*	Roll	Call	Number

Agenda	Item	Number
		28B

Date	May 7, 2018	
Date	IVIAV /. ZUI O	

## ABATEMENT OF PUBLIC NUISANCES AT 1974 INDIANOLA AVENUE

WHEREAS, the property located at 1974 Indianola 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 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 garage structure and as of this date has failed to abate the nuisances.

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

The main structure and garage structure on the real estate legally described as The North Sixty Feet (N 60') of the South One-hundred Twenty feet (S 120'), of the East One-hundred six feet (E 106') of Lot Twenty-one (21) Official Plat of the West half (W ½) of Section 10-78-24 in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1974 Indianola Avenue, 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 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.

Moved by	to adopt.
1.50	

FORM APPROVED:

Jessica D. Spoden, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY	AU A			
MANDELBAUM				
WESTERGAARD				
TOTAL				
MOTION CARRIED			AP	PROVED

#### **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.

M	City Clerk
Mayor	City Citik



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



DATE OF NOTICE: December 13, 2017

DATE OF INSPECTION:

December 05, 2017

**CASE NUMBER:** 

COD2017-07949

PROPERTY ADDRESS:

1974 INDIANOLA AVE

**LEGAL DESCRIPTION:** 

N 60F S 120F E 106F LT21 OP W 1/2 S OF D M RIVER SEC 10-78-24

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 60-192 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 COMPONETS 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.

Mike F Lehman

(515) 283-4299

Nid Inspector

DATE MAILED: 12/13/2017

MAILED BY: TSY

# Areas that need attention: 1974 INDIANOLA AVE

Component: Requirement:

**Electrical System** 

Defect: **Electrical Permit** 

**Location:** Main Structure

Comments:

Structure completely burned to the ground.

Component:

Plumbing System

Defect:

Requirement:

Plumbing Permit

**Location:** Main Structure

Comments:

Structure completely burned to the ground.

Component:

Mechanical System

Defect:

Requirement:

Mechanical Permit

**Location:** Main Structure

Comments:

Structure completely burned to the ground.

Component:

See Comments

Defect:

Requirement:

**Building Permit** 

**Location:** Main Structure

Comments:

Structure completely burned to the ground.

Component:

Requirement:

Accessory Buildings

Defect:

Fire damaged

**Building Permit** 

Location: Garage

Comments:

If the primary structure is demolished and no primary structure is immediately built on the property, the garage must be demolished as well because it is an accessory use only pursuant to Des Moines Municipal Code Section 134-343.

Component:

Defect:

See Comments

Comments:

Requirement:

Permit Required

**Location:** Main Structure

If removed, both garage and main structure will require a Demo Permit.

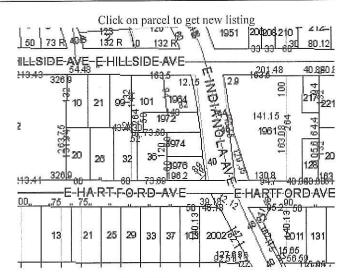
# Polk County Assessor

[ 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
020/03000-000-000	7824-10-359-010	0570	DM26/A	DES MOINES	<u>ACTIVE</u>
School District Tax Increment Finance District Bond/		Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State	e Zipcode	
1974 INDIANO	DLA AVE		DES MO	INES IA 50315-71	35

Get Bigger Map

Google Map



#### Mailing Address

LARRY PETTINGER 3955 NE 46TH ST

DES MOINES, IA 50317-8015

### Legal Description

N 60F S 120F E 106F LT21 OP W 1/2 S OF D M RIVER SEC 10-78-24

Ownership Name		Recorded	Book/Page	RevStamps
Title Holder #1	PETTINGER, LARRY	2015-11-17	15809/669	

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Assmt Roll	Residential	Full	7,600	0	0	7,600
Current Partial Value	Residential	Full	9,500	7,900	0	17,400
Assessment Roll No	otice Estimate Taxes	Polk County T	reasurer Tax	Information	Pay Taxes	Total Control of the

Zoning	Description	SF	Assessor Zoning
C-1	Neighborhood Retail Commercial District		Commercial



*Condition	Docket_no <u>14361</u>		
Source: Ci	y of Des Moines Community Development Publishe	d: 2012-03-20 Contact: Planning	g and Urban
	Design 515 283-4182	2	100000000000000000000000000000000000000

Land					
SQUARE FEET	5,302	FRONTAGE	60.0	ACRES	0.122
SHAPE	RT/Rectangular	TOPOGRAPHY	N/Normal		

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	FN/Foundation	YEAR BUILT	1880
# FAMILIES	1	GRADE	4	GRADE ADJUST	+00
CONDITION	VP/Very Poor	TSFLA	0	MAIN LV AREA	0
FOUNDATION	B/Brick	AIR COND	0		

OCCUPANCY	GAR/Garage	CONSTR TYPE	FR/Frame	MEASCODE	D/Dimensions
MEASURE1	18	MEASURE2	20	STORY HEIGHT	1
GRADE	4	YEAR BUILT	1940	CONDITION	VP/Very Poor

Seller	Buyer	Sale Date   Sale Price		Instrument	Book/Page	
PREMIER HOMES	PETTINGER, LARRY	2015-11-17	3,500	D/Deed	15809/669	
MARQUIS PROPERTIES/US BANK	PREMIER HOMES	2014-01-13	3,600	D/Deed	15086/34	

Year	Туре	Status	Application	Permit/Pickup Description
Current	P/Permit	CP/Complete	2016-01-13	AL/Alterations REMODEL Sqft 1080 Cost Estimate 10000
2017	P/Permit	PR/Partial	2016-01-13	AL/REMODEL (1080 sf)
2016	P/Permit	NA/No Add	2015-09-15	AL/WINDOWS

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2017	Assessment Roll	Residential	Full	9,500	7,900	0	17,400
2015	Assessment Roll	Residential	Full	8,400	47,000	0	55,400
2013	Assessment Roll	Residential	Full	8,200	46,300	0	54,500
2011	Assessment Roll	Residential	Full	8,200	45,900	0	54,100
2009	Assessment Roll	Residential	Full	10,000	48,100	0	58,100
2007	Assessment Roll	Residential	Full	9,900	47,500	0	57,400
2005	Assessment Roll	Residential	Full	7,700	39,700	0	47,400
2003	Assessment Roll	Residential	Full	6,140	35,350	0	41,490

2001	Assessment Roll	Residential	Full	4,650	26,360	0	31,010
1999	Assessment Roll	Residential	Full	6,410	25,850	0	32,260
1997	Assessment Roll	Residential	Full	5,720	23,060	0	28,780
1995	Assessment Roll	Residential	Full	5,370	21,640	0	27,010
1993	Board Action	Residential	Full	4,780	19,270	0	24,050
1993	Assessment Roll	Residential	Full	4,780	19,270	0	24,050
1991	Assessment Roll	Residential	Full	4,780	17,280	0	22,060
1991	Was Prior Year	Residential	Full	4,780	15,820	0	20,600

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 top





