

Date April 7, 2014

WHEREAS, the property located at 3510 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 Titleholders Rick A. Lee and Charlotte A. Lee were notified more than thirty days ago to repair or demolish the 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, AND SITTING AS THE LOCAL BOARD OF HEALTH:

The structure on the real estate legally described as LOT 2 in WESSEX, an Official Plat , now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3510 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 owners 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				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

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.

_____ City Clerk

Polk County Assessor 


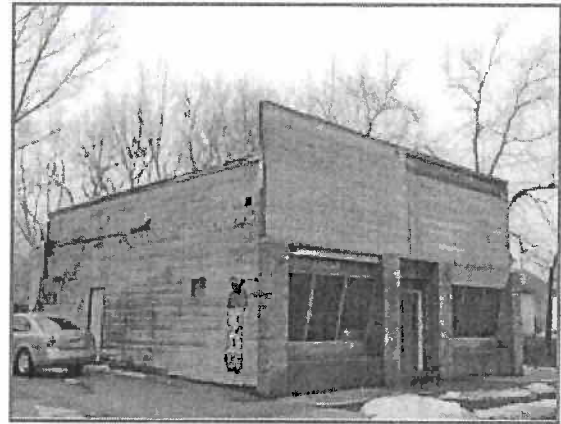
[[Home](#)] [[General Query](#)] [[Legal Query](#)] [[HomeOwner Query](#)] [[Book/Page Query](#)] [[Commercial Query](#)] [[Res Sales Query](#)] [[Comm Sales Query](#)] [[Help](#)]

<u>District/Parcel</u>	<u>GeoParcel</u>	<u>Map</u>	<u>Nbhd</u>	<u>Jurisdiction</u>	<u>Status</u>
090/07201-000-000	7824-06-131-016	0503	DM51/Z	DES MOINES	ACTIVE
<u>School District</u>	<u>Tax Increment Finance District</u>	<u>Bond/Fire/Sewer/Cemetery</u>			
1/Des Moines					
<u>Street Address</u>			<u>City State Zipcode</u>		
3510 COTTAGE GROVE AVE			DES MOINES IA 50311		

Click on parcel to get new listing

Get Bigger Map

Google Map

Approximate date of photo 01/28/2013

Mailing Address
RICK A LEE 3931 COTTAGE GROVE AVE DES MOINES, IA 50311-3507

Legal Description
LOT 2 WESSEX

<u>Ownership</u>	<u>Name</u>	<u>Recorded</u>	<u>Book/Page</u>	<u>RevStamps</u>
Title Holder #1	LEE, RICK A	2007-06-29	12263/186	175.20
Title Holder #2	LEE, CHARLOTTE A			

<u>Assessment</u>	<u>Class</u>	<u>Kind</u>	<u>Land</u>	<u>Bldg</u>	<u>AgBd</u>	<u>Total</u>
Current	Commercial	Full	12,000	62,500	0	74,500

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

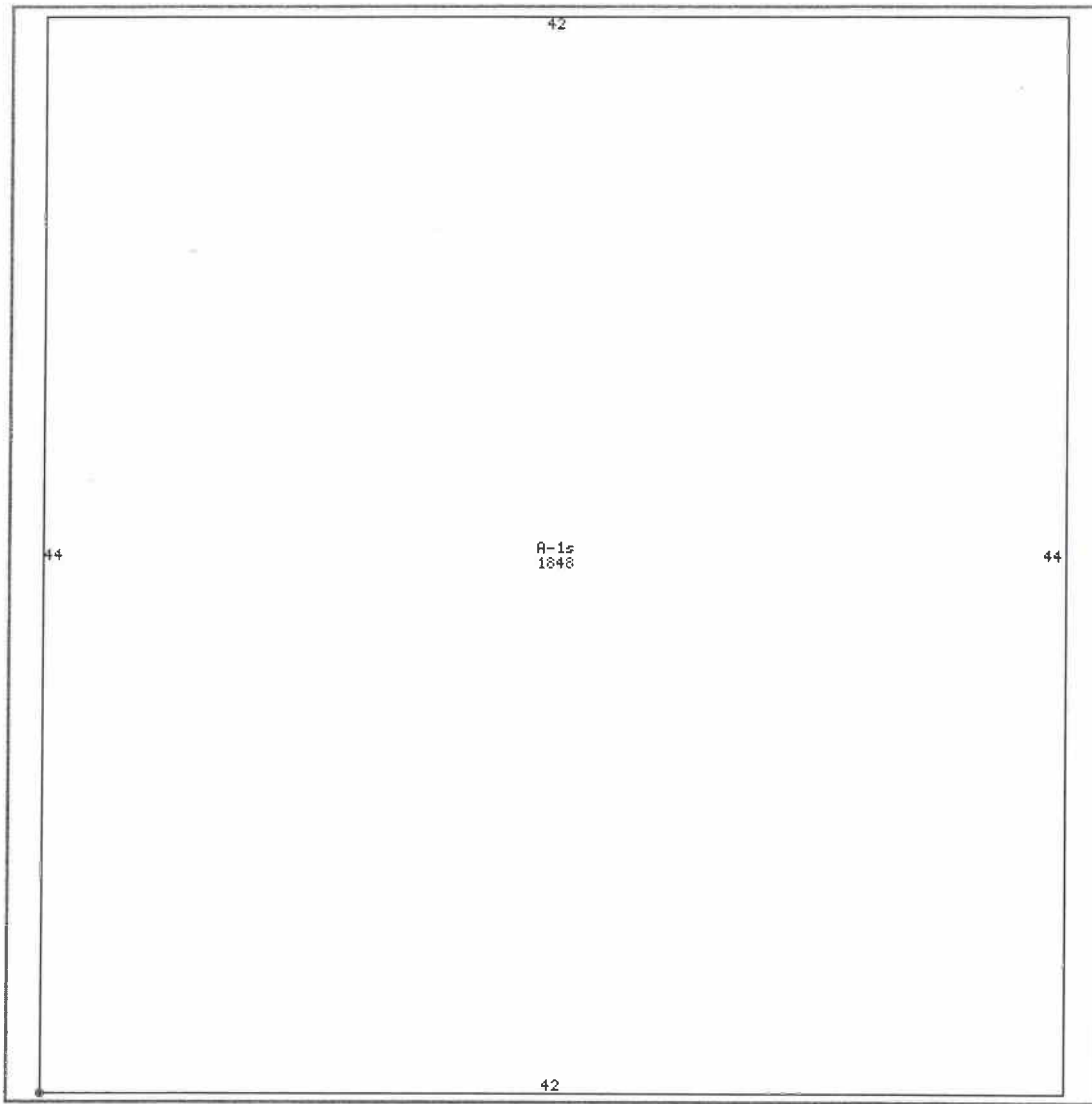
<u>Zoning</u>	<u>Description</u>	<u>SF</u>	<u>Assessor Zoning</u>

C-1	Neighborhood Retail Commercial District	Commercial
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182		

<u>Land</u>					
SQUARE FEET	7,050	ACRES	0.162	TOPOGRAPHY	B/Blank

<u>Commercial Summary</u>					
OCCUPANCY	35/Retail	WEIGHTED AGE	1930	STORY HEIGHT	1
LAND AREA	7,050	GROSS AREA	1,848	FINISH AREA	1,848
BSMT UNFIN	0	BSMT FINISH	0	NUMBER UNITS	0

<u>Csection # 101</u>					
SECT MULTIPL	1	OCCUPANCY	35/Retail	FOUNDATION	CN/Concrete
SUBMERGED	N/No	EXT WALL	SS/Siding/Shingle	BRK VEN	252
FRONT TYPE	GS/Glass	FRONT LF	30	INSULATION	Y/Yes
ROOF	F/Flat	ROOF MATERL	B/Built-up	WIRING	A/Adequate
PLUMBING	A/Adequate	TOTAL ST HT	1	FRAME TYPE	FR/Frame
FIREPRF CNST	N/No	BLDG CLASS	4/Frame, Concrete Blk, Tile, Tilt Up	TOT SCT AREA	1,848
GRND FL AREA	1,848	PERIMETER	172	GRADE	5
GRADE ADJUST	+00	YEAR BUILT	1930	YEAR REMODEL	1964
CONDITION	BN/Below Normal				
COMMENT	1 EXT. WALL=STUCCO				



Cgroup # 101 1					
USE CODE	215/Retail Small	BASE STORY	1	NUM STORIES	1
TOT GRP AREA	1,848	BASE FL AREA	1,848	HEATING	C/Central
AIR COND	Y	EXHAUST SYS	N/No		

Detached # 101					
OCCUPANCY	FNC/Fence	CONSTR TYPE	FR/Frame	MEASCODE	L/Lineal Feet
MEASURE1	80	MEASURE2	6	GRADE	4
YEAR BUILT	2001	CONDITION	NM/Normal		

Detached # 201					

OCCUPANCY	PVC/Concrete Paving	MEASCODE	S/Square Feet	MEASURE1	3,000
GRADE	4	YEAR BUILT	2009	CONDITION	NM/Normal

<u>Seller</u>	<u>Buyer</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Instrument</u>	<u>Book/Page</u>
BRODY, M. KENNETH	FIRST CONTRACT, INC	<u>2005-10-03</u>	90,000	D/Deed	11340/636
FIRST CONTRACT, INC	LEE, RICK A	<u>2005-10-07</u>	110,000	C/Contract	11336/81
COPPOLA, MARGUERITE E	BRODY, M. KENNETH	<u>2005-02-23</u>	55,000	D/Deed	10949/3
COPPOLA, MARGUERITE E	BRODY, M. KENNETH AND LISE D. LUDWIG	<u>2000-02-01</u>	55,000	C/Contract	8571/743

<u>Year</u>	<u>Type</u>	<u>Status</u>	<u>Application</u>	<u>Permit/Pickup Description</u>
2010	P/Permit	CP/Complete	2009-03-11	NC/PAVING (2800 sf)
2010	P/Permit	CP/Complete	2007-08-27	NC/PAVING (2800 sf)
2009	P/Permit	PA/Pass	2007-08-27	NC/PAVING (2800 sf)
2008	P/Permit	PA/Pass	2007-08-27	NC/PAVING (2800 sf)
2002	P/Permit	CP/Complete	2000-06-12	AD/FENCE
2001	P/Permit	PA/Pass	2000-06-12	AD/FENCE
2001	P/Permit	CP/Complete	2000-04-26	RM/HOUSE

<u>Year</u>	<u>Type</u>	<u>Class</u>	<u>Kind</u>	<u>Land</u>	<u>Bldg</u>	<u>AgBd</u>	<u>Total</u>
2013	<u>Assessment Roll</u>	Commercial	Full	12,000	62,500	0	74,500
2011	<u>Assessment Roll</u>	Commercial	Full	12,000	62,500	0	74,500
2010	<u>Assessment Roll</u>	Commercial	Full	12,000	62,500	0	74,500
2009	<u>Assessment Roll</u>	Commercial	Full	11,800	52,700	0	64,500
2007	<u>Assessment Roll</u>	Commercial	Full	11,800	59,200	0	71,000
2005	<u>Assessment Roll</u>	Commercial	Full	10,700	57,500	0	68,200
2003	<u>Assessment Roll</u>	Commercial	Full	9,300	53,700	0	63,000
2002	<u>Assessment Roll</u>	Commercial	Full	8,800	50,700	0	59,500
2001	<u>Assessment Roll</u>	Commercial	Full	8,800	49,700	0	58,500
1999	Assessment Roll	Commercial	Full	7,100	34,200	0	41,300
1995	Assessment Roll	Commercial	Full	6,900	33,200	0	40,100
1993	Assessment Roll	Commercial	Full	6,600	31,600	0	38,200
1991	Assessment Roll	Commercial	Full	6,340	30,360	0	36,700

1991	Was Prior Year	Commercial	Full	6,340	22,280	0	28,620
------	----------------	------------	------	-------	--------	---	--------

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



**PUBLIC NUISANCE
 NOTICE OF INSPECTION
 PERMIT AND DEVELOPMENT CENTER
 COMMUNITY DEVELOPMENT DEPARTMENT
 CITY OF DES MOINES, IOWA**

BDH 1(B)

DATE OF NOTICE: September 17, 2013

DATE OF INSPECTION: September 09, 2013

CASE NUMBER: COD2013-05354

LEGAL INTEREST HOLDERS:	
Title Holder	RICK A LEE & CHARLOTTE A LEE 3931 COTTAGE GROVE AVE DES MOINES, IA 50311-3507
Title Holder	CHARLOTTE A LEE 3931 COTTAGE GROVE AVE DES MOINES, IA 50311-3507

PROPERTY ADDRESS: 3510 COTTAGE GROVE AVE
LEGAL DESCRIPTION: LOT 2 WESSEX

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
Ph: 515-283-4219

DATE MAILED: 9/17/2013

MAILED BY: RLL

Areas that need attention: 3510 COTTAGE GROVE AVE

ID/Entered: 2013/09/09 06:35:12.0860	Complied:
Component: Electrical System	Defect: In disrepair
Requirement:	Location: Throughout
Comments:	

ID/Entered: 2013/09/09 06:31:29.3220	Complied:
Component: Exterior Walls	Defect: In disrepair
Requirement: Building Permit	Location: Throughout
Comments: make weather tight	

ID/Entered: 2013/09/09 06:36:27.4490	Complied:
Component: Mechanical System	Defect: Unknown
Requirement: Compliance with International Mechanical	Location: Throughout
Comments: would need brought to code	

ID/Entered: 2013/09/09 06:38:31.6320	Complied:
Component: Plumbing System	Defect: Unknown
Requirement: Compliance with Uniform Plumbing Code	Location: Throughout
Comments: brought to code	

ID/Entered: 2013/09/09 06:39:19.6250	Complied:
Component: Roof	Defect: In poor repair
Requirement: Building Permit	Location: Throughout
Comments:	

BDH 1(B)



5010 Cottage Grove Ave

04/02/2014 11:40





DH 1(B)

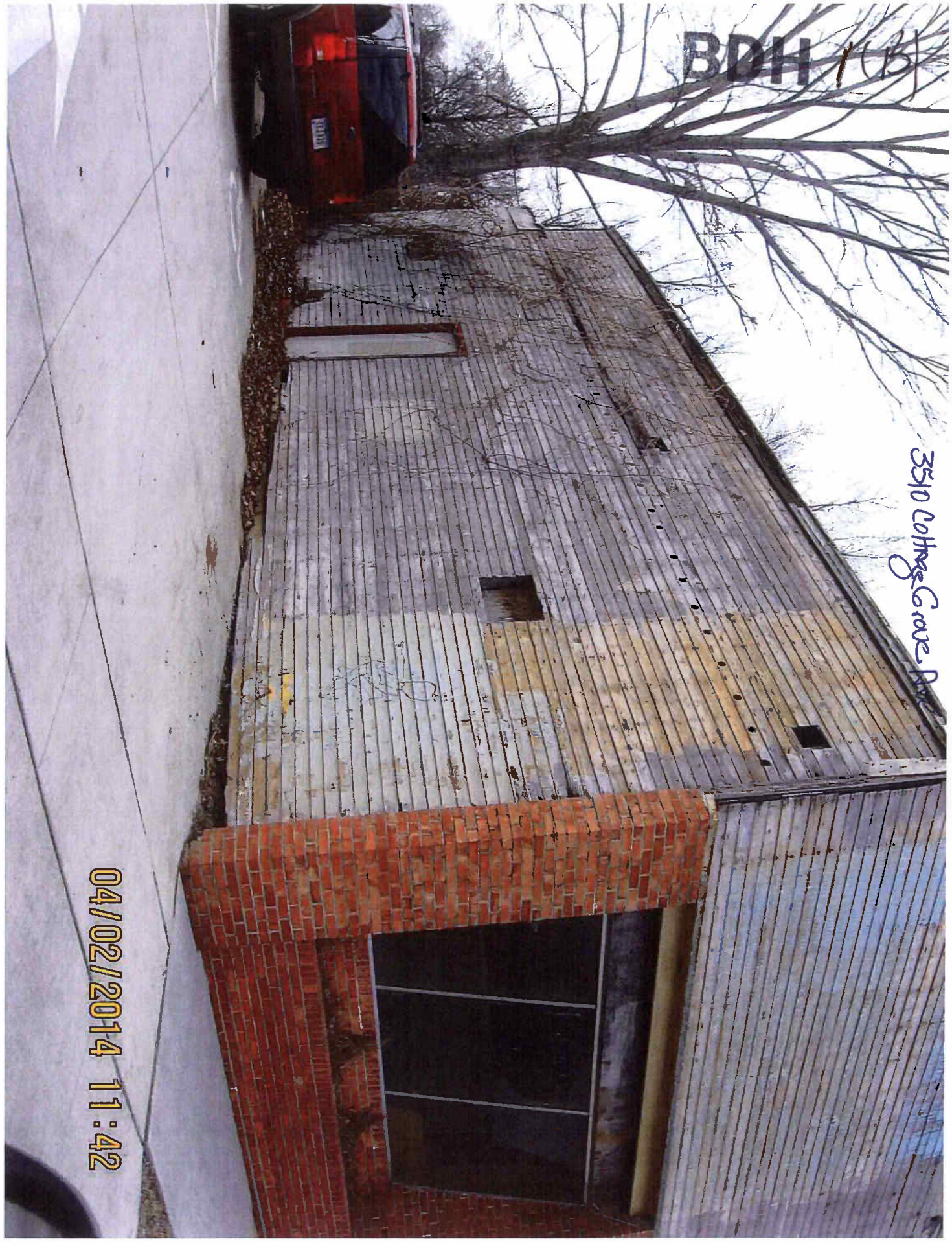
3510 Cottage Grove Ave.

04/02/2014 11:41

BDH 10B

3510 Cottage Grove Ave

04/02/2014 11:42



3510 Cottage Grove Ave.

BDH



04/02/2014 11:39



3510 Cottage Grove Ave.

04/02/2014 11:40

ADH (B)