



Date May 6, 2024

ABATEMENT OF PUBLIC NUISANCE AT 3411 HUBBELL AVE.

WHEREAS, the property located at 3411 Hubbell Ave., 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, Mandarin Oasis Hotel LLC, and the Mortgage Holder, Ron Wish LLC, 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

Lots 16, 17, 18, 19, 20, and 21 and the Southwest 120 feet of Lot 11 which abuts said Lots 16 through 21, also all of Lots 10, 22, 23, 24, and 25 except the East 300 feet of said Lot 10 (as measured on the South line of said lot) and except the East 300 feet of Lots 22, 23, 24, and 25, and all that part of Lot 49 lying within 171.2 feet of the South boundary line of Avenue Frederick M. Hubbell, and that part of Lot 48 beginning at the Northeast corner of said Lot 48 and running thence 30 feet Southwest on the South boundary line of Avenue Frederick M. Hubbell, thence at right angles Southeast to East line of said Lot 48, thence North and Northwest along East boundary line of said Lot 48 to the point of beginning, all of said foregoing lots, and portions of lots being in MARKET GARDENS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa; subject to easement for highway purposes recorded in Book 2880 on Page 457;

AND

Lot 26, except the East 300 feet, in MARKET GARDENS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa;

AND

Except that part of Lot 49 as described in Warranty Deed recorded in Book 9890 Page 364 in MARKET GARDENS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa;

AND

Including that part of Lot 49 as described in Quit Claim Deed recorded in Book 10069 Page 487 in MARKET GARDENS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, AND Except that part of Lots 16, 17, 18, 19, 20, 21, 22, 48, and 49 as described in Warranty Deed recorded in Book 16820 Page 913 in MARKET GARDENS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa,

and locally known as 3411 Hubbell Ave., has previously been declared a public nuisance;



Roll Call Number

Agenda Item Number

43 A

Date May 6, 2024

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, Special Counsel
Ahlers & Cooney, P.C.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
COLEMAN				
GATTO				
MANDELBAUM				
SIMONSON				
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

43 A



Network: Mar 20, 2024 at 1:35:36 PM CDT
Local: Mar 20, 2024 at 1:35:36 PM CDT
Des Moines

03-20-2024 01:35 PM



Network: Mar 20, 2024 at 1:36:07 PM CDT
Local: Mar 20, 2024 at 1:36:07 PM CDT
Des Moines

03-20-2024 01:36 PM



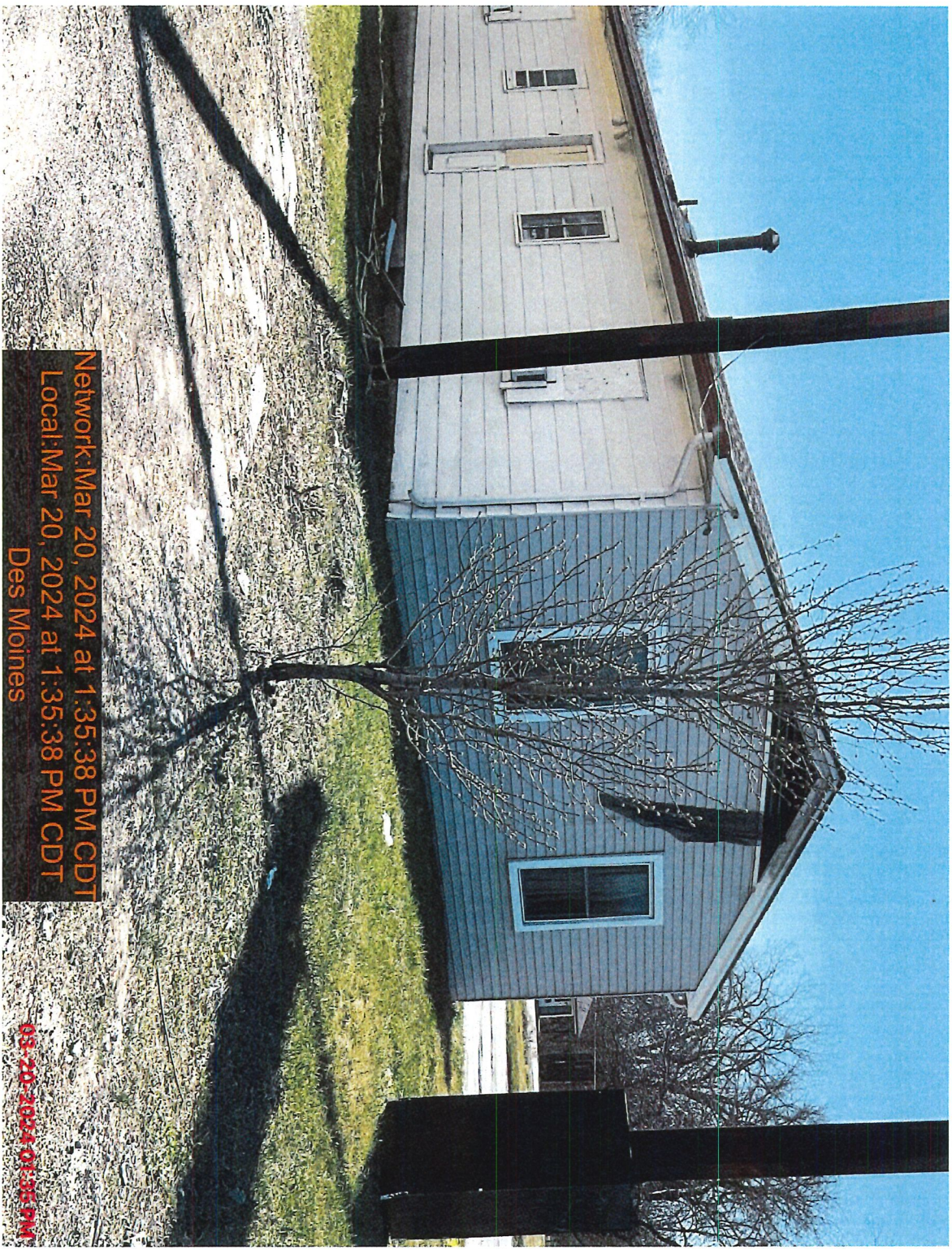
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Des Moines

03-20-2024 01:35 PM



Network: Mar 20, 2024 at 1:35:54 PM CDT
Local: Mar 20, 2024 at 1:35:54 PM CDT
Des Moines

03-20-2024 01:35 PM



Network: Mar 20, 2024 at 1:35:38 PM CDT
Local: Mar 20, 2024 at 1:35:38 PM CDT
Des Moines

03-20-2024 01:35 PM

Polk County Assessor

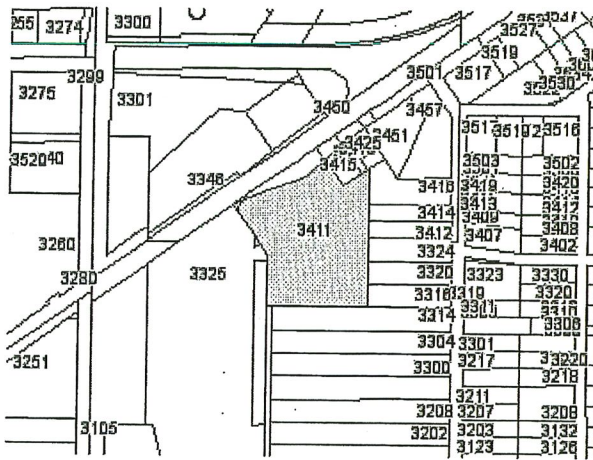
111 Court Avenue #195
Des Moines, IA 50309-0904

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

Location					
Address	3411 HUBBELL AVE				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	060/07102-006-003	Geoparcels	7923-29-251-042	Status	Active
School	Des Moines	Nbhd/Pocket	DM12/C	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Bob Powers, ICA 515-286-3828		

Map and Current Photos - 2 Records

Click on parcel to get a new listing



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

Photo Processed on 2014-03-20 a

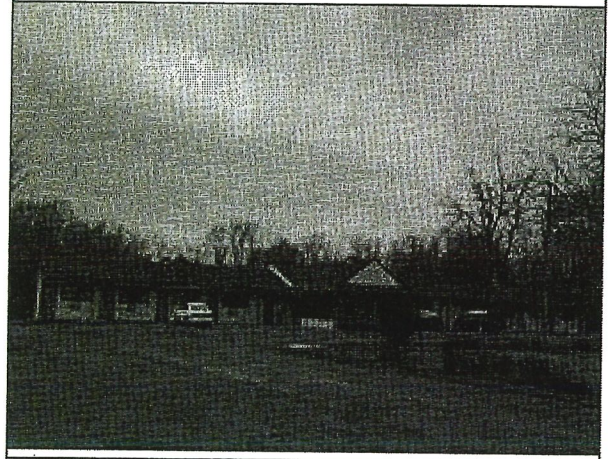
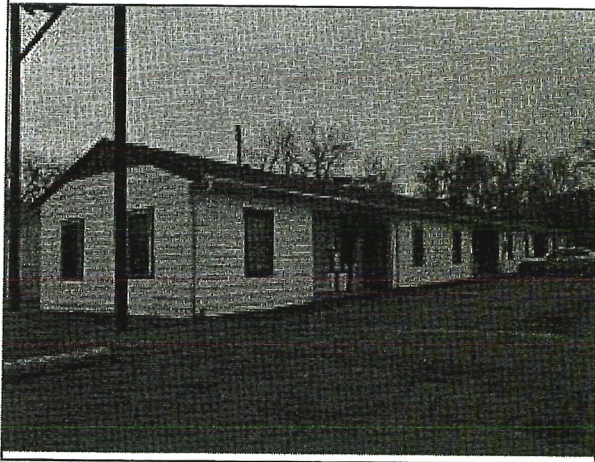


Photo Processed on 2014-03-20 b



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	MANDARIN OASIS HOTEL LLC	2023-08-09	19564/264

Legal Description and Mailing Address	
W 120F LT 11 & -EX COM NWLY COR LT 48 THN NE 375.16F TO POB THN NE 370.15F SE 53.43F SW 110.5F SW 238.14F SW 43.08F NW 35.98F TO POB- LTS 16 THRU 21 & -EX E 300F- LTS 10 & 22 THRU 26 & -EX COM NWLY COR LT 48 THN NE 375.16F TO POB THN NE 370.15F SE 53.43F SW 110.5F SW 238.14F SW 43.08F NW 35.98F TO POB- NE 30F LT 48 & -EX COM NWLY COR LT 48 THN NE 375.16F TO POB THN NE 370.15F SE 53.43F SW 110.5F SW 238.14F SW 43.08F NW 35.98F TO POB- & -EX BEG SW COR LT 26 THN N 242.06F ALNG E LN LT 49 SW 33.42F TO POB THN SW 27.97F N 48.28F SE 39.35F TO POB- TT PRT LYG WITHIN 171.2F OF S LN OF HUBBELL AV LT 49 & COM SW COR LT 26 THN N 184.01F ALNG E LN TO POB THN NW 47.46F NE 33.42F S 58.05F ALNG E LN TO POB LT 49 LESS RD MARKET GARDENS	MANDARIN OASIS HOTEL LLC 1411 TWIXT TOWN RD MARION, IA 52302

Current Values

Type	Class	Kind	Land	Bldg	Total
2023 Value	Commercial	Full	\$135,000	\$49,000	\$184,000

Assessment Roll Notice Unadjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
<u>2023 Business Property Assessment Limitation</u>	PATEL HARESHBHAI I and PATEL NALINIBEN H	Names and Unit Determination as of July 1, 2023

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
F	F Flood District		Floodway

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

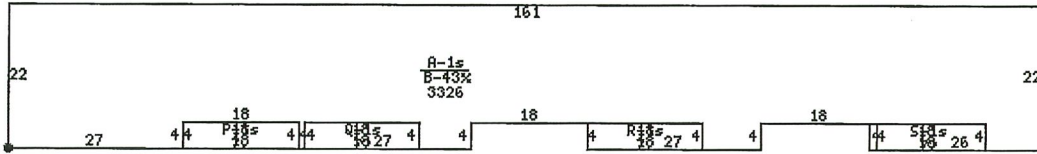
Land

Square Feet	Acres	Topography
167,531	3.846	Blank
Shape	Vacancy	Unbuildable
Irregular	Blank	Blank

Commercial Summary

Occupancy	Hotel Motel	Age, Weighted	1957	Total Story Height	1
Land Area	167,531	Gross Area	7,846	Finished Area	7,846
Unfinished Bsmt Area	1,416	Finished Bsmt Area	0	Number of Units	15
Primary Group	Hotel Motel	Percent Primary Group	84.71	Percent Secondary Group	0.00
Grade, Weighted	5/Grade 5	Bldg Class, Weighted	4/Frame, Concrete Blk, Tile, Tilt Up	Condition, Weighted	NM/Normal
Ground Floor Area	7,846	Perimeter	898		

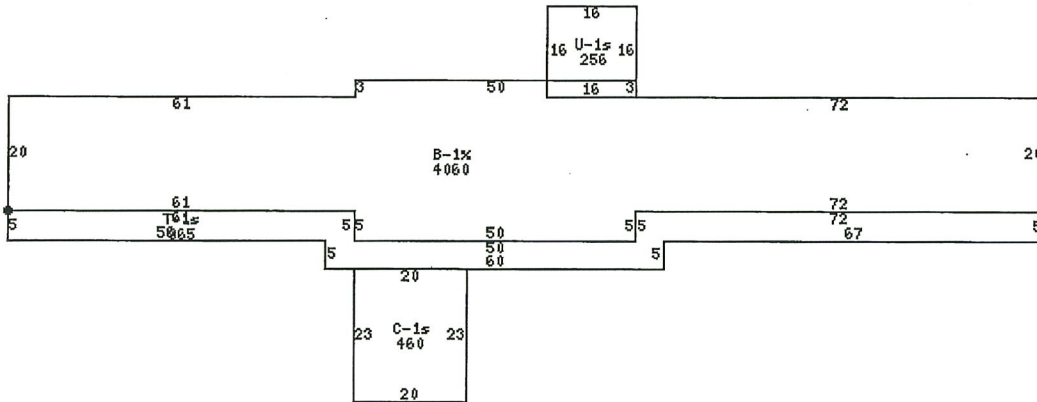
Commercial Sections - 2 Records					
Commercial Section #101					
Occupant	REDWOOD MOTEL				
Section Multiplier	1	Occupancy	Hotel Motel	Foundation	Concrete Block or Tile
Submerged	No	Exterior Wall	Siding/Shingle	Insulation	Yes
Roof	Gable	Roof Material	Shingle	Covered Area	216
Covered Quality	Normal	Wiring	Adequate	Plumbing	Adequate
Total Story Height	1	Frame Type	Frame	Fireproof Construction	No
Bldg Class	Frame, Concrete Blk, Tile, Tilt Up	Total Section Area	4,742	Ground Floor Area	3,326
Perimeter	390	Grade	5+00	Year Built	1957
Condition	Normal				
Comment	P,Q,R,=COVERED AREA				
Commercial Groups - 2 Records					
Commercial Group #101 1					
Use Code	Hotel Motel	Base Story	1	Number Stories	1
Total Group Area	3,326	Base Floor Area	3,326	Number Units	6
Heating	Unit	Air Conditioning	Yes	Exhaust System	No
Commercial Group #101 2					
Use Code	Basement Entire	Number Stories	1	Total Group Area	1,416
Base Floor Area	1,416	Heating	None	Air Conditioning	None
Exhaust System	No				



Commercial Section #201

Occupant	REDWOOD MOTEL				
Section Multiplier	1	Occupancy	Hotel Motel	Foundation	Concrete Block or Tile
Submerged	No	Exterior Wall	Siding/Shingle	Insulation	Yes
Roof	Gable	Roof Material	Shingle	Covered Area	965
Covered Quality	Normal	Landings Square Foot	256	Landing Quality	Below Normal
Wiring	Adequate	Plumbing	Adequate	Total Story Height	1
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Frame, Concrete Blk, Tile, Tilt Up
Total Section Area	4,520	Ground Floor Area	4,520	Perimeter	508
Grade	5+00	Year Built	1958	Year Remodel	1983

Condition	Normal				
Comment	U=WOOD DECK, C=1ST FR & BR ENCLOSED.				
Commercial Groups - 1 Record					
Commercial Group #201 1					
Use Code	Hotel Motel	Base Story	1	Number Stories	1
Total Group Area	4,520	Base Floor Area	4,520	Number Units	9
Heating	Package	Air Conditioning	Yes	Exhaust System	No
Comment	SLEEVE AC IN MOTEL UNITS, CENT AC IN OFFICE/APT.				



Detached Structures - 2 Records					
Detached Structure #101					
Occupancy	Asphalt Paving	Measurement Code	Square Feet	Measure 1	19,000
Grade	4	Year Built	1969	Condition	Normal
Detached Structure #201					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions

Measure 1	24	Measure 2	32	Grade	4
Year Built	1969	Condition	Normal		
Comment	INCL'S 10X24 LAUNDRY RM				

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
PATEL, HARESHBHAI I	MANDARIN OASIS HOTEL LLC	<u>2023-08-02</u>	\$400,000	Deed	<u>19564/264</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
PATEL, HARESHBHAI I PATEL, NALIN H	MANDARIN OASIS HOTEL LLC	2023-08-02	2023-08-09	Warranty Deed	<u>19564/264</u>
Also Known As PATEL, NALIN H VALLABHBHAI PATEL, AMRUTLAL PATEL, NALINIBEN H RAMSEY, JAMES H Also Known As VALLABHBHAI, AMRUTLAL	PATEL, HARESHBHAI I PATEL, NALIN H Also Known As PATEL, NALINIBEN H	2021-12-13	2021-12-14	Affidavit	<u>18907/364</u>
PATEL, JAYA P PATEL, PRAVINKUMAR	PATEL, HARESHBHAI I PATEL, NALIN H	2021-06-29	2021-11-19	Quit Claim Deed	<u>18869/756</u>
PATEL, PANNABEN H VALLABHBHAI PATEL, AMRUTLAL	PATEL, HARESHBHAI I PATEL, NALIN H	2021-06-04	2021-06-18	Warranty Deed	<u>18596/107</u>

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
2019	Pickup	No Add	2019-01-30	Review Value	TREND

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	<u>Assessment Roll</u>	Commercial	Full	\$135,000	\$49,000	\$184,000
2021	<u>Assessment Roll</u>	Commercial	Full	\$113,000	\$25,000	\$138,000
2019	<u>Assessment Roll</u>	Commercial	Full	\$103,000	\$94,000	\$197,000
2018	<u>Assessment Roll</u>	Commercial	Full	\$102,530	\$81,500	\$184,030
2017	Auditor	Commercial	Full	\$102,530	\$81,500	\$184,030

This template was last modified on Thu Jun 3 19:39:49 2021 .



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

Case Number: NUIS-2023-000236	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/12/2023
	Date of Notice: 01/10/2024
	Date of Inspection: 09/12/2023

MANDARIN OASIS HOTEL LLC
 JOSEPH M MILLER, REG. AGENT
 115 3RD ST SE #500
 CEDAR RAPIDS IA 52401

Address of Property: **3411 HUBBELL AVE, DES MOINES IA 50317**
 Parcel Number: **792329251042**

Legal Description: **W 120F LT 11 & -EX COM NWLY COR LT 48 THN NE 375.16F TO POB THN NE 370.15F SE 53.43F SW 110.5F SW 238.14F SW 43.08F NW 35.98F TO POB- LTS 16 THRU 21 & -EX E 300F- LTS 10 & 22 THRU 26 & -EX COM NWLY COR LT 48 THN NE 375.16F TO POB THN NE 370.15F SE 53.43F**

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>	<p>Vacate the structure.</p>	<p>02/22/2024</p>
<p>60-192(1) - Unsafe and Dangerous Structure or Premise Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.</p>	<p>Repair or replace all building components damaged to the point to effectively create a nuisance or a violation. All work must be done in a workmanlike manner with all required permits.</p>	<p>02/22/2024</p>
<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 affects.</p>	<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.</p>	<p>02/22/2024</p>

Violation	Corrective Action	Compliance Due Date
<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>	<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.</p>	02/22/2024
<p>60-192(22) - Unsafe and Dangerous Structure or Premise Surfaces, including windows and doors, shall be maintained in good clean and sanitary conditions. Peeling chipping flaking or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood or other defective surface conditions shall be corrected.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	02/22/2024
<p>60-192(23) - Unsafe and Dangerous Structure or Premise Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or incapable of supports all nominal loads and resisting all load effects.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	02/22/2024
<p>60-192(3) - Unsafe and Dangerous Structure or Premise The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	02/22/2024
<p>60-192(4) - Unsafe and Dangerous Structure or Premise The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.</p>	<p>Properly secure structure and keep the structure secured against entry.</p>	02/22/2024

Violation	Corrective Action	Compliance Due Date
<p>60-192(6) - Unsafe and Dangerous Structure or Premise Whenever the condition or maintenance of the premise creates a nuisance that endangers the health and safety of the residents or public.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	02/22/2024
<p>60-192(7) - Unsafe and Dangerous Structure or Premise Any structure that the administrator determines is unfit for human occupancy meaning that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.</p>	<p>Repair structure to a safe, sanitary condition. Provide all required elements of light, ventilation and essential equipment. All work must be done in a workmanlike manner with all required permits.</p>	02/22/2024
<p>60-192(8) - Unsafe and Dangerous Structure or Premise A building, structure or any portion thereof, because of inadequate maintenance, dilapidation, decay, damage, mold, faulty construction or arrangement, inadequate light, ventilation, or otherwise is determined by the administrator to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	02/22/2024
<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>	02/22/2024

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,



Kevin Pyles
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4122
KEPyles@dmgov.org



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

Case Number: NUIS-2023-000236	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/12/2023
	Date of Notice: 02/14/2024
	Date of Inspection: 09/12/2023

RON WISH, LLC
 112 HIGHMOUNT AVE
 NYACK NY 10960

Address of Property: **3411 HUBBELL AVE, DES MOINES IA 50317**
 Parcel Number: **792329251042**

Legal Description: **W 120F LT 11 & -EX COM NWLY COR LT 48 THN NE 375.16F TO POB THN NE 370.15F SE 53.43F SW 110.5F SW 238.14F SW 43.08F NW 35.98F TO POB- LTS 16 THRU 21 & -EX E 300F- LTS 10 & 22 THRU 26 & -EX COM NWLY COR LT 48 THN NE 375.16F TO POB THN NE 370.15F SE 53.43F**

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<p>60-192(1) - Unsafe and Dangerous Structure or Premise Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.</p>	Repair or replace all building components damaged to the point to effectively create a nuisance or a violation. All work must be done in a workmanlike manner with all required permits.	03/20/2024
<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 affects.</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.	03/20/2024

Violation	Corrective Action	Compliance Due Date
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<p>60-192(23) - Unsafe and Dangerous Structure or Premise Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or incapable of supports all nominal loads and resisting all load effects.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	03/20/2024
<p>60-192(3) - Unsafe and Dangerous Structure or Premise The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	03/20/2024
<p>60-192(4) - Unsafe and Dangerous Structure or Premise The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.</p>	<p>Properly secure structure and keep the structure secured against entry.</p>	03/20/2024

Violation	Corrective Action	Compliance Due Date
<p>60-192(6) - Unsafe and Dangerous Structure or Premise Whenever the condition or maintenance of the premise creates a nuisance that endangers the health and safety of the residents or public.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	03/20/2024
<p>60-192(7) - Unsafe and Dangerous Structure or Premise Any structure that the administrator determines is unfit for human occupancy meaning that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.</p>	<p>Repair structure to a safe, sanitary condition. Provide all required elements of light, ventilation and essential equipment. All work must be done in a workmanlike manner with all required permits.</p>	03/20/2024
<p>60-192(8) - Unsafe and Dangerous Structure or Premise A building, structure or any portion thereof, because of inadequate maintenance, dilapidation, decay, damage, mold, faulty construction or arrangement, inadequate light, ventilation, or otherwise is determined by the administrator to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	03/20/2024
<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>	03/20/2024

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,



Kevin Pyles
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
Desk 515-283-4122 / Mobile 515-681-3129
KEPyles@dmgov.org