



Roll Call Number

Agenda Item Number

36 D

Date February 7, 2022

ABATEMENT OF PUBLIC NUISANCE AT 1929 GLENBROOK DRIVE

WHEREAS, the property located at 1929 Glenbrook Drive, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Alan Vande Kop, was notified more than thirty days ago to repair or demolish the main 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:

The main structure on the real estate legally described as Lot 66 in ROOSEVELT PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1929 Glenbrook Drive, 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(s) 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:

Judy K. Parks-Kruse
Judy K. Parks-Kruse, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, P. Kay Cmelik, 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

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	1929 GLENBROOK DR				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	110/04698-001-000	Geoparcels	7924-36-127-021	Status	Active
School	Des Moines	Nbhd/Pocket	DM89/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Joseph Peterson 515-286-3011		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

[Bigger Map](#) [Polk County GIS](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2015-09-02 a

Historical Photos

Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	VANDE KOP, DARLENE	2019-05-06	17315/38
Title Holder	2	VANDE KOP, ALAN	2019-05-06	17315/38

Legal Description and Mailing Address

LT 66 ROOSEVELT PARK	DARLENE VANDE KOP 1929 GLENBROOK DR DES MOINES, IA 50316-1811
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Current Values

Type	Class	Kind	Land	Bldg	Total
2021 Value	Residential	Full	\$26,600	\$101,000	\$127,600

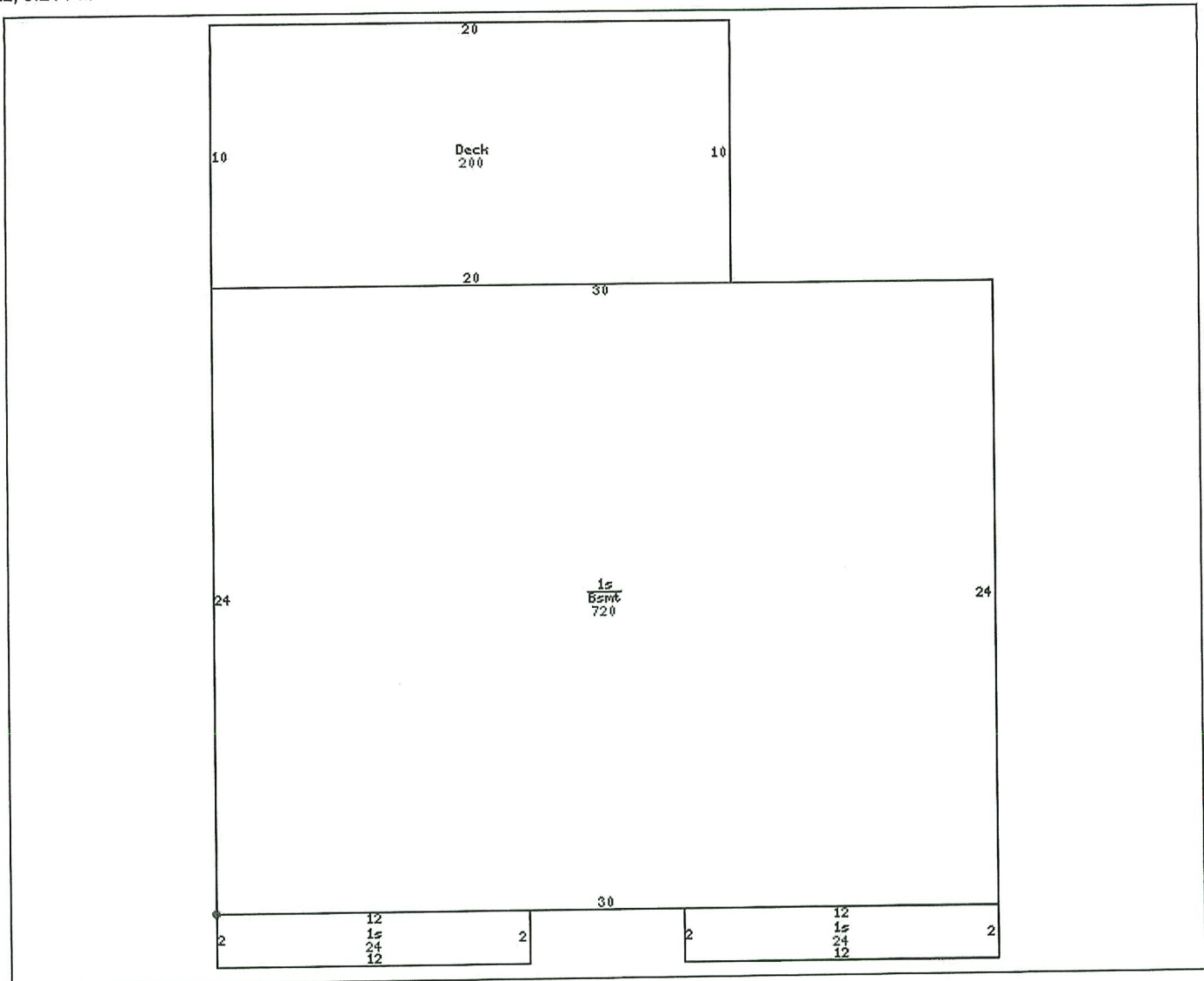
[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
2021 Homestead Credit	VANDE KOP, DARLENE	Application #403442

Zoning - 1 Record

Zoning	Description		SF	Assessor Zoning	
N3B	N3b Neighborhood District			Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	8,777	Acres	0.201	Frontage	50.0
Depth	195.0	Topography	Normal	Shape	Rectangular
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	Split Foyer	Building Style	Split Foyer
Year Built	1972	Number Families	1	Grade	4-10
Condition	Above Normal	Total Square Foot Living Area	768	Main Living Area	768
Basement Area	720	Finished Basement Area 1	250	Finished Basement Quality 1	Living Quarters
Total Basement Finish	250	Deck Area	200	Veneer Area	120
Foundation	Concrete Block	Exterior Wall Type	Hardboard	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	100
Number Bathrooms	1	Bedrooms	3	Rooms	4



Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
CHRISTIAN, KEVIN	AYELOTTE, JAMES T	<u>2006-08-30</u>	\$106,000	Deed	<u>11862/318</u>
CARROLL, MARY M	CHRISTIAN, KEVIN	<u>1998-12-10</u>	\$69,000	Deed	<u>8099/1</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
VANDE KOP, DARLENE	VANDE KOP, DARLENE _____ VANDE KOP, ALAN	2019-03-25	2019-05-06	Quit Claim Deed	<u>17315/38</u>
VANDE KOP, DARLEE _____ Also Known As VANDE KOP, DARLENE	VANDE KOP, DARLENE _____ VANDE KOP, ALAN	2019-02-27	2019-03-04	Quit Claim Deed	<u>17249/523</u>

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
AYDELOTTE, JAMES T	VANDEKOP, DARLENE	2018-05-11	2018-05-18	Quit Claim Deed	<u>16924/568</u>
Permits - 2 Records					
Year	Type	Permit Status	Application	Reason	Reason1
2007	Pickup	Complete	2006-10-05	Review Value	REVIEW PROPERTY
1995	Pickup	Complete	1994-07-15		Air Conditioning

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<u>Assessment Roll</u>	Residential	Full	\$26,600	\$101,000	\$127,600
2019	<u>Assessment Roll</u>	Residential	Full	\$23,500	\$89,500	\$113,000
2017	<u>Assessment Roll</u>	Residential	Full	\$20,200	\$78,200	\$98,400
2015	<u>Assessment Roll</u>	Residential	Full	\$19,000	\$74,700	\$93,700
2013	<u>Assessment Roll</u>	Residential	Full	\$19,300	\$77,000	\$96,300
2011	<u>Assessment Roll</u>	Residential	Full	\$19,300	\$77,600	\$96,900
2009	<u>Assessment Roll</u>	Residential	Full	\$19,900	\$79,900	\$99,800
2007	<u>Assessment Roll</u>	Residential	Full	\$19,500	\$78,400	\$97,900
2005	<u>Assessment Roll</u>	Residential	Full	\$19,300	\$79,900	\$99,200
2003	<u>Board Action</u>	Residential	Full	\$17,550	\$73,140	\$90,690
2003	<u>Assessment Roll</u>	Residential	Full	\$17,550	\$74,240	\$91,790
2001	<u>Board Action</u>	Residential	Full	\$17,990	\$56,470	\$74,460
2001	<u>Assessment Roll</u>	Residential	Full	\$17,990	\$70,590	\$88,580
1999	Assessment Roll	Residential	Full	\$10,400	\$54,740	\$65,140
1997	Assessment Roll	Residential	Full	\$9,550	\$50,270	\$59,820
1995	Assessment Roll	Residential	Full	\$8,510	\$44,790	\$53,300
1993	Assessment Roll	Residential	Full	\$7,600	\$39,610	\$47,210
1991	Assessment Roll	Residential	Full	\$7,600	\$34,550	\$42,150
1991	Was Prior Year	Residential	Full	\$7,600	\$34,710	\$42,310

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

Case Number: NUIS-2021-000055

Case Type: Public Nuisance

Case Opened: 11/15/2021

Date of Notice: 11/29/2021

Date of Inspection: 11/05/2021

Notice of Violation

ALAN VANDE KOP
14762 LAKEVIEW DR
CLIVE IA 50325

Address of Property: 1929 GLENBROOK DR, DES MOINES IA 50316
Parcel Number: 792436127021
Legal Description: LT 66 ROOSEVELT PARK

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. 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
60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	<p>Vacate and secure the structure or premises, OR, demolish the structure after obtaining required demolition permit, OR, repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause that is a threat to life or health.</p> <p>HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED MECHANICAL</p>	01/03/2022

CONTRACTOR.

HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.

HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.

GAS SERVICE HAS BEEN SHUT OFF NEED LICENSED MECHANICAL CONTRACTOR TO VERIFY SAFETY OF MECHANICAL SYSTEMS AND CORRECT ANY VIOLATIONS PRIOR TO SERVICE BEING RESTORED. PERMIT REQUIRED.

60-192(3) - Dangerous Structure or Premise
- Damaged

Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

01/03/2022

REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND DOOR JAMS AND MUST BE IN GOOD WORKING ORDER.

REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.

REPAIR OR REPLACE ALL DAMAGED OR MISSING DOORS AND OR JAMS AS NEEDED. OBTAIN FINAL ON PERMIT REQUIRED IF CHANGING OPENING SIZE

REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.

36D

OBTAIN FINAL ON PERMIT TO REPAIR OR REPLACE OF ANY DAMAGED OR MISSING EXTERIOR WALLS.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR PROPERLY

REMEDiate ALL MOLD. PROVIDE COPY OF INVOICE.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR OR REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING: FRAMING, SHEETING, AND COVERINGS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS. HAVE LICENSED CONTRACTOR CHECK AND OBTAIN FINAL ON PERMIT REPLACE ALL

DAMAGE AND DETERIORATED TRUSSES.

REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT

REPLACE ALL DAMAGED ROOFING COMPONENTS BY LICENSED CONTRACTOR. BUILDING PERMIT REQUIRED IF REPLACING SHEETING.

REPAIR/REPLACE ANY BROKEN, MISSING, DAMAGED OR ROTTED SIDING. ANY REPAIRS TO THE STRUCTURE WILL REQUIRE A BUILDING PERMIT.

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR DAMAGED CHIMNEY. HAVE SERVICED, PROVIDE RECEIPT

FOUNDATION NEEDS ENGINEERS REPORT. REPAIR PER ENGINEER'S REPORT. BUILDING PERMIT MAY BE REQUIRED.

UNSAFE TO GAIN ACCESS INTO STRUCTURE, POSSIBLE MORE VIOLATIONS.

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, Iowa.

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,

Respectfully,



Scott Clauson
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
SAClauson@dmgov.org

top 1929 Glenbrook Dr.



2027

2022/01/12
11:30:02

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top 1929 Glenbrook Dr.



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