

Agenda Item Number

Date <u>April 25, 2016</u>

ABATEMENT OF PUBLIC NUISANCES AT 2552 ONAWA STREET

WHEREAS, the property located at 2552 Onawa Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and accessory structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Larry Pettinger, was notified more than thirty days ago to repair or demolish the main structure and accessory structure and as of this date has failed to abate the nuisance.

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

The main structure and accessory structure on the real estate legally described as Lots 11 & 12 in Block 9 in CHESTERFIELD, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2552 Onawa Street, have previously been declared public nuisances;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisances, and should the owner(s) fail to abate the nuisances, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structures.

FORM APPROVED:

Moved by ______to adopt.

Jessica D. Spoden, Assistant City Attorney

Jessica D. Spoden, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	CERTIFICATE
COWNIE					
COLEMAN					I, DIANE RAUH, City Clerk of said City hereby
GATTO					certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among
GRAY					other proceedings the above was adopted.
HENSLEY					
MOORE			~		IN WITNESS WHEREOF, I have hereunto set my
WESTERGAARD					hand and affixed my seal the day and year first above written.
TOTAL					
MOTION CARRIED			APF	PROVED	
			i.		
			7	Mayor	City Clerk

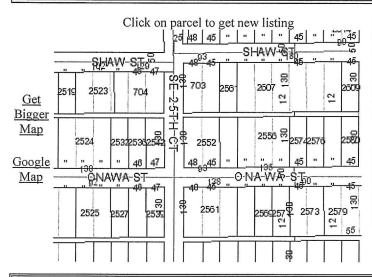
Polk/Des Moines Assessor - 050/00443-000-000 Listing

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Polk County Assessor

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

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
050/00443-000-000	7824-12-135-005	0450	DM20/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond	/Fire/Sew	er/Cemetery	
1/Des Moines	30/DM 98 SE Agri Bus Park		ter en		
<u>Street Address</u>			City Stat	e Zipcode	
2552 ONAWA	ST		DES MO	INES IA 50317	





Approximate date of photo 11/29/2006 Click on photo to see all 2 photos

Mailing Address

LARRY PETTINGER 3955 NE 46TH ST DES MOINES, IA 50317-8015

Legal Description

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LOTS 11 & 12 BLK 9 CHESTERFIELD

<u>Ownership</u>	Name	Recorded	Book/Page	RevStamps
Title Holder #1	PETTINGER, LARRY	2015-09-16	15735/241	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Residential	Full	5,200	100	0	5,300
Current	Residential	Full	6,400	28,000	0	34,400
Market Adjusted	Cost Report Assess Tax		<u>Notice</u> <u>Esti</u> 1 <u>Pay Taxes</u>		Polk Count	y Treasurer

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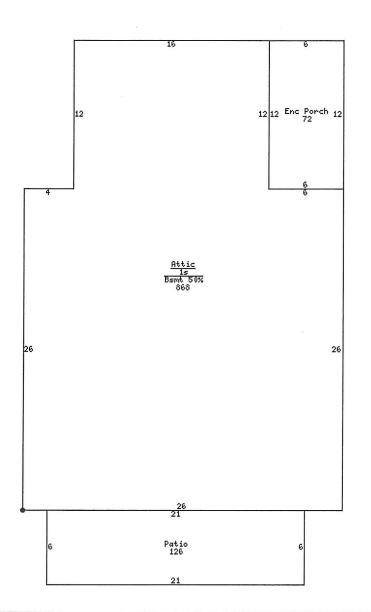
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Zoning	Des	scription			SF	Assesso	or Zoning
R1-60	One	e Family, Low De	nsity Residentia	l District		Resider	ntial
Source:	City o	f Des Moines Cor		pment Publishe gn 515 283-4182)3-20 Con	tact: Planning
Land							
SQUARE FEET		12,090	FRONTAGE	93.0	DEPTH		130.0
ACRES		0.278	SHAPE	RC/Rectangle	TOPOG	RAPHY	N/Norma
Residence	<u>#</u> 1						
OCCUPA	NCY	SF/Single Family		FA/1 Story with Finished Attic	BLDG	STYLE	BG/Bungalow
YEAR BU	JILT	1905	# FAMILIES	1	GRAD	E	4
GRADE ADJUST		+00	CONDITION	PR/Poor	TSFLA		1,259
MAIN LV AREA	r	868	ATTIC FINISH	391	BSMT	AREA	434
ENCL PORCH		72	PATIO AREA	126	FOUNI	DATION	M/Masonry
EXT WAI TYP	LL	CO/Composition	ROOF TYPE	GB/Gable	ROOF MATE	RL	A/Asphal Shingle
HEATING	.	A/Gas Forced Air		0	BATHI	ROOMS]
BEDROO	MS	3	ROOMS	7			

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Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
HANKINS, JENNIE L	PETTINGER, LARRY	2015-09-15	1,000		15735/241 Multiple Parcels

Year	Туре	Status	Application	Permit/Pickup Description
Current	U/Pickup	PR/Partial	2015-11-19	RV/Review Value CHECK CONDITION

Year	Туре	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	6,400	28,000	0	34,400
2013	Assessment Roll	Residential	Full	6,300	27,800	0	34,100
2011	Assessment Roll	Residential	Full	6,300	27,600	0	33,900
2009	Assessment Roll	Residential	Full	6,400	27,100	0	33,500
2007	Assessment Roll	Residential	Full	6,400	26,700	0	33,100
2005	Assessment Roll	Residential	Full	5,900	33,000	0	38,900

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2003	Assessment Roll	Residential	Full	4,970	27,500	0	32,470
2001	Assessment Roll	Residential	Full	6,070	17,420	0	23,490
1999	Assessment Roll	Residential	Full	2,610	16,590	0	19,200
1995	Assessment Roll	Residential	Full	2,260	14,390	0	16,650
1993	Assessment Roll	Residential	Full	2,110	13,450	0	15,560
1993	Was Prior Year	Residential	Full	2,110	12,710	0	14,820

email this page

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



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

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DATE OF NOTICE: Febru	ary 2, 2016	DATE OF INSPECTION:	January 25, 2016
CASE NUMBER:	COD2016-00310		-
PROPERTY ADDRESS:	2552 ONAWA ST		
FGAL DESCRIPTION	LOTS 11 & 12 BLK 9 CHES		

LARRY PETTINGER Title Holder 3955 NE 46TH ST DES MOINES IA 50317-8015

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

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

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Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner. If you plan to renovate the structure and it has been vacant for a period in excess of one year, there may be zoning issues, which will affect the proposed use of the structure and/or real estate. Please contact the Development Zoning Division at (515) 283-4207 to determine what the legal use for the structure and/or the real estate is prior to commencement of any renovation.

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

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

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

Neighborhood Inspection Division

(515) 283 - 4208Nid Inspector

DATE MAILED: 2/2/2016

MAILED BY: JDH

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Areas that need attention: 2552 ONAWA ST

Component:	Accessory Buildings	Defect:	Structurally Unsound
Requirement:	Building Permit		
		Location:	Garage
Comments:			Guruge
<u>comments</u>	detached garage/shed		
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c			
Commonworth	Flagy Jaista/Degree	Defect	Ta diamana in
Component:	Floor Joists/Beams	Defect:	In disrepair
Requirement:	Building Permit		
-		Location:	Main Structure
Comments:			
	,		
<u>Component:</u>	Foundation	Defect:	In disrepair
Requirement:	Building Permit		
525	-	Location:	Main Structure
Comments:			
		с.	
Component:	Interior Walls /Ceiling	Defect:	In disrepair
		Delect	
<u>Requirement:</u>	Building Permit		
201 201		Location:	Main Structure
Comments:			
Component:	Mechanical System	Defect:	In disrepair
Requirement:	Mechanical Permit		
<u>Requirement:</u>	Mechanical Permit	Location:	Main Structure
	Mechanical Permit	Location:	Main Structure
<u>Requirement:</u> <u>Comments:</u>	Mechanical Permit	Location:	Main Structure
	Mechanical Permit	Location:	Main Structure
	Mechanical Permit	Location:	Main Structure
<u>Comments:</u>			
<u>Comments:</u> <u>Component:</u>	Electrical System	Location: Defect:	Main Structure In disrepair
<u>Comments:</u>		Defect:	In disrepair
<u>Comments:</u> <u>Component:</u> <u>Requirement:</u>	Electrical System	Defect:	
<u>Comments:</u> <u>Component:</u>	Electrical System	Defect:	In disrepair
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<u>Comments:</u> <u>Component:</u> <u>Requirement:</u>	Electrical System	Defect:	In disrepair
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Comments: Component: Requirement: Comments: Component:	Electrical System Electrical Permit Exterior Walls	Defect:	In disrepair
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Component:	Roof	Defect:	In disrepair	
Requirement:	Building Permit	ť.		
57 		Location:	Main Structure	
Comments:				
20	· ·		<i>x</i>	
Component:	See Comments	Defect:	See Comments	
Requirement:	Permit Required			
		Location:		
Comments:	Demo permit required if house and/or garage removed			
	Denio permit required in house and/or galage removed			
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