



Roll Call Number

Agenda Item Number

31 H

Date August 5, 2024

ABATEMENT OF PUBLIC NUISANCE AT 2825 SE 14th STREET, LOT 44

WHEREAS, the property located at 2825 SE 14th Street, Lot 44, 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 of the property, Glenwood MHP 2, LLC, the Titleholders of the structure, Howard Lamont Robinson and Nicole Karen Robbins, and the Mortgage Holder, Fannie May c/o Arbor Commercial Funding I, 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.

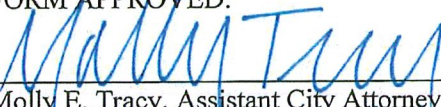
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on lot 44 on the real estate legally described as The South 419 feet (except the East 800 feet and except the West 191 feet of the North 200 feet, and except the South 20 feet for Roadway, Glenwood Drive) and subject to roadway on the West 40 feet thereof, all in the NW ¼ of the SW ¼ of Section 14, Township 78 North, Range 24, West of the 5th P.M., now included in and forming a part of the City of Des Moines, Polk County, Iowa, (except that part thereof conveyed to the State of Iowa by Warranty Deed recorded in Book 5014, Page 770), an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 2825 SE 14th Street, Lot 44, 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.
Second by _____

FORM APPROVED:


Molly E. Tracy, Assistant City Attorney

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

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.

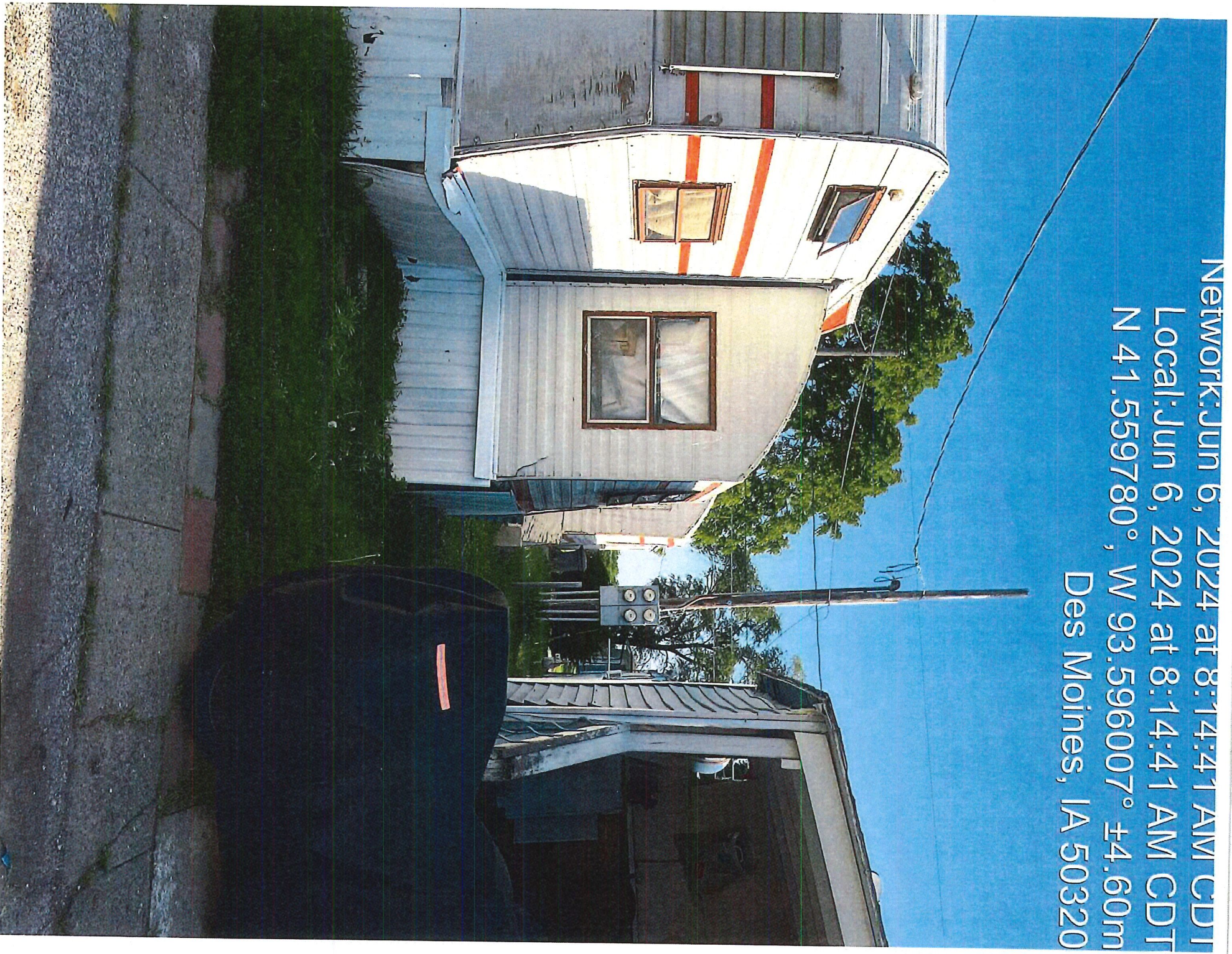
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ City Clerk

Network: Jun 6, 2024 at 8:14:28 AM CDT
Local: Jun 6, 2024 at 8:14:28 AM CDT
N 41.559776°, W 93.596131° ±4.60m
Des Moines, IA 50320



Network: Jun 6, 2024 at 8:14:41 AM CDT
Local: Jun 6, 2024 at 8:14:41 AM CDT
N 41.559780°, W 93.596007° ±4.60m
Des Moines, IA 50320



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	2825 SE 14TH ST				
City	DES MOINES	Zip	50320	Jurisdiction	Des Moines
District/Parcel	010/06103-002-000	Geoparcels	7824-14-303-004	Status	Active
School	Des Moines	Nbhd/Pocket	DM25/Z	Tax Authority Group	DEM-C-DEM-770131
Submarket	South Des Moines	Appraiser	Cary Halfpop, ICA 515-286-2279		

Map and Current Photos - 1 Record

Use Cyclomedia Panorama -

Click on parcel to get a new listing

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



[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	GLENWOOD MHP 2 LLC	2022-03-03	19008/860

Legal Description and Mailing Address

-EX E 800F & W 191F N 200F- & -EX S 20F ST & W 40F ST- S 419F NW 1/4 SW 1/4 SEC 14-78-24	COARE COMMUNITIES LLC GLENWOOD MHP 2 LLC 153 E FLAGLER ST STE 1460 MIAMI, FL 33131-1101
1 Bldg on Leased Land, Leasehold, or Air Rights Parcel(s)	

Current Values

Type	Class	Kind	Land	Bldg	Total
2024 Value	Residential 3+	Full	\$375,000	\$204,000	\$579,000
		Adj	\$375,000	\$188,520	\$563,520

Assessor Adjustments to Value

Manuf. Home Storm Shelters	Residential 3+	2001	-\$0	-\$15,480	-\$ 15,480
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[Unadjusted Cost Report](#)

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
NM	NM Neighborhood District		Residential

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

Land

Square Feet	161,320	Acres	3.703	Topography	Blank
Vacancy	Blank	Unbuildable	Blank		

Residences - 1 Record

Residence #id=1

Occupancy	Conversion	Residence Type	1 Story	Year Built	1956
Number Families	2	Grade	4+00	Condition	Below Normal
Total Square Foot Living Area	672	Main Living Area	672	Basement Area	672
Exterior Wall Type	Wood Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Basement Garage Capacity	1	Heating	Gas Forced Air	Air Conditioning	0
Number Bathrooms	2				



Commercial Summary

Occupancy	Apartment Conversion	Age, Weighted	1956	Total Story Height	1
Land Area	161,320	Gross Area	672	Finished Area	672
Unfinished Bsmnt Area	672	Finished Bsmnt Area	0	Number of Units	2
Primary Group	Residence Conversion	Percent Primary Group	100	Grade, Weighted	4/4
Bldg Class, Weighted	5/Metal	Condition, Weighted	BN/Below Normal	Ground Floor Area	672

Detached Structures - 2 Records

Detached Structure #id=101

Occupancy	Mobile Home Pads	Measurement Code	Quantity	Quantity	73
Grade	5	Year Built	1950	Condition	Below Normal

Detached Structure #id=201					
Occupancy	Shed	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	10	Measure 2	12	Story Height	1
Grade	4	Year Built	2000	Condition	Below Normal

Sales - 5 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
WEST COAST LAND INVESTMENTS LLC	GLENWOOD MHP 2 LLC	2022-02-19	\$3,400,000	Deed	19008/860
CMZ INVESTMENTS LLC	WEST COAST LAND INVESTMENTS LLC	2015-12-31	\$243,000	Deed	15921/126
DO MORTGAGE, INC	CMZ INVESTMENTS, LLC	2012-03-22	\$253,000	Deed	14211/154
DU BOIS PROPERTIES, INC	GLENWOOD INVESTMENTS, LLC	2006-11-07	\$257,170	Deed	11943/134
COTTER'S CORP	DUBOIS, EDWARD & JANET	1994-01-31	\$500,000	Deed	6958/948

Associated Recorded Documents

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
WEST COAST LAND INVESTMENTS LLC	GLENWOOD MHP 2 LLC	2022-02-19	2022-03-03	Warranty Deed	19008/860
CMZ INVESTMENTS LLC	WEST COAST LAND INVESTMENTS LLC	2015-12-31	2016-03-11	Warranty Deed Corporate	15921/126
DO MORTGAGE, INC	CMZ INVESTMENTS, LLC	2012-03-22	2012-04-05	Corrected Warranty Deed Corporate	14223/408
DO MORTGAGE, INC	CMZ INVESTMENTS, LLC	2012-03-22	2012-03-27	Warranty Deed Corporate	14211/154

Permits - 16 Records

Year	Type	Permit Status	Application	Reason	Reason1
2024	Permit	No Add	2023-06-15	Addition	DECK
2017	Permit	No Add	2016-06-21	Addition	DECK (9 sf)
2016	Permit	No Add	2015-12-01	Addition	FURNACE
2014	Permit	No Add	2013-12-16	Addition	FURNACE
2011	Pickup	Complete	2011-03-18	Review Value	REVAL
2011	Permit	Complete	2010-07-26	Addition	FENCE
2007	Pickup	No Add	2006-06-06	Review Value	BOARD OF REVIEW
2004	Permit	No Add	2003-01-15	Addition	DECK (16 sf)
2003	Permit	No Add	2002-10-29	Addition	DECK (32 sf)
2003	Permit	No Add	2002-09-09	Addition	MISC (32 sf)
2003	Permit	No Add	2002-09-09	Addition	MISC (16 sf)
2003	Permit	No Add	2002-09-09	Addition	MISC (48 sf)
2003	Permit	No Add	2002-09-09	Addition	MISC (48 sf)
2003	Permit	No Add	2002-09-09	Addition	MISC (32 sf)
2001	Permit	Complete	2000-02-28	Construction	SHED (120 sf)
1997	Pickup	Complete		Review Value	REVAL

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	Assessment Roll	Multi-Residential	Full	\$375,000	\$204,000	\$579,000
			Adj	\$375,000	\$188,520	\$563,520
2021	Assessment Roll	Multi-Residential	Full	\$310,000	\$161,000	\$471,000
			Adj	\$310,000	\$145,520	\$455,520
2019	Assessment Roll	Multi-Residential	Full	\$280,000	\$106,000	\$386,000
			Adj	\$280,000	\$95,810	\$375,810
2017	Assessment Roll	Multi-Residential	Full	\$280,100	\$40,900	\$321,000

Yr	Type	Class	Kind	Land	Bldg	Total
			Adj	\$280,100	\$36,970	\$317,070
2015	Assessment Roll	Multi-Residential	Full	\$230,000	\$60,000	\$290,000
			Adj	\$230,000	\$54,240	\$284,240
2013	Assessment Roll	Commercial	Full	\$230,000	\$28,000	\$258,000
			Adj	\$230,000	\$25,310	\$255,310
2011	Assessment Roll	Commercial	Full	\$230,000	\$28,000	\$258,000
			Adj	\$230,000	\$25,310	\$255,310
2009	Assessment Roll	Commercial	Full	\$251,200	\$6,800	\$258,000
			Adj	\$251,200	\$4,110	\$255,310
2007	Board Action	Commercial	Full	\$251,200	\$6,800	\$258,000
			Adj	\$251,200	\$4,110	\$255,310
2007	Assessment Roll	Commercial	Full	\$280,500	\$204,000	\$484,500
			Adj	\$280,500	\$201,310	\$481,810
2006	Board Action	Commercial	Full	\$255,000	\$198,000	\$453,000
			Adj	\$255,000	\$195,390	\$450,390
2005	Board Action	Commercial	Full	\$255,000	\$443,000	\$698,000
			Adj	\$255,000	\$440,390	\$695,390
2005	Assessment Roll	Commercial	Full	\$255,000	\$443,000	\$698,000
			Adj	\$255,000	\$440,390	\$695,390
2003	Assessment Roll	Commercial	Full	\$222,000	\$476,000	\$698,000
			Adj	\$222,000	\$473,200	\$695,200
2001	Assessment Roll	Commercial	Full	\$209,290	\$289,210	\$498,500
			Adj	\$209,290	\$287,510	\$496,800
1999	Assessment Roll	Commercial	Full	\$208,000	\$287,500	\$495,500
1998	Board Action	Commercial	Full	\$202,000	\$266,000	\$468,000
1997	Board Action	Commercial	Full	\$202,000	\$266,000	\$468,000
1997	Assessment Roll	Commercial	Full	\$202,000	\$290,700	\$492,700
1995	Assessment Roll	Commercial	Full	\$134,100	\$268,900	\$403,000
1995	Was Prior Year	Commercial	Full	\$109,500	\$134,220	\$243,720



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

Case Number: NUIS-2024-000052	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 03/07/2024
	Date of Notice: 03/12/2024
	Date of Inspection: 03/08/2024

GLENWOOD MHP 2 LLC
RIVERSIDE FILINGS LLC, REG. AGENT
400 COURT AVE STE. 110
DES MOINES IA 50309

Address of Property: 2825 SE 14TH ST UNIT 44, DES MOINES IA 50320
Parcel Number: 782414303004

Legal Description: -EX E 800F & W 191F N 200F- & -EX S 20F ST & W 40F ST- S 419F NW 1/4 SW 1/4 SEC 14-78-24

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>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.</p>	Vacate the structure.	04/19/2024
<p>60-192(13) - Unsafe and Dangerous Structure or Premise Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.</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.	04/19/2024
<p>60-192(17) - Unsafe and Dangerous Structure or Premise 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>	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.	04/19/2024
<p>60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.</p>	Replace or restore defaced or removed placard.	04/19/2024

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,



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
 400 Robert D. Ray Drive
 Des Moines, IA 50309

Case Number: NUIS-2024-000052	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 03/07/2024
	Date of Notice: 03/12/2024
	Date of Inspection: 03/08/2024

HOWARD L ROBINSON
 2825 SE 14TH ST UNIT 44
 DES MOINES IA 50320

Address of Property: 2825 SE 14TH ST UNIT 44, DES MOINES IA 50320
 Parcel Number: 782414303004

Legal Description: -EX E 800F & W 191F N 200F- & -EX S 20F ST & W 40F ST- S 419F NW 1/4 SW 1/4 SEC 14-78-24

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<p>60-192(13) - Unsafe and Dangerous Structure or Premise Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.</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.	04/19/2024
<p>60-192(17) - Unsafe and Dangerous Structure or Premise 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>	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.	04/19/2024
<p>60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.</p>	Replace or restore defaced or removed placard.	04/19/2024

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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.

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	Case Opened: 03/07/2024
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NICOLE K ROBBINS
 2825 SE 14TH ST UNIT 44
 DES MOINES IA 50320

Address of Property: 2825 SE 14TH ST UNIT 44, DES MOINES IA 50320
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 400 Robert D. Ray Drive
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Notice of Violation	Case Type: Public Nuisance
	Case Opened: 03/07/2024
	Date of Notice: 04/22/2024
	Date of Inspection: 04/08/2024

FANNIE MAE C/O ARBOR
 COMMERCIAL FUNDING I, LLC CORPORATION SERVICE CO, REG. AGENT
 505 5TH AVE STE. 729
 DES MOINES IA 50309

Address of Property: 2825 SE 14TH ST UNIT 44, DES MOINES IA 50320
 Parcel Number: 782414303004
 Legal Description: -EX E 800F & W 191F N 200F- & -EX S 20F ST & W 40F ST- S 419F NW 1/4 SW 1/4 SEC 14-78-24

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>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.</p>	Vacate the structure.	05/22/2024
<p>60-192(13) - Unsafe and Dangerous Structure or Premise Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.</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.	05/22/2024
<p>60-192(17) - Unsafe and Dangerous Structure or Premise 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>	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.	05/22/2024
<p>60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.</p>	Replace or restore defaced or removed placard.	05/22/2024

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,



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