***************************************					$\underline{\mathcal{SU}_{M}}$
Date Ar	oril 7, 2	025			
		ABA	TEME	ENT OF F	PUBLIC NUISANCE AT 2400 DEAN AVENUE
by repr	esentati	ves of t	he City	of Des N	ted at 2400 Dean Avenue, Des Moines, Iowa, was inspected Moines who determined that the main structure in its present te to health and safety but is also a public nuisance; and
Cocker	ham, w	ere noti	fied m	ore than t	Valley National Bank, and the Contract Buyer, Kelly hirty days ago to repair or demolish the main structure and nuisance.
NOW T MOINE	THERE ES, IOV	FORE, VA:	BE IT	RESOL	WED BY THE CITY COUNCIL OF THE CITY OF DES
one (51) part of t) in Blo the City	ck Elev of Des	en (11) Moine	in GRA	estate legally described as Lots Forty-nine (49) and Fifty-NT PARK, an Official Plat, now included in and forming a ounty, Iowa, and locally known as 2400 Dean Avenue, has ance;
authoriz nuisance	zed to fi e, and s to the	le an ac should t Departr	tion in he owi	district coner(s) fail	arough Special Counsel Ahlers & Cooney, P.C., is hereby ourt to obtain a decree ordering the abatement of the public to abate the nuisance, as ordered, that the matter may be tring which will take all necessary action to demolish and
					Moved byto adopt.
					Seconded by
FORM.		OVED:	on		
Kristine Ahlers &				el	
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	CERTIFICATE
COWNIE		<u> </u>			I. LAURA BAUMGARTNER City Clerk of said
	I, LAURA BAUMGARTNER, Ci				City hereby certify that at a meeting of the City
BOESEN					erry hereby certify that at a meeting of the thiv
BOESEN GATTO					Council of said City of Des Moines, held on the
BOESEN GATTO MANDELBAUM					Council of said City of Des Moines, held on the above date, among other proceedings the above
BOESEN GATTO MANDELBAUM SHEUMAKER					Council of said City of Des Moines, held on the
BOESEN GATTO MANDELBAUM SHEUMAKER VOSS					Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.
BOESEN GATTO MANDELBAUM SHEUMAKER VOSS WESTERGAARD					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
BOESEN GATTO MANDELBAUM SHEUMAKER VOSS WESTERGAARD TOTAL			API	ROVED	Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.
BOESEN GATTO MANDELBAUM SHEUMAKER VOSS WESTERGAARD			APF	ROVED	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

Agenda Item Number

Roll Call Number



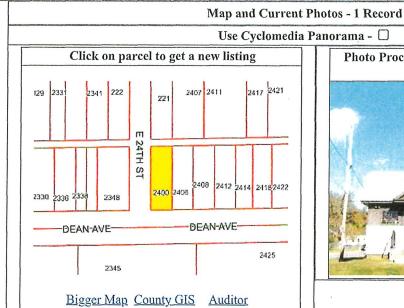




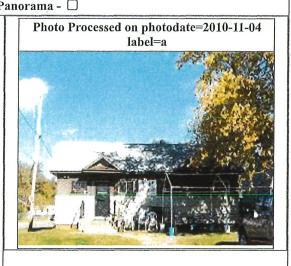
Polk County Assessor

111 Court Avenue #195 Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386 polkweb@assess.co.polk.ia.us

	Location								
Address	2400 DEAN AVE								
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines				
District/Parcel	050/02006-000-000	Geoparcel	7824-01-179-015	Status	Active				
School	Des Moines	Nbhd/Pocket	DM16/Z	Tax Authority Group	DEM-C-DEM-770131				
Submarket	Northeast Des Moines	Appraiser	Bob Powers, ICA 515-286-3828						



Google Map Pictometry



Historical Photos

Ownership - 2 Records						
Ownership	Num	Name	Recorded	Book/Page		
Title Holder	1	VALLEY NATIONAL BNK	1988-01-04	5811/253		
Contract Buyer	1	COCKERHAM, KELLY L		,		

Legal Links For Subdivisions, Condominiums, and Plats of Survey

GRANT PARK

Legal Description and Mailing Address

LOTS 49 & 51 BLK 11 GRANT PARK

KELLY L COCKERHAM 3228 E AURORA AVE DES MOINES, IA 50317-5920

Current Values

Type	Class	Kind	Land	Bldg	Total
2024 Value	Commercial	Full	\$14,800	\$29,000	\$43,800
				,	

Unadjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
2024 Business Property Assessment	COCKERHAM KELLY	Names and Unit Determination as of July 1,
<u>Limitation</u>	L	2024

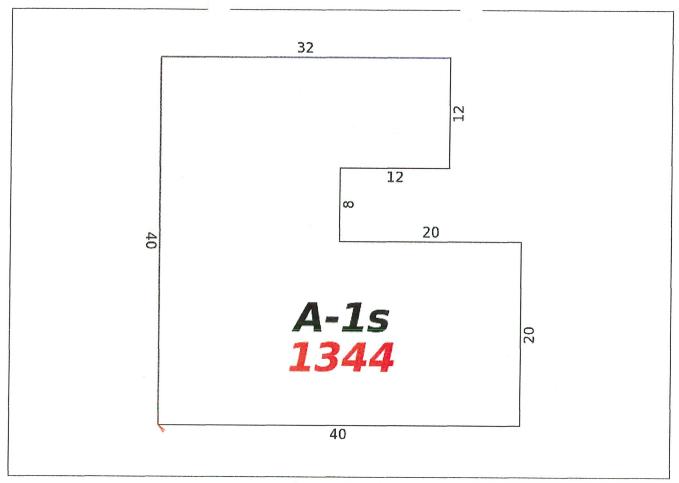
Zoning - 1 Record					
Zoning	Description	SF	Assessor Zoning		
N3C-4 N3c-4 Neighborhood District			Residential		

	City of Des Moines Commty Development Planning and Urban Design 2.2 283-4182 (2012-03-20)							
	Land							
200000000000000000000000000000000000000	Square Feet	7,350	Acres	0.169	Frontage	50		
	Depth	147	Topography	Blank	Shape	Rectangle		
	Vacancy	Blank	Unbuildable	Blank				

Commercial Summary								
Occupancy	Restaurant Tavern	Age, Weighted	1930	Total Story Height	1			
Land Area	7,350	Gross Area	1,344	Finished Area	1,344			
Unfinished Bsmt Area	240	Finished Bsmt Area	0	Number of Units	0			
Primary Group	Restaurant	Percent Primary Group	84.85	Grade, Weighted	5/5			
Bldg Class, Weighted	4/Frame/Concrete Block/Tile/Concrete Tilt Up	Condition, Weighted	AN/Above Normal	Ground Floor Area	1,344			
Perimeter	184							

	Commercial Sections - 1 Record							
CO. Colonia del Tribito Colonia de apositi in il colonia del aposene del Tribito del Apositico del Tribito del Apositico del Apo	Commercial Section #id=101							
Occupant	JUST T'S TAVEF	RN			The second secon			
Section Multiplier	1	Occupancy	Restaurant Tavern	Foundation	Concrete			
Exterior Wall	Siding/Shingle	Roof	Gable	Roof Material	Shingle			
Wiring	Adequate	Plumbing	Adequate	Total Story Height	1			
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Frame, Concrete Blk, Tile, Tilt Up			
Total Section Area	1,584	Ground Floor Area	1,344	Perimeter	184			
Grade	5+00	. Year Built	1930	Year Remodel	1984			
Condition	Above Normal							

Commercial Groups - 2 Records									
Commercial Group #id=101 sid=1									
Use Code Restaurant Base Story 1 Number Stories 1									
Total Group Area	1,344	Base Floor Area	1,344	Heating	Central				
Air Conditioning	None	Exhaust System	No		***************************************				
Comment COOLER 12X12X8									
	C	ommercial Group #io	d=101 sid=2						
Use Code	Basement Entire	Number Stories	1	Total Group Area	240				
Base Floor Area	240	Heating	None	Air Conditioning	None				
Exhaust System	No	Condition	Below Normal						



Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
VALLEY NATIONAL BANK	TERRY E. COCKERHAM	1988-06-15	\$37,500	Contract	5884/469
SHIRLEY J. HOLLINGSWORTH	VALLEY NATIONAL BANK	1987-12-22	. \$61,000	Deed	5811/253

Associated Recorded Documents

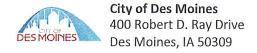
Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
MARTIN, FRANKLIN D	COCKERHAM, KELLY L	2015-07-30	2015-08-07	Corrected Quit Claim Deed	15689/684
MARTIN, FRANKLIN D	COCKERHAM, KELLY L	2015-07-30	2015-07-30	Quit Claim Deed	15678/179

Historical Values

Yr	Туре	Class	Kind	Land	Bldg	Total
2023	Assessment Roll	Commercial	Full	\$14,800	\$29,000	\$43,800
2021	Assessment Roll	Commercial	Full	\$12,400	\$20,500	\$32,900
2019	Assessment Roll	Commercial	Full	\$11,300	\$35,700	\$47,000
2017	Assessment Roll	Commercial	Full	\$11,300	\$32,700	\$44,000
2015	Assessment Roll	Commercial	Full	\$9,400	\$31,100	\$40,500
2013	Assessment Roll	Commercial	Full	\$9,400	\$28,600	\$38,000
2011	Assessment Roll	Commercial	Full	\$9,400	\$28,600	\$38,000
2009	Assessment Roll	Commercial	Full	\$9,400	\$28,600	\$38,000
2007	Assessment Roll	Commercial	Full	\$9,400	\$34,500	\$43,900
2005	Assessment Roll	Commercial	Full	\$9,000	\$33,500	\$42,500

Yr	Туре	Class	Kind	Land	Bldg	Total
2003	Assessment Roll	Commercial	Full	\$7,800	\$31,300	\$39,100
2001	Assessment Roll	Commercial	Full	\$7,350	\$29,500	\$36,850
1999	Assessment Roll	Commercial	Full	\$12,500	\$29,500	\$42,000
1995	Assessment Roll	Commercial	Full	\$12,100	\$28,600	\$40,700
1993	Assessment Roll	Commercial	Full	\$11,500	\$27,200	\$38,700
1993	Was Prior Year	Commercial	Full	\$11,030	\$26,140	\$37,170

1.4



Case Number: NUIS-2024-000247

Notice of Violation

Case Type: Public Nuisance
Case Opened: 10/21/2024
Date of Notice: 10/22/2024
Date of Inspection: 10/21/2024

KELLY L COCKERHAM 3228 NE AURORA AVE DES MOINES IA 50317

Address of Property:

2400 DEAN AVE, DES MOINES IA 50317

Parcel Number:

782401179015

Legal Description:

LOTS 49 & 51 BLK 11 GRANT PARK

Upon inspection of the property located at and locally knows as the Address of Property shown above, located in Des Moines, lowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, lowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

VIOLATION(S)

Violation Corrective Action Compliance

Due Date

NUIS-2024-000247 Page 2 of 5

60-191 - Vacation and Abatement

Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.

60-192(24) - Unsafe and Dangerous Structure or Premise

Mechanical equipment, appliances, fireplaces, boilers, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.

60-192(25) - Unsafe and Dangerous Structure or Premise

Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

Vacate the structure.

12/05/2024

Provide an inspection report from a licensed mechanical contractor for all mechanical systems and appliances. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.

12/05/2024

Provide an inspection report from a licensed plumbing contractor for the entire plumbing system. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.

12/05/2024

Violation	Corrective Action	Due Date
Structure or Premise Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.	Provide an inspection report from a licensed electrical contractor for all electrical systems and devices. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.	12/05/2024
60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.	Replace or restore defaced or removed placard.	12/05/2024

If not occupied, 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**. 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 may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, lowa.

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. Should you have any 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 over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

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

Thank you for your help,

Compliance

Respectfully,

Scott Clauson

Neighborhood Inspector

Neighborhood Services

602 Robert D. Ray Drive, Des Moines, IA 50309

Desk 515-283-4120 / Mobile 515-669-8231

SAClauson@dmgov.org



City of Des Moines 602 Robert D. Ray Drive Des Moines, IA 50309

English

If you are not able to read this, translation services are available at 515-283-4207.

Arabic

إذا لم تكن قادرا على قراءة هذا، تتوفر خدمات الترجمة على الرقم 515-283-4207

Bosnian

Ukoliko niste u mogućnosti da ovo pročitate, usluge prenoćenja su dostupne na 515-283-4207

Cantonese

英文

如果您無法閱讀此內容,請致電515-283-4207供翻譯服務。

French

Si vous n'êtes pas en mesure de le lire, des services de traduction sont disponibles au 515-283-4207.

Lao

ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, ບໍລິການແປແມ່ນມີຢູ່ທີ່ 515-283-4207

Nepali

तपाईं ले यो पढ्न सक्नुभएन भने अनुवाद सेवाहरू 515-283-4207 मा उपलब्ध छन्।

Pashto

.که تاسو د دې لوستلو توان نه لرئ ، نو د ژباړې خدمتونه په 515- 283-4207 کې شتون لری

<u>Somali</u>

Haddii aadan awoodin inaad tan akhriso, adeegyada turjumaadda waxaa laga heli karaa 515-283-4207.

<u>Spanish</u>

Si no puede leer esto, los servicios de traducción están disponibles al 515-283-4207.

Swahili

Kiingereza

Ikiwa huwezi kusoma hii, huduma za kutafsiri zinapatikana kwa 515-283-4207.

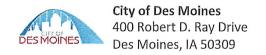
Tigrinya

ነዚ ኸተንብቦ እንተ ዘይክኢልካ ኣብ 515-283-4207 ኣንልግሎት ትርጕም ክትረክብ ትኽእል ኢኻ።

<u>Vietnamese</u>

Tiếng Anh

Nếu bạn không thể đọc được điều này, các dịch vụ dịch thuật có sẵn theo số 515-283-4207.



Case Number: NUIS-2024-000247

Notice of Violation Case Type: Public Nuisance
Case Opened: 10/21/2024
Date of Notice: 12/19/2024
Date of Inspection: 12/17/2024

VALLEY NATIONAL BNK FIRSTAR CORPORATION OF IOWA, REG. AGENT 615 MAIN AVE PASSAIC NJ 07055

Address of Property:

2400 DEAN AVE, DES MOINES IA 50317

Parcel Number:

782401179015

Legal Description:

LOTS 49 & 51 BLK 11 GRANT PARK

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VIOLATION(S)

Violation Corrective Action Compliance

Under Corrective Action Due Date

NUIS-2024-000247 Page 1 of 4

01/30/2025

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Neighborhood Inspector

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City of Des Moines 602 Robert D. Ray Drive Des Moines, IA 50309

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Cantonese

英文

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Somali

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Swahili

Kiingereza

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Tigrinya

ነዚ ኸተንብቦ እንተ ዘይክኢልካ ኣብ 515-283-4207 ኣ7ልግሎት ትርጕም ክትረክብ ትኽእል ኢኻ።

Vietnamese

Tiếng Anh

Nếu bạn không thể đọc được điều này, các dịch vụ dịch thuật có sẵn theo số 515-283-4207.