



Date June 28, 2021

ABATEMENT OF PUBLIC NUISANCE AT 4330 HUBBELL AVENUE

WHEREAS, the property located at 4330 Hubbell Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the structure (commercial building) in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Fexsteve, LC, and the Tax Lien Holder, Internal Revenue Service, were notified more than thirty days ago to repair or demolish the structure (commercial building) 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 structure (commercial building) on the real estate legally described as Lot 2 in CAPITOL HEIGHTS REPLAT, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 4330 Hubbell 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, and 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

SOD

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	4330 HUBBELL AVE				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	060/00746-002-001	Geoparcel	7923-21-251-012	Status	Active
School	Southeast Polk	Nbhd/Pocket	DM01/I	Tax Authority Group	DEM-C-SEP-77803
TIF	78/Des Moines NE Hubbell Avenue UR	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 2018-06-01 a

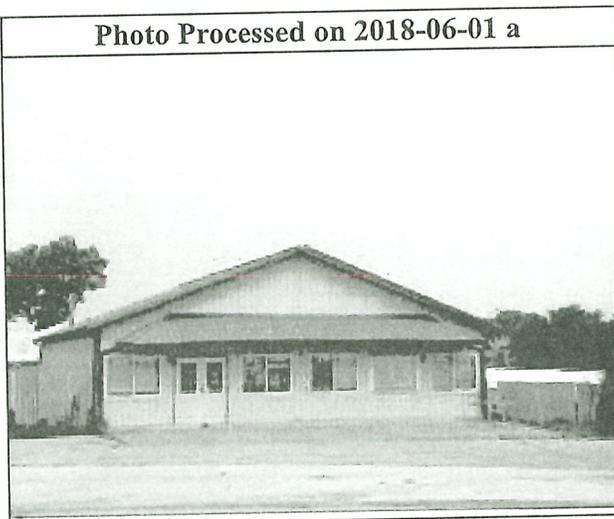
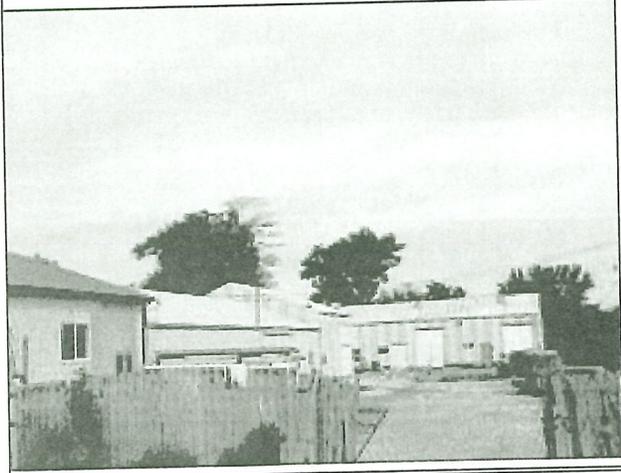


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Historical Photos

*A Protest filed on 2021-04-19 (FEXSTEVE LIMITED COMPANY) has been received.
A hearing for the Protest has been scheduled for 2021-05-10 12:30.*

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	FEXSTEVE LC	2020-07-17	17955/444
Legal Description and Mailing Address				
-EX SELY 2F RD EAS- LT 2 CAPITOL HEIGHTS REPLAT			FEXSTEVE LIMITED COMPANY 2139 HIGH ST DES MOINES, IA 50312-5223	

Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Assessment Roll	Commercial	Full	\$155,000	\$215,000	\$370,000
2020 Value	Commercial	Full	\$141,000	\$133,000	\$274,000
<u>Assessment Roll Notice</u> <u>Unadjusted Cost Report</u>					

Auditor Adjustments to Value

Category	Name	Information
2020 Business Property Tax Credit	STEVEN L GREENFIELD	Application 4577

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
MX3	MX3 Mixed Use District		
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>			

Land

Square Feet	59,700	Acres	1.371	Topography	Blank
Shape	Rectangle	Vacancy	Blank	Unbuildable	Blank

Commercial Summary

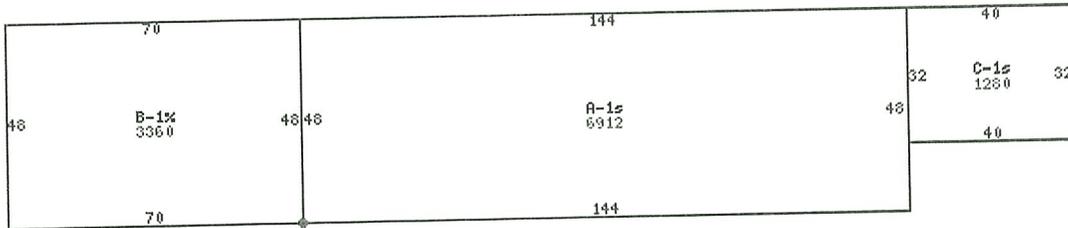
Occupancy	Warehouse	Age, Weighted	1981	Total Story Height	1
Land Area	59,700	Gross Area	17,312	Finished Area	1,152
Unfinished Bsmnt Area	0	Finished Bsmnt Area	0	Number of Units	0
Primary Group	Warehouse	Percent Primary Group	100.00	Percent Secondary Group	0.00
Grade, Weighted	4/Grade 4	Bldg Class, Weighted	5/Metal	Condition, Weighted	BN/Below Normal
Ground Floor Area	17,312	Perimeter	1,132	Unfinished Area	17,312
Interior Finished Area	1,152				

Commercial Sections - 4 Records**Commercial Section #101**

Section Multiplier	1	Occupancy	Warehouse	Foundation	Concrete
Submerged	No	Exterior Wall	Metal	Insulation	Yes
Roof	Gable	Roof Material	Metal	Manual Overhead Square Foot	168

Wiring	Adequate	Plumbing	Adequate	Total Story Height	1
Frame Type	Frame	Bldg Class	Metal	Total Section Area	6,912
Ground Floor Area	6,912	Perimeter	384	Grade	4+00
Year Built	1973	Condition	Below Normal		

Commercial Groups - 2 Records					
Commercial Group #101 1					
Use Code	Warehouse	Base Story	1	Number Stories	1
Total Group Area	6,912	Base Floor Area	6,912	Wall Height	13
Heating	None	Air Conditioning	None	Exhaust System	No
Commercial Group #101 2					
Use Code	Interior Finish	Base Story	1	Number Stories	1
Total Group Area	1,152	Base Floor Area	1,152	Heating	None
Air Conditioning	None	Grade Adjust	Minus 10	Exhaust System	No



Commercial Section #102

Section Multiplier	1	Occupancy	Warehouse	Foundation	Concrete
Submerged	No	Exterior Wall	Metal	Insulation	Yes
Roof	Gable	Roof Material	Metal	Wiring	Adequate
Plumbing	Adequate	Total Story Height	1	Frame Type	Frame
Fireproof Construction	No	Bldg Class	Metal	Total Section Area	3,360
Ground Floor Area	3,360	Perimeter	236	Grade	4+00
Year Built	1998	Condition	Poor		

Commercial Groups - 1 Record

Commercial Group #102 1

Use Code	Warehouse	Base Story	1	Number Stories	1
Total Group Area	3,360	Base Floor Area	3,360	Wall Height	16
Heating	Unit	Air Conditioning	None	Exhaust System	No
Comment	SKETCH #101-B				

Commercial Section #103					
Section Multiplier	1	Occupancy	Warehouse	Foundation	Concrete
Submerged	No	Exterior Wall	Metal	Insulation	Yes
Roof	Gable	Roof Material	Metal	Wiring	Adequate
Plumbing	Adequate	Total Story Height	1	Frame Type	Frame
Fireproof Construction	No	Bldg Class	Metal	Total Section Area	1,280
Ground Floor Area	1,280	Perimeter	144	Grade	4+00
Year Built	1990	Condition	Below Normal		

Comment SKETCH #101-C

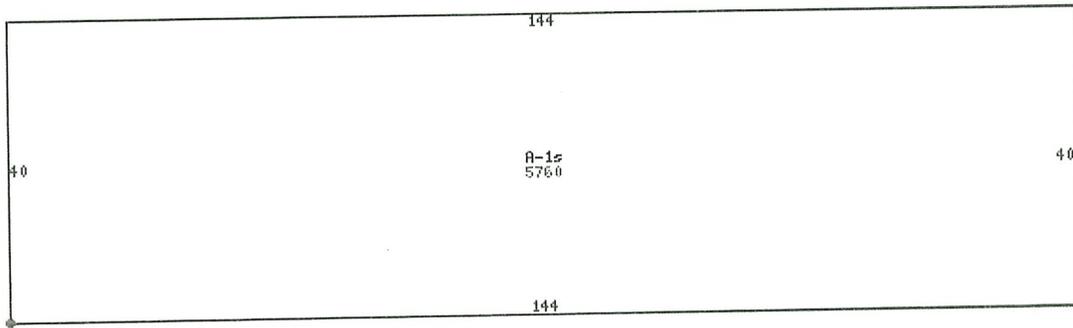
Commercial Groups - 1 Record					
Commercial Group #103 1					
Use Code	Warehouse	Base Story	1	Number Stories	1
Total Group Area	1,280	Base Floor Area	1,280	Wall Height	10
Heating	None	Air Conditioning	None	Exhaust System	No

Commercial Section #201

Occupant AUCTION ARENA

Section Multiplier	1	Occupancy	Warehouse	Foundation	Concrete
Exterior Wall	Metal	Insulation	Yes	Roof	Gable
Roof Material	Built-up	Manual Overhead Square Foot	480	Wiring	Adequate
Plumbing	None	Total Story Height	1	Frame Type	Frame
Bldg Class	Metal	Total Section Area	5,760	Ground Floor Area	5,760
Perimeter	368	Grade	4+00	Year Built	1979
Condition	Below Normal				

Commercial Groups - 1 Record					
Commercial Group #201 1					
Use Code	Warehouse	Base Story	1	Number Stories	1
Total Group Area	5,760	Base Floor Area	5,760	Wall Height	14
Heating	Unit	Air Conditioning	None	Exhaust System	No



Detached Structures - 2 Records

Detached Structure #101

Occupancy	Asphalt Paving	Measurement Code	Square Feet	Measure 1	6,000
Grade	4	Year Built	1956	Condition	Below Normal

Detached Structure #201

Occupancy	Fence	Construction Type	Chain Link	Measurement Code	Dimensions
Lineal Feet	240	Height	6	Grade	4
Year Built	1980	Condition	Below Normal		

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
GREENFIELDS PRO AUCTION SERVICES, INC.	FEXSTEVE LIMITED COMPANY	<u>2013-01-02</u>	\$200,000	Contract	<u>14609/922</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
GREENFIELD'S PROFESSIONAL AUCTION SERVICES INC	FEXSTEVE LC	2013-01-24	2020-07-17	Warranty Deed Corporate	<u>17955/444</u>
GREENFIELD'S PROFESSIONAL AUCTION SERVICES INC	FEXSTEVE LIMITED COMPANY	2013-01-02	2013-01-10	Contract	<u>14609/922</u>

Permits - 4 Records

Year	Type	Permit Status	Application	Reason	Reason1
Current	Pickup	To Work	2020-07-27	Review Value	FIRE
2021	Pickup	Pass	2020-07-27	Review Value	FIRE
2011	Pickup	No Add	2011-02-08	Review Value	TREND
2010	Pickup	No Add	2009-09-18	Review Value	ANNEXATION

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Commercial	Full	\$141,000	\$133,000	\$274,000
2017	<u>Assessment Roll</u>	Commercial	Full	\$140,600	\$116,400	\$257,000
2015	<u>Assessment Roll</u>	Commercial	Full	\$117,200	\$119,800	\$237,000
2013	<u>Board Action</u>	Commercial	Full	\$117,200	\$84,800	\$202,000
2013	<u>Assessment Roll</u>	Commercial	Full	\$117,200	\$112,800	\$230,000
2012	<u>Board Action</u>	Commercial	Full	\$117,200	\$112,800	\$230,000
2011	<u>Assessment Roll</u>	Commercial	Full	\$117,200	\$182,800	\$300,000
2010	<u>Assessment Roll</u>	Commercial	Full	\$117,200	\$202,000	\$319,200

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

DATE OF NOTICE: December 2, 2020

DATE OF INSPECTION: June 15, 2020

CASE NUMBER: COD2020-02946

PROPERTY ADDRESS: 4330 NE HUBBELL Ave

LEGAL DESCRIPTION: -EX SELY 2F RD EAS- LT 2 CAPITOL HEIGHTS REPLAT

FEXSTEVE LIMITED COMPANY
Title Holder
STEPHEN H WILLIAMS, R.A.
2139 HIGH ST
DES MOINES IA 50312

INTERNAL REVENUE SERVICE
Mortgage Holder
C/O U.S. ATTORNEY
110 E COURT AVE STE 286
DES MOINES IA 50309

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.

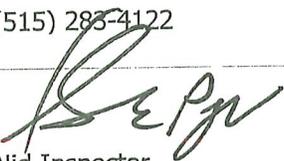
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from 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: 12/2/2020

MAILED BY: JDH

Areas that need attention: 4330 NE HUBBELL Ave

<p>Component: Electrical System Requirement: Electrical Permit Comments: Hire licensed electrical contractor to verify safety of electrical system and correct any violations that may exist.</p>	<p>Defect: Disconnected Utility Water/Gas/Electric Location: Main Structure Throughout</p>
<p>Component: Mechanical System 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.</p>	<p>Defect: Disconnected Utility Water/Gas/Electric Location: Main Structure Throughout</p>
<p>Component: Exterior Doors/Jams Requirement: Building Permit Comments: Repair/replace any rotted, damaged or broken doors. Any repairs to the structure will require a building permit.</p>	<p>Defect: Fire damaged Location: Main Structure Throughout</p>
<p>Component: Windows/Window Frames Requirement: Building Permit Comments: Repair/replace any missing, rotted or damaged windows/window frames. Any repairs to the structure will require a building permit.</p>	<p>Defect: Fire damaged Location: Main Structure Throughout</p>
<p>Component: Interior Walls /Ceiling Requirement: Compliance, International Property Maintenance Code Comments: Repair/replace any rotted, damaged or broken boards. Any repairs to the structure will require a building permit.</p>	<p>Defect: Fire damaged Location: Main Structure Throughout</p>
<p>Component: Interior Walls /Ceiling Requirement: Compliance, International Property Maintenance Code Comments: Clean somke damage from walls and then paint to match.</p>	<p>Defect: Smoke Damage Location: Main Structure Throughout</p>
<p>Component: Wiring Requirement: Electrical Permit Comments: Hire licensed contractor to repair/replace any damaged wiring.</p>	<p>Defect: Fire damaged Location: Main Structure Throughout</p>
<p>Component: Exterior Walls Requirement: Compliance, International Property Maintenance Code Comments: Repair/replace any broken, missing , damaged or rotted siding. Any repairs to the structure will require a building permit.</p>	<p>Defect: Smoke Damage Location: Main Structure Throughout</p>

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top

4330 Hubbell Ave



05/17/2021 13:14