



Date April 21, 2025

ABATEMENT OF PUBLIC NUISANCE AT 20 E. BROAD STREET

WHEREAS, the property located at 20 E. Broad 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, Jason Pettinger, and the Mortgage Holder, Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Seasoned Credit Risk Transfer Trust, Series 2018-1, were notified more than thirty days ago to repair or demolish the main structure and as of this date have 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 Lot 332 in CRAWFORD PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 20 E. Broad Street, has previously been declared a public nuisance;

The City Legal Department, through Special Counsel Ahlers & Cooney, P.C., 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.

Seconded by _____

FORM APPROVED:

Kristine Stone

Kristine Stone, Special Counsel
Ahlers & Cooney, P.C.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

CERTIFICATE

I, LAURA BAUMGARTNER, 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



02-10-2025 11:30 AM



02-10-2025 11:17 AM

38B



02-10-2025 11:18 AM

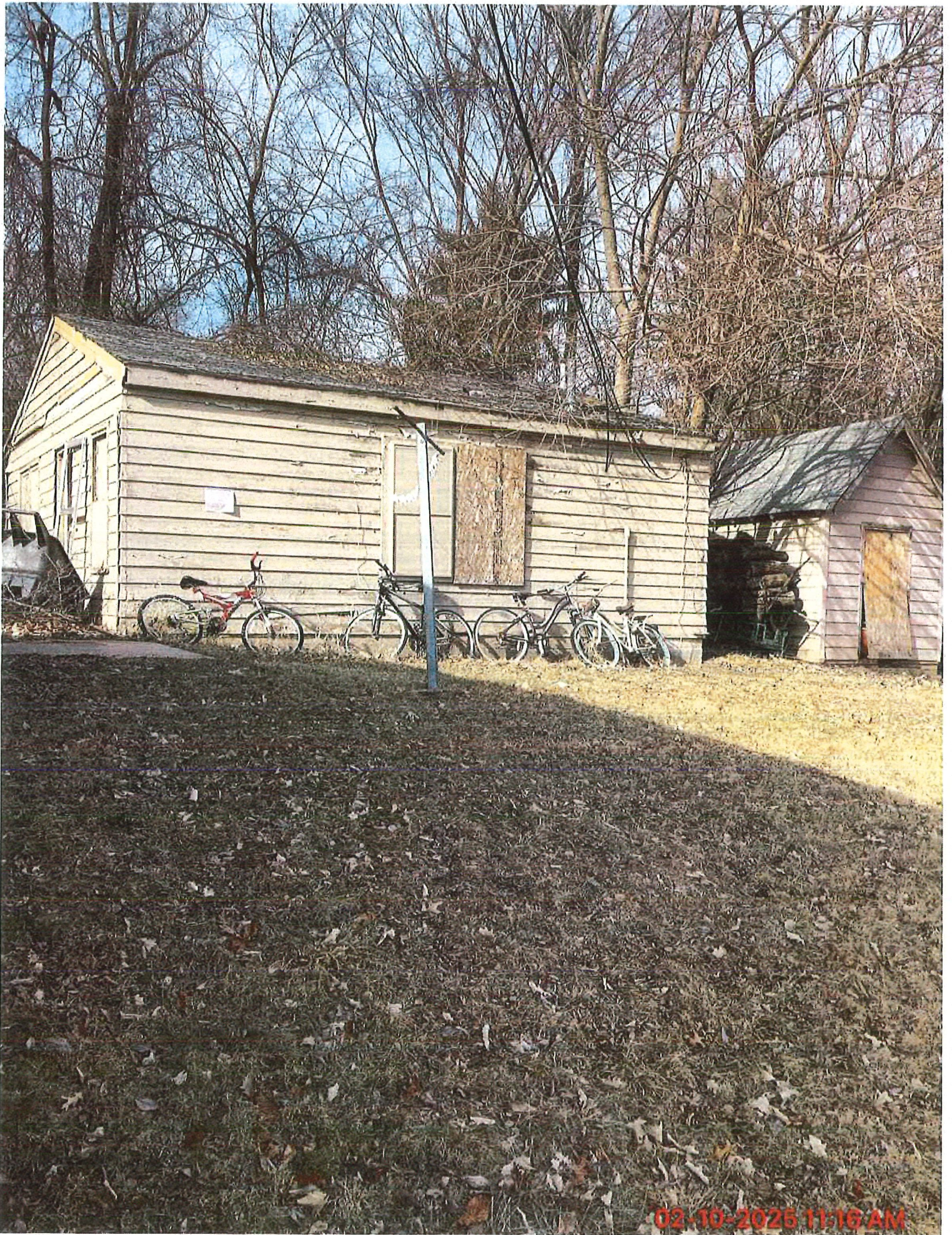


02-10-2025 11:20 AM



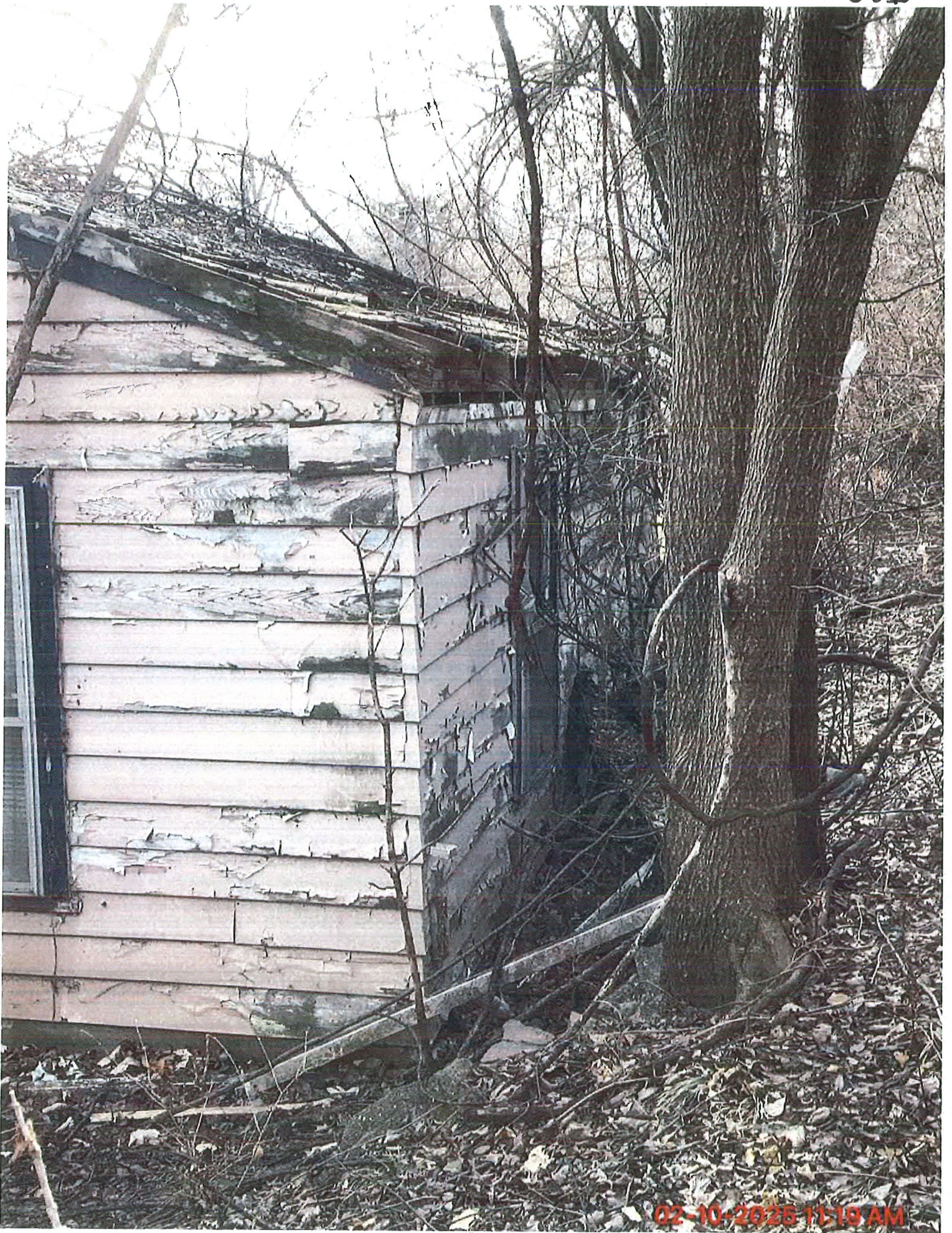
02-10-2025 11:18 AM





02-10-2025 11:16 AM

38B



02-10-2025 11:19 AM

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	20 E BROAD ST				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	010/01480-000-000	Geoparcel	7824-15-302-027	Status	Active
School	Des Moines	Nbhd/Pocket	DM26/Z	Tax Authority Group	DEM-C-DEM-770131
Submarket	South Des Moines	Appraiser	Joseph Peterson, 515-286-3011		

Map and Current Photos - 1 Record

Use Cyclomedia Panorama -

<p align="center">Click on parcel to get a new listing</p> <p align="center"> Bigger Map County GIS Auditor Google Map Pictometry </p>	<p align="center">Photo Processed on photodate=2024-04-01 label=a</p> <p align="center">782415302027 4/8/2024</p>
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[Historical Photos](#)

Ownership - 1 Record				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	PETTINGER, JASON J	2001-03-06	8728/533
Legal Links For Subdivisions, Condominiums, and Plats of Survey				
CRAWFORD PLACE				
Legal Description and Mailing Address				
LOT 332 CRAWFORD PLACE		JASON J PETTINGER 20 E BROAD ST DES MOINES, IA 50315-2306		

Current Values					
Type	Class	Kind	Land	Bldg	Total
2024 Value	Residential	Full	\$33,000	\$132,900	\$165,900
Market Adjusted Cost Report					
Auditor Adjustments to Value					

Category	Name	Information
2024 Homestead Credit	PETTINGER, JASON J	Application #103007

Zoning - 1 Record			
Zoning	Description	SF	Assessor Zoning

Zoning	Description	SF	Assessor Zoning
N3B	N3b Neighborhood District		Residential

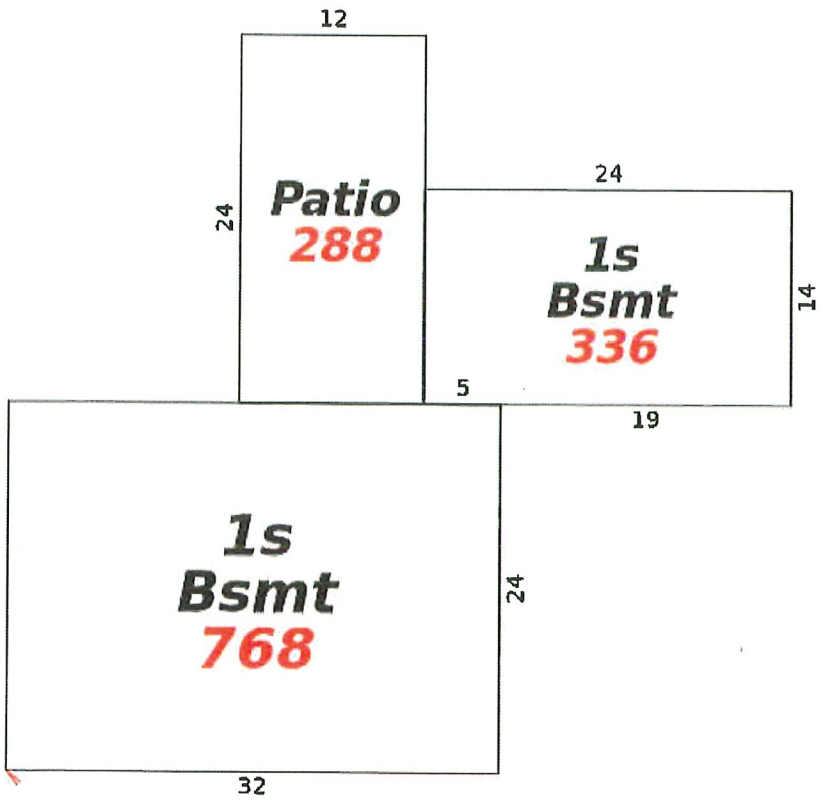
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land					
Square Feet	24,600	Acres	0.565	Frontage	75
Depth	328	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 2 Records

Residence #id=1

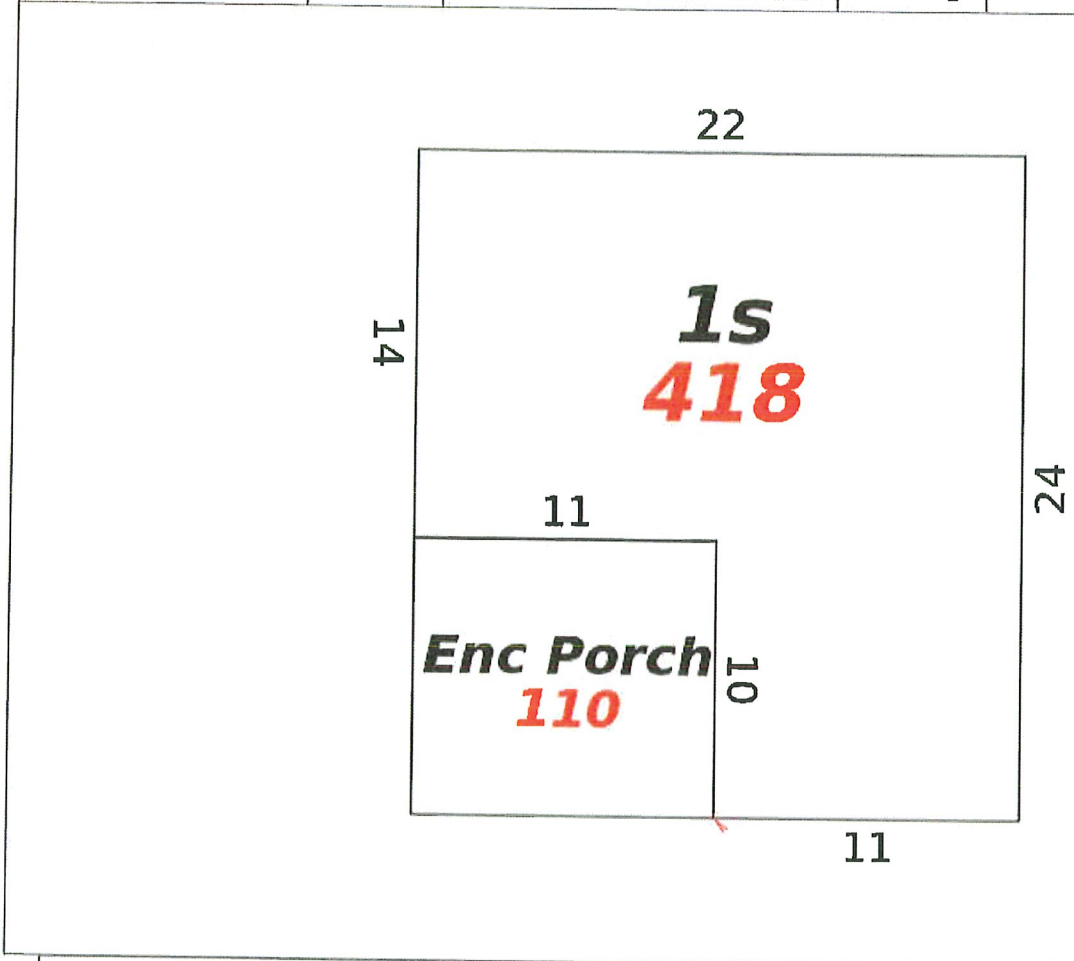
Occupancy	Single Family	Residence Type	1 Story	Building Style	Ranch
Year Built	1955	Number Families	1	Grade	4+00
Condition	Normal	Total Square Foot Living Area	1104	Main Living Area	1104
Basement Area	1104	Patio Area	288	Foundation	Concrete Block
Exterior Wall Type	Wood Siding	Roof Type	Hip	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	100	Number Bathrooms	1
Bedrooms	3	Rooms	6		



Residence #id=2

Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1962	Number Families	1	Grade	6+00
Condition	Poor	Total Square Foot Living Area	418	Main Living Area	418

Enclosed Porch Area	110	Foundation	Concrete Block	Exterior Wall Type	Wood Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Floor Wall
Air Conditioning	0	Number Extra Fixtures	2	Rooms	3



Detached Structures - 1 Record					
Detached Structure #id=101					
Occupancy	Shed	Construction Type	Frame	Measurement Code	Square Feet
Measure 1	110	Story Height	1	Grade	4
Year Built	1962	Condition	Below Normal		

Sales - 3 Records					
Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
NIFFENEGGER, JAMES E	PETTINGER, JASON	2001-02-28	\$85,000	Deed	8728/533
FURLANO, MARGARET M	NIFFENEGGER, JAMES E	1995-03-13	\$67,900	Deed	7165/474
WILSON, MELVIN D	FURLANO, DAVID B	1991-07-17	\$51,500	Deed	6405/204

Historical Values						
Yr	Type	Class	Kind	Land	Bldg	Total
2023	Assessment Roll	Residential	Full	\$33,000	\$132,900	\$165,900
2021	Assessment Roll	Residential	Full	\$26,900	\$104,900	\$131,800
2019	Assessment Roll	Residential	Full	\$23,500	\$92,700	\$116,200
2017	Assessment Roll	Residential	Full	\$21,100	\$86,000	\$107,100
2015	Assessment Roll	Residential	Full	\$19,200	\$80,300	\$99,500

Yr	Type	Class	Kind	Land	Bldg	Total
2013	Assessment Roll	Residential	Full	\$18,900	\$80,800	\$99,700
2011	Assessment Roll	Residential	Full	\$18,900	\$81,100	\$100,000
2009	Assessment Roll	Residential	Full	\$20,600	\$87,800	\$108,400
2007	Assessment Roll	Residential	Full	\$20,100	\$80,500	\$100,600
2005	Assessment Roll	Residential	Full	\$21,300	\$74,000	\$95,300
2003	Board Action	Residential	Full	\$19,020	\$67,000	\$86,020
2003	Assessment Roll	Residential	Full	\$19,020	\$86,080	\$105,100
2001	Assessment Roll	Residential	Full	\$15,720	\$81,800	\$97,520
1999	Assessment Roll	Residential	Full	\$12,330	\$57,720	\$70,050
1997	Assessment Roll	Residential	Full	\$10,980	\$51,400	\$62,380
1995	Assessment Roll	Residential	Full	\$9,980	\$46,730	\$56,710
1993	Assessment Roll	Residential	Full	\$9,330	\$43,670	\$53,000
1991	Assessment Roll	Residential	Full	\$8,480	\$44,520	\$53,000
1991	Was Prior Year	Residential	Full	\$8,480	\$38,340	\$46,820



City of Des Moines
400 Robert D. Ray Drive
Des Moines, IA 50309

Case Number: NUIS-2024-000072	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 03/14/2024
	Date of Notice: 12/16/2024
Date of Inspection: 11/22/2024	

FEDERAL HOME LOAN MORGAGE CORPORATION, AS TRUSTEE FOR BENEFIT
FEDERAL HOME LOAN MORTGAGE CORPORATION
8200 JONES BRANCH DR
MCLEAN VA 22102

Address of Property: 20 E BROAD ST, DES MOINES IA 50315
Parcel Number: 782415302027

Legal Description: LOT 332 CRAWFORD PLACE

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

VIOLATION(S)

Violation	Corrective Action	Compliance Due Date
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Violation	Corrective Action	Compliance Due Date
<p>60-191 - Vacation and Abatement Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.</p>	Vacate the structure.	02/10/2025
<p>60-192(13) - Unsafe and Dangerous Structure or Premise Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.</p>	Repair or replace all structural members, floors, walls, partitions, projections, and appurtenances to be properly anchored, plumb, and of sound construction. All work must be done in a workmanlike manner with all required permits.	02/10/2025
<p>60-192(17) - Unsafe and Dangerous Structure or Premise Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.</p>	Repair or replace all deficient roof components to provide a sound, weathertight condition that provides positive drainage. All work must be done in a workmanlike manner with all required permits.	02/10/2025

Violation	Corrective Action	Compliance Due Date
<p>60-192(26) - Unsafe and Dangerous Structure or Premise Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>Provide an inspection report from a licensed electrical contractor for all electrical systems and devices. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p>	02/10/2025
<p>60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	02/10/2025

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure 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 may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

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. Should you have any 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 over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

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

Thank you for your help,

Respectfully,



Scott Clauson
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
Desk 515-283-4120 / Mobile 515-669-8231
SAClauson@dmgov.org



City of Des Moines
602 Robert D. Ray Drive
Des Moines, IA 50309

English

If you are not able to read this, translation services are available at 515-283-4207.

Arabic

إذا لم تكن قادرا على قراءة هذا، تتوفر خدمات الترجمة على الرقم 515-283-4207.

Bosnian

Ukoliko niste u mogućnosti da ovo pročitate, usluge prenoćenja su dostupne na 515-283-4207

Cantonese

英文

如果您無法閱讀此內容，請致電515-283-4207供翻譯服務。

French

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Lao

ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, ບໍລິການແປແລ່ນມີຢູ່ທີ່ 515-283-4207

Nepali

तपाईंले यो पढ्न सक्नुभएन भने अनुवाद सेवाहरू 515-283-4207 मा उपलब्ध छन्।

Pashto

که تاسو د دې لوستلو توان نه لرئ ، نو د ژباړې خدمتونه په 515-283-4207 کې شتون لري .

Somali

Haddii aadan awoodin inaad tan akhriso, adeegyada turjumaadda waxaa laga heli karaa 515-283-4207.

Spanish

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Swahili

Kiingereza

Ikiwa huwezi kusoma hii, huduma za kutafsiri zinapatikana kwa 515-283-4207.

Tigrinya

ነዚ ትተንብቦ እንተ ዘይክኢልካ ኣብ 515-283-4207 ኣገልግሎት ትርጉም ክትረክብ ትክእል ኢኻ።

Vietnamese

Tiếng Anh

Nếu bạn không thể đọc được điều này, các dịch vụ dịch thuật có sẵn theo số 515-283-4207.



City of Des Moines
 400 Robert D. Ray Drive
 Des Moines, IA 50309

Case Number: NUIS-2024-000072	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 03/14/2024
	Date of Notice: 10/07/2024
Date of Inspection: 10/04/2024	

JASON PETTINGER
 20 E BROAD ST
 DES MOINES IA 50315

Address of Property: **20 E BROAD ST, DES MOINES IA 50315**
 Parcel Number: **782415302027**

Legal Description: **LOT 332 CRAWFORD PLACE**

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

Thank you for your help,

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Clauson", with a long horizontal flourish extending to the right.

Scott Clauson
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
Desk 515-283-4120 / Mobile 515-669-8231
SAClauson@dmgov.org



City of Des Moines
602 Robert D. Ray Drive
Des Moines, IA 50309

English

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Arabic

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Cantonese

英文

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French

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Lao

ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, ບໍລິການແປແລ່ນມີຢູ່ທີ່ 515-283-4207

Nepali

तपाईंले यो पढ्न सक्नुभएन भने अनुवाद सेवाहरू 515-283-4207 मा उपलब्ध छन्।

Pashto

که تاسو د دې لوستلو توان نه لرئ، نو د ژباړې خدمتونه په 515-283-4207 کې شتون لري.

Somali

Haddii aadan awoodin inaad tan akhriso, adeegyada turjumaadda waxaa laga heli karaa 515-283-4207.

Spanish

Si no puede leer esto, los servicios de traducción están disponibles al 515-283-4207.

Swahili

Kiingereza

Ikiwa huwezi kusoma hii, huduma za kutafsiri zinapatikana kwa 515-283-4207.

Tigrinya

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Vietnamese

Tiếng Anh

Nếu bạn không thể đọc được điều này, các dịch vụ dịch thuật có sẵn theo số 515-283-4207.