



Date June 25, 2012

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 (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 Eugene Hiskey was notified 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, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The structure on the real estate legally described as LOT 51 DRAKE UNIVERSITY'S ADDITION TO DES MOINES, 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, 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 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				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
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  
PERMIT AND DEVELOPMENT CENTER  
COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF DES MOINES, IOWA**

**BDH 1-A**

**DATE OF NOTICE: April 26, 2012**

**DATE OF INSPECTION: April 26, 2012**

**CASE NUMBER: COD2012-00731**

<b>LEGAL INTEREST HOLDERS:</b>	
<b>Title Holder</b>	EUGENE HISKEY 4029 46TH ST DES MOINES, IA 50310

**PROPERTY ADDRESS:** 2703 COTTAGE GROVE AVE  
**LEGAL DESCRIPTION:** LOT 51 DRAKE UNIVERSITY ADD

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 structure currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the structure will be placarded as unsafe to occupy pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, 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. In accordance with Chapter 26-277 of Des Moines Municipal code, this structure is deemed unsafe, and creates a public nuisance threatening to the health and safety of the public.

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. Permits must be obtained from this department prior to commencing any repairs or demolition. Inspections must be requested and approved in accordance with the code and our policies.

**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 283-4200. **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 an agreement voluntarily authorizing the City to do so. However, you will be responsible for all costs associated with the abatement of the public nuisance. The City may seek a personal judgment against you for the costs of removal and assess those costs against the property.

**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 Permit and Development Center.**

Should you have any questions, feel free to call. I can usually be reached between 8:00am and 9:00am, Monday through Friday.

Russell L. Legler  
BUILDING INSPECTOR  
Permit and Development Center

DATE MAILED: 4/26/2012

MAILED BY: RLL

**Areas that need attention:** 2703 COTTAGE GROVE AVE

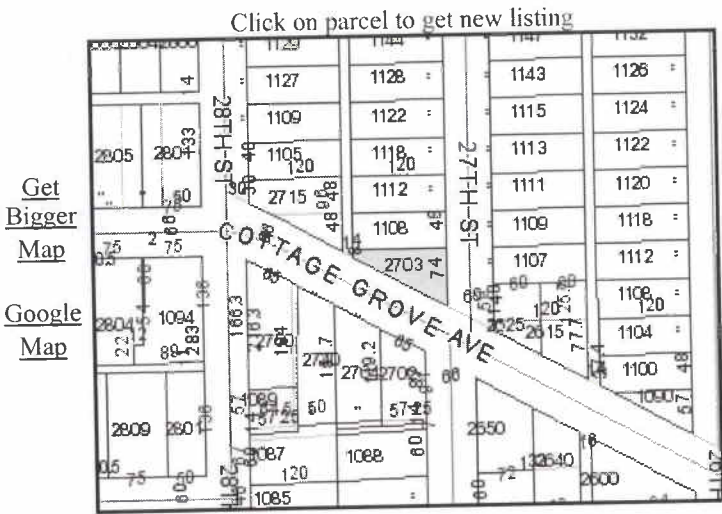
<b>ID/Entered:</b>	2012/04/26 08:18:37.0620	<b>Complied:</b>	
<b>Component:</b>	Electrical System	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Electrical Permit	<b>Location:</b>	Throughout
<b>Comments:</b>	licensed electrical contractor with permits and inspections		
<b>ID/Entered:</b>	2012/04/26 08:10:08.8750	<b>Complied:</b>	
<b>Component:</b>	Floor Joists/Beams	<b>Defect:</b>	Structurally Unsound
<b>Requirement:</b>	Engineering Report	<b>Location:</b>	Throughout
<b>Comments:</b>	building permits for repairs with inspections		
<b>ID/Entered:</b>	2012/04/26 08:24:30.1870	<b>Complied:</b>	
<b>Component:</b>	Mechanical System	<b>Defect:</b>	In poor repair
<b>Requirement:</b>	Compliance, Uniform Mechanics Code	<b>Location:</b>	Throughout
<b>Comments:</b>	licensed mechanical contractor with permits and inspections		
<b>ID/Entered:</b>	2012/04/26 08:22:16.2960	<b>Complied:</b>	
<b>Component:</b>	Plumbing System	<b>Defect:</b>	Improperly Installed
<b>Requirement:</b>	Compliance with Uniform Plumbing Code	<b>Location:</b>	Throughout
<b>Comments:</b>	licensed plumbing contractor with permits and inspections		
<b>ID/Entered:</b>	2012/04/26 08:13:35.2960	<b>Complied:</b>	
<b>Component:</b>	See Comments	<b>Defect:</b>	Cracked/Broken
<b>Requirement:</b>	Engineering Report	<b>Location:</b>	Throughout
<b>Comments:</b>	Roof rafters		
<b>ID/Entered:</b>	2012/04/26 08:15:53.7180	<b>Complied:</b>	
<b>Component:</b>	See Comments	<b>Defect:</b>	Water Damage
<b>Requirement:</b>	Engineering Report	<b>Location:</b>	Throughout
<b>Comments:</b>	wet and rotten framing		

**BDH 1-A**



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



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	Recorded	Book/Page	RevStamps
Title Holder #1	HISKEY, EUGENE	1976-07-02	4611/504	18.70

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Commercial	Full	7,900	40,600	0	48,500

[Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

Zoning	Description	SF	Assessor Zoning

**BDH 1-A**

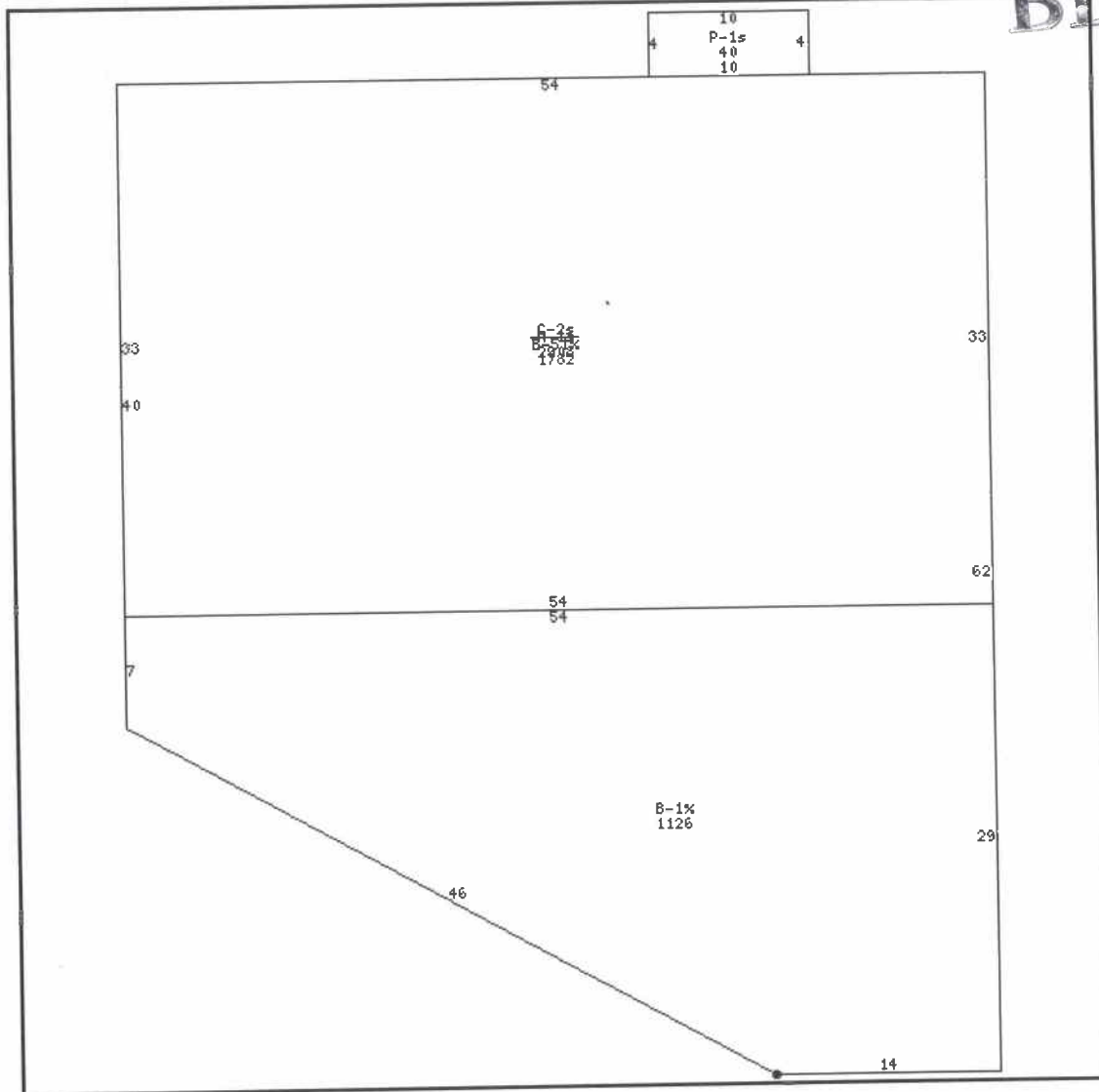
R1-60	One Family, Low Density Residential District	Residential
Source: City of Des Moines Community Development <b>Published:</b> 2012-03-20 <b>Contact:</b> Planning and Urban Design 515 283-4200		

Land					
SQUARE FEET	4,920	ACRES	0.113	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	NM/Normal		
MISC IMPR	AC1500SF?2.5				
COMMENT	A=B+C B=1ST C=2ST				
COMMENT	replaced foundation walls on east and west side and replaced siding				

**BDH 1-A**



**Cgroup # 101 1**

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

**Cgroup # 101 2**

<b>USE CODE</b>	100/Apartment	<b>BASE STORY</b>	2	<b>NUM STORIES</b>	1
<b>TOT GRP</b>	1,782	<b>BASE FL</b>	1,782	<b>NUMBER</b>	2

**BDH 1-A**

AREA		AREA		UNITS	
HEATING	C/Central	AIR COND	N	EXHAUST SYS	N/No

<b>Cgroup # 101 3</b>					
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
2007	P/Permit	NA/No Add	2006-10-11	AL/FOUNDATION
2007	P/Permit	NA/No Add	2006-05-22	AL/MISC
2001	P/Permit	NA/No Add	2000-11-07	AL/EXTERIOR

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2011	<u>Assessment Roll</u>	Commercial	Full	7,900	40,600	0	48,500
2009	<u>Assessment Roll</u>	Commercial	Full	7,900	43,200	0	51,100
2007	<u>Assessment Roll</u>	Commercial	Full	7,900	43,200	0	51,100
2005	<u>Assessment Roll</u>	Commercial	Full	7,200	41,900	0	49,100
2003	<u>Assessment Roll</u>	Commercial	Full	6,300	39,200	0	45,500
2001	<u>Assessment Roll</u>	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](mailto:polkweb@assess.co.polk.ia.us)



3703 Cottage Grove Avenue



BDH

IA

06/15/2012 10:31

2703 Cottage Grove Avenue



03/16/2012

BDH/A

7703 Cottage Grove Avenue

BDH-A

03/16/2012

