



Date June 28, 2021

ABATEMENT OF PUBLIC NUISANCE AT 3705 5th AVENUE

WHEREAS, the property located at 3705 5th Avenue, 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, Dan Hughes, 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 20, Block 21 in HIGHLAND PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3705 5th Avenue, 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:

/s/ Megan Norberg
Megan Norberg, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include 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

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	3705 5TH AVE				
City	DES MOINES	Zip	50313	Jurisdiction	Des Moines
District/Parcel	070/01984-000-000	Geoparcels	7924-27-227-005	Status	Active
School	Des Moines	Nbhd/Pocket	DM82/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northwest Des Moines	Appraiser	Patrick Zaines, ICA 515-286-3832		

Map and Current Photos - 1 Record

Click on parcel to get a new listing			
			3718
		3715	3714
		3709	3710
3706	5TH AVE	3705	3706
3700		3703	3702
3622		3623	3622
			3620
3618		3619	

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

Photo Processed on 2007-05-09 a
 

Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	HUGHES, DAN	1996-05-13	7398/760

Legal Description and Mailing Address

LOT 20 BLK 21 HIGHLAND PARK	DAN HUGHES 3705 5TH AVE DES MOINES, IA 50313-4229
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Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Assessment Roll	Residential	Full	\$21,700	\$63,000	\$84,700
2020 Value	Residential	Full	\$19,400	\$55,800	\$75,200

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

Auditor Adjustments to Value

Category	Name	Information
2020 Homestead Credit	HUGHES, DAN	Application #33766

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N5	N5 Neighborhood District		Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>			

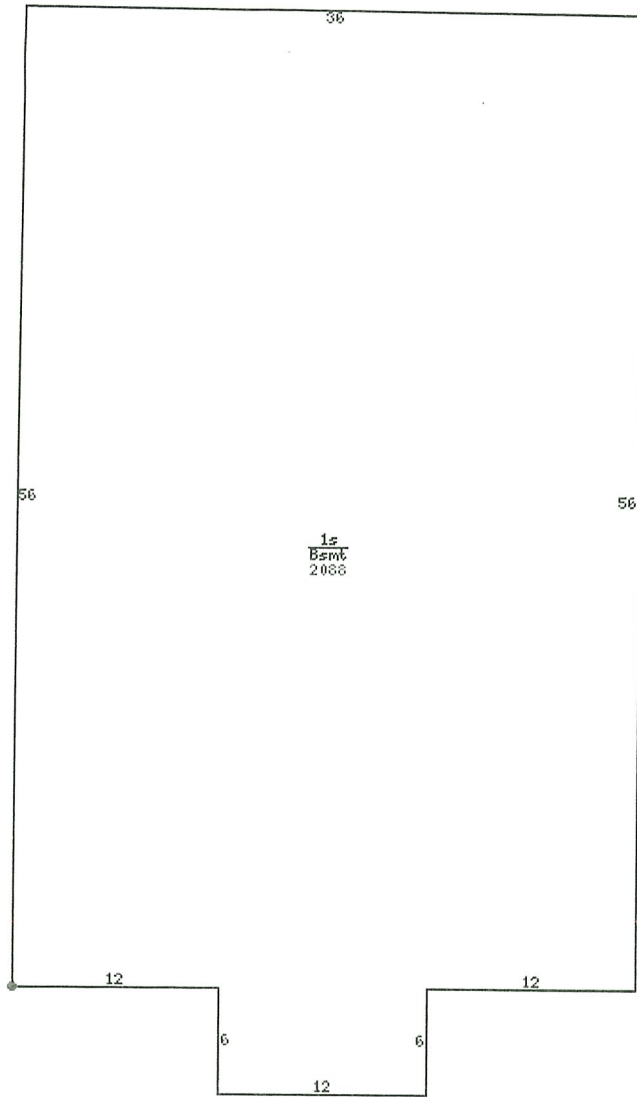
Land

Square Feet	6,900	Acres	0.158	Frontage	50.0
Depth	138.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1

Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1933	Number Families	1	Grade	5+00
Condition	Below Normal	Total Square Foot Living Area	2088	Main Living Area	2088
Basement Area	2088	Finished Basement Area 1	100	Finished Basement Quality 1	Low
Total Basement Finish	100	Foundation	Concrete Block	Exterior Wall Type	Metal Siding
Roof Type	Gable	Roof Material	Asphalt Shingle	Heating	Gas Forced Air
Air Conditioning	100	Number Toilet Rooms	1	Number Extra Fixtures	1
Bedrooms	1	Rooms	2		



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	16	Measure 2	20	Story Height	1
Grade	5	Year Built	1980	Condition	Below Normal
Comment	MOVED TO THIS LOCATION.ALLEY ACCESS				

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
PYTHIAN BLDG CORP	HUGHES, DAN	<u>1996-05-09</u>	\$27,000	Deed	<u>7398/760</u>

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
1997	Permit	Complete	1996-05-20	Construction	MISC (Cost \$4,761)

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$19,400	\$55,800	\$75,200

Yr	Type	Class	Kind	Land	Bldg	Total
2017	<u>Assessment Roll</u>	Residential	Full	\$17,600	\$53,100	\$70,700
2015	<u>Assessment Roll</u>	Residential	Full	\$15,900	\$49,500	\$65,400
2013	<u>Assessment Roll</u>	Residential	Full	\$15,800	\$49,900	\$65,700
2011	<u>Assessment Roll</u>	Residential	Full	\$15,800	\$51,000	\$66,800
2009	<u>Assessment Roll</u>	Residential	Full	\$16,500	\$54,000	\$70,500
2007	<u>Board Action</u>	Residential	Full	\$16,300	\$53,300	\$69,600
2007	<u>Assessment Roll</u>	Residential	Full	\$16,300	\$78,000	\$94,300
2005	<u>Board Action</u>	Residential	Full	\$16,800	\$48,800	\$65,600
2005	<u>Assessment Roll</u>	Residential	Full	\$16,800	\$64,900	\$81,700
2003	<u>Assessment Roll</u>	Residential	Full	\$15,060	\$58,780	\$73,840
2001	<u>Assessment Roll</u>	Residential	Full	\$13,000	\$50,150	\$63,150
1999	Assessment Roll	Residential	Full	\$10,610	\$24,150	\$34,760
1997	Assessment Roll	Residential	Full	\$9,930	\$22,610	\$32,540
1996	Board Action	Commercial Exempt	Full	\$8,780	\$18,220	\$27,000
			Adj	\$0	\$0	\$0
1995	Assessment Roll	Commercial Exempt	Full	\$6,600	\$78,700	\$85,300
			Adj	\$0	\$0	\$0
1995	Was Prior Year	Residential Exempt	Full	\$6,310	\$74,950	\$81,260
			Adj	\$0	\$0	\$0

This template was last modified on Thu May 6 01:06:34 2021 .



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

50B

DATE OF NOTICE: April 16, 2021

DATE OF INSPECTION: December 07, 2020

CASE NUMBER: COD2020-05408

PROPERTY ADDRESS: 3705 5TH AVE

LEGAL DESCRIPTION: LOT 20 BLK 21 HIGHLAND PARK

DAN HUGHES
 Title Holder
 3622 4TH ST
 DES MOINES IA 50313

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.

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.

Kevin Pyles

(515) 283-4122



Nid Inspector

DATE MAILED: 4/16/2021

MAILED BY: JDH

Areas that need attention: 3705 5TH AVE

Component:	Electrical System	Defect:	Fire damaged
Requirement:	Electrical Permit		
Comments:	Hire licensed electrical contractor to verify safety of electrical system and correct any violations that may exist. Electrical permit required.		
		Location:	Main Structure Throughout
Component:	Mechanical System	Defect:	Fire damaged
Requirement:	Mechanical Permit		
Comments:	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.		
		Location:	Main Structure Throughout
Component:	Plumbing System	Defect:	Fire damaged
Requirement:	Plumbing Permit		
Comments:	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.		
		Location:	Main Structure Throughout
Component:	Trusses	Defect:	Fire damaged
Requirement:	Building Permit		
Comments:	Repair/replace any damaged trusses. Any repairs to the structure will require a building permit.		
		Location:	Main Structure Throughout
Component:	Exterior Doors/Jams	Defect:	Fire damaged
Requirement:	Building Permit		
Comments:	Repair/replace any rotted, damaged or broken doors. Any repairs to the structure will require a building permit.		
		Location:	Main Structure Throughout
Component:	Exterior Walls	Defect:	Fire damaged
Requirement:	Building Permit		
Comments:	Repair/replace any rotted, damaged or broken boards. Any repairs to the structure will require a building permit. Repair/replace any broken, missing, damaged or rotted siding. Any repairs to the structure will require a building permit.		
		Location:	Main Structure Throughout
Component:	Interior Walls /Ceiling	Defect:	Fire damaged
Requirement:	Building Permit		
Comments:	Repair/replace any broken, missing, damaged or rotted drywall/paneling/wall covering. Any repairs to the structure will require a building permit.		
		Location:	Main Structure Throughout
Component:	Flooring	Defect:	Fire damaged
Requirement:	Compliance, International Property Maintenance Code		
Comments:	Replace any damaged flooring material. Any structural repairs will require a permit.		
		Location:	Main Structure Throughout

Requirement:

Defect: See Comments

Comments:

Location: Garage

The garage in its current condition does not constitute a public nuisance. However, 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

top

3705 5th Ave

SOB



TENANT
PARKING
ONLY

06/14/2021 11:48

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3705 5th Ave

top



06/14/2021 11:49