



**Roll Call Number**

Agenda Item Number  
**BDH 1-B**

Date December 19, 2011

WHEREAS, the property located at 413 Shawnee Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present conditions constitute not only a menace to health and safety but are also a public nuisance; and

WHEREAS, the Titleholder William F. Pinegar, (Carol I. Pinegar, deceased) was notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date has failed to abate the nuisance.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The main structure and garage structure on the real estate legally described as E 48.25 F LOTS 61 & 62 COLLEGE PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 413 Shawnee Avenue, have previously been declared a public nuisance;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisance, and should the owner 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 main structure and garage structure.

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED

\_\_\_\_\_  
Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED	APPROVED			

**CERTIFICATE**

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
Mayor

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



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

**BDH 1-B**

**DATE OF NOTICE: March 7, 2011**

**DATE OF INSPECTION: March 04, 2011**

**CASE NUMBER:** COD2011-01420

**PROPERTY ADDRESS:** 413 SHAWNEE AVE

**LEGAL DESCRIPTION:** E 48.25 F LOTS 61 & 62 COLLEGE PARK

WILLIAM F PINEGAR & CAROL I PINEGAR  
Title Holder  
165 WOODLAND RD  
MONTEZUMA IA 50171-8421

An inspection of the referenced property was conducted for its conformance to the Municipal Code of the City of Des Moines. It has been determined from that inspection that the dwelling currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the dwelling will be placarded as unfit for human habitation pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, the dwelling is to remain vacant and unoccupied until occupancy is authorized by this office. If the dwelling is occupied, it must be vacated immediately. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City will issue a Municipal Infraction in accordance with Section 60-304 and 60-306 pursuant to the Municipal code of the City of Des Moines. Additionally, if the property had a Certificate of Inspection, it is hereby revoked.

Attached is a listing of the violations existing on the date of the inspection and a recommendation as to the remedial action required to correct such violations. Failure to correct these violations will result in legal action. The violations noted must be corrected within 30 days from the date of this notice. The violations noted must be corrected within 30 days from the date of this notice. Failure to correct these violations will result in a request to the City Council, sitting as the board of Health, to approve legal action. As a result of this public nuisance action there will be costs incurred by the City. Costs will be billed out when the nuisance has been abated. Failure to pay the costs will result in collection by assessment to the property or personal judgment.

**ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.**

Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner. If you plan to renovate the structure and it has been vacant for a period in excess of one year, there may be zoning issues, which will affect the proposed use of the structure and/or real estate. Please contact the Development Zoning Division at 283-4207 to determine what the legal use for the structure and/or the real estate is prior to commencement of any renovation.

If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from the Building Department. In the event you are unable to arrange for demolition, you may sign a waiver voluntarily authorizing the City to do so. However, the city may take a personal judgment against you for the costs of removal.

If you no longer own the property, notify us in writing of the name, address, and telephone number of the new owner. A copy of the real estate contract or deed, if it has not been recorded at the County Recorder's Office, shall likewise be furnished to the Neighborhood Inspection Division.

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

Jim Nelson

(515) 283-4197



Nid Inspector

DATE MAILED: 3/7/2011

MAILED BY: JDH

**Areas that need attention:** 413 SHAWNEE AVE

<b>Component:</b> Roof	<b>Defect:</b> In disrepair
<b>Requirement:</b> Building Permit	<b>Location:</b> Garage
<b>Comments:</b>	
<b>Component:</b> Mechanical System	<b>Defect:</b> In poor repair
<b>Requirement:</b> Licensed Contractor Certification	<b>Location:</b> Main Structure
<b>Comments:</b>	
<b>Component:</b> Electrical System	<b>Defect:</b> In poor repair
<b>Requirement:</b> Licensed Contractor Certification	<b>Location:</b> Main Structure
<b>Comments:</b>	
<b>Component:</b> Plumbing System	<b>Defect:</b> In poor repair
<b>Requirement:</b> Licensed Contractor Certification	<b>Location:</b> Main Structure
<b>Comments:</b>	
<b>Component:</b> Exterior Walls	<b>Defect:</b> not impervious to water
<b>Requirement:</b> Compliance with Int Residential Code	<b>Location:</b> Main Structure
<b>Comments:</b> Siding missing various locations	
<b>Component:</b> Exterior Walls	<b>Defect:</b> Deteriorated
<b>Requirement:</b> Compliance with Int Residential Code	<b>Location:</b> Garage
<b>Comments:</b> Siding poor shape	
<b>Component:</b> Roof	<b>Defect:</b> Deteriorated
<b>Requirement:</b> Compliance with Int Residential Code	<b>Location:</b> Main Structure
<b>Comments:</b> Between house and garage	
<b>Component:</b> Shingles Flashing	<b>Defect:</b> Deteriorated
<b>Requirement:</b> Compliance with Int Residential Code	<b>Location:</b> Main Structure
<b>Comments:</b> Between house and garage	

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**Component:** Accessory Buildings

**Defect:** In poor repair

**Requirement:** Engineering Report

**Location:**

**Comments:** Attached garage requires engineering report to renovate it.

**Polk County Assessor** 

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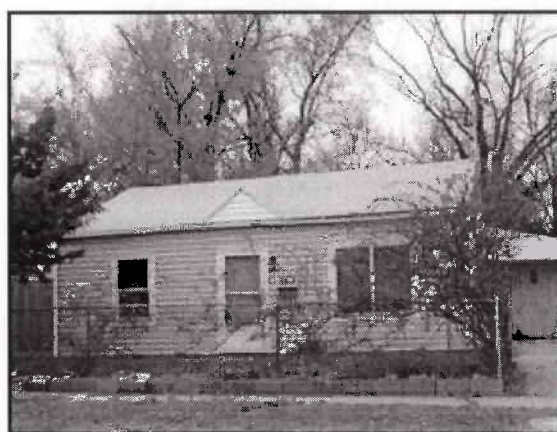
District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
070/00936-000-000	7924-22-427-014	0757	DM84/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
413 SHAWNEE AVE			DES MOINES IA 50313-3555		

Click on parcel to get new listing

[Get Bigger Map](#)

[Google Map](#)

119	4120	:	:	4121	4122	:	:	4121		
117	4116	:	:	4117	4118	:	:	4117		
113	4112	:	:	4113	4112	:	:	4115		
109	4108	:	:	4109	4108	:	:	4111		
105	4104	:	:	4105	4104	:	:	4105		
513	511	:	:	4101	4100	:	:	4101		
130	130	:	:	38	38	:	:	127		
SHAWNEE AVE			SHAWNEE AVE							
139	4040	:	:	4047	4046	:	:	4045		
045	4036	:	:	4041	4042	:	:	4041		
039	4034	:	:	4037	4036	:	:	4037		
037	4032	:	:	4033	4032	:	:	4033		
035	4028	:	:	4029	4028	:	:	4031		
027										



Approximate date of photo 04/05/2004

**Mailing Address**

WILLIAM F PINEGAR  
165 WOODLAND RD  
MONTEZUMA, IA 50171-8421

**Legal Description**

E 48.25 F LOTS 61 & 62 COLLEGE PARK

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	PINEGAR, WILLIAM F	1968-04-24	3934/513	
Title Holder #2	PINEGAR, CAROL I			

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Residential	Full	11,000	64,400	0	75,400

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



**BDH** 1-B

Taxable Value Credit	Name	Number	Info
Homestead	PINEGAR, WILLIAM F	89667	

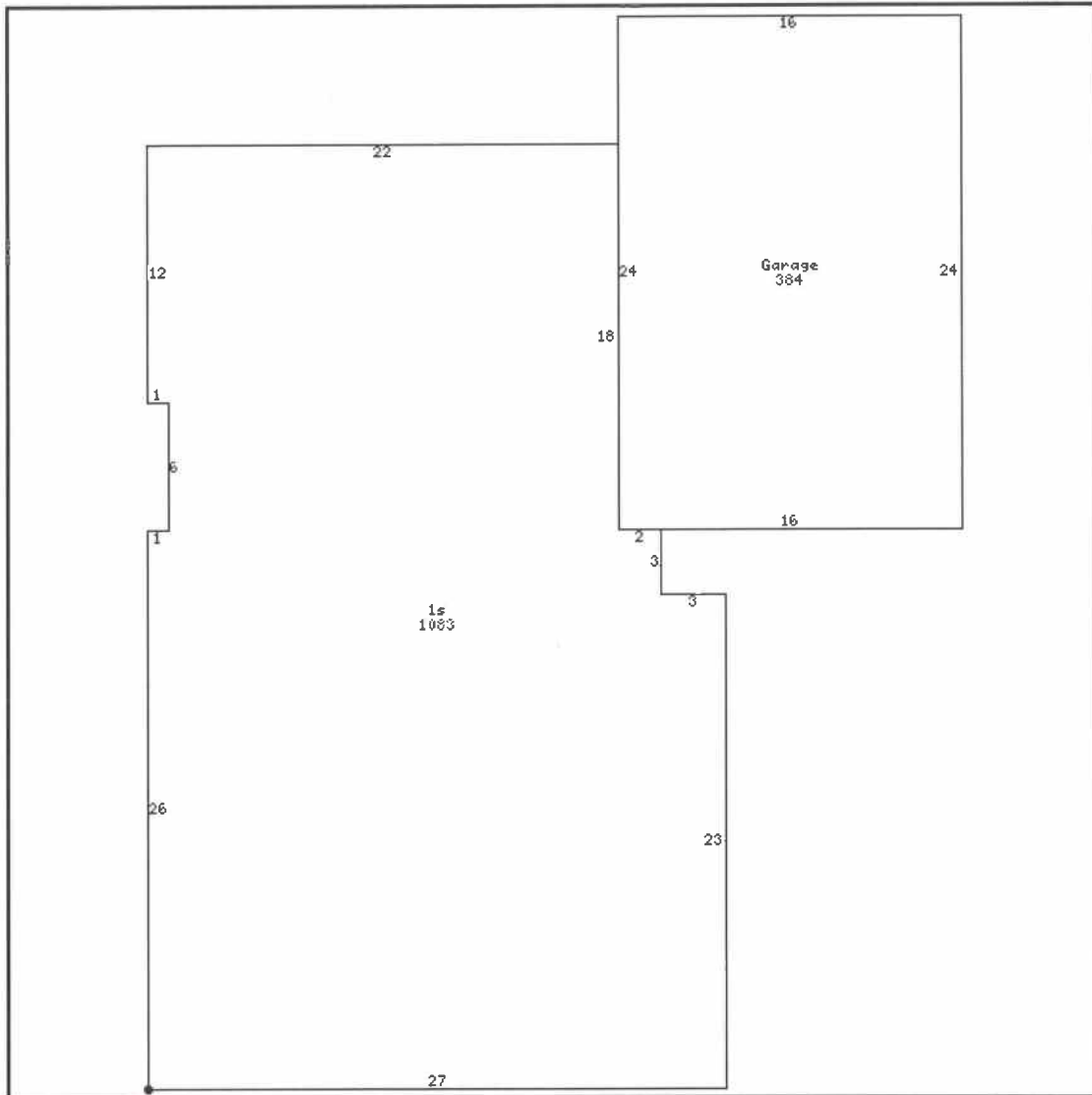
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

**Source:** City of Des Moines Community Development **Published:** 2011-05-25 **Contact:** Planning and Urban Design 515 283-4200

Land					
SQUARE FEET	4,825	FRONTAGE	48.0	DEPTH	100.0
ACRES	0.111	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	RN/Ranch
YEAR BUILT	1947	# FAMILIES	1	GRADE	4
GRADE ADJUST	-05	CONDITION	NM/Normal	TSFLA	1,083
MAIN LV AREA	1,083	ATT GAR AREA	384	FOUNDATION	P/Poured Concrete
EXT WALL TYP	VN/Vinyl Siding	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	0	BATHROOMS	1
BEDROOMS	2	ROOMS	5		

**BDH** 1-B



Year	Type	Status	Application	Permit/Pickup Description
1999	P/Permit	NA/No Add	1998-01-02	AL/ROOF (396 sf) (Cost \$3,144)

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Residential	Full	11,000	64,400	0	75,400
2009	<u>Assessment Roll</u>	Residential	Full	12,300	70,500	0	82,800
2007	<u>Assessment Roll</u>	Residential	Full	11,700	67,300	0	79,000
2005	<u>Assessment Roll</u>	Residential	Full	10,200	52,300	0	62,500
2003	<u>Assessment Roll</u>	Residential	Full	9,250	47,400	0	56,650
2001	<u>Assessment Roll</u>	Residential	Full	9,170	44,470	0	53,640
1999	Assessment Roll	Residential	Full	9,650	39,240	0	48,890
1997	Assessment Roll	Residential	Full	8,860	36,030	0	44,890



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1995	Assessment Roll	Residential	Full	7,640	31,070	0	38,710
1991	Assessment Roll	Residential	Full	6,640	27,020	0	33,660
1991	Was Prior Year	Residential	Full	6,640	24,020	0	30,660

[email this page](#)

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Room 195, 111 Court Avenue, Des Moines, IA 50309  
Phone 515 286-3140 / Fax 515 286-3386  
[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)

