

★ **Roll Call Number**

Agenda Item Number

BDH-1A

Date August 7, 2006.....

WHEREAS, the property located at 2703 Cottage Grove Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the titleholder, Eugene Hiskey, was notified by personal service more than thirty days ago to repair or demolish the 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, SITTING AS THE LOCAL BOARD OF HEALTH:

The structure on the real estate legally described as LOT 51 DRAKE UNIVERSITY ADD, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2703 Cottage Grove Avenue was 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 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:

Vicky Long Hill, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BROOKS				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
VLASSIS				
TOTAL				

CERTIFICATE

I, DIANE RAUH, 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



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

BDH-1A

DATE OF NOTICE: May 25, 2006

DATE OF INSPECTION: May 19, 2006

CASE NUMBER: COD2006-04750

PROPERTY ADDRESS: 2703 COTTAGE GROVE AVE

LEGAL DESCRIPTION: LOT 51 DRAKE UNIVERSITY ADD

EUGENE HISKEY
Title Holder
4029 46TH ST
DES MOINES IA 50310

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 60-304 and 60-306 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. Failure to correct these violations will result in legal action. The violations noted must be corrected within 30 days from the date of this notice. Failure to correct these violations will result in a request to the City Council, sitting as the board of Health, 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.

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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 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 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 Polk 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.

Ed Leedom



Nid Inspector

DATE MAILED: 5/25/2006

MAILED BY: JDH

Areas that need attention: 2703 COTTAGE GROVE AVE

<p><u>Component:</u> Exterior Walls <u>Requirement:</u> Engineering Report <u>Comments:</u></p>	<p><u>Defect:</u> Structurally inadequate <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Exterior Walls <u>Requirement:</u> Building Permit <u>Comments:</u></p>	<p><u>Defect:</u> Structurally inadequate <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Gas Lines <u>Requirement:</u> Utilities cut off <u>Comments:</u></p>	<p><u>Defect:</u> Not Supplied <u>Location:</u> Throughout</p>
<p><u>Component:</u> Electrical System <u>Requirement:</u> Utilities cut off <u>Comments:</u></p>	<p><u>Defect:</u> Not Supplied <u>Location:</u> Throughout</p>
<p><u>Component:</u> Windows/Window Frames <u>Requirement:</u> <u>Comments:</u></p>	<p><u>Defect:</u> Deteriorated <u>Location:</u> Main Structure</p>
<p><u>Component:</u> Stairs/Stoop <u>Requirement:</u> <u>Comments:</u> Replace all rotting wood North stairs</p>	<p><u>Defect:</u> Deteriorated <u>Location:</u> Main Structure</p>

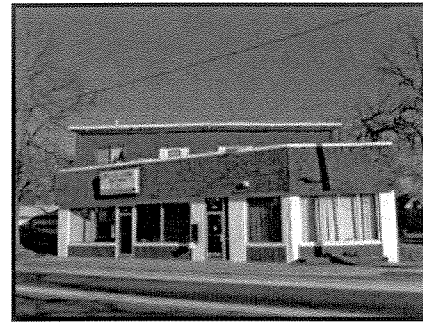
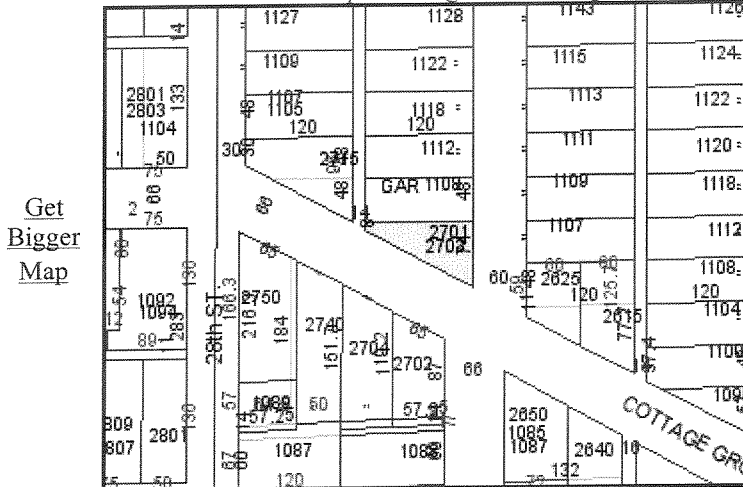
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[Home] [General Query] [Legal Query] [HomeOwner Query] [Book/Page Query] [Commercial Query] [Res Sales Query] [Comm Sales Query] [Help]

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
030/01391-000-000	7824-05-101-024	0001	DM95/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
2703 COTTAGE GROVE AVE			DES MOINES IA 50311		

Click on parcel to get new listing



Approximate date of photo 01/11/2004

Mailing Address
EUGENE HISKEY 2701 COTTAGE GROVE AVE DES MOINES, IA 50311-4111

Legal Description
LOT 51 DRAKE UNIVERSITY ADD

Ownership	Name	Transfer	Book/Page	RevStamps
Title Holder #1	HISKEY, EUGENE	07/02/1976	4611/504	18.70

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Commercial	Full	7,200	41,900	0	49,100

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Estimate Taxes Polk County Treasurer Tax Information Pay Taxes

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District	4920	Residential
Source: City of Des Moines Community Development Published: 05/09/2006 Contact: Planning and Urban Design 515 283-4200			

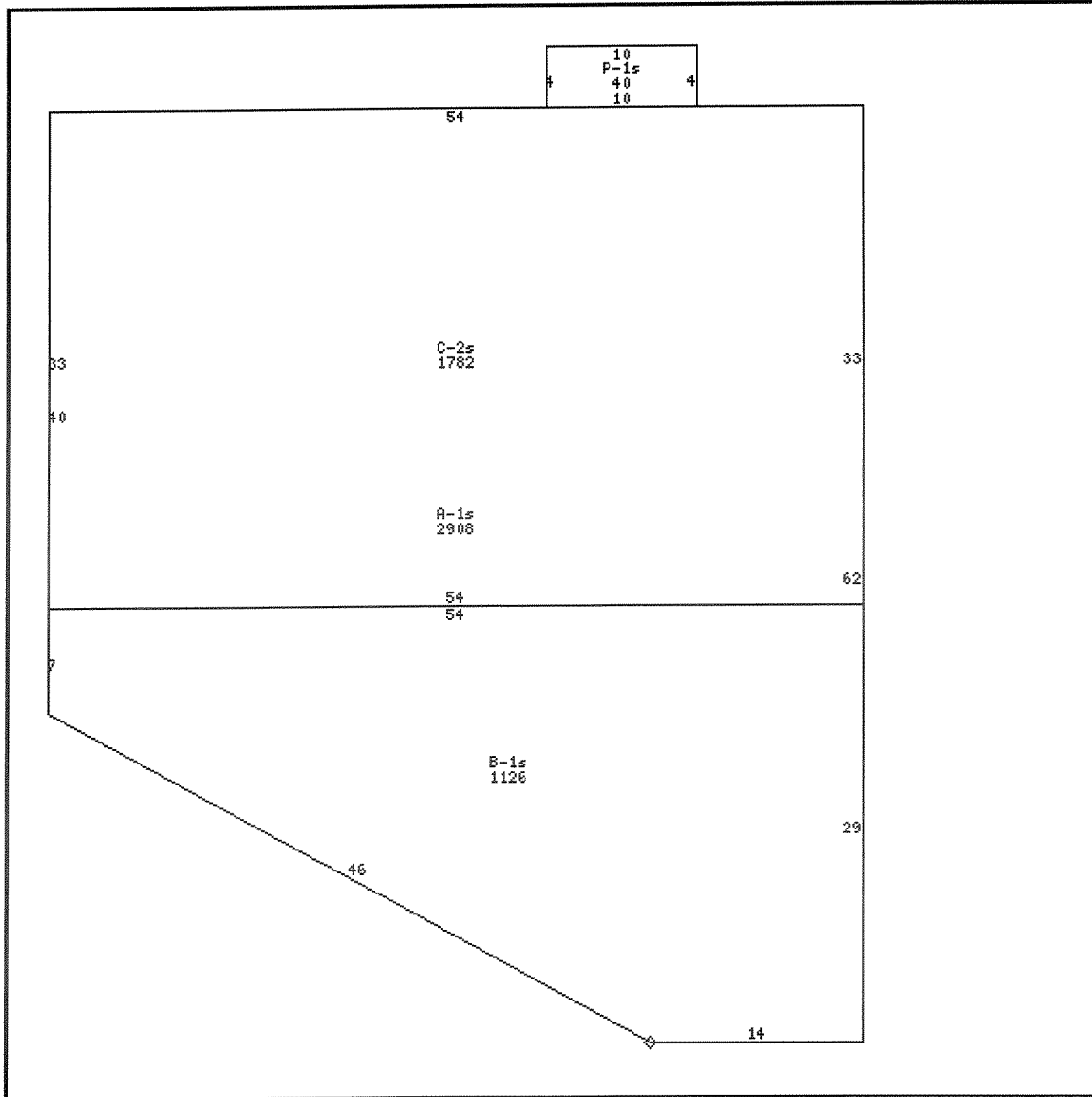
Land					
SQUARE FEET	4,920	ACRES	0.1130	SHAPE	IR/Irregular
TOPOGRAPHY	B/Blank				

Commercial Summary					
OCCUPANCY	35B/Retail Store Apartment	WEIGHTED AGE	1910	STORY HEIGHT	2
LAND AREA	4,920	GROSS AREA	4,690	FINISH AREA	4,690
BSMT UNFIN	900	BSMT FINISH	0	NUMBER UNITS	2

Csection # 101					
OCCUPANT	COTTAGE GROVE SELF SERVICE LAUNDRY				
SECT MULTIPL	1	OCCUPANCY	35B/Retail Store Apartment	FOUNDATION	BS/Brick Stone
EXT WALL	BB/Brick Block Tile	ROOF	F/Flat	ROOF MATERL	B/Built-up
COVERED AREA	40	COVER QUAL	NM/Normal	WIRING	A/Adequate
PLUMBING	A/Adequate	TOTAL ST HT	2	FRAME TYPE	FR/Frame
BLDG CLASS	2/Brick or Masonry	TOT SCT AREA	5,590	GRND FL AREA	2,908
PERIMETER	216	GRADE	5	GRADE ADJUST	+00
YEAR BUILT	1910	CONDITION	PR/Poor		
MISC IMPR	AC1500SF?2.5				

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COMMENT || A=B+C B=1ST C=2ST



Cgroup # 101 1					
USE CODE	215/Retail Store	BASE STORY	1	NUM STORIES	1
TOT GRP AREA	2,908	BASE FL AREA	2,908	HEATING	C/Central
AIR COND	N	EXHAUST SYS	N/No		
COMMENT	B=MIMI MART+LAUND.				

Cgroup # 101 2					
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USE CODE	100/Apartment	BASE STORY	2	NUM STORIES	1
TOT GRP AREA	1,782	BASE FL AREA	1,782	NUMBER UNITS	2
HEATING	C/Central	AIR COND	N	EXHAUST SYS	N/No

Cgroup # 101 3					
USE CODE	005/Basement Entire	NUM STORIES	1	TOT GRP AREA	900
BASE FL AREA	900	HEATING	N/None	AIR COND	N
EXHAUST SYS	N/No				

Year	Type	Status	Application	Permit/Pickup Description
Current	P/Permit	TW/To Work	05/22/2006	AL/Alterations MISC Cost Estimate 3000
2001	P/Permit	NA/No Add	11/07/2000	AL/EXTERIOR

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2005	Assessment Roll	Commercial	Full	7,200	41,900	0	49,100
2003	Assessment Roll	Commercial	Full	6,300	39,200	0	45,500
2001	Assessment Roll	Commercial	Full	5,900	37,000	0	42,900
1999	Assessment Roll	Commercial	Full	8,300	37,000	0	45,300
1995	Assessment Roll	Commercial	Full	8,100	35,900	0	44,000
1993	Assessment Roll	Commercial	Full	7,700	34,200	0	41,900
1991	Assessment Roll	Commercial	Full	7,380	32,920	0	40,300
1991	Was Prior Year	Commercial	Full	7,380	41,200	0	48,580

email this page

Room 195, 111 Court Avenue, Des Moines, IA 50309
 Phone 515 286-3140 / Fax 515 286-3386
 polkweb@assess.co.polk.ia.us

BDH H



0702 (SHAW) NYONS

BDN 1A

07.31.2008

DATA INTERPRETATION



50-A

07 31 2008

27m2 COSTARCE CREDA

BDH1A

07.31.2008

3703 CORNUS GRAVE

