



Roll Call Number

Agenda Item Number

BDH /

Date October 6, 2014

WHEREAS, the property located at 2934 Cottage Grove Avenue, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the fire-damaged main structure on the date of inspection constituted not only a menace to health and safety but was also a public nuisance and that the fire-damaged main structure now requires administrative removal; and

WHEREAS, the Titleholder Thomas M. Ekstrand is deceased and Heir Ivy Cochran aka Ivy Ekstrand has been served notice of the public nuisance and sent notice of administrative removal regarding the structure more than 14 days ago and has failed to abate the nuisance; and

WHEREAS, the Department of Engineering of the City of Des Moines shall take all necessary action to demolish and remove said main structure; and

WHEREAS, the City of Des Moines should collect the costs of said demolition as an assessment to be levied against the real estate.

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 main structure on the real estate legally described as Lot 119 in KINGMAN PLACE, an Official Plat, now included in and forming a part of the city of Des Moines, Polk County, Iowa, and locally known as 2934 Cottage Grove Avenue has previously been declared a public nuisance;

BE IT FURTHER RESOLVED:

That this matter be referred to the Department of Engineering to take all necessary action to demolish and remove said main structure as an administrative removal and the costs incurred for the demolition of the main structure located at 2934 Cottage Grove Avenue shall be collected by assessment against the real estate property or as a personal judgment.

Moved by _____ to adopt.

FORM APPROVED:

Vicky Long Hill, Assistant City Attorney

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.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

City Clerk

BDH /

Polk County Assessor 
JOWA

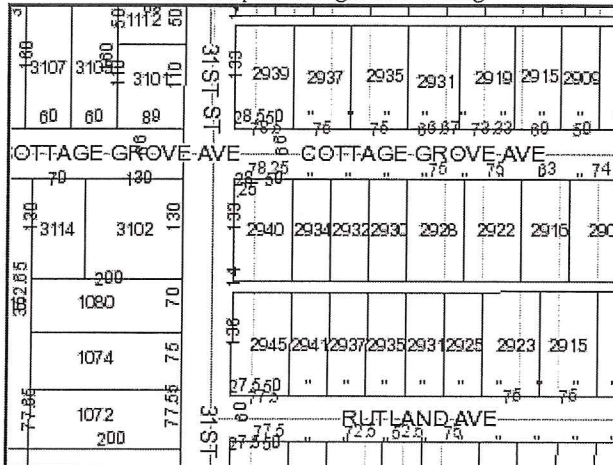
[[Home](#)] [[General Query](#)] [[Legal Query](#)] [[HomeOwner Query](#)] [[Book/Page Query](#)] [[Commercial Query](#)] [[Res Sales Query](#)] [[Comm Sales Query](#)] [[Help](#)]

<u>District/Parcel</u>	<u>GeoParcel</u>	<u>Map</u>	<u>Nbhd</u>	<u>Jurisdiction</u>	<u>Status</u>
090/03722-000-000	7824-06-228-002	0497	DM95/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>		
2934 COTTAGE GROVE AVE			DES MOINES IA 50311-3909		

Click on parcel to get new listing

Get Bigger Map

Google Map




Approximate date of photo 03/31/2009

<u>Mailing Address</u>
THOMAS M EKSTRAND 2934 COTTAGE GROVE AVE DES MOINES, IA 50311-3909

<u>Legal Description</u>
LOT 119 KINGMAN PLACE

<u>Ownership</u>	<u>Name</u>	<u>Recorded</u>	<u>Book/Page</u>	<u>RevStamps</u>
Title Holder #1	EKSTRAND, THOMAS M	1999-12-08	8385/834	

<u>Assessment</u>	<u>Class</u>	<u>Kind</u>	<u>Land</u>	<u>Bldg</u>	<u>AgBd</u>	<u>Total</u>
Current	Residential	Full	11,800	90,900	0	102,700

[Market Adjusted Cost Report](#) [Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

<u>Zoning</u>	<u>Description</u>	<u>SF</u>	<u>Assessor Zoning</u>
R1-60	One Family, Low Density Residential District		Residential

BDH 1

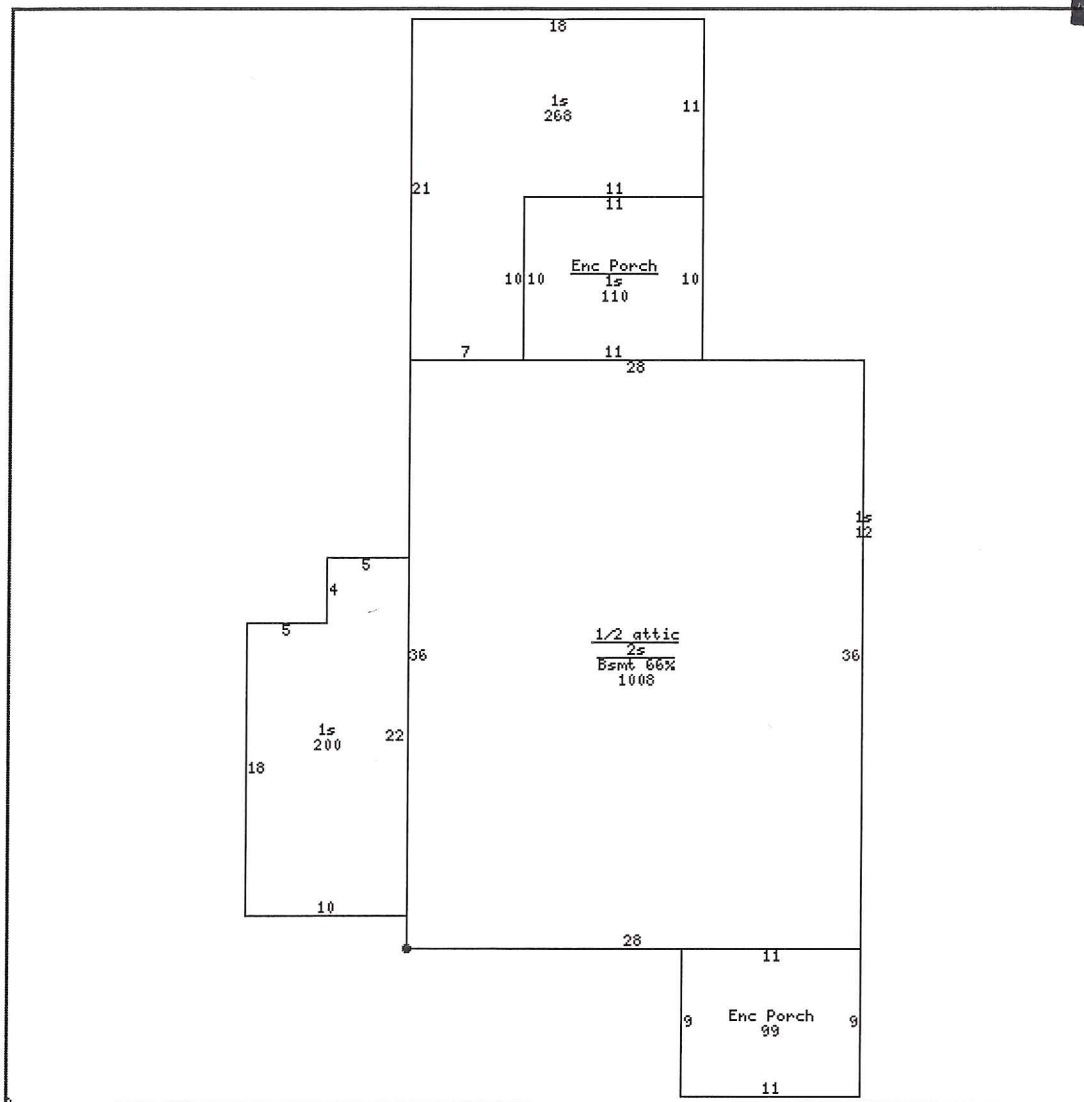
Source: City of Des Moines Community Development **Published:** 2012-03-20 **Contact:** Planning and Urban Design 515 283-4182

Land

SQUARE FEET	6,650	FRONTAGE	50.0	DEPTH	133.0
ACRES	0.153	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1

OCCUPANCY	CV/Conversion	RESID TYPE	SP/Over 2 Stories	BLDG STYLE	ET/Early 20s
YEAR BUILT	1900	# FAMILIES	2	GRADE	4
GRADE ADJUST	+10	CONDITION	BN/Below Normal	TSFLA	2,959
MAIN LV AREA	1,598	UPPR LV AREA	1,008	ATTIC FINISH	353
BSMT AREA	665	ENCL PORCH	209	FOUNDATION	B/Brick
EXT WALL TYP	AS/Asbestos	ROOF TYPE	H/Hip	ROOF MATERL	A/Asphalt Shingle
HEATING	A/Gas Forced Air	AIR COND	0	BATHROOMS	2
XTRA FIXTURE	1	BEDROOMS	4	ROOMS	10

BDH /

<u>Seller</u>	Buyer	Sale Date	Sale Price	Instrument	Book/Page
BRAMON, MARY BARCELLANO	EKSTRAND, THOMAS M	1990-10-01	1,150	D/Deed	6291/439
UNKNOWN	BARCELLANO, MARY	1987-02-05	30,140	D/Deed	5688/440

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2013	<u>Assessment Roll</u>	Residential	Full	11,800	90,900	0	102,700
2011	<u>Assessment Roll</u>	Residential	Full	11,800	90,600	0	102,400
2009	<u>Assessment Roll</u>	Residential	Full	8,200	86,600	0	94,800
2007	<u>Assessment Roll</u>	Residential	Full	14,200	91,300	0	105,500
2005	<u>Assessment Roll</u>	Residential	Full	15,700	93,800	0	109,500
2003	<u>Board Action</u>	Residential	Full	13,830	67,050	0	80,880

BDH /

2003	<u>Assessment Roll</u>	Residential	Full	13,830	83,810	0	97,640
2001	<u>Board Action</u>	Residential	Full	14,170	70,230	0	84,400
2001	<u>Assessment Roll</u>	Residential	Full	14,170	78,550	0	92,720
1999	<u>Assessment Roll</u>	Residential	Full	10,580	56,480	0	67,060
1997	<u>Assessment Roll</u>	Residential	Full	9,310	49,720	0	59,030
1995	<u>Assessment Roll</u>	Residential	Full	8,210	44,060	0	52,270
1995	<u>Was Prior Year</u>	Residential	Full	6,900	38,310	0	45,210

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

BDH /

DATE OF NOTICE: August 18, 2014

DATE OF INSPECTION: August 15, 2014

CASE NUMBER: COD2014-05310

PROPERTY ADDRESS: 2934 COTTAGE GROVE AVE

LEGAL DESCRIPTION: LOT 119 KINGMAN PLACE

IVY COCHRAN AKA EKSTRAND

Heir

2300 LOGAN AVE

DES MOINES IA 50317

THOMAS M EKSTRAND - DECEASED

Title Holder

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. 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.

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.

Chris Reindl

(515) 283-4797



Nid Inspector

DATE MAILED: 8/18/2014

MAILED BY: JDH

Areas that need attention: 2934 COTTAGE GROVE AVE

<u>Component:</u>	Electrical Service	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Floor Joists/Beams	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Wiring	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Floor Joists/Beams	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Shingles Flashing	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

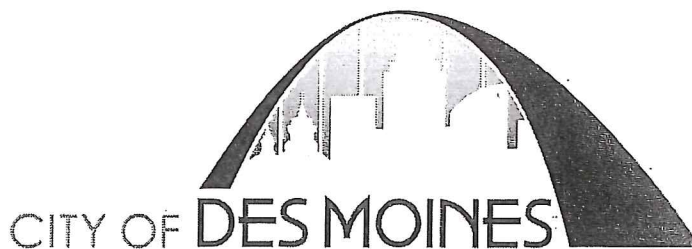
<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Furnace	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Mechanical Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	See Comments	<u>Defect:</u>	Flame/Smoke Spread
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>	Complete Fire damage in rear of house. Smoke damage throughout.		

<u>Component:</u>	Roof	<u>Defect:</u>	Fire damaged	BDH /
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout	
<u>Comments:</u>				

<u>Component:</u>		<u>Defect:</u>	
<u>Requirement:</u>		<u>Location:</u>	
<u>Comments:</u>			

**NOTICE OF ADMINISTRATIVE REMOVAL**

August 18, 2014

TITLEHOLDER: Thomas M Ekstrand - Deceased

LEGAL INTEREST: Ivy Cochran a/k/a Ekstrand, Heir

Property located at: 2934 Cottage Grove Ave

Legally described as: Lot 119 Kingman Place

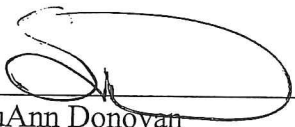
You are hereby notified that I, as the Housing Code Enforcement Officer of the City of Des Moines, have determined that the housing structure(s) on the above described real estate is a public nuisance and threatening to health and safety of the public. Accordingly, you are ordered to demolish and remove said structure(s), or cause it to be demolished and removed, and to level the ground upon which it stands within 14 days after receipt of this notice. In the event said structure is not removed and the ground leveled within that time period, the matter of its removal shall be considered and voted upon at a public hearing by the City Council sitting as the Des Moines Board of Health at its meeting in City Council Chambers, City Hall, East 1st and Locust Streets, at 4:30 p.m. on the 6th of October, 2014.

If you decide to remove the building(s), 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.

If you wish to present evidence in resistance to the above determination or to otherwise contest such intended action at such hearing, then you must file a written statement with the City Clerk within five (5) days of receipt of this notice by personal service or by certified mail setting forth the reasons why such action should not be ordered by the Board of Health. Failure to file such statement shall be deemed a waiver of your right to contest the proposed action to present evidence in resistance of the determination of the Housing Code Enforcement Officer.

At such hearing you have the right to be represented by an attorney, although it is not required. The hearing will be informal. If the Board of Health, upon such hearing, confirms the above determination, it shall order prompt demolition and removal and the leveling of such property and direct that all of the costs attendant to such action, including administrative costs, be either assessed against the property or collected from the owner. If the Board of Health, upon such hearing, determines that further time should be allowed for the owner to demolish and remove the structure it may extend the time within which such action shall be taken to a date certain but shall otherwise confirm the above determination and order the actions hereinabove set forth. If the Board of Health, upon such hearing, determines that such property should not be demolished, it will revoke such determination and direct such other action as it deems appropriate in the circumstances.

If you have any questions, please call the Housing Code Enforcement Office at 283-4046. A copy of the violation report is attached.



SuAnn Donovan
Neighborhood Inspection Zoning Administrator



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

BDH /

DATE OF NOTICE: August 18, 2014

DATE OF INSPECTION: August 15, 2014

CASE NUMBER: COD2014-05310

PROPERTY ADDRESS: 2934 COTTAGE GROVE AVE

LEGAL DESCRIPTION: LOT 119 KINGMAN PLACE

IVY COCHRAN AKA EKSTRAND

Heir

2300 LOGAN AVE

DES MOINES IA 50317

THOMAS M EKSTRAND - DECEASED

Title Holder

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. 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.

BDH /

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.

Chris Reindl

(515) 283-4797



Nid Inspector

DATE MAILED: 8/18/2014

MAILED BY: JDH

Areas that need attention: 2934 COTTAGE GROVE AVE

<u>Component:</u>	Electrical Service	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Floor Joists/Beams	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Wiring	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Electrical Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Floor Joists/Beams	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Shingles Flashing	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Windows/Window Frames	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	Furnace	<u>Defect:</u>	Fire damaged
<u>Requirement:</u>	Mechanical Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>	See Comments	<u>Defect:</u>	Flame/Smoke Spread
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>	Complete Fire damage in rear of house. Smoke damage throughout.		

BDH /

<u>Component:</u>	Roof	<u>Defect:</u>	, Fire damaged
<u>Requirement:</u>	Building Permit	<u>Location:</u>	Throughout
<u>Comments:</u>			

<u>Component:</u>		<u>Defect:</u>	
<u>Requirement:</u>		<u>Location:</u>	
<u>Comments:</u>			

2934 Cottage Grove



2934 Cottage Grove



BDH

08.14.2014 09:09

2934 Cottage Grove



08.14.2014 09:14

BDH /

2934 Cottage Grove

