



**Roll Call Number**

**Agenda Item Number**

30A

**Date** June 3, 2024

**ABATEMENT OF PUBLIC NUISANCE AT 603 GLENVIEW DRIVE**

WHEREAS, the property located at 603 Glenview Dr., 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 Titleholders, Jay T. Harbison and Jennifer Harbison, and the Mortgage Holders, Mortgage Electronic Registration Systems, Inc. and Spring EQ, LLC, were notified more than thirty days ago to repair or demolish the main 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:

The main structure on the real estate legally described as Lot 46, Except the East 175 feet, in LINDEN HEIGHTS, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa., and locally known as 603 Glenview Dr., has previously been declared a public nuisance;

The City Legal Department, through Special Counsel Ahlers & Cooney, P.C., 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.

Seconded by \_\_\_\_\_

FORM APPROVED:

Kristine Stone, Special Counsel  
Ahlers & Cooney, P.C.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
COLEMAN				
GATTO				
MANDELBAUM				
SIMONSON				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	

**CERTIFICATE**

I, LAURA BAUMGARTNER, 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.

\_\_\_\_\_ Mayor

\_\_\_\_\_ City Clerk



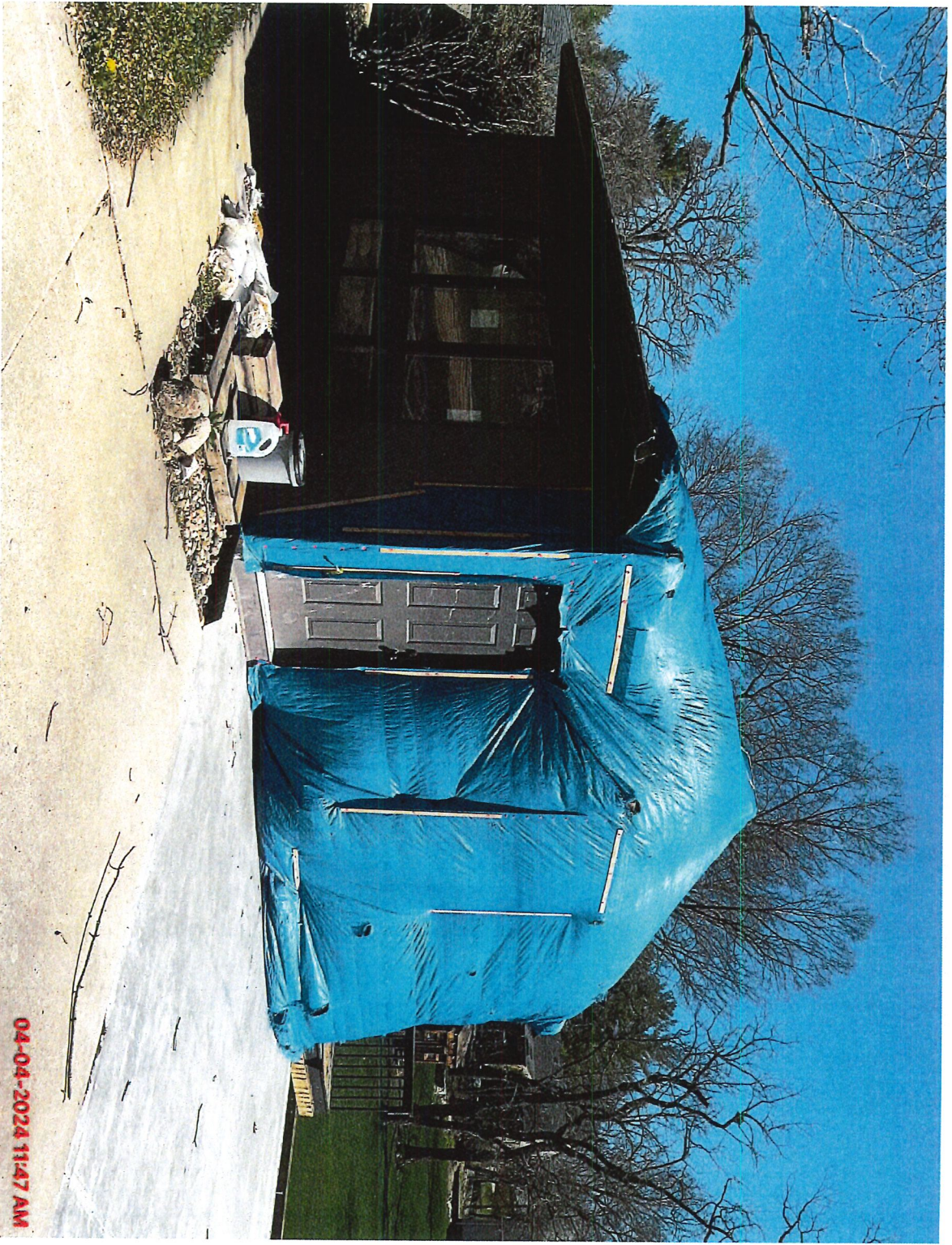
30A











04-04-2024 11:47 AM





04-04-2024 11:48 AM



# Polk County Assessor

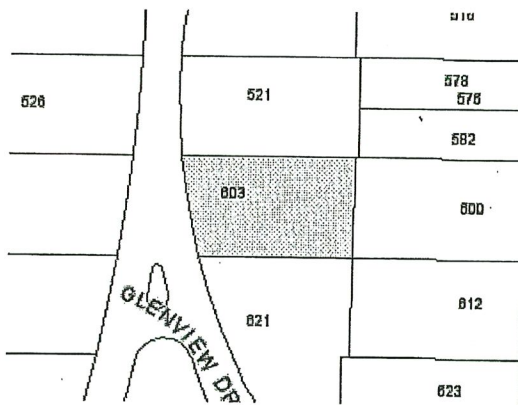
111 Court Avenue #195  
Des Moines, IA 50309-0904

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

Location					
<b>Address</b>	603 GLENVIEW DR				
<b>City</b>	DES MOINES	<b>Zip</b>	50312	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	090/04373-000-000	<b>Geoparcels</b>	7825-12-477-008	<b>Status</b>	Active
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM48/C	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northwest Des Moines	<b>Appraiser</b>	Sarah Cunningham, SRA 515-286-3426		

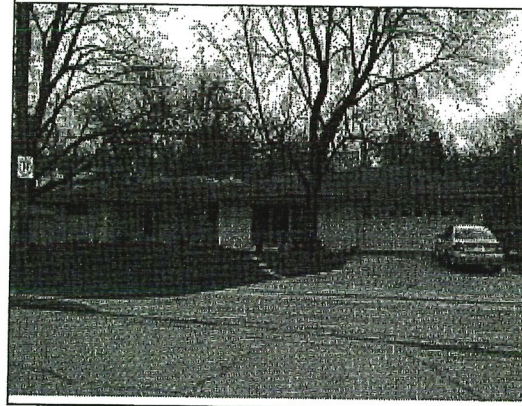
### Map and Current Photos - 1 Record

Click on parcel to get a new listing



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

Photo Processed on 2017-07-20 a



### Historical Photos

### Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	HARBISON, JAY T	2015-06-16	<u>15617/800</u>
Title Holder	2	HARBISON, JENNIFER	2015-06-16	<u>15617/800</u>

### Legal Description and Mailing Address

-EX E 175 F- LOT 46 LINDEN HEIGHTS

JAY T HARBISON  
603 GLENVIEW DR  
DES MOINES, IA 50312-2527

### Current Values

Type	Class	Kind	Land	Bldg	Total
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Type	Class	Kind	Land	Bldg	Total
2023 Value	Residential	Full	\$81,700	\$376,000	\$457,700
<u>Assessment Roll Notice Market Adjusted Cost Report</u>					

**Auditor Adjustments to Value**

Category	Name	Information
<u>2023 Homestead Credit</u>	HARBISON, JAY T	Application #337876

**Zoning - 1 Record**

Zoning	Description	SF	Assessor Zoning
N1A	N1a Neighborhood District		Residential

*City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)*

**Land**

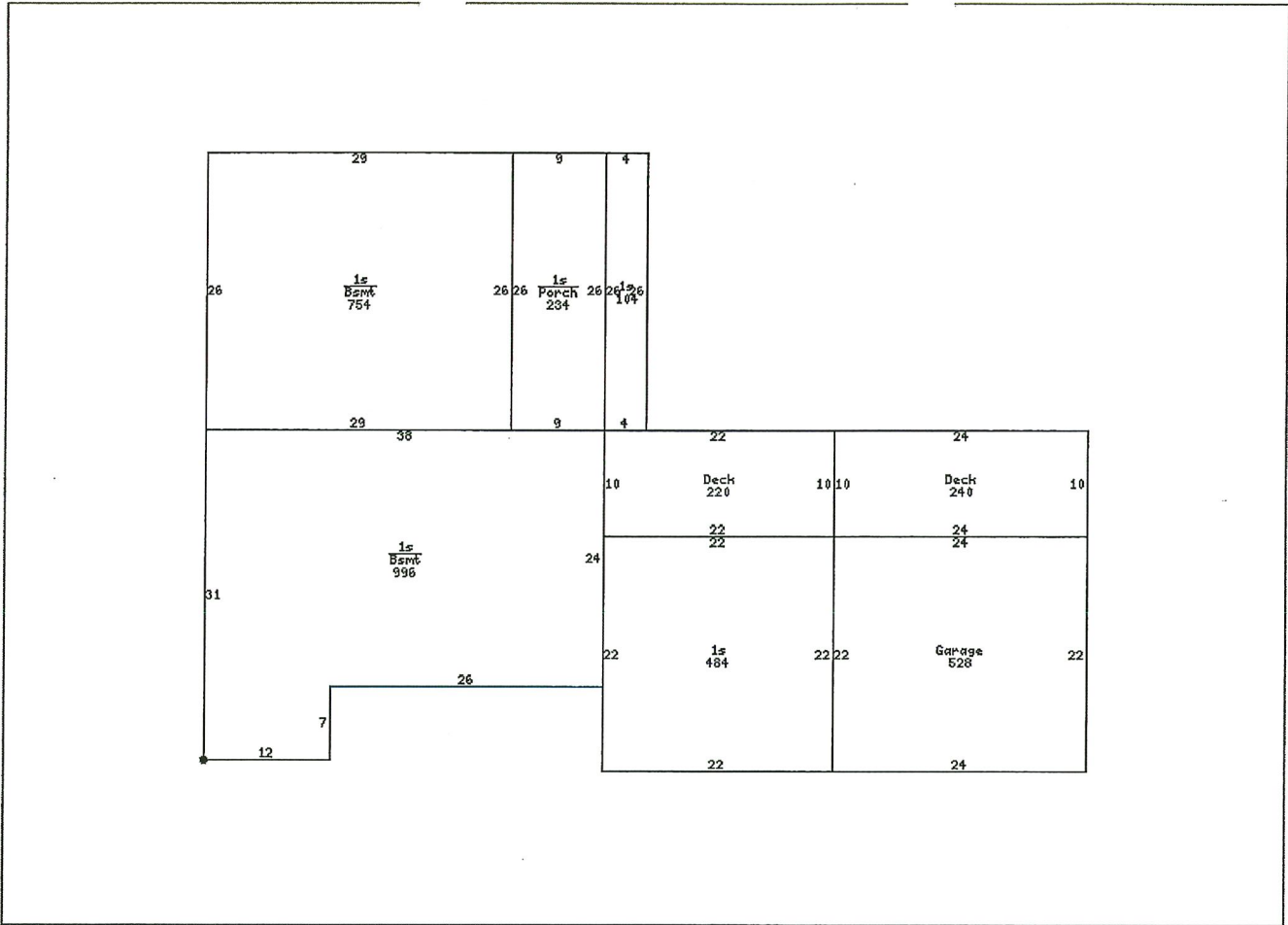
<b>Square Feet</b>	16,670	<b>Acres</b>	0.383	<b>Frontage</b>	100.0
<b>Topography</b>	Normal	<b>Shape</b>	Rectangular	<b>Vacancy</b>	No
<b>Unbuildable</b>	No				

**Residences - 1 Record**

**Residence #1**

<b>Occupancy</b>	Single Family	<b>Residence Type</b>	1 Story	<b>Building Style</b>	Ranch
<b>Year Built</b>	1955	<b>Number Families</b>	1	<b>Grade</b>	3-05
<b>Condition</b>	Above Normal	<b>Total Square Foot Living Area</b>	2572	<b>Main Living Area</b>	2572
<b>Attached Garage Square Foot</b>	528	<b>Basement Area</b>	1750	<b>Finished Basement Area 1</b>	650
<b>Finished Basement Quality 1</b>	Average Plus	<b>Finished Basement Area 2</b>	754	<b>Finished Basement Quality 2</b>	Average Plus
<b>Total Basement Finish</b>	1404	<b>Open Porch Area</b>	234	<b>Deck Area</b>	460
<b>Foundation</b>	Concrete Block	<b>Exterior Wall Type</b>	Wood Siding	<b>Roof Type</b>	Hip
<b>Roof Material</b>	Asphalt Shingle	<b>Number Fireplaces</b>	2	<b>Heating</b>	Gas Forced Air
<b>Air Conditioning</b>	100	<b>Number Bathrooms</b>	3	<b>Bedrooms</b>	3
<b>Rooms</b>	7				





Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
MARK, DONNA	HARBISON, JAY T.	<u>2015-06-10</u>	\$340,000	Deed	<u>15617/800</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
MARK, DONNA	HARBISON, JAY T HARBISON, JENNIFER	2015-06-09	2015-06-16	Warranty Deed	<u>15617/800</u>

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
2009	Permit	Complete	2008-07-07	Addition	DECK (410 sf)

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	<u>Assessment Roll</u>	Residential	Full	\$81,700	\$376,000	\$457,700
2021	<u>Assessment Roll</u>	Residential	Full	\$70,700	\$312,200	\$382,900



Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$65,000	\$287,500	\$352,500
2017	<u>Assessment Roll</u>	Residential	Full	\$62,600	\$287,400	\$350,000
2015	<u>Assessment Roll</u>	Residential	Full	\$54,600	\$254,900	\$309,500
2013	<u>Assessment Roll</u>	Residential	Full	\$50,900	\$241,800	\$292,700
2011	<u>Assessment Roll</u>	Residential	Full	\$50,900	\$244,200	\$295,100
2009	<u>Assessment Roll</u>	Residential	Full	\$51,900	\$256,800	\$308,700
2007	<u>Assessment Roll</u>	Residential	Full	\$51,900	\$263,800	\$315,700
2005	<u>Board Action</u>	Residential	Full	\$48,500	\$222,800	\$271,300
2005	<u>Assessment Roll</u>	Residential	Full	\$48,500	\$248,700	\$297,200
2003	<u>Assessment Roll</u>	Residential	Full	\$42,800	\$221,270	\$264,070
2001	<u>Assessment Roll</u>	Residential	Full	\$41,680	\$200,960	\$242,640
1999	Assessment Roll	Residential	Full	\$46,950	\$165,870	\$212,820
1997	Assessment Roll	Residential	Full	\$44,590	\$157,520	\$202,110
1995	Assessment Roll	Residential	Full	\$39,130	\$162,980	\$202,110
1993	Assessment Roll	Residential	Full	\$35,020	\$145,860	\$180,880
1991	Assessment Roll	Residential	Full	\$25,140	\$132,360	\$157,500
1990	Assessment Roll	Residential	Full	\$25,140	\$124,860	\$150,000

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30A



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

Case Number: NUIS-2023-000172	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 06/21/2023
	Date of Notice: 01/23/2024
	Date of Inspection: 12/27/2023

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC  
11819 MIAMI ST STE. 100  
OMAHA NE 68164

Address of Property: 603 GLENVIEW DR, DES MOINES IA 50312  
Parcel Number: 782512477008  
Legal Description: -EX E 175 F- LOT 46 LINDEN HEIGHTS

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
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Violation	Corrective Action	Compliance Due Date
<p><b>60-191 - Vacation and Abatement</b>            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.</p>	Vacate the structure.	02/29/2024
<p><b>60-192(13) - Unsafe and Dangerous Structure or Premise</b>            Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load affects.</p>	Repair or replace all structural members, floors, walls, partitions, projections, and appurtenances to be properly anchored, plumb, and of sound construction. All work must be done in a workmanlike manner with all required permits.	02/29/2024
<p><b>60-192(15) - Unsafe and Dangerous Structure or Premise</b>            Exterior and interior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or broken and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load affects.</p>	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	02/29/2024



Violation	Corrective Action	Compliance Due Date
<p><b>60-192(17) - Unsafe and Dangerous Structure or Premise</b> Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all deficient roof components to provide a sound, weathertight condition that provides positive drainage. All work must be done in a workmanlike manner with all required permits.</p>	02/29/2024
<p><b>60-192(21) - Unsafe and Dangerous Structure or Premise</b> Stairs, decks, porches, balconies, walking systems, landings, and all similar appurtenances attached thereto, including guards and handrails are not structurally sound, not properly anchored or that anchored with connections not capable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all stairs, decks, porches, landings and similar elements of building egress, including guards and handrails to a sound and properly anchored condition. All work must be done in a workmanlike manner with all required permits.</p>	02/29/2024
<p><b>60-192(24) - Unsafe and Dangerous Structure or Premise</b> 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.</p>	<p>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.</p>	02/29/2024
<p><b>60-192(26) - Unsafe and Dangerous Structure or Premise</b> 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.</p>	<p>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.</p>	02/29/2024

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, 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.

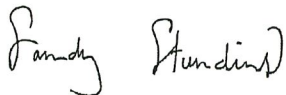
If you no longer own this property, please let us know.

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,



Sandy Stundins  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
(515) 210-9344  
sestundins@dmgov.org





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

Case Number: NUIS-2023-000172	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 06/21/2023
	Date of Notice: 01/23/2024
Date of Inspection: 12/27/2023	

SPRING EQ, LLC C/O CORPORATION SERVICE COMPANY  
 505 5TH AVE SUITE 729  
 DES MOINES IA 50309

Address of Property: **603 GLENVIEW DR, DES MOINES IA 50312**  
 Parcel Number: **782512477008**

Legal Description: **-EX E 175 F- LOT 46 LINDEN HEIGHTS**

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<p><b>60-192(13) - Unsafe and Dangerous Structure or Premise</b>            Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load affects.</p>	Repair or replace all structural members, floors, walls, partitions, projections, and appurtenances to be properly anchored, plumb, and of sound construction. All work must be done in a workmanlike manner with all required permits.	02/29/2024
<p><b>60-192(15) - Unsafe and Dangerous Structure or Premise</b>            Exterior and interior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or broken and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load affects.</p>	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	02/29/2024

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Sandy Stundins  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
(515) 210-9344  
sestundins@dmgov.org



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

<b>Case Number: NUIS-2023-000172</b>	
<b>Notice of Violation</b>	<b>Case Type: Public Nuisance</b>
	<b>Case Opened: 06/21/2023</b>
	<b>Date of Notice: 09/26/2023</b>
	<b>Date of Inspection: 09/19/2023</b>

JAY T HARBISON  
 603 GLENVIEW DR  
 DES MOINES IA 50312

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 Parcel Number: **782512477008**

Legal Description: **-EX E 175 F- LOT 46 LINDEN HEIGHTS**

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Violation	Corrective Action	Compliance Due Date
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<p><b>60-192(1) - Unsafe and Dangerous Structure or Premise</b>  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.</p>	Repair or replace all building components damaged to the point to effectively create a nuisance or a violation. All work must be done in a workmanlike manner with all required permits.	10/26/2023
<p><b>60-192(10) - Unsafe and Dangerous Structure or Premise</b>  Veneer, cornice, belt courses, corbels, rim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads resisting all load effects.</p>	Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.	10/26/2023

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(13) - Unsafe and Dangerous Structure or Premise</b> Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load affects.</p>	<p>Repair or replace all structural members, floors, walls, partitions, projections, and appurtenances to be properly anchored, plumb, and of sound construction. All work must be done in a workmanlike manner with all required permits.</p>	<p>10/26/2023</p>
<p><b>60-192(15) - Unsafe and Dangerous Structure or Premise</b> Exterior and interior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or broken and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load affects.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	<p>10/26/2023</p>
<p><b>60-192(16) - Unsafe and Dangerous Structure or Premise</b> The anchorage of the floor or roof to walls or columns, and of walls and columns to foundation is not capable of resisting all nominal loads or load effect.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	<p>10/26/2023</p>
<p><b>60-192(17) - Unsafe and Dangerous Structure or Premise</b> Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all deficient roof components to provide a sound, weathertight condition that provides positive drainage. All work must be done in a workmanlike manner with all required permits.</p>	<p>10/26/2023</p>
<p><b>60-192(18) - Unsafe and Dangerous Structure or Premise</b> Any building or structure, because of lack of sufficient or proper fire-resistance-rated construction, fire protection systems, is determined by the administrator to be a threat to life or health.</p>	<p>Repair or replace all elements of fire-resistant construction. Repair or replace all deficient fire protection systems. All work must be done in a workmanlike manner with all required permits.</p>	<p>10/26/2023</p>



Violation	Corrective Action	Compliance Due Date
<p><b>60-192(19) - Unsafe and Dangerous Structure or Premise</b>            Any structure that is found to be dangerous to the life, health, property, or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or that contains unsafe fire suppression equipment.</p>	<p>Provide minimum safeguards as required by code to protect or warn occupants in the event of a fire. All work must be done in a workmanlike manner with all required permits.</p>	<p>10/26/2023</p>
<p><b>60-192(21) - Unsafe and Dangerous Structure or Premise</b>            Stairs, decks, porches, balconies, walking systems, landings, and all similar appurtenances attached thereto, including guards and handrails are not structurally sound, not properly anchored or that anchored with connections not capable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all stairs, decks, porches, landings and similar elements of building egress, including guards and handrails to a sound and properly anchored condition. All work must be done in a workmanlike manner with all required permits.</p>	<p>10/26/2023</p>
<p><b>60-192(24) - Unsafe and Dangerous Structure or Premise</b>            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.</p>	<p>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.</p>	<p>10/26/2023</p>
<p><b>60-192(26) - Unsafe and Dangerous Structure or Premise</b>            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.</p>	<p>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.</p>	<p>10/26/2023</p>
<p><b>60-194 - Defacing and Removing Placard</b>            No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	<p>10/26/2023</p>

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,



Sandy Stundins  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
(515) 210-9344  
sestundins@dmgov.org





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

<b>Case Number: NUIS-2023-000172</b>	
<b>Notice of Violation</b>	<b>Case Type: Public Nuisance</b>
	<b>Case Opened: 06/21/2023</b>
	<b>Date of Notice: 09/26/2023</b>
	<b>Date of Inspection: 09/19/2023</b>

JENNIFER HARBISON  
 603 GLENVIEW DR  
 DES MOINES IA 50312

Address of Property: **603 GLENVIEW DR, DES MOINES IA 50312**  
 Parcel Number: **782512477008**

Legal Description: **-EX E 175 F- LOT 46 LINDEN HEIGHTS**

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
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Violation	Corrective Action	Compliance Due Date
<p><b>60-191 - Vacation and Abatement</b>  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.</p>	<p>Vacate the structure.</p>	<p>10/26/2023</p>
<p><b>60-192(1) - Unsafe and Dangerous Structure or Premise</b>  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.</p>	<p>Repair or replace all building components damaged to the point to effectively create a nuisance or a violation. All work must be done in a workmanlike manner with all required permits.</p>	<p>10/26/2023</p>
<p><b>60-192(10) - Unsafe and Dangerous Structure or Premise</b>  Veneer, cornice, belt courses, corbels, rim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads resisting all load effects.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	<p>10/26/2023</p>



Violation	Corrective Action	Compliance Due Date
<p><b>60-192(13) - Unsafe and Dangerous Structure or Premise</b> Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.</p>	<p>Repair or replace all structural members, floors, walls, partitions, projections, and appurtenances to be properly anchored, plumb, and of sound construction. All work must be done in a workmanlike manner with all required permits.</p>	10/26/2023
<p><b>60-192(15) - Unsafe and Dangerous Structure or Premise</b> Exterior and interior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or broken and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	10/26/2023
<p><b>60-192(16) - Unsafe and Dangerous Structure or Premise</b> The anchorage of the floor or roof to walls or columns, and of walls and columns to foundation is not capable of resisting all nominal loads or load effect.</p>	<p>Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.</p>	10/26/2023
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<p><b>60-192(26) - Unsafe and Dangerous Structure or Premise</b> 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.</p>	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.	10/26/2023
<p><b>60-194 - Defacing and Removing Placard</b> No person shall deface or remove the placard, except as authorized by the administrator.</p>	Replace or restore defaced or removed placard.	10/26/2023

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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,

A handwritten signature in cursive script that reads "Sandy Stundins".

Sandy Stundins  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
(515) 210-9344  
sestundins@dmgov.org