



## Roll Call Number

Agenda Item Number

31 I

Date August 5, 2024

### ABATEMENT OF PUBLIC NUISANCE AT 2825 SE 14<sup>th</sup> STREET, LOT 62

WHEREAS, the property located at 2825 SE 14<sup>th</sup> Street, Lot 62, 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 Titleholder of the structure, Coare Co A, LLC, 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.

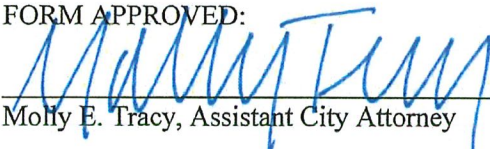
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on lot 62 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 5<sup>th</sup> 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 14<sup>th</sup> Street, Lot 62, 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 8:17:56 AM CDT  
Local: Jun 6, 2024 at 8:17:56 AM CDT  
N 41.559754°, W 93.595225° ±4.36m  
Des Moines, IA 50320





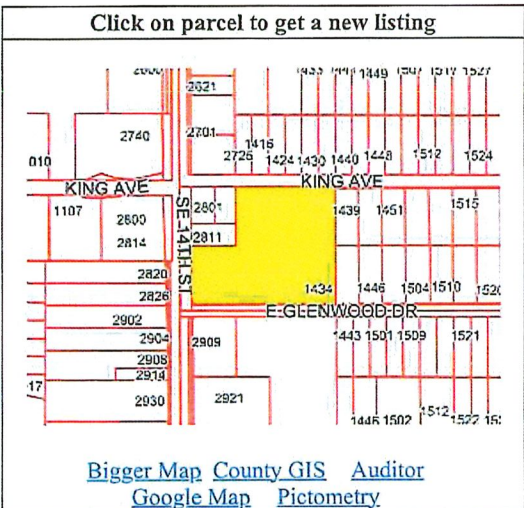
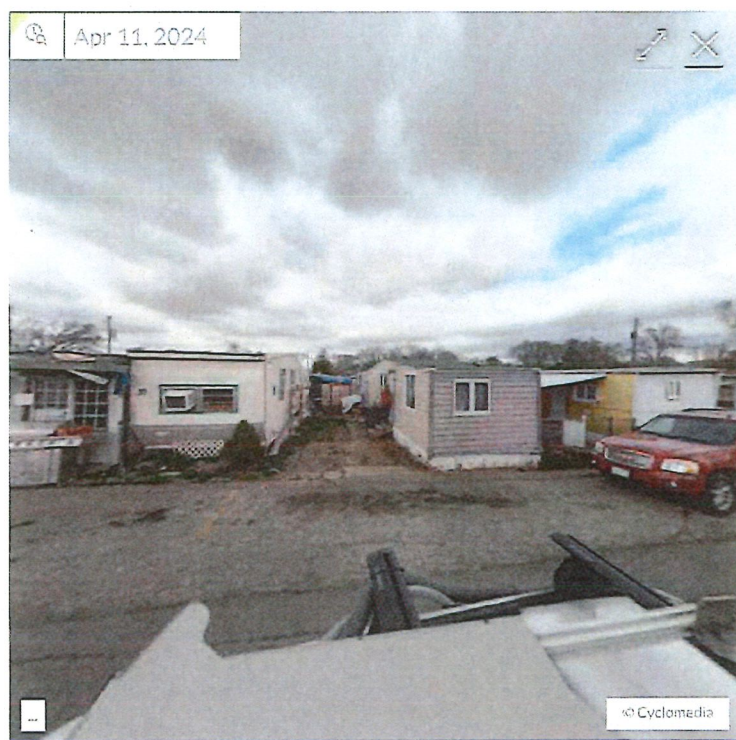
Network: Jun 6, 2024 at 8:17:53 AM CDT  
Local: Jun 6, 2024 at 8:17:53 AM CDT  
N 41.559754°, W 93.595225° ±4.36m  
Des Moines, IA 50320





## 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](mailto: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                    | <a href="#">Active</a> |
| 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 - <input checked="" type="checkbox"/>   |                   |                    |  |                           |                        |
| <p>Click on parcel to get a new listing</p>  <p><a href="#">Bigger Map</a> <a href="#">County GIS</a> <a href="#">Auditor</a><br/><a href="#">Google Map</a> <a href="#">Pictometry</a></p> |                   |                    |               |                           |                        |
| <a href="#">Historical Photos</a>   |                   |                    |  |                           |                        |
| Ownership - 1 Record  |                   |                    |  |                           |                        |
| Ownership   | Num               | Name               | Recorded   | Book/Page                 |                        |
| Title Holder  | 1                 | GLENWOOD MHP 2 LLC | 2022-03-03   | <a href="#">19008/860</a> |                        |
| Legal Description and Mailing Address   |                   |                    |  |                           |                        |
| -EX E 800F & W 191F N 200F- & -EX S 20F ST & W<br>40F ST- S 419F NW 1/4 SW 1/4 SEC 14-78-24   |                   |                    | COARE COMMUNITIES LLC<br>GLENWOOD MHP 2 LLC<br>153 E FLAGLER ST STE 1460<br>MIAMI, FL 33131-1101 |                           |                        |
| <a href="#">1 Bldg on Leased Land, Leasehold, or Air Rights Parcel(s)</a>   |                   |                    |  |                           |                        |
| 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   |                   |                    |  |                           |                        |
| <a href="#">Manuf. Home Storm Shelters</a>  | Residential 3+    | 2001               | -\$0   | -\$15,480                 | -\$ 15,480             |
| <a href="#">Unadjusted Cost Report</a>  |                   |                    |  |                           |                        |
| 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 Bsmt Area | 672                  | Finished Bsmt 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              | <a href="#">2022-02-19</a> | \$3,400,000 | Deed       | <a href="#">19008/860</a> |
| CMZ INVESTMENTS LLC             | WEST COAST LAND INVESTMENTS LLC | <a href="#">2015-12-31</a> | \$243,000   | Deed       | <a href="#">15921/126</a> |
| DO MORTGAGE, INC                | CMZ INVESTMENTS, LLC            | <a href="#">2012-03-22</a> | \$253,000   | Deed       | <a href="#">14211/154</a> |
| DU BOIS PROPERTIES, INC         | GLENWOOD INVESTMENTS, LLC       | <a href="#">2006-11-07</a> | \$257,170   | Deed       | <a href="#">11943/134</a> |
| COTTER'S CORP                   | DUBOIS, EDWARD & JANET          | <a href="#">1994-01-31</a> | \$500,000   | Deed       | <a href="#">6958/948</a>  |

## 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                     | <a href="#">19008/860</a> |
| CMZ INVESTMENTS LLC             | WEST COAST LAND INVESTMENTS LLC | 2015-12-31      | 2016-03-11     | Warranty Deed Corporate           | <a href="#">15921/126</a> |
| DO MORTGAGE, INC                | CMZ INVESTMENTS, LLC            | 2012-03-22      | 2012-04-05     | Corrected Warranty Deed Corporate | <a href="#">14223/408</a> |
| DO MORTGAGE, INC                | CMZ INVESTMENTS, LLC            | 2012-03-22      | 2012-03-27     | Warranty Deed Corporate           | <a href="#">14211/154</a> |

## 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 | <a href="#">Assessment Roll</a> | Multi-Residential | Full | \$375,000 | \$204,000 | \$579,000 |
|      |                                 |                   | Adj  | \$375,000 | \$188,520 | \$563,520 |
| 2021 | <a href="#">Assessment Roll</a> | Multi-Residential | Full | \$310,000 | \$161,000 | \$471,000 |
|      |                                 |                   | Adj  | \$310,000 | \$145,520 | \$455,520 |
| 2019 | <a href="#">Assessment Roll</a> | Multi-Residential | Full | \$280,000 | \$106,000 | \$386,000 |
|      |                                 |                   | Adj  | \$280,000 | \$95,810  | \$375,810 |
| 2017 | <a href="#">Assessment Roll</a> | Multi-Residential | Full | \$280,100 | \$40,900  | \$321,000 |



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





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

|                                |                            |
|--------------------------------|----------------------------|
| Case Number: NUIS-2024-000060  |                            |
| <b>Notice of<br/>Violation</b> | 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 62, 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 |
|-----------|-------------------|---------------------|
|-----------|-------------------|---------------------|



| Violation  | Corrective Action   | Compliance Due Date |
|--|---|---------------------|
| <p><b>60-191 - Vacation and Abatement</b></p> <p>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><b>60-192(7) - Unsafe and Dangerous Structure or Premise</b></p> <p>Any structure that the administrator determines is unfit for human occupancy meaning that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.</p>   | Repair structure to a safe, sanitary condition. Provide all required elements of light, ventilation and essential equipment. All work must be done in a workmanlike manner with all required permits.                                   | 04/19/2024          |
| <p><b>60-192(13) - Unsafe and Dangerous Structure or Premise</b></p> <p>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          |





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

Case Number: NUIS-2024-000060

**Notice of  
Violation**

Case Type: Public Nuisance  
Case Opened: 03/07/2024  
Date of Notice: 03/14/2024  
Date of Inspection: 03/08/2024

COARE CO A LLC  
RIVERSIDE FILINGS LLC  
115 OFFICE PLAZA DR 1ST FLOOR  
TALLAHASSEE FL 32301

Address of Property: 2825 SE 14TH ST UNIT 62, 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<br>Due Date |
|-----------|-------------------|------------------------|
|-----------|-------------------|------------------------|



| Violation  | Corrective Action   | Compliance Due Date |
|--|---|---------------------|
| <p><b>60-191 - Vacation and Abatement</b></p> <p>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><b>60-192(7) - Unsafe and Dangerous Structure or Premise</b></p> <p>Any structure that the administrator determines is unfit for human occupancy meaning that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.</p>   | Repair structure to a safe, sanitary condition. Provide all required elements of light, ventilation and essential equipment. All work must be done in a workmanlike manner with all required permits.                                   | 04/19/2024          |
| <p><b>60-192(13) - Unsafe and Dangerous Structure or Premise</b></p> <p>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          |



| Violation   | Corrective Action                              | Compliance Due Date |
|---|--|---------------------|
| <b>60-194 - Defacing and Removing Placard</b><br>No person shall deface or remove the placard, except as authorized by the administrator. | 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-2024-000060  |                                |
| <b>Notice of<br/>Violation</b> | 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 62, 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)**

| <b>Violation</b> | <b>Corrective Action</b> | <b>Compliance<br/>Due Date</b> |
|------------------|--------------------------|--------------------------------|
|------------------|--------------------------|--------------------------------|



| Violation  | Corrective Action   | Compliance Due Date |
|--|---|---------------------|
| <p><b>60-191 - Vacation and Abatement</b></p> <p>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><b>60-192(7) - Unsafe and Dangerous Structure or Premise</b></p> <p>Any structure that the administrator determines is unfit for human occupancy meaning that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.</p>   | Repair structure to a safe, sanitary condition. Provide all required elements of light, ventilation and essential equipment. All work must be done in a workmanlike manner with all required permits.                                   | 05/22/2024          |
| <p><b>60-192(13) - Unsafe and Dangerous Structure or Premise</b></p> <p>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. | 05/22/2024          |



| Violation   | Corrective Action                              | Compliance Due Date |
|---|--|---------------------|
| <b>60-194 - Defacing and Removing Placard</b><br>No person shall deface or remove the placard, except as authorized by the administrator. | 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