: **1002924330023**
 LOT SIZE: **6908 SQFT, (44 x 157 feet)**
 ORIGINAL NOTICE ISSUED: **15-APR-13**
 DUE DATE: **22-APR-13**
 INSPECTOR: **BRYAN STARRY (BKS), HOUSING INSPECTOR II, Phone: (612) 685-8576**
 DESC. OF WORK DONE: **021 REMOVE RUBBISH**
 INSPECTOR'S COMMENTS: **REMOVE SCRAPWOOD, BRUSH, BROKEN CHAIR PILE AND MISC DEBRIS IN REAR YARD NEAR FENCE.**

REMOVAL DATE:		ARRIVAL TIME		DEPARTURE TIME	
DISPOSAL LOCATION:					
RATE	X	TIME	X	NUMBER OF EMPLOYEES	TOTAL
Additional Charges					
TOTAL CHARGES FROM ABOVE:					

ACKNOWLEDGMENT OF CONTRACTOR

I, _____, being first duly sworn, on this oath, says that he/she is the claimant named above; that the above account, claim and demand is just and true; that the work above described was actually done by him/her on the property described; that the amounts charged are such as allowed by law; and that not part of the same has been paid.

Subscribed and sworn to before me on this:

_____ day of _____ 2007

NOTARY PUBLIC OF _____ COUNTY

ACKNOWLEDGMENT OF SUPERVISOR

I have reviewed the photographs and submitted charges. Based on this, I authorize payment in the amount as shown above.



04.15.2013

2714 4th ST N 021 PRE AUTH RUBBISH REAR YARD AREA 15APR13 BKS



04.15.2013



04.15.2013

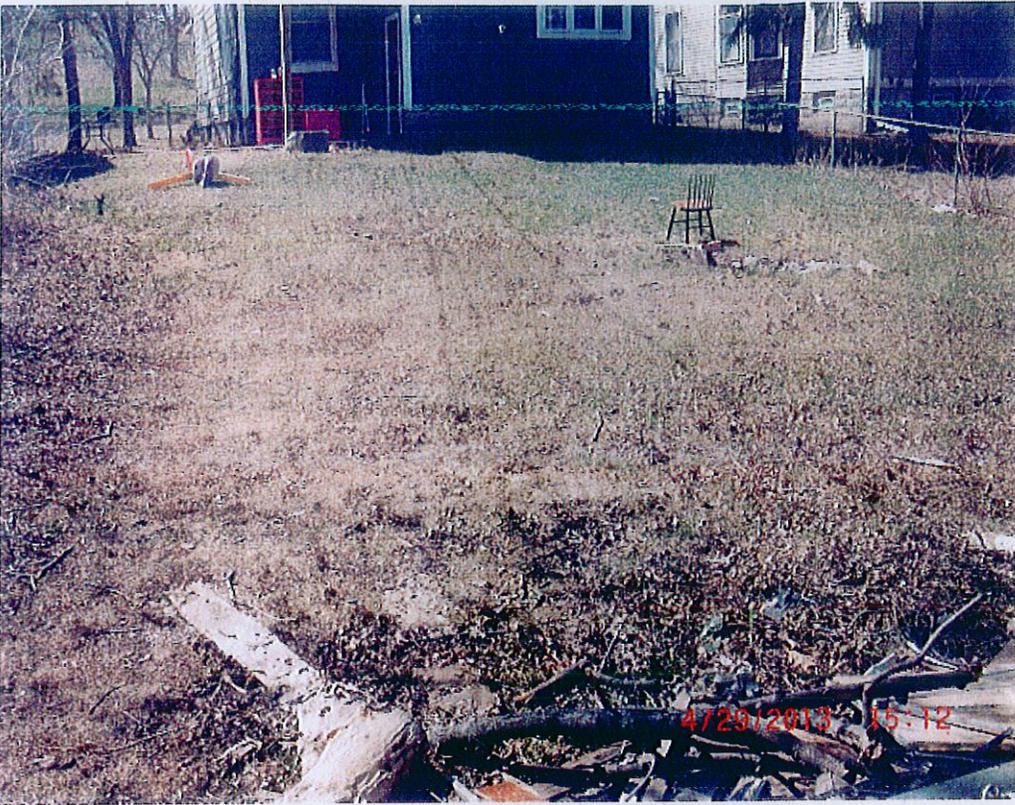


04.15.2013



BEFORE

2714 4TH ST N
RICHARD THOMPSON
FRANK SAMUEL
1 OF 4



BEFORE

2714 4TH ST N
RICHARD THOMPSON
FRANK SAMUEL
2 OF 4



AFTER

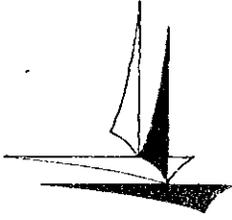
2714 4TH ST N
RICHARD THOMPSON
FRANK SAMUEL
3 OF 4



AFTER

2714 4TH ST N
RICHARD THOMPSON
FRANK SAMUEL
4 OF 4

NOTICE OF REVOCATION OF RENTAL LICENSE OR PROVISIONAL LICENSE



Minneapolis
City of Lakes

**Regulatory Services
Department**

**Housing Inspections
Services Division**

250 South 4th Street - Room 300
Minneapolis, MN 55415-1316

Office 612 673-5826
Fax 612 673-2314
TTY 612 673-3300

August 16, 2013

Property Address: 2714 - 4th Street North

Mahmood Khan
2972 Old Hwy 8
Roseville, MN 55113

This is to notify you that the above property fails to meet one or more of the rental licensing standards below: (Minneapolis Code of Ordinances 244.1910 and 244.1940)

- (1) Required License fee not paid
- (2) Rental dwelling units exceed maximum number allowed by Zoning
- (3) Rental dwelling unit(s) over occupied or illegally occupied
- (4) Rental dwelling unit(s) used or converted to rooming units in violation of Zoning Code
- (5) **Repeated accumulation of weeds, vegetation, junk, debris, or rubbish**
- (6) Rental dwelling unit(s) are in a substandard condition
- (7) Licensee has not paid required reinspection fees
- (8) Licensee has not allowed required inspection of unit(s) MCO 244.2000(c)
- (9) Licensee has failed to maintain and keep written register of tenants
- (10) Licensee has failed to submit a building scheme
- (11) Property taxes delinquent or assessments for administrative citations
- (12) Responsible party has bench warrant(s) pursuant to the Housing/Zoning Code
- (13) Owner/licensee/manager has had 2 or more licenses revoked.
- (14) Licensee has adverse license action in progress
- (15) Rental License application is not current per section 244.1840
- (17) Licensee failed to obtain required permits MN Rule CH 1300.0120
- (18) Licensee allowed water shut for non-payment 244.1910(18)
- (19) Other Cause - chapter 4, section 16 of the Charter
- (20) Notice to tenant of pending foreclosure/cancellation of Contract for Deed
- (21) 2nd violation of letting/offering to let unlicensed rental
- (22) Property with Rental Dwelling Units of 2+ must provide Recycling Services.
- (23) The licensee or applicant shall not have unpaid fines or fees owing the City.

Documentation is attached which refers to the above checked standard(s) in violation.

In addition, defects that create an imminent hazard to health or safety may be cause for the immediate denial, non-renewal, revocation, or suspension of the rental license or provisional license (Section 244.1940). Also, licensing procedures are in addition to and do not supersede or preempt such other remedies such as condemnation or legal action.

If you do not appeal this action within 15 days from the date of this notification, the City Council may take action to Revoke your license(s).

If the City Council revokes the Rental License(s), the affected dwellings therein must be vacated, and shall not be re-occupied until a new license is granted by the City Council.

An appeal form and a copy of appeal procedures (MCO 244.1960) are enclosed.

Sincerely,

A handwritten signature in cursive script that reads "Cynthia M. Gagnier".

Cynthia M. Gagnier
Manager, Administrative Services
612-673-5898

Enclosure

PLEASE KEEP THIS SIGN UP

City of Minneapolis
Department of Regulatory Services
Housing Inspections

**NOTICE TO TENANTS
OF RENTAL LICENSE REVOCATION,
DENIAL, NON-RENEWAL OR SUSPENSION**

To Renters of

2714-4th St. N.

The license your landlord needs for this building cannot be given at this time due to:

Repeated Nuisance Violations

L55

Reference: Minneapolis Code of Ordinances 244.1910 Licensing Standards

Your landlord must appeal this decision by

9-10-13

You will be notified when this action becomes final. If the City Council revokes the rental license for this building, you will be given time to move. The Rental License is still valid until this action becomes final.

FOR GENERAL INFORMATION, PLEASE CALL 311

Date Posted

8-19-13

English- Attention. If you want help translating this information, call

Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700

Somali- Ogow. Haddi aad dooneyso in lagaa kaimeeyo tarjamaadda macluumaadkani oo lacag la'aan wac 612-673-3500

Hmong-Ceeb toom. Yog koj xav tau kev pab bxhais cov xov no rau koj dawb, hu 612-673-2800

Sign Language Interpreter- 612-673-3220 TTY: 612-673-2626

7010 1870 0002 5038 0598

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To: *Mahmood Khan*
 Street, Apt. No.; or PO Box No.: *2972 Old Hwy 8*
 City, State, ZIP+4: *Roseville, MN 55113*

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <i>X Skhan</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery <i>8/20/08</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>
<p>1. Article Addressed to: <i>Mahmood Khan</i> <i>2972-Old Hwy 8</i> <i>Roseville, MN 55113</i></p>	<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number (Transfer from service label) 7010 1870 0002 5038 0598</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

Rental Dwelling License Revocation Appeals Application

Any person wishing to file an appeal must prepare this form and submit this form along with a certified check or money order in the amount of \$300.00, payable to the Minneapolis Finance Department as an appeal filing fee. Submit the appeal form and filing fee to:

Regulatory Services
Minneapolis Housing Inspections
250 South 4th Street, Room 300
Minneapolis, MN 55415

SEP 9 PM 2:50

Office hours are 8:00-4:30, Monday through Friday.

Any appeal must be filed within 15 days of receipt of the notice of license or provisional license denial, non-renewal, revocation or suspension or the appeal will be denied.

I hereby appeal the determination of my license and request a hearing.

Reason: VIOLATION OF MY STATUTORY &
CONSTITUTIONAL RIGHTS & UNDER CITY CODES
AND TENANT RELATED ARGUMENTS.

Date: 9/9/2013 Property Address: ① 2135 - 4th STREET N, MPLS
② 2319 - 3RD STREET N, MPLS
Owner/Appellant's Name, Address, City, State, Zip: ③ 2714 - 4th STREET N, MPLS
MAHMOOD KHAN ④ 3557 - DUPONT AVE. N. MPLS
2972 OLD HWY-8
ROSEVILLE, MN 55113

Signature: Mulman

You will be notified of the time and place of the appeals hearing. At the hearing you may be represented by an attorney if you so desire or you may represent yourself. You will have an opportunity to respond and to challenge the licensing action, to present witnesses and evidence under oath, and to cross-examine opposing witnesses under oath.

CITY OF MINNEAPOLIS

MISCELLANEOUS RECEIPT

DATE ISSUED.....: 09-SEP-2013
 RECEIPT #.....: 13-39961
 FROM.....: MAHMOOD KHAN
 COMMENTS.....: REVOCATION APPEAL

FEE CODE	DESCRIPTION	FEES	PAYMENTS
-----		-----	-----
BMISC CREDIT	MISC. REVENUE CREDIT CARD	\$300.00	\$300.00
		TOTAL FEES:	\$300.00
		TOTAL PMTS:	\$300.00
		BALANCE:	\$0.00
		RECEIVED:	\$300.00
		CHANGE:	\$0.00

244.1920. - Licensing standards. (a) The following minimum standards and conditions shall be met in order to hold a rental dwelling license under this article. Failure to comply with any of these standards and conditions shall be adequate grounds for the denial, refusal to renew, revocation, or suspension of a rental dwelling license or provisional license, or for the imposition of reasonable conditions or restrictions upon such a license pursuant to section 259.165

- (1) The licensee or applicant shall have paid the required license fee.
- (2) Rental dwelling units shall not exceed the maximum number of dwelling units permitted by the Zoning Code.
- (3) No rental dwelling or rental dwelling unit shall be over occupied or illegally occupied in violation of the Zoning Code or the Housing Maintenance Code.
- (4) The rental dwelling shall not have been used or converted to rooming units in violation of the Zoning Code.
- (5) The owner shall not suffer or allow weeds, vegetation, junk, debris, or rubbish to accumulate repeatedly on the exterior of the premises so as to create a nuisance condition under section 227.90 of this Code. If the city is required to abate such nuisance conditions under section 227.100 or collect, gather up or haul solid waste under section 225.690 more than three (3) times under either or both sections during a period of twenty-four (24) months or less, it shall be sufficient grounds to deny, revoke, suspend or refuse to renew a license.
- (6) The rental dwelling or any rental dwelling unit therein shall not be in substandard condition, as defined in section 244.1920
- (7) The licensee or applicant shall have paid the required reinspection fees.
- (8) The licensee or his or her agent shall allow the director of inspections and his or her designated representative to perform a rental license review inspection as set forth in section 244.2000(c).
- (9) The licensee shall maintain a current register of all tenants and other persons with a lawful right of occupancy to a dwelling unit and the corresponding floor number, and unit number and/or letter and/or designation of such unit within the building. The register shall be kept current at all times. The licensee shall designate the person who has possession of the register and shall inform the director of the location at which the register is kept. The register shall be available for review by the director or his or her authorized representatives at all times.
- (10) The licensee shall submit to the director of inspections or an authorized representative of the director, at the time of application for a rental dwelling license and for just cause as requested by the director, the following information: the number and kind of units within the dwelling (dwelling units, rooming units, or shared bath units), specifying for each unit, the floor number, and the unit number and/or letter and/or designation.
- (11) a. There shall be no delinquent property taxes or assessments on the rental dwelling, nor shall any licensee be delinquent on any financial obligations owing to the city under any action instituted pursuant to Chapter 2, Administrative Enforcement and Hearing Process.
b. The licensee or applicant shall have satisfied all judgments duly entered or docketed against the licensee or applicant by any court of competent jurisdiction arising out of the operation of a rental property business. This subsection shall not be found to have been violated if the licensee or applicant demonstrates that the underlying case or action leading to the entry of judgment is being properly and timely removed to district court or otherwise appealed, or when the judgment is being paid in compliance with a payment plan accepted by either a court possessing jurisdiction over the judgment or the judgment creditor or during any period when the enforcement of the judgment has been duly stayed by such a court. This subsection shall become effective January 1, 2008.
- (12) There is no active arrest warrant for a Minneapolis Housing Maintenance Code or Zoning Code violation pertaining to any property in which the licensee, applicant or property manager has a legal or equitable ownership interest or is involved in management or maintenance.
- (13) a. Any person(s) who has had an interest in two (2) or more licenses revoked pursuant to this article or canceled pursuant to section 244.1925 or a combination of revocations or cancellations shall be ineligible to hold or have an interest in a rental dwelling license or provisional license for a period of five (5) years.
b. Any person(s) who has had an interest in a license revoked pursuant to this article or canceled pursuant to section 244.1925, shall be ineligible from obtaining any new rental dwelling licenses for a period of three (3) years.
- (14) No new rental dwelling license shall be issued for the property during the pendency of adverse license action initiated pursuant to section 244.1940

- (15) The licensee or applicant must have a current, complete, and accurate rental dwelling application on file with the director of inspections in accord with the provisions of section 244.1840
- (16) a. Before taking a rental application fee, a rental property owner must disclose to the applicant, in writing, the criteria on which the application will be judged.
- b. Application forms must allow the applicant to choose a method for return of the application fee as either 1) mailing it to an applicant's chosen address as stated on the application form, 2) destroying it 3) holding for retrieval by the tenant upon one (1) business-day's notice.
- c. If the applicant was charged an application fee and the rental property owner rejects the applicant, then the owner must, within fourteen (14) days, notify the tenant in writing of the reasons for rejection, including any criteria that the applicant failed to meet, and the name, address, and phone number of any tenant screening agency or other credit reporting agency used in considering the application.
- d. The landlord must refund the application fee if a tenant is rejected for any reason not listed in the written criteria.
- e. Nothing in this section shall prohibit a rental property owner from collecting and holding an application fee so long as the rental property owner provides a written receipt for the fee and the fee is not cashed, deposited, or negotiated in any way until all prior rental applicants either have been screened and rejected for the unit, or have been offered the unit and have declined to take it. If a prior rental applicant is offered the unit and accepts it, the rental property owner shall return all application fees in the manner selected by the applicant, pursuant to section (b).
- f. Violation of this subsection, 244.1910(16), may result in an administrative citation, or may contribute to the denial or revocation of a rental license.
- g. This subdivision shall become effective December 1, 2004.
- (17) An owner shall not have any violations of Minnesota Rule Chapter 1300.0120 subpart 1, related to required permits, at any rental dwelling which they own or have an ownership interest. A violation of Minnesota Rule Chapter 1300.0120 subpart 1 shall result in a director's determination of noncompliance notice being sent, pursuant to 244.1930 to the owner regarding the rental dwelling where the violation occurred. A second violation, at any rental dwelling in which the owner has an ownership interest, of Minnesota Rule Chapter 1300.0120 subpart 1, related to required permits, shall result in the issuance of a director's notice of denial, non-renewal, or suspension of the license or provisional license, pursuant to 244.1940 of the Code, for the rental dwelling where the second violation occurred.
- (18) The owner, where the owner pays the water bill for a rental dwelling, shall not allow the water to be shut off for non-payment. If water to a rental dwelling has been turned off, for lack of payment by the owner it shall be sufficient grounds to deny, revoke, suspend or refuse to renew a license or provisional license.
- (19) The provisions of this section are not exclusive. Adverse license action may be based upon good cause as authorized by Chapter 4, Section 16 of the Charter. This section shall not preclude the enforcement of any other provisions of this Code or state and federal laws and regulations.
- (20) A licensee or owner/landlord shall not be in violation of section 244.265 of this Code, which requires owner/landlords to notify tenants and prospective tenants of pending mortgage foreclosure or cancellation of contract for deed involving the licensed property.
- (21) Any person(s), having an ownership or management interest in any property, upon a second violation of section 244.1810 by allowing to be occupied, letting or offering to let to another for occupancy, any dwelling unit without having first obtained a license or provisional license, shall be ineligible to hold or have an interest in a rental dwelling license or provisional license for a period of two (2) years.
- (22) The owner or licensee shall not be in violation of section 225.780, which requires every owner of a building containing two (2) or more dwelling units to provide for recycling services.
- (23) The licensee or applicant shall not have any unpaid fines or fees owing to the City of Minneapolis related to their rental property.

(90-Or-235, § 6, 9-14-90; 91-Or-220, § 1, 11-8-91; 94-Or-124, § 1, 9-16-94; 95-Or-097, § 2, 6-30-95; Ord. No. 97-Or-056, § 8, 6-27-97; 99-Or-163, § 5, 12-17-99; 2001-Or-074, § 1, 6-22-01; 2003-Or-070, § 2, 6-20-03; 2004-Or-122, § 1, 10-22-04; 2005-Or-008, § 1, 2-11-05; 2006-Or-115, § 2, 10-20-06; 2007-Or-063, § 1, 8-31-07; 2008-Or-016, § 4, 2-29-08; 2009-Or-044, § 2, 5-22-09; 2010-Or-041, § 1, 4-16-10; 2011-Or-044, § 1, 4-29-11; 2011-Or-108, § 4, 11-18-11; 2013-Or-040, § 1, 4-12-13)

244.1930. Director's determination of noncompliance; notice. (a) If the director of inspections determines that a building or dwelling unit fails to meet the licensing standards set forth in section 244.1910, or section 244.1920, he or she shall mail a notice to the owner and the person designated by the owner as the person responsible for the maintenance and management of the building or dwelling unit. The notice shall specify the reasons why the building or unit fails to meet the licensing standards in section 244.1910 or section 244.1920 and shall include a copy of the inspection report if applicable. However, if a building or dwelling unit fails to meet licensing standards 244.1910(2), (3), (4), (13)(a), (18) or (21), for a second time under the same owner/licensee, a notice of director's determination of noncompliance shall not be required to be sent as the building or dwelling unit may be subject to an action for denial; non-renewal; revocation or suspension pursuant to section 244.1940.

(b) If the rental dwelling fails to meet one (1) or more of the standards set forth in section 244.1910, the notice shall indicate that the license holder or applicant has ten (10) days to correct the defects, after which the city council will take action to deny, refuse to renew, revoke, or suspend the license or provisional license.

(c) If the rental dwelling fails to meet the standards set forth in section 244.1920, the notice shall indicate that the license holder or applicant has sixty (60) days to correct the defects causing the building to be substandard, after which the city council will take action to deny, refuse to renew, revoke, or suspend the license or provisional license. The director may for good cause authorize additional time to correct defects causing a building to be substandard. If the defects create an imminent hazard to health or safety, the director may proceed immediately for denial, nonrenewal, revocation, or suspension under section 244.1940, or may shorten the deadline for compliance to less than sixty (60) days.

(d) Whenever a notice of noncompliance is issued under this section, the director of inspections shall also cause a notice to tenants to be prominently posted on the building. The notice shall indicate that a license proceeding has been commenced against the owner because the building has been found to be in violation of the housing maintenance code; that after a stated period of time allowed to bring the building into compliance, the city council may proceed to deny, revoke, or suspend the rental dwelling license for the building; that if the city council denies, revokes, or suspends the license, tenants may be required to vacate the building; that further information can be obtained from the City of Minneapolis Housing Services Office.

(e) The director of inspections shall send copies of the notice of noncompliance and the notice to tenants to the housing services office. (90-Or-235, § 6, 9-14-90; 95-Or-097, § 3, 6-30-95; 99-Or-163, § 6, 12-17-99; 2011-Or-044, § 2, 4-29-11; 2011-Or-108, § 5, 11-18-11)

244.1940. Denial; non-renewal; revocation; suspension. (a) If after any period for compliance under section 244.1930 has expired, the director determines that the dwelling fails to comply with any of the licensing standards in sections 244.1910 or 244.1920, or the director has initiated an action to deny, revoke, suspend, or not renew a license pursuant to section 244.2020, or if the director determines that a building or dwelling unit fails to meet licensing standards 244.1910(2), (3), (4), (13)(a), (18) or (21), for a second time, under the same owner/licensee, the director shall mail the owner and the person designated by the owner as the person responsible for the maintenance and management of the building or dwelling unit, a notice of denial, non-renewal, revocation, or suspension of the license or provisional license. The notice shall state:

- (1) That the director has determined that the building fails to comply with the licensing standards for rental dwellings in section 244.1910 and section 244.1920, that the licensee has failed to take appropriate action following conduct by tenants and/or their guests on the licensed premises under section 244.2020, or that the licensee has failed to submit a written management plan that satisfies the requirements set forth in 244.2020(d).
- (2) The specific reasons why the building fails to meet licensing standards, including copies of applicable inspection reports, or notices sent to licensee of conduct on licensed premises.
- (3) That the director has referred the matter to the city council with a recommendation to deny, not renew, revoke, or suspend the license or provisional license.
- (4) That the city council will deny, refuse to renew, revoke, or suspend the license or provisional license unless the owner appeals the determination within fifteen (15) days after receipt of the notice, in the manner provided in section 244.1960.
- (5) That after denial, nonrenewal, revocation or suspension, the dwelling or the affected dwelling units therein must be vacated, and shall not be reoccupied until all violations are corrected and a license is granted by the city council, (except where an extension of time has been granted by the director of inspections due to weather). Further, no license will be granted by the city council until an approved plan to control conduct on premises has been presented and accepted by the city council if the denial, non-renewal, revocation or suspension was under section 244.2020.
- (6) The notice shall describe how an appeal may be filed under section 244.1960.
- (7) The director shall cause a notice to tenants to be mailed or delivered to each licensed dwelling unit and prominently posted on the building. The notice shall indicate that the rental dwelling license for the building has been denied, revoked, or suspended, whichever is applicable; that the action will become final on a specific date unless the building owner appeals and requests a hearing; that tenants may be required to vacate the building when the action becomes final; that further information can be obtained from the City of Minneapolis Housing Services Office.

(b) Lapsed licenses. If a license lapses, or is surrendered, withdrawn, terminated, or otherwise becomes ineffective, the director may proceed, pursuant to subdivision (a), with an action to deny, non-renew, revoke or suspend if the action was commenced prior any lapse, surrender, withdraw, termination or other loss of license.

(c) Any action taken under this section shall be instituted against the rental dwelling license held by the owner(s), licensee and the person designated by the owner as the person responsible for the maintenance and management of the licensed property. (90-Or-235, § 6, 9-14-90; 95-Or-097, § 4, 6-30-95; 99-Or-163, § 7, 12-17-99; 2004-Or-007, 1-30-04; 2004-Or-112, § 1, 10-8-04; 2011-Or-044, § 3, 4-29-11; 2011-Or-108, § 6, 11-18-11)

225.690. - Solid waste collection outside of refuse containers; charges.

(a) City haulers of solid waste in the city shall collect, gather-up and haul all solid waste, building or demolition debris, tires, or yard waste lying within a radius of twenty (20) feet of the solid waste collection point. The radius shall be applied only within the boundaries of the property on which collection takes place. If solid waste lies in a continuous pile within and outside the area circumscribed by the radius line, haulers shall proceed beyond the radius line to collect and gather-up solid waste. Under regulations drafted by the city engineer, time limitations and charges may be established for the collection under this section.

(b)

With respect to each instance in which haulers are required to collect, gather-up and haul solid waste under paragraph (a) above, written notice shall be provided to any person or persons requiring such service that all future collections, gathering-up and hauling required for health, safety and welfare purposes, shall be done at the expense of the utility bill payer.

(c)

The city engineer shall establish a schedule of service charges and procedures for services provided under paragraph (a), which shall reasonably relate to the additional cost of the service required. Service charges shall be:

(1)

Added to the utility bill as provided in section 509.870; or

(2)

Added to the account of a previous utility bill payer if the city engineer determines that a previous utility bill payer is responsible for the solid waste which was gathered up; or

(3)

Billed to the taxpayer if there is information or materials in the solid waste which was gathered up that reasonably indicates the utility bill payer was not the source of the solid waste. The decision to bill the taxpayer will be made on a case by case basis, and nothing herein shall require the city engineer to bill the taxpayer.

(d)

If any bill in paragraph (c)(3) for additional service is delinquent it may be assessed against the property served in the manner and under the provisions of section 225.660. (91-Or-215, § 1, 10-25-91; 92-Or-068, § 1, 5-22-92; 96-Or-046, § 40, 5-24-96; 98-Or-132, § 9, 11-13-98)

227.90. Offensive conditions and vegetation declared.

(a) *In general.* No owner, agent or occupant of any privately owned lands or premises shall place upon, or permit upon the owner's premises any noxious weeds as are defined in Minnesota Statutes or Minnesota Rules, dirt or rubbish, or any swill, offal, garbage (except in authorized containers), ashes, barnyard litter, manure, yard cleanings, dead animals, inoperable vehicle as defined in the Zoning Code, or any other foul or unhealthy material, or any other condition on said premises, in such a manner as to constitute a nuisance. Except as part of a managed natural landscape as defined in this section, any weeds or grass growing upon any lot or parcel of land in the city to a greater height than eight (8) inches or which have gone or are about to go to seed are hereby declared to be a nuisance condition and dangerous to the health, safety and good order of the city. Ground cover planted and maintained above earth-sheltered buildings need not comply with the height limitation of this section; however, such ground cover shall not contain noxious weeds. Fallen trees, fallen tree limbs, dead trees, dead tree limbs, which in the opinion of the director of inspections constitute a health, safety or fire hazard, are declared to be a nuisance condition. Further, when in the opinion of the director of inspections, trees, brush and plant growth, which due to location and manner of growth constitute a hazard to the public or may cause injury or damage to persons or property when such growth is in violation of sections 244.1580 or 427.280 shall also constitute a nuisance condition.

(b)

Right to install and maintain a managed natural landscape. An owner, authorized agent, or authorized occupant of any privately owned lands or premises may, consistent with this subsection and all other applicable laws, statutes, rules and ordinances, install and maintain a managed natural landscape.

(1)

Definitions.

Managed natural landscape means a planned, intentional and maintained planting of native or non-native grasses, wildflowers, forbs, ferns, shrubs or trees, including but not limited to rain gardens, meadow vegetation, and ornamental plantings.

Meadow vegetation means grasses and flowering broad-leaf plants that are native to, or adapted to, the State of Minnesota, and that are commonly found in meadow and prairie plant communities, not including noxious weeds.

Noxious weed shall have the meaning assigned by Minnesota Statutes, Section 18.77, Subd. 8.

Ornamental plants means grasses, perennials, annuals and groundcovers purposefully planted for aesthetic reasons.

Rain garden means a native plant garden that is designed not only to aesthetically improve properties, but also to reduce the amount of stormwater and accompanying pollutants from entering streams, lakes and rivers.

Turf-grass lawn means a lawn comprised mostly of grasses commonly used in regularly cut lawns or play areas (such as but not limited to bluegrass, fescue, and ryegrass blends), intended to be maintained at a height of no more than eight (8) inches.

(2)

Findings. The city council finds that the installation and maintenance of managed natural landscapes is beneficial to the city's environment and its residents and serves to further adopted city goals in that managed natural landscapes require fewer potentially harmful and costly inputs, improve stormwater retention, increase water quality and biodiversity, reduce greenhouse gas emissions, and provide habitat for wildlife such as birds, butterflies and other beneficial insects and species.

(3)

Requirements.

a.

Managed natural landscapes may include plants and grasses in excess of eight (8) inches in height and which have gone to seed, but may not include any noxious weeds and must be maintained so as to not include unintended vegetation.

b.

Managed natural landscapes may not include any plantings, which due to location and manner of growth constitute a hazard to the public or may cause injury or damage to persons or property when such growth is in violation of sections 244.1580 or 427.280

c.

Managed natural landscapes shall not include turf-grass lawns left unattended for the purpose of returning to a natural state. (Code 1960, As Amend., § 782.010; Ord. of 7-26-74, § 1; 80-Or-180, § 1, 8-8-80; 82-Or-181, § 1, 9-24-82; 84-Or-147, § 1, 8-10-84; 84-Or-176, § 1, 9-28-84; Pet. No. 251060, § 51, 12-15-89; 99-Or-035, § 1, 4-9-99; 2000-Or-096, § 1, 10-13-00; 2011-Or-079, § 1, 9-2-11)

City of Eugene - Ordinance of housing maintenance code related to weeds and other vegetation, § 244.1580

227.100. Abatement of offensive conditions and vegetation.

(a) When there exists on private property a condition which is in violation of section 227.90, a notice to remove the offensive matter or correct the nuisance condition shall be served by the chief of police, the chief of the fire department, director of inspections, commissioner of health, or their authorized representatives, upon the owner. Such notice may be served personally or may be served by mail. Such notice shall describe the matter to be removed and require removal thereof within three (3) days not to include Saturdays, Sundays or holidays following service of the notice. If at the end of said three (3) days following service of such notice the offensive matter has not been removed, or the nuisance condition corrected, the city shall cause the correction or removal and disposition.

(b)

For properties in which there have been two (2) or more notices issued to remove offensive matter or to correct nuisance conditions within the prior twelve-month period, compliance with section (a) shall not be required. For these properties, the second notice issued within a twelve-month period shall contain a general notice that the city may abate future violations of section 227.90 without providing additional specific notice of the violation. This general notice shall remain in effect for twelve (12) months from the date it is sent. This notice shall inform the owner that the costs incurred by the city will be assessed pursuant to the procedure set forth by this ordinance.

(c)

Whether notice was provided pursuant to section (a) or section (b), all costs, including an administrative fee of one hundred dollars (\$100.00), incurred by the city for the removal and disposition of the offensive matter or for correcting the nuisance shall be assessed, levied and collected as a special assessment payable in one (1) sum or by up to ten (10) equal annual installments as the council may provide against the premises from which it was removed, in the manner provided for in this section. In cases where there have been one (1) authorized removal of offensive conditions and/or vegetation at a given site within any twelve-month period, the second and subsequent abatement assessments shall have a double administrative fee until such time as no authorizations are required for a period of twelve (12) months.

(d)

When the city causes the correction or removal and disposition of a nuisance under this section, the chief of police, the chief of the fire department, director of inspections, commissioner of health, or their authorized representatives shall mail to the owner a notice of intent to assess the costs of said action. Such notice shall state the amount and basis for the costs and the time, date and place of a hearing before a

hearing officer appointed by the council to determine the validity and amount of the proposed assessment. The notice may require, as a prerequisite to an owner's challenge of an assessment, that the owner file written objections to the assessment no later than fifteen (15) days before the hearing. The notice shall state that the owner may appeal the assessment to the district court within thirty (30) days after the adoption of the assessment by the council at an annual meeting. The notice shall also inform the owner of the provisions of Minnesota Statutes Sections 435.193 to 435.195 and of the existence of any deferment procedure.

(e)

"Owner," for the purposes of this section, shall mean the person who is listed as the contact person on the current rental licensing application on file with the city, if any, or, if none, the person listed as owner by the city assessor on the homestead record, or, if none, the taxpayer as shown by the records of the city assessor. (Code 1960, As Amend., § 782.011; Ord. of 4-27-73, § 1; Ord. of 8-31-73, § 1; Ord. of 2-22-74, § 1; Ord. of 7-26-74, § 2; 87-Or-077, § 1, 5-8-87; 93-Or-141, § 2, 10-1-93; 2005-Or-075, § 1, 9-2-05; 2008-Or-007, § 1, 2-1-08)