

Date May 24, 2021

ABATEMENT OF PUBLIC NUISANCE AT 112 E. 29<sup>th</sup> ST.

WHEREAS, the property located at 112 E. 29<sup>th</sup> St., 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, Kevin P. Dellaca, 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.

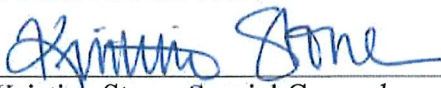
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as Lot Forty-seven (47) in Block O in HARTLEY'S ADDITION TO GRANT PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 112 E. 29<sup>th</sup> St., has previously been declared a public nuisance;

The City Legal Department, through special counsel Ahlers & Cooney, PC, 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:

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

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

**CERTIFICATE**

I, P. Kay Cmelik, 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



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

**DATE OF NOTICE:** March 15, 2021

**DATE OF INSPECTION:** February 26, 2020

**CASE NUMBER:** COD2020-03319

**PROPERTY ADDRESS:** 112 E 29TH ST

**LEGAL DESCRIPTION:** LOT 47 BLK O HARTLEYS ADD TO GRANT PARK

KEVIN P DELLACA  
Title Holder  
121 SE 32ND CT  
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 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.**

**Areas that need attention:** 112 E 29TH ST

<b>Component:</b>	Electrical System	<b>Defect:</b>	Disconnected Utility
<b>Requirement:</b>	Electrical Permit		Water/Gas/Electric
		<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Hire licensed electrical contractor to verify safety of electrical system and correct any violations that may exist. Electrical permit required.		
<b>Component:</b>	Mechanical System	<b>Defect:</b>	Disconnected Utility
<b>Requirement:</b>	Mechanical Permit		Water/Gas/Electric
		<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Gas service has been shut off need licensed mechanical contractor to verify safety of mechanical systems and correct any violations prior to service being restored. Permit required.		
<b>Component:</b>	Plumbing System	<b>Defect:</b>	Disconnected Utility
<b>Requirement:</b>	Plumbing Permit		Water/Gas/Electric
		<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Have plumbing system checked for any defects. All violations need to be corrected prior to utility being restored. Any repairs to the plumbing system will require a plumbing permit.		
<b>Component:</b>	Exterior Walls	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair/replace any broken, missing , damaged or rotted siding. Any repairs to the structure will require a building permit.		
<b>Component:</b>	Windows/Window Frames	<b>Defect:</b>	Cracked/Broken
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair/replace any missing, rotted or damaged windows/window frames. Any repairs to the structure will require a building permit.		
<b>Component:</b>	Interior Walls /Ceiling	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair/replace any broken, missing , damaged or rotted drywall/paneling/wall covering . Any repairs to the structure will require a building permit.		
<b>Component:</b>	Flooring	<b>Defect:</b>	Holes or major defect
<b>Requirement:</b>	Building Permit	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair/replace any rotted, damaged or broken boards. Any repairs to the structure will require a building permit.		
<b>Component:</b>	Exterior Doors/Jams	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance, International Property Maintenance Code	<b>Location:</b>	Main Structure Throughout
<b>Comments:</b>	Repair/replace any rotted, damaged or broken doors. Any repairs to the structure will require a building permit.		

<b><u>Component:</u></b>	Hand Rails	<b><u>Defect:</u></b>	Missing
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Stairway
<b><u>Comments:</u></b>	Handrail not provided,		
<b><u>Component:</u></b>	Roof	<b><u>Defect:</u></b>	Insufficient water drainage
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>	Water Damage to ceiling		
<b><u>Component:</u></b>	Soffit/Facia/Trim	<b><u>Defect:</u></b>	Absence of paint
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>	Chipped peeling paint facial		
<b><u>Component:</u></b>	Exterior Walls	<b><u>Defect:</u></b>	Missing
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Main Structure
<b><u>Comments:</u></b>	Missing corner pieces		
<b><u>Component:</u></b>	Smoke Detectors	<b><u>Defect:</u></b>	Missing
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	Install smoke detectors per code.		
<b><u>Component:</u></b>	Foundation	<b><u>Defect:</u></b>	In poor repair
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Basement
<b><u>Comments:</u></b>	Cellar wall needs repaired.		
<b><u>Component:</u></b>	Guardrails	<b><u>Defect:</u></b>	Missing
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Stairway
<b><u>Comments:</u></b>	Need guardrail around stairway		

# 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

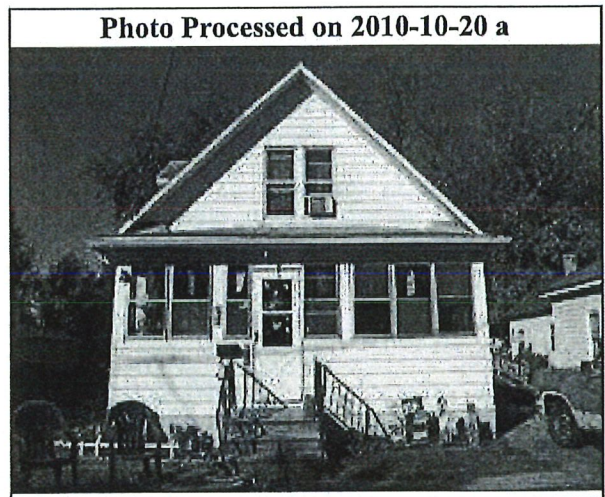
Location					
<b>Address</b>	112 E 29TH ST				
<b>City</b>	DES MOINES	<b>Zip</b>	50317	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	050/02121-000-000	<b>Geoparcel</b>	7824-01-427-019	<b>Status</b>	Active
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM16/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77447
<b>TIF</b>	52/Des Moines SE Agri Business Park UR	<b>Submarket</b>	Northeast Des Moines	<b>Appraiser</b>	Braxton Peats 515-286-3839

### Map and Current Photos - 1 Record

**Click on parcel to get a new listing**

119	120	E 29TH ST	119
117	114		117
	112		113
109	108		107
			105

[Bigger Map](#) [Polk County GIS](#)  
[Google Map](#) [Pictometry](#)



### Historical Photos

### Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	DELLACA, KEVIN P	2000-06-01	8508/70

### Legal Description and Mailing Address

LOT 47 BLK O HARTLEYS ADD TO GRANT PARK	KEVIN P DELLACA 112 E 29TH ST DES MOINES, IA 50317-7733
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### Current Values

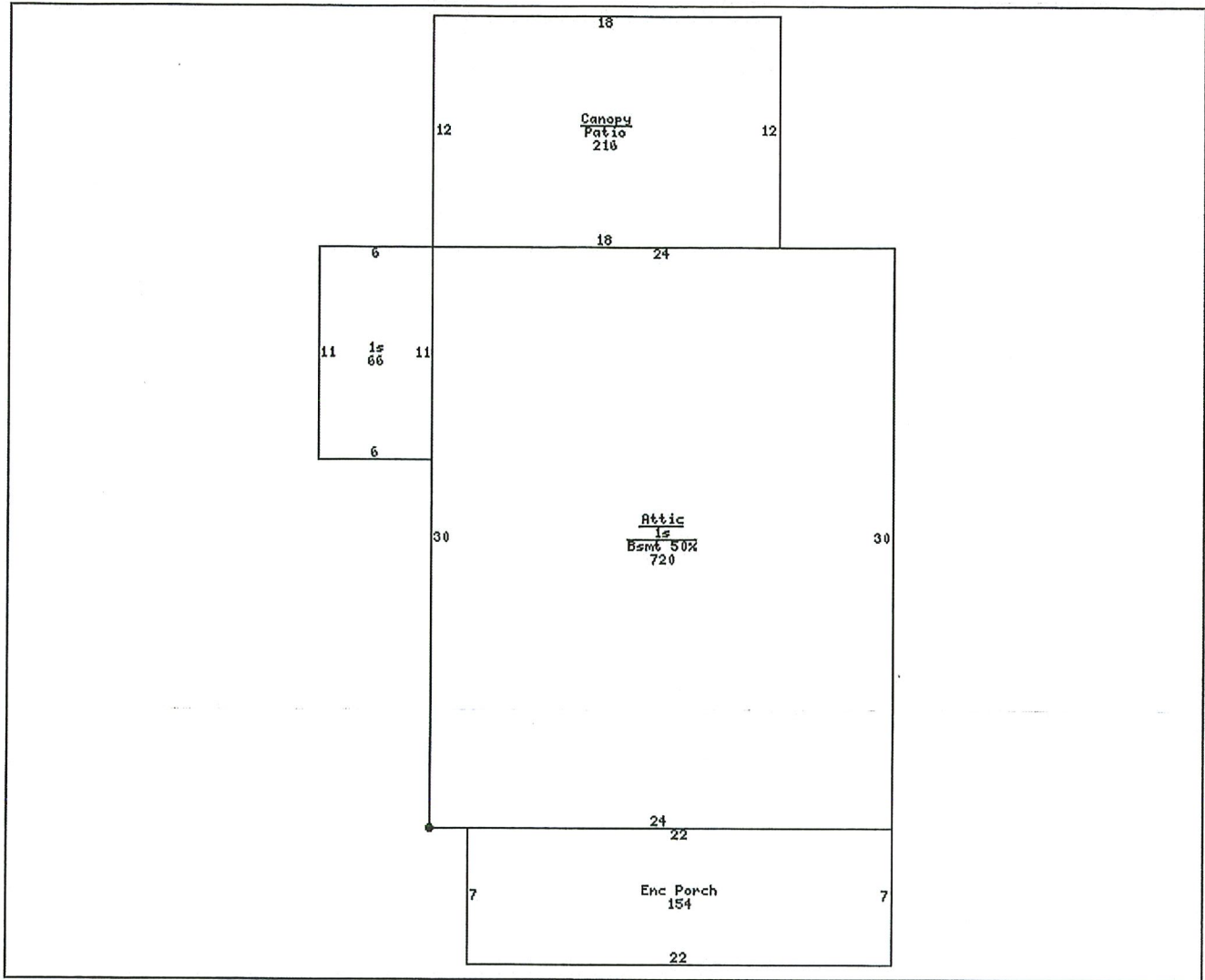
Type	Class	Kind	Land	Bldg	Total
2021 Assessment Roll	Residential	Full	\$17,200	\$54,600	\$71,800
2020 Value	Residential	Full	\$15,100	\$47,600	\$62,700

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

### Auditor Adjustments to Value

Category	Name	Information
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Category		Name		Information	
2020 Homestead Credit		DELLACA, KEVIN P		Application #94592	
<b>Zoning - 1 Record</b>					
Zoning	Description		SF	Assessor Zoning	
N3C	N3c Neighborhood District			Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
<b>Land</b>					
Square Feet	6,150	Acres	0.141	Frontage	50.0
Depth	123.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
<b>Residences - 1 Record</b>					
<b>Residence #1</b>					
Occupancy	Single Family	Residence Type	1 Story Finished Attic	Building Style	Conventional
Year Built	1907	Number Families	1	Grade	5+05
Condition	Normal	Total Square Foot Living Area	1182	Main Living Area	786
Attic Finished Area	396	Basement Area	360	Enclosed Porch Area	154
Patio Area	216	Canopy Square Foot	216	Foundation	Masonry
Exterior Wall Type	Metal Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Basement Floor Earth	50	Heating	Gas Forced Air	Air Conditioning	100
Number Bathrooms	1	Bedrooms	2	Rooms	5



**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$15,100	\$47,600	\$62,700
2017	<u>Assessment Roll</u>	Residential	Full	\$13,000	\$41,500	\$54,500
2015	<u>Assessment Roll</u>	Residential	Full	\$12,100	\$38,600	\$50,700
2013	<u>Assessment Roll</u>	Residential	Full	\$12,000	\$38,800	\$50,800
2011	<u>Assessment Roll</u>	Residential	Full	\$13,700	\$44,000	\$57,700
2009	<u>Assessment Roll</u>	Residential	Full	\$14,400	\$45,900	\$60,300
2007	<u>Assessment Roll</u>	Residential	Full	\$14,300	\$45,300	\$59,600
2005	<u>Assessment Roll</u>	Residential	Full	\$11,200	\$39,000	\$50,200
2003	<u>Assessment Roll</u>	Residential	Full	\$9,740	\$33,750	\$43,490
2001	<u>Assessment Roll</u>	Residential	Full	\$8,150	\$27,780	\$35,930
1999	Assessment Roll	Residential	Full	\$4,780	\$21,750	\$26,530
1997	Assessment Roll	Residential	Full	\$4,330	\$19,700	\$24,030
1995	Assessment Roll	Residential	Full	\$3,770	\$17,150	\$20,920
1993	Assessment Roll	Residential	Full	\$3,340	\$15,210	\$18,550
1990	Board Action	Residential	Full	\$3,340	\$12,960	\$16,300
1990	Assessment Roll	Residential	Full	\$3,340	\$14,360	\$17,700

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<b><u>Component:</u></b>	Hand Rails	<b><u>Defect:</u></b>	Missing
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Stairway
<b><u>Comments:</u></b>	Handrail not provided,		
<b><u>Component:</u></b>	Roof	<b><u>Defect:</u></b>	Insufficient water drainage
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<b><u>Comments:</u></b>	Missing corner pieces		
<b><u>Component:</u></b>	Smoke Detectors	<b><u>Defect:</u></b>	Missing
<b><u>Requirement:</u></b>	Compliance, International Property Maintenance Code	<b><u>Location:</u></b>	Main Structure Throughout
<b><u>Comments:</u></b>	Install smoke detectors per code.		
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Location					
<b>Address</b>	112 E 29TH ST				
<b>City</b>	DES MOINES	<b>Zip</b>	50317	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	050/02121-000-000	<b>Geoparcel</b>	7824-01-427-019	<b>Status</b>	Active
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM16/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77447
<b>TIF</b>	52/Des Moines SE Agri Business Park UR	<b>Submarket</b>	Northeast Des Moines	<b>Appraiser</b>	Braxton Peats 515-286-3839

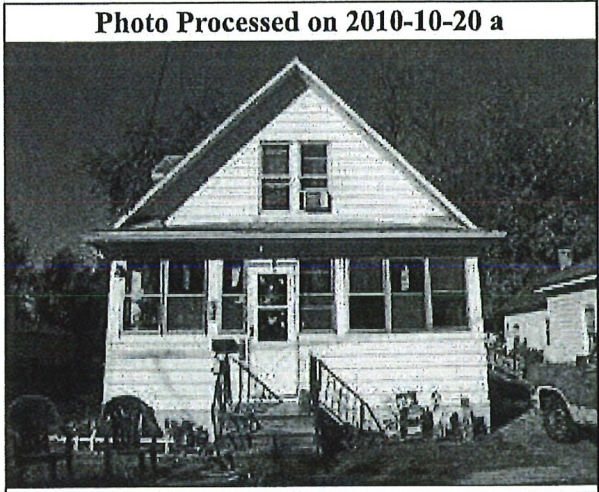
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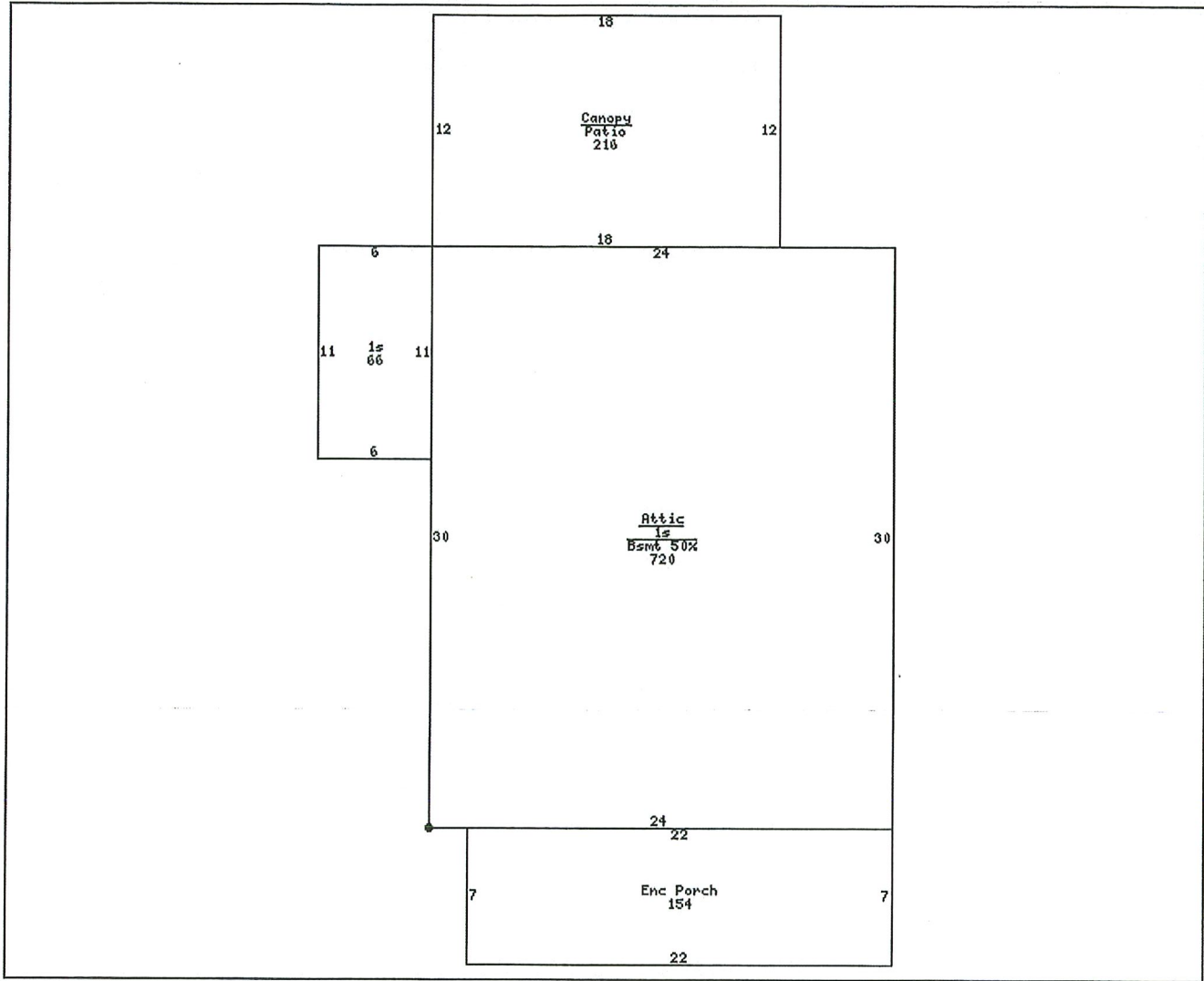
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