



Date March 9, 2020

ABATEMENT OF PUBLIC NUISANCES AT 704 E HUGHES AVENUE

WHEREAS, the property located at 704 E Hughes Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and accessory structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Mark A. Ruby, Sr., was notified more than thirty days ago to repair or demolish the main structure and accessory 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 accessory structure on the real estate legally described as East ½ South ½ Lot 38 in COLE PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 704 E Hughes 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(s) 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.

FORM APPROVED:

Megan Norberg, Assistant City Attorney

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

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.

MOTION CARRIED APPROVED

Mayor

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	704 E HUGHES AVE				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	010/00989-000-000	Geoparcels	7824-22-201-025	Status	Active
School	Des Moines	Nbhd/Pocket	DM37/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Andrew Rand 515-286-3368		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

811	815	819	70103	705	709	721	3200
808	812	82022	700	704	710		3214
E HUGHES AVE							
807	815	821		705	711	721	3300

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

Photo Processed on 2015-03-23 a



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	RUBY SR, MARK A	2003-03-13	9687/658

Legal Description and Mailing Address

E 1/2 S 1/2 LOT 38 COLE PLACE

MARK A RUBY SR
2423 SE 8TH ST
DES MOINES, IA 50315-7406

Current Values

Type	Class	Kind	Land	Bldg	Total
2019 Value	Residential	Full	\$25,900	\$72,400	\$98,300

Assessment Roll Notice Market Adjusted Cost Report

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)			

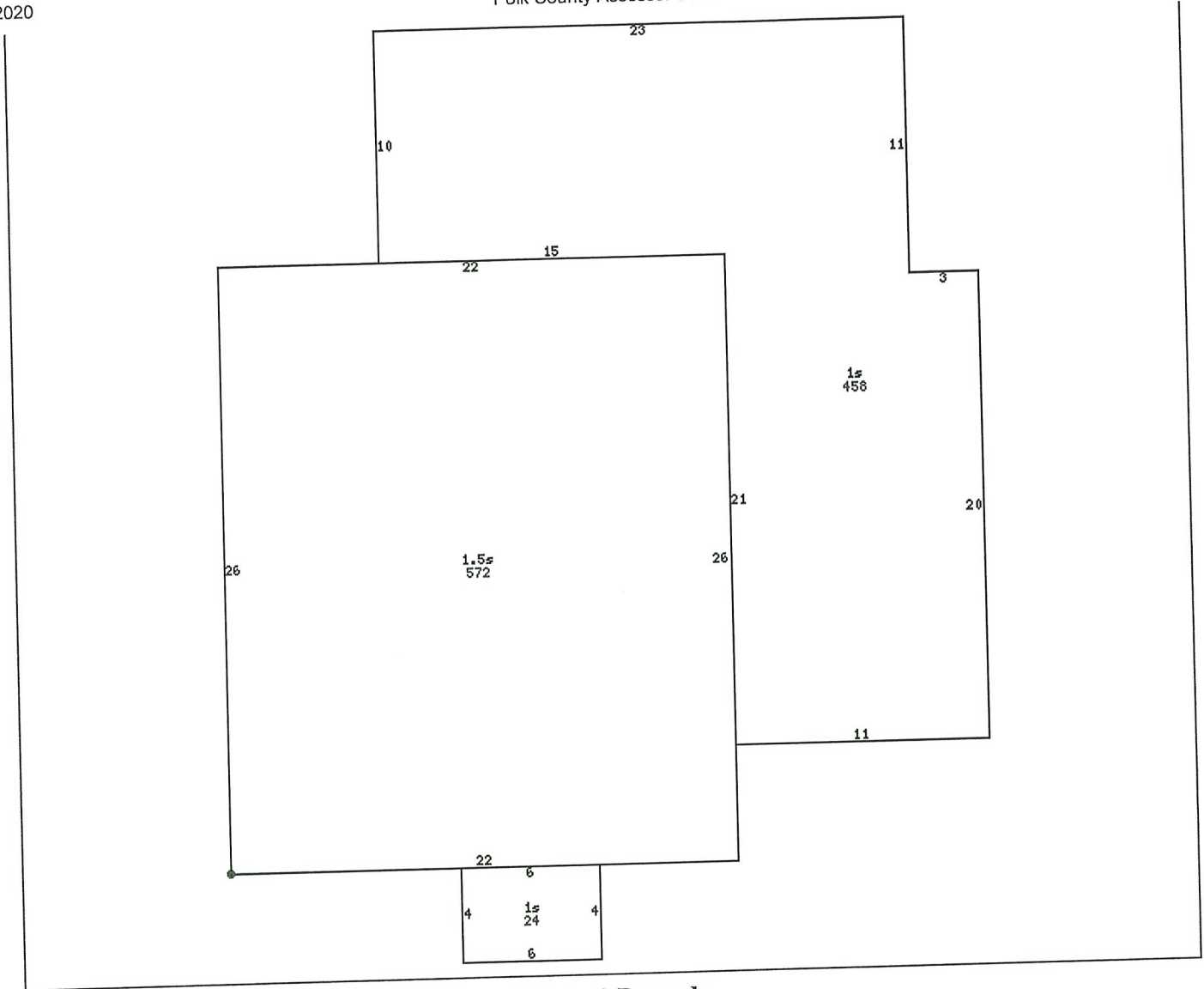
Land

Square Feet	9,438	Acres	0.217	Frontage	66.0
Depth	143.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Residences - 1 Record

Residence #1

Occupancy	Single Family	Residence Type	1.5 Stories	Building Style	Conventional
Year Built	1948	Number Families	1	Grade	4-05
Condition	Below Normal	% Complete Improvement	40	Total Square Foot Living Area	1437
Main Living Area	1054	Upper Living Area	383	Foundation	Masonry
Exterior Wall Type	Metal Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Number Fireplaces	1	Heating	Gas Forced Air	Air Conditioning	0
Number Bathrooms	1	Number Toilet Rooms	1	Bedrooms	3
Rooms	7				



Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
VESTAL, PHILLIP A	MORRILL, MARY F	<u>1996-06-01</u>	\$30,000	Deed	<u>7501/495</u>
RUBY, LYNDAL E	VESTAL, PHILLIP A	<u>1995-08-02</u>	\$40,000	Deed	<u>7246/421</u>

Permits - 1 Record

Year	Type	Permit Status	Application	Description
Current	Permit	Partial	2019-12-16	alterations/interior

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$25,900	\$72,400	\$98,300
2017	<u>Assessment Roll</u>	Residential	Full	\$23,100	\$66,100	\$89,200
2015	<u>Assessment Roll</u>	Residential	Full	\$20,700	\$61,000	\$81,700
2013	<u>Assessment Roll</u>	Residential	Full	\$18,900	\$57,100	\$76,000
2011	<u>Assessment Roll</u>	Residential	Full	\$18,900	\$57,400	\$76,300
2009	<u>Assessment Roll</u>	Residential	Full	\$20,500	\$60,400	\$80,900
2007	<u>Assessment Roll</u>	Residential	Full	\$22,200	\$56,300	\$78,500
2005	<u>Assessment Roll</u>	Residential	Full	\$21,100	\$49,500	\$70,600

Yr	Type	Class	Kind	Land	Bldg	Total
2003	<u>Assessment Roll</u>	Residential	Full	\$18,900	\$44,800	\$63,700
2001	<u>Assessment Roll</u>	Residential	Full	\$18,350	\$44,410	\$62,760
1999	Assessment Roll	Residential	Full	\$12,730	\$36,390	\$49,120
1997	Assessment Roll	Residential	Full	\$11,210	\$32,030	\$43,240
1995	Assessment Roll	Residential	Full	\$10,370	\$29,640	\$40,010
1993	Assessment Roll	Residential	Full	\$9,180	\$26,230	\$35,410
1991	Assessment Roll	Residential	Full	\$8,740	\$24,980	\$33,720
1991	Was Prior Year	Residential	Full	\$8,740	\$22,310	\$31,050

This template was last modified on Sat Mar 4 12:31:48 2017 .

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

DATE OF NOTICE: November 7, 2019

DATE OF INSPECTION: October 28, 2019

CASE NUMBER: COD2019-06709

PROPERTY ADDRESS: 704 E HUGHES AVE

LEGAL DESCRIPTION: E 1/2 S 1/2 LOT 38 COLE PLACE

MARK A RUBY SR
Title Holder
2423 SE 8TH ST
DES MOINES IA 50315-7406

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.

Neighborhood Inspection Division
(515) 283-4046

Nid Inspector

DATE MAILED: 11/7/2019

MAILED BY: TSY

 11-15-19

Areas that need attention: 704 E HUGHES AVE

Component:	Brick Chimney	Defect:	In poor repair
Requirement:	Building Permit	Location:	Shed
Comments:	For chimney if rebuilt		
Component:	Brick Chimney	Defect:	In poor repair
Requirement:	Building Permit	Location:	Main Structure
Comments:	In need of structural engineer report. Follow recommendations of report.		
Component:	Electrical System	Defect:	In poor repair
Requirement:	Electrical Permit	Location:	Main Structure Throughout
Comments:			
Component:	Soffit/Facia/Trim	Defect:	In poor repair
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:	Damaged/rotted		
Component:	Windows/Window Frames	Defect:	In poor repair
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:	Damaged windows and frames throughout structure		
Component:	Interior Walls /Ceiling	Defect:	In poor repair
Requirement:	Compliance with International Building Code	Location:	Unknown
Comments:			
Component:	Exterior Walls	Defect:	In poor repair
Requirement:	Compliance with International Building Code	Location:	Main Structure Throughout
Comments:	Siding		
Component:	Roof	Defect:	In poor repair
Requirement:	Building Permit	Location:	Shed
Comments:	Roof system in poor repair/ replace		

<u>Component:</u>	Exterior Doors/Jams	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	Shed
<u>Comments:</u>	Damaged/inoperable door and frame		
<u>Component:</u>	Roof	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Shed
<u>Comments:</u>	Roof system in poor repair/ replace		
<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	Shed
<u>Comments:</u>	Missing window pane		
<u>Component:</u>	Soffit/Facia/Trim	<u>Defect:</u>	In poor repair
<u>Requirement:</u>	Compliance with International Building Code	<u>Location:</u>	Shed
<u>Comments:</u>	Damaged/rotted		

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704 Hughes Ave



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