

Received 7/25/14



CITY OF COON RAPIDS
ASSESSMENT APPEAL FORM

Complete the following information (PLEASE PRINT):

YOUR NAME: Okuni Okwan

ADDRESS OF PROPERTY BEING ASSESSED: 165 Egret Blvd NW
COON RAPIDS MN 55448

PROPERTY IDENTIFICATION NUMBER: 24-31-24-11-0010

YOUR HOME ADDRESS (if different than above): _____

HOME PHONE: _____ CELL PHONE: 763-441-1144

AMOUNT OF ASSESSMENT: \$600.00

WHAT IS BEING ASSESSED? (i.e. long grass citation, abatement of items in the yard, expired rental license, parking off pavement citation):
Citation fee - mowing / weed (long grass)
Citation fee Removal and disposal (vehicle)

REASON FOR APPEAL: Out of state at time

Signature: [Handwritten Signature]

ACTION BY THE BOARD:

OUTCOME OF MOTION: _____



Property Report

Report Date: 8/13/2014

PIN: 243124110010
C

PROPERTY ADDRESS: 165 EGRET BLVD

Work Order #15650

Weeds / Long Grass

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
Inspection 1		8/13/08	GAZELKA, MIKE	12-20" posted 8/11m rc 8/18
Inspection followup	8/18/08	8/19/08	GAZELKA, MIKE	done

Work Order #57123

Yard And Lot Issues

CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		6/16/14	LANGHOLZ, ANDREW	
CITATION ISSUED		6/17/14	LANGHOLZ, ANDREW	vehicle with expired tabs, junk/debris found on site
CITATION REINSPECT	6/25/14	6/25/14	LANGHOLZ, ANDREW	No change
CITATION FEE APPLIED		6/25/14	LANGHOLZ, ANDREW	300 for expired tabs
INFORMATION		6/30/14	LANGHOLZ, ANDREW	City's abatement contractor was on vacation during week of 6-25-2014 (date of re-inspect). When he returned, junk was gone so did not charge citation fee.
CITATION ISSUED		6/25/14	LANGHOLZ, ANDREW	expired tabs
TIME EXTENSION		7/2/14	LANGHOLZ, ANDREW	Owner came in to talk about vehicle, having a hard time getting in contact with owner of vehicle, I told him I will give him a 2 week extension to get rid of it, offered to have it towed. Will not charge him the 2nd citation. New compliance 7/18/14.
CITATION REINSPECT	7/3/14	7/17/14	LANGHOLZ, ANDREW	Compliant

PROPERTY ADDRESS: 165 EGRET BLVD

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 24156					
11-607.5 Junk Vehicles on Residential Property.	6/16/14 6/24/14 compliance date	300	LANGHOLZ, ANDRE	Attain current registration for 483 HCU or remove from exterior storage.	OKUNI OKWAN Issue Date: 6/17/14 165 EGRET BLVD NW, COON RAPIDS, MN 55433
8-109 Building Materials, Junk and Debris.		300	LANGHOLZ, ANDRE	Dispose of cardboard and misc. junk and debris or remove from exterior storage.	
Citation # 24203					
11-607.5 Junk Vehicles on Residential Property.	6/25/14 7/2/14 compliance date	600	LANGHOLZ, ANDRE	Attain current registration for 483 HCU or remove from exterior storage.	OKUNI OKWAN Issue Date: 6/25/14 165 EGRET BLVD NW, COON RAPIDS, MN 55433

Files attached to this work order:

\\WorkOrder\57123\201407093212836.pdf

Work Order #57133

Weeds / Long Grass

CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED INFORMATION SENT		6/17/14	GAZELKA, MIKE	Citation posted at property. 8-16"
CITATION REINSPECT ORDER ABATEMENT	6/25/14	6/17/14	HINTZE, CINDY	Courtesy letter sent.
CITATION FEE APPLIED INFORMATION		6/25/14	CAMERER, CALVIN	Not cut; abate.
		6/25/14	HINTZE, CINDY	Emailed work order to Gregg Engle at Public Works to mow property.
		6/25/14	HINTZE, CINDY	300
		7/2/14	ENGLE, GREGG	Grass was cut prior to abatement crew's arrival.

Files attached to this work order:

\\WorkOrder\57133\165 Egret grass.pdf

End of Report for 165 EGRET BLVD







ADMINISTRATIVE CITATION

Citation # 57123-24156

OPEN IMMEDIATELY

OKUNI OKWAN Issue Date: 6/17/14
 165 EGRET BLVD NW,
 COON RAPIDS, MN 55433

Property Address: **165 EGRET BLVD**
 COON RAPIDS, MN

PIN: 243124110010

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 6/16/14 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation & Corrective Action</u>	<u>Code Section & Summary</u>	<u>Penalty</u>
06/24/2014	Attain current registration for 483 HCU or remove from exterior storage.	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and have current registration.	\$300
06/24/2014	Dispose of cardboard and misc. junk and debris or remove from exterior storage.	8-109 Building Materials, Junk and Debris. -- Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	\$300

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Continued on next page

165 EGRET BLVD
CITATION # 57123-24156
PAGE 2

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Andrew Langholz
Code Enforcement
763-767-6514





SECOND VIOLATION ADMINISTRATIVE CITATION

Citation # 57123-24203

OPEN IMMEDIATELY

OKUNI OKWAN
165 EGRET BLVD NW,
COON RAPIDS, MN 55433

Issue Date: 6/25/14

Property Address: **165 EGRET BLVD**
COON RAPIDS, MN

PIN: 243124110010

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 6/25/14 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation & Corrective Action</u>	<u>Code Section & Summary</u>	<u>Penalty</u>
07/02/2014	Attain current registration for 483 HCU or remove from exterior storage.	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and have current registration.	\$600

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Continued on next page

165 EGRET BLVD
CITATION # 57123-24203
PAGE 2

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Andrew Langholz
Code Enforcement
763-767-6514



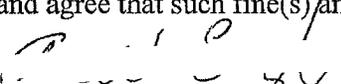
Re: Location: 165 Egret Blvd
Administrative Citation Number: 57123-24203
Offense Date : 6/25/14

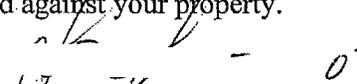
AGREEMENT of the parties pursuant to 2-1106(1)
Dated: 7/2/14

This is an agreement by and between the City of Coon Rapids ("City") and the below-named person(s) ("Petitioner"), pursuant to Coon Rapids City Code Section 2-1106(1), regarding the above-referenced Citation. Recitals:

1. Petitioner affirms he or she is a person with a property interest in the property involved. Petitioner further verified no other person or entity has a superior right in the property subject to this Citation.
2. The below-named City Official may extend the Compliance Date established in the above-referenced Administrative Citation upon determination that a reasonable plan for remedying the violation exists. The plan must be agreed to in writing by the owner of the property for an extension to be granted. A copy of the plan must be attached to this Agreement.
3. Based on the agreement of the parties, the counts of the citation herein are conceded by Petitioner in their entirety.
4. Petitioner agrees to place the property in compliance with the Citation, as may have been modified, by 11:59 p.m. on 7/18/14.
5. If compliance with City Code(s) is not achieved by the Compliance Date in Section 4. above, the Petitioner agrees to pay an administrative fine of \$600.

Notice to Petitioner: By signing this document, you waive your right to further appeal this Citation. You must remedy the above deficiency or deficiencies, and pay any agreed fines, within the time periods specified above. Unpaid fines, or uncorrected violations, are subject to the original Citation fine(s), plus costs of abatement, which amounts, if not paid, may be subject to penalty and collected and/or levied against the property under Coon Rapids City Code Section 2-1107. Further by signing this document, you waive notice of any assessment hearing for the above fine(s) and costs of abatement if occurred and levied against the property. Specifically you waive your right to object/appeal said assessment as provided in Minnesota Statute 429.081 and agree that such fine(s) and costs may be assessed against your property.


Andrew Langholz
Code Enforcement Officer

 07-2-14
Okuni Okwan
Petitioner



**COON
RAPIDS**
Minnesota

City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433-3761
Tel: 763-755-2880
Fax: 763-767-6491
www.coonrapidsmn.gov

WO# 57133

**Long Grass
Complaint**

Weeds, Unkept Lawn And Landscape, Etc

SR:46866

Address: 165 EGRET BLVD

PIN: 243124110010

Scheduled Insp Date: 06/17/2014

Inspector Notes

Unfounded

Posted Property

Fine \$ _____

Date: 6-17-14

Time: 8:20 AM

Additional Info:

GRASS IN YARD 8' - 16"

For Office Use Only

Owner Occupied

Vacant

Rental WO# _____

of Weeds this Season: _____

Previously Abated date: _____





COON RAPIDS Minnesota

ADMINISTRATIVE CITATION
Long Grass & Weeds

Property Posted: 46866

To: Owner/Occupant
Address:

165 EGGERT BLVD.

Coon Rapids, MN

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100.
On 6/17/14 at 8:26 AM, the following violation of Coon Rapids City Code was found at the above property address:

Compliance Date	Violation & Corrective Action	City Code Section & Summary	Penalty
<u>6-24-14</u>		<u>8-522 & 8-503. Weeds and grass over eight (8) inches are a nuisance and must be mowed.</u>	<u>\$300.00</u>

To avoid the above penalty, you must do one of the following:

1. Mow your grass on or before the Compliance Date noted above. You are responsible to mow the front, back and side yards, including any boulevard areas.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement on or before the Compliance Date noted above.
3. Appeal the inspector's decision on or before the Compliance Date.

Refer to the attached Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

Please note that if your property is not mowed by the Compliance Date listed above, \$300 will be charged to the property taxes in the form of a Special Assessment and the City will mow your property. If a second or subsequent Long Grass & Weeds Citation is issued within 180 days even if you mow prior to the Compliance Date, a penalty of \$150 will be charged.

If you are age 60 or over and need assistance with maintaining your yard, ACCAP Chores & More is available. The program does minor home repairs, housekeeping and seasonal chores such as mowing. They are done at a nominal suggested donation with subsidy for those of need. Call 763-783-4767 to obtain help.

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section regarding lawn maintenance at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

[Signature]
Long Grass Inspector
763-951-7202

6/17/2014 8:26 AM





June 17, 2014

AKDI OLAM
165 EGRET BLVD NW
COON RAPIDS, MN 55433

Address: **165 EGRET BLVD**
COON RAPIDS, MN 55433

Administrative Citation: **#57133**

PIN: 243124110010

Your property in Coon Rapids was recently posted with an Administrative Citation for long grass. In the City of Coon Rapids, grass and/or weeds cannot be taller than 8" in height. Anoka County Property Records identifies you as the taxpayer/property owner of 165 EGRET BLVD, and for this reason, this letter is being sent to you to ensure you are aware of the long grass citation at your property.

If your property is mowed by June 24, 2014, the \$300 penalty will not be charged. If you have received more than one Administrative Citation for long grass this season, you will be charged a minimum of \$150, even if the property is mowed before the compliance date.

For more information, please refer to the citation posted at your property or call 763-951-7202.

Long Grass Inspector
763-951-7202

20060427
OWNER OCCUPIED



Welcome to the Web site of

Anoka County

Minnesota

Property Details

Parties

Property ID	24-31-24-11-0010	Situs Address	165 EGRET BLVD NW , COON RAPIDS, MN 55433-0000
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Parties					
Role	Percent	Name	Address	Since	To
Mortgage Company	100.00	US BANCORP SERVICE PROVIDERS	6053 S FASHION SQ DR, MURRAY, UT 84107 UNITED STATES	02/27/2014	Current
Owner	100.00	OKUNI D OKWAN	165 EGRET BLVD NW, COON RAPIDS, MN 55433-0000 UNITED STATES	04/27/2006	Current
Owner	100.00	OLAM O AKDI	165 EGRET BLVD NW, COON RAPIDS, MN 55433-0000 UNITED STATES	04/27/2006	Current
Taxpayer	100.00	OKUNI D OKWAN	165 EGRET BLVD NW, COON RAPIDS, MN 55433-0000 UNITED STATES	04/27/2006	Current

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Long Grass Reinspection

165 EGRET BLVD

165 EGRET BLVD

OWNER OCCUPIED

PIN:243124110010

Work Order # 57133

<u>Task Name</u>	<u>Proj. Start</u>	<u>Actual Start</u>	<u>COMMENTS</u>
CITATION ISSUED		6/17/14	Citation posted at property. 8-16"
INFORMATION SENT		6/17/14	Courtesy letter sent.
CITATION REINSPECT	6/25/14		
COMPLIANCE			
ORDER ABATEMENT			Emailed work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED			
ABATE			
APPEAL SUBMITTED			
HEARING			
INFORMATION			
COMMUNICATE W OWN			

Inspector Notes

Reinspected by: Cahin

Date: 6-25-14

Time: 7:55 AM

Grass has been mowed

Order Abatement

Questions regarding reinspection can be directed to Cindy Hintze 763-767-6404



Long Grass Abatement Order

Date Ordered: 6/26/2014

165 EGRET BLVD

165 EGRET BLVD

OWNER OCCUPIED

PIN:243124110010

Work Order # 57133

<u>Task Name</u>	<u>Proj. Start</u>	<u>Date</u>	<u>COMMENTS</u>
CITATION ISSUED		6/17/14	Citation posted at property. 8-16"
INFORMATION SENT		6/17/14	Courtesy letter sent.
CITATION REINSPECT	6/25/14	6/25/14	Not cut; abate.
ORDER ABATEMENT		6/25/14	Emailed work order to Gregg Engle at Public Works to mow property.
CITATION FEE APPLIED		6/25/14	300
ABATE			
INFORMATION			
COMMUNICATE W OWNI			

Abatement Notes

Staff: Todd M
Tony A

Date: 7/2/14

Time: 10:42

Mowing crew cut & bagged

Grass was mowed prior to crew's arrival

Questions regarding mowing can be directed to Leya Drabczak 763-767-6420 or Kristin DeGrande 763-767-6517

DIAL 911 IF THREATENED OR NEED POLICE PROTECTION WHILE MOWING