



Roll Call Number

Agenda Item Number

43A

Date June 8, 2026

ABATEMENT OF PUBLIC NUISANCE AT 1434 E GLENWOOD DRIVE

WHEREAS, the property located at 1434 E Glenwood 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 of the land, Glenwood MHP 2 LLC and the Mortgage Holder of the land, Federal National Mortgage Association, 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 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 1/4 of the SW 1/4 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), and locally known as 1434 E Glenwood 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.
Second by \_\_\_\_\_

FORM APPROVED:

[Handwritten signature of Marcus L. Coleman]

Marcus L. Coleman, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAVS, PASS, ABSENT. Rows include BOESEN, SIMONSON, VOSS, BARRON, WESTERGAARD, MANDELBAUM, GATTO, and TOTAL. Bottom row: 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

43A

Network: Apr 15, 2026 10:23:46 AM CDT  
Local: Apr 15, 2026 10:23:46 AM CDT  
41.559192N 93.595255W



Network: Apr 15, 2026 10:24:19 AM CDT  
Local: Apr 15, 2026 10:24:19 AM CDT  
41.559085N 93.595035W



# Polk County Assessor

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

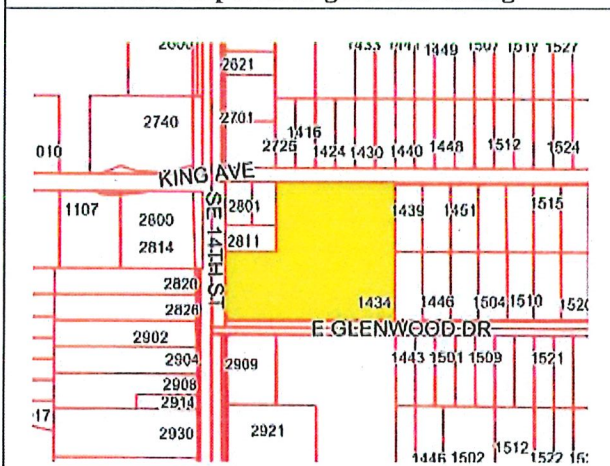
(515) 286-3014 Fax (515) 286-3386  
[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)

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 Halfpopp, 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](#)

Photo Processed on photodate=2024-04-01 label=a



782414303004 4/9/2024

[Historical Photos](#)

*A Protest filed on 2026-04-27 ( RYAN LLC (ATTN: RYAN LAKE) ) has been received.  
A hearing for the Protest has been scheduled for 2026-05-13 08:00.*

### 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 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
<a href="#">1 Bldg on Leased Land, Leasehold, or Air Rights Parcel(s)</a>	

### Current Values

Type	Class	Kind	Land	Bldg	Total
2026 Assessment Roll	Residential 3+	Full	\$430,000	\$355,000	\$785,000
		Adj	\$430,000	\$339,520	\$769,520

[Assessment Roll Notice](#) [Unadjusted Cost Report](#)

Type	Class	Kind	Land	Bldg	Total
2025 Value	Residential 3+	Full	\$430,000	\$195,000	\$625,000
		Adj	\$430,000	\$179,520	\$609,520

**Assessor Adjustments to Value**

<a href="#">Manuf. Home Storm Shelters</a>	Residential 3+	2001	-\$0	-\$15,480	-\$ 15,480
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[Assessment Roll Notice](#) [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)*

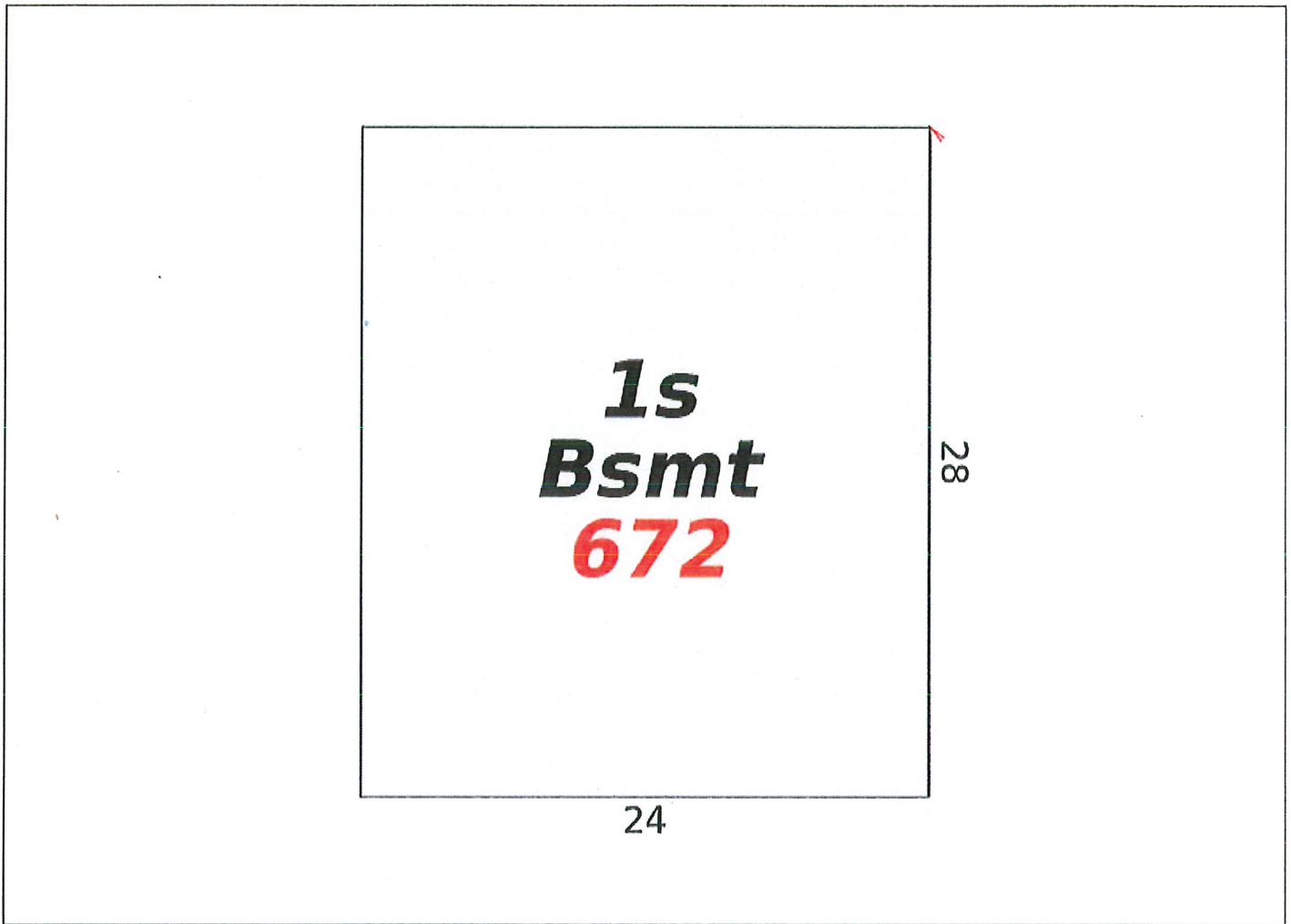
**Land**

<b>Square Feet</b>	161,320	<b>Acres</b>	3.703	<b>Topography</b>	Blank
<b>Vacancy</b>	Blank	<b>Unbuildable</b>	Blank		

**Residences - 1 Record**

**Residence # id=1**

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



**Commercial Summary**

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

**Detached Structures - 2 Records**

**Detached Structure # id=101**

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

**Detached Structure # id=201**

<b>Occupancy</b>	Shed	<b>Construction Type</b>	Frame	<b>Measurement Code</b>	Dimensions
<b>Measure 1</b>	10	<b>Measure 2</b>	12	<b>Story Height</b>	1
<b>Grade</b>	4	<b>Year Built</b>	2000	<b>Condition</b>	Below Normal

**Sales - 5 Records**

<b>Seller</b>	<b>Buyer</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Instrument</b>	<b>Book/Page</b>
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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 - 19 Records

Year	Type	Permit Status	Application	Reason	Reason1
Current	Permit	To Work	2026-03-11	Alterations	APARTMENT BUILDING
2026	Permit	Complete	2025-08-25	Remove	MOBILE HOME
2026	Permit	Complete	2025-08-25	Remove	MOBILE HOME
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)

Year	Type	Permit Status	Application	Reason	Reason1
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)
2003	Permit	No Add	2002-09-09	Addition	MISC (16 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	1997-01-01	Review Value	REVAL

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2025	<a href="#">Assessment Roll</a>	Multi-Residential	Full	\$430,000	\$195,000	\$625,000
			Adj	\$430,000	\$179,520	\$609,520
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
			Adj	\$280,100	\$36,970	\$317,070
2015	<a href="#">Assessment Roll</a>	Multi-Residential	Full	\$230,000	\$60,000	\$290,000
			Adj	\$230,000	\$54,240	\$284,240
2013	<a href="#">Assessment Roll</a>	Commercial	Full	\$230,000	\$28,000	\$258,000
			Adj	\$230,000	\$25,310	\$255,310
2011	<a href="#">Assessment Roll</a>	Commercial	Full	\$230,000	\$28,000	\$258,000
			Adj	\$230,000	\$25,310	\$255,310
2009	<a href="#">Assessment Roll</a>	Commercial	Full	\$251,200	\$6,800	\$258,000
			Adj	\$251,200	\$4,110	\$255,310
2007	<a href="#">Board Action</a>	Commercial	Full	\$251,200	\$6,800	\$258,000
			Adj	\$251,200	\$4,110	\$255,310
2007	<a href="#">Assessment Roll</a>	Commercial	Full	\$280,500	\$204,000	\$484,500
			Adj	\$280,500	\$201,310	\$481,810
2006	<a href="#">Board Action</a>	Commercial	Full	\$255,000	\$198,000	\$453,000
			Adj	\$255,000	\$195,390	\$450,390
2005	<a href="#">Board Action</a>	Commercial	Full	\$255,000	\$443,000	\$698,000
			Adj	\$255,000	\$440,390	\$695,390
2005	<a href="#">Assessment Roll</a>	Commercial	Full	\$255,000	\$443,000	\$698,000
			Adj	\$255,000	\$440,390	\$695,390
2003	<a href="#">Assessment Roll</a>	Commercial	Full	\$222,000	\$476,000	\$698,000
			Adj	\$222,000	\$473,200	\$695,200
2001	<a href="#">Assessment Roll</a>	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

<b>Yr</b>	<b>Type</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>Total</b>
1995	Was Prior Year	Commercial	Full	\$109,500	\$134,220	\$243,720



City of Des Moines  
1200 Locust Street  
Des Moines, IA 50309

Case Number: NUIS-2025-000055	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 09/04/2025
	Date of Notice: 03/12/2026
	Date of Inspection: 02/23/2026

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: 1434 E GLENWOOD DR, 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><b>60-191 - Vacation and Abatement</b>            Any Structure or Premises 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 brought into compliance by such Owner(s), then the nuisance may be abated by the City at the Owner's expense. Both the Owner of a 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 and do not re-occupy until the nuisance has been abated and the placard has been removed by City staff.</p>	10/20/2025
<p><b>60-192(4) - Unsafe and Dangerous Structure or Premise</b>            For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:            (4) Structural members that have evidence of Deterioration or that are not capable of safely supporting all nominal loads and load affects.</p>	<p>The contractor shall repair or replace all walls, flooring systems and windows damaged by the fire, in a workmanlike manner and in compliance with all applicable building codes, standards, and regulations. The contractor shall be responsible for obtaining all required permits prior to the commencement of work. All work must be performed using quality materials, properly anchored, and structurally sound.</p>	10/20/2025
<p><b>60-192(6) - Unsafe and Dangerous Structure or Premise</b>            For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:            (6) 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 the roof so that it prevents entry of rain and moisture into the structure, properly drains rain away from the structure, and is capable of supporting all nominal loads and any associated roof loads.</p>	10/20/2025

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(9) - Unsafe and Dangerous Structure or Premise</b>            For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:            (9) Stairs, decks, porches, balconies, walking systems, landings, and all similar appurtenances attached thereto, including Guards and handrails that are not structurally sound, not properly Anchored or that are Anchored with connections not capable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace the existing stairs, decks, and handrails located at the rear of the structure as necessary to ensure they are structurally sound, safe, and code-compliant.</p> <p>All work shall be performed in a workmanlike manner, using materials that meet or exceed current building codes and industry standards.</p> <p>The contractor shall be responsible for obtaining all required permits prior to the commencement of work.</p> <p>Upon completion, the contractor shall ensure that all permits are finalized and the work passes all required inspections.</p>	10/20/2025
<p><b>60-192(10) - Unsafe and Dangerous Structure or Premise</b>            For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:            (10) Mechanical Equipment, appliances, fireplaces, boilers, solid Fuel-Burning Appliances, cooking appliances and water heating appliances shall be properly installed and maintained in Good Condition and Good Repair.</p>	<p>A licensed mechanical contractor shall repair or replace all deficient mechanical elements and equipment. All work shall be completed in a workman like manner. All required permits shall be issued and finalized. In the event the licensed mechanical contractor finds no known issues that require permitted work, a written inspection report from the licensed mechanical contractor shall be submitted with the name of the contractor and their professional license number indicating the mechanical system has been evaluated and is in good working order.</p>	10/20/2025

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(11) - Unsafe and Dangerous Structure or Premise</b>            For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:            (11) Where it is found that a plumbing system in a Structure constitutes a hazard to the Occupants or the Structure by reason of inadequate service inadequate venting, cross connection, back siphonage, improper installation, Deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>A licensed plumbing contractor shall repair or replace all deficient plumbing elements and equipment. All work shall be completed in a workman like manner. All required permits shall be issued and finalized. In the event the licensed plumbing contractor finds no known issues that require permitted work, a written inspection report from the licensed plumbing contractor shall be submitted with the name of the contractor and their professional license number indicating the plumbing system has been evaluated and is in good working order.</p>	10/20/2025
<p><b>60-192(12) - Unsafe and Dangerous Structure or Premise</b>            For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:            (12) 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>A licensed electrical contractor shall repair or replace all deficient electrical elements and equipment. All work shall be completed in a workman like manner. All required permits shall be issued and finalized. In the event the licensed electrical contractor finds no known issues that require permitted work, a written inspection report from the licensed electrical contractor shall be submitted with the name of the contractor and their professional license number indicating the electrical system has been evaluated and is in good working order.</p>	10/20/2025
<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>	10/20/2025

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 need additional time to bring the structure into compliance, please reach out to me to discuss a renovation agreement.

If you enter into a renovation agreement with the City regarding the violations noticed herein and fail to satisfy all obligations contained within the renovation agreement before the deadline contained therein or any extension thereof granted by the City, then the City council may authorize legal action in the same manner set forth in the preceding sentence.

The City council may approve legal action at the deadline for abatement of the nuisance if a renovation agreement is not entered into or the nuisance is not otherwise abated prior to the deadline.

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  
1200 Locust Street, Des Moines, IA 50309  
Mobile 515-669-8231  
SAClauson@dmgov.org



City of Des Moines  
1200 Locust Street  
Des Moines, IA 50309

English

If you are not able to read this, translation services are available at 515-283-4207.

Arabic

إذا لم تكن قادراً على قراءة هذا، تتوفر خدمات الترجمة على الرقم 515-283-4207.

Bosnian

Ukoliko niste u mogućnosti da ovo pročitate, usluge prenoćenja su dostupne na 515-283-4207

Cantonese

英文

如果您無法閱讀此內容，請致電515-283-4207供翻譯服務。

French

Si vous n'êtes pas en mesure de le lire, des services de traduction sont disponibles au 515-283-4207.

Lao

ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, ບໍລິການແປແລ່ນມີຢູ່ທີ່ 515-283-4207

Nepali

तपाईंले यो पढ्न सक्नुभएन भने अनुवाद सेवाहरू 515-283-4207 मा उपलब्ध छन्।

Pashto

که تاسو د دې لوستلو توان نه لرئ، نو د ژباړې خدمتونه په 515-283-4207 کې شتون لري.

Somali

Haddii aadan awoodin inaad tan akhriso, adeegyada turjumaadda waxaa laga heli karaa 515-283-4207.

Spanish

Si no puede leer esto, los servicios de traducción están disponibles al 515-283-4207.

Swahili

Kiingereza

Ikiwa huwezi kusoma hii, huduma za kutafsiri zinapatikana kwa 515-283-4207.

Tigrinya

ነዚ ኸተንብቦ እንተ ዘይክኢልካ ኣብ 515-283-4207 ኣገልግሎት ትርጉም ክትረክብ ትክእል ኢኻ።

Vietnamese

Tiếng Anh

Nếu bạn không thể đọc được điều này, các dịch vụ dịch thuật có sẵn theo số 515-283-4207.



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

Case Number: NUIS-2025-000055	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 09/04/2025
	Date of Notice: 09/04/2025
	Date of Inspection: 09/04/2025

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

Address of Property: 1434 E GLENWOOD DR, 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><b>60-191 - Vacation and Abatement</b>            Any Structure or Premises 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 brought into compliance by such Owner(s), then the nuisance may be abated by the City at the Owner's expense. Both the Owner of a 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 and do not re-occupy until the nuisance has been abated and the placard has been removed by City staff.</p>	10/20/2025
<p><b>60-192(4) - Unsafe and Dangerous Structure or Premise</b>            For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:            (4) Structural members that have evidence of Deterioration or that are not capable of safely supporting all nominal loads and load affects.</p>	<p>The contractor shall repair or replace all walls, flooring systems and windows damaged by the fire, in a workmanlike manner and in compliance with all applicable building codes, standards, and regulations. The contractor shall be responsible for obtaining all required permits prior to the commencement of work. All work must be performed using quality materials, properly anchored, and structurally sound.</p>	10/20/2025
<p><b>60-192(6) - Unsafe and Dangerous Structure or Premise</b>            For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:            (6) 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 the roof so that it prevents entry of rain and moisture into the structure, properly drains rain away from the structure, and is capable of supporting all nominal loads and any associated roof loads.</p>	10/20/2025

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(9) - Unsafe and Dangerous Structure or Premise</b>            For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:            (9) Stairs, decks, porches, balconies, walking systems, landings, and all similar appurtenances attached thereto, including Guards and handrails that are not structurally sound, not properly Anchored or that are Anchored with connections not capable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace the existing stairs, decks, and handrails located at the rear of the structure as necessary to ensure they are structurally sound, safe, and code-compliant.</p> <p>All work shall be performed in a workmanlike manner, using materials that meet or exceed current building codes and industry standards.</p> <p>The contractor shall be responsible for obtaining all required permits prior to the commencement of work.</p> <p>Upon completion, the contractor shall ensure that all permits are finalized and the work passes all required inspections.</p>	10/20/2025
<p><b>60-192(10) - Unsafe and Dangerous Structure or Premise</b>            For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:            (10) Mechanical Equipment, appliances, fireplaces, boilers, solid Fuel-Burning Appliances, cooking appliances and water heating appliances shall be properly installed and maintained in Good Condition and Good Repair.</p>	<p>A licensed mechanical contractor shall repair or replace all deficient mechanical elements and equipment. All work shall be completed in a workman like manner. All required permits shall be issued and finalized. In the event the licensed mechanical contractor finds no known issues that require permitted work, a written inspection report from the licensed mechanical contractor shall be submitted with the name of the contractor and their professional license number indicating the mechanical system has been evaluated and is in good working order.</p>	10/20/2025

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(11) - Unsafe and Dangerous Structure or Premise</b>            For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:            (11) Where it is found that a plumbing system in a Structure constitutes a hazard to the Occupants or the Structure by reason of inadequate service inadequate venting, cross connection, back siphonage, improper installation, Deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>A licensed plumbing contractor shall repair or replace all deficient plumbing elements and equipment. All work shall be completed in a workman like manner. All required permits shall be issued and finalized. In the event the licensed plumbing contractor finds no known issues that require permitted work, a written inspection report from the licensed plumbing contractor shall be submitted with the name of the contractor and their professional license number indicating the plumbing system has been evaluated and is in good working order.</p>	10/20/2025
<p><b>60-192(12) - Unsafe and Dangerous Structure or Premise</b>            For the purpose of this article, any Structure or Premises that has any or all of the conditions or defects described below shall be considered dangerous and a public nuisance:            (12) 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>A licensed electrical contractor shall repair or replace all deficient electrical elements and equipment. All work shall be completed in a workman like manner. All required permits shall be issued and finalized. In the event the licensed electrical contractor finds no known issues that require permitted work, a written inspection report from the licensed electrical contractor shall be submitted with the name of the contractor and their professional license number indicating the electrical system has been evaluated and is in good working order.</p>	10/20/2025
<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>	10/20/2025

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 need additional time to bring the structure into compliance, please reach out to me to discuss a renovation agreement.

If you enter into a renovation agreement with the City regarding the violations noticed herein and fail to satisfy all obligations contained within the renovation agreement before the deadline contained therein or any extension thereof granted by the City, then the City council may authorize legal action in the same manner set forth in the preceding sentence.

The City council may approve legal action at the deadline for abatement of the nuisance if a renovation agreement is not entered into or the nuisance is not otherwise abated prior to the deadline.

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  
602 Robert D. Ray Drive  
Des Moines, IA 50309

English

If you are not able to read this, translation services are available at 515-283-4207.

Arabic

إذا لم تكن قادراً على قراءة هذا، تتوفر خدمات الترجمة على الرقم 515-283-4207.

Bosnian

Ukoliko niste u mogućnosti da ovo pročitate, usluge prenoćenja su dostupne na 515-283-4207

Cantonese

英文

如果您無法閱讀此內容，請致電515-283-4207供翻譯服務。

French

Si vous n'êtes pas en mesure de le lire, des services de traduction sont disponibles au 515-283-4207.

Lao

ຖ້າທ່ານບໍ່ສາມາດອ່ານນີ້ໄດ້, ບໍລິການແປແລ່ນມີຢູ່ທີ່ 515-283-4207

Nepali

तपाईंले यो पढ्न सक्नुभएन भने अनुवाद सेवाहरू 515-283-4207 मा उपलब्ध छन्।

Pashto

که تاسو د دې لوستلو توان نه لرئ ، نو د ژباړې خدمتونه په 515-283-4207 کې شتون لري.

Somali

Haddii aadan awoodin inaad tan akhriso, adeegyada turjumaadda waxaa laga heli karaa 515-283-4207.

Spanish

Si no puede leer esto, los servicios de traducción están disponibles al 515-283-4207.

Swahili

Klingereza

Ikiwa huwezi kusoma hii, huduma za kutafsiri zinapatikana kwa 515-283-4207.

Tigrinya

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Vietnamese

Tiếng Anh

Nếu bạn không thể đọc được điều này, các dịch vụ dịch thuật có sẵn theo số 515-283-4207.