

Date April 9, 2018

ABATEMENT OF PUBLIC NUISANCE AT 920 28th STREET

WHEREAS, the property located at 920 28th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

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

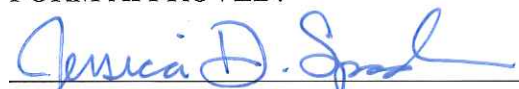
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as The South 38 feet of Lot 46 in the ALBERT S. KINGMAN ESTATE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 920 28th Street, has previously been declared a public nuisance;

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

Moved by _____ to adopt.

FORM APPROVED:



 Jessica D. Spoden, Assistant City Attorney

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

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.

City Clerk

top

920 28th St 40A



2018/04/03 11:09:45

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top

920 28th St 40A



2018/04/03 11:10:46

top

920 28th St 40A



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2018/04/03 11:09:45



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

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DATE OF NOTICE: February 9, 2018

DATE OF INSPECTION:

CASE NUMBER: COD2018-00282

PROPERTY ADDRESS: 920 28TH ST

LEGAL DESCRIPTION: S 38 F LOT 46 KINGMAN ESTATE

LARRY PETTINGER
Title Holder
2709 JOHN PATTERSON RD
DES MOINES IA 50317

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 60-192 and 60-191 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 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 (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.



Nid Inspector

DATE MAILED: 2/9/2018

MAILED BY: KMD

Areas that need attention: 920 28TH ST

Component:	Accessory Buildings	Defect:	See Comments
Requirement:		Location:	Unknown
Comments:	no accessory buildings can remain if no primary structure		
Component:	Exterior Walls	Defect:	In disrepair
Requirement:	Building Permit	Location:	
Comments:	house in disrepair w/ no roof, building permit has expired		
Component:	See Comments	Defect:	Deteriorated
Requirement:	Building Permit	Location:	
Comments:	permit required for demo of structure		
Component:	Electrical System	Defect:	In disrepair
Requirement:	Electrical Permit	Location:	
Comments:			
Component:	Mechanical System	Defect:	In disrepair
Requirement:	Plumbing Permit	Location:	
Comments:			
Component:	Plumbing System	Defect:	In disrepair
Requirement:	Plumbing Permit	Location:	
Comments:			
Component:	Roof	Defect:	Deteriorated
Requirement:	Building Permit	Location:	
Comments:			

Polk County Assessor 

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 [[Comm Sales Query](#)] [[Help](#)]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
090/03601-000-000	7824-06-278-021	0656	DM95/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
920 28TH ST			DES MOINES IA 50312		

Click on parcel to get new listing

345					942				905
343	2834	2828	2820	2814	935				902
331					934				978
Get Bigger Map	204.00			204.00	925				970
	925				922				966
	921				920				950
Google Map	915				914				950
					910				120 240 01
	145	913			904				
	911	140.00			900				
	854	204.00							



Approximate date of photo 08/06/2013

Mailing Address
SECURE AUTO SALES LARRY PETTINGER 2216 E 14TH ST DES MOINES, IA 50316-1953

Legal Description
S 38 F LOT 46 KINGMAN ESTATE

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	PETTINGER, LARRY	2015-10-22	15780/957	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current Partial Value	Residential	Full	14,800	5,000	0	19,800

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

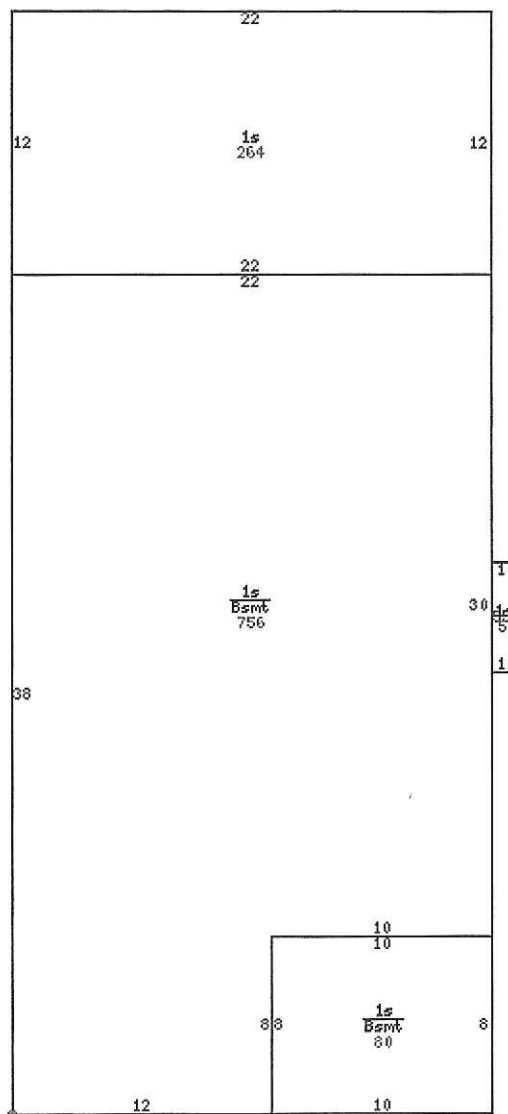
Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

Source: City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design
515 283-4182

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Land					
SQUARE FEET	11,210	FRONTAGE	38.0	DEPTH	295.0
ACRES	0.257	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	BG/Bungalow
YEAR BUILT	1921	# FAMILIES	1	GRADE	5
GRADE ADJUST	+10	CONDITION	VP/Very Poor	TSFLA	1,105
MAIN LV AREA	1,105	BSMT AREA	836	FOUNDATION	B/Brick
EXT WALL TYP	VN/Vinyl Siding	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
BSMT GAR CAP	1	HEATING	A/Gas Forced Air	AIR COND	0
BATHROOMS	1	BEDROOMS	2	ROOMS	5



Detached # 101

OCCUPANCY	SHD/Shed	MEASCODE	D/Dimensions	MEASURE1	8
MEASURE2	20	YEAR BUILT	1970	CONDITION	VP/Very Poor

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
PREMIER HOMES LLC	PETTINGER, LARRY	2015-10-21	7,000	D/Deed	15780/957
REAL ESTATE OWNED LLC	PREMIER HOMES, LLC	2014-02-27	5,000	D/Deed	15117/875
LIBERTY BANK FSB	REAL ESTATE OWNED, LLC	2013-12-27	2,000	D/Deed	15074/454
MARASCO, MICHAEL A	WEIS, RONALD B., JR.	2010-12-15	18,230	C/Contract	13704/473
MARASCO, MICHAEL A	WEIS, JULIE	1997-02-01	34,000	C/Contract	8476/533
DRAKE UNIVERSITY	MARASCO, MICHAEL A	1996-12-10	18,000	D/Deed	7538/591

Year	Type	Status	Application	Permit/Pickup Description
Current	P/Permit	PA/Pass	2015-12-18	AD/Addition ROOM Sqft 344 Cost Estimate 33309
Current	P/Permit	PA/Pass	2015-12-14	AL/Alterations REMODEL Cost Estimate 30000
2017	P/Permit	PA/Pass	2015-12-18	AD/ROOM (344 sf)
2017	P/Permit	PR/Partial	2015-12-14	AL/REMODEL
2016	P/Permit	PA/Pass	2015-12-18	AD/ROOM (344 sf)
2016	P/Permit	PA/Pass	2015-12-14	AL/REMODEL
2016	U/Pickup	NA/No Add	2013-07-02	RV/BOARD OF REVIEW
2015	U/Pickup	PR/Partial	2013-07-02	RV/BOARD OF REVIEW
2014	U/Pickup	PR/Partial	2013-07-02	RV/BOARD OF REVIEW

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Residential	Full	14,800	5,000	0	19,800
2015	Assessment Roll	Residential	Full	13,300	2,000	0	15,300
2014	Assessment Roll	Residential	Full	13,500	3,000	0	16,500
2013	Board Action	Residential	Full	13,500	6,000	0	19,500
2013	Assessment Roll	Residential	Full	13,500	20,100	0	33,600
2011	Assessment Roll	Residential	Full	13,500	20,000	0	33,500
2009	Assessment Roll	Residential	Full	9,400	21,300	0	30,700
2007	Assessment Roll	Residential	Full	17,500	32,500	0	50,000
2005	Assessment Roll	Residential	Full	17,500	30,200	0	47,700
2003	Assessment Roll	Residential	Full	15,590	27,410	0	43,000
2001	Assessment Roll	Residential	Full	18,130	22,690	0	40,820
1999	Assessment Roll	Residential	Full	4,900	34,300	0	39,200
1997	Assessment Roll	Residential	Full	4,310	30,190	0	34,500
1995	Assessment Roll	Residential	Full	3,800	26,670	0	30,470
1993	Assessment Roll	Residential	Full	3,190	22,410	0	25,600
1993	Was Prior Year	Residential	Full	3,190	19,870	0	23,060

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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*