



**Roll Call Number**

**Agenda Item Number**

49 D

Date October 3, 2022

**ABATEMENT OF PUBLIC NUISANCES AT 1207 BUNDY STREET**

WHEREAS, the property located at 1207 Bundy Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and garage structure in their present condition constitutes not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholder, Liberty Fund 2020, LLC, and the Mortgage Holder, Raccoon Valley Bank, were notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date have failed to abate the nuisances.

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

The main structure and garage structure on the real estate legally described as Lot 137 in DAVID MC KEE PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 1207 Bundy Street, have previously been declared public nuisances;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisances, and should the owner(s) fail to abate the nuisances, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structures.

Moved by \_\_\_\_\_ to adopt.  
Second by \_\_\_\_\_

FORM APPROVED:

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

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

**CERTIFICATE**

I, 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



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

<b>Case Number: NUIS-2022-000128</b>	
<b>Notice of Violation</b>	<b>Case Type: Public Nuisance</b>
	<b>Case Opened: 06/02/2022</b>
	<b>Date of Notice: 06/03/2022</b>
<b>Date of Inspection: 06/02/2022</b>	

LIBERTY FUND 2020 LLC  
 CRARY, HUFF, RINGGENBERG, HARTNETT & STORM, P.C, REG. AGENT  
 329 PIERCE ST STE. 200  
 SIOUX CITY IA 51101

Address of Property: **1207 BUNDY ST, DES MOINES IA 50315**  
 Parcel Number: **782433107015**  
 Legal Description: **LOT 137 DAVID MC KEE PLACE**

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

**VIOLATION(S)**

Violation	Corrective Action	Compliance Due Date
60-192(1) - Dangerous Structure or Premise - Door, Stairway, Exit	DETACHED GARAGE Repair or replace any door, aisle, passageway, stairway, exit, or other means of egress that do not conform to the approved building or fire code. *THE SOUTH SLIDING DOOR AND EAST ENTRY DOORWAYS ARE DAMAGED *REPAIR OR REPLACE ALL DAMAGED OR MISSING DOORS AND OR JAMS AS NEEDED. OBTAIN FINAL ON PERMIT REQUIRED IF CHANGING OPENING SIZE	07/18/2022

60-192(1) - Dangerous Structure or Premise - Door, Stairway, Exit	<p>MAIN STRUCTURE</p> <p>Repair or replace any door, aisle, passageway, stairway, exit, or other means of egress that do not conform to the approved building or fire code.</p> <p>*FRONT AND BACK DOOR ARE DAMAGED</p> <p>*VEGETATION AT BACK ENTRY DOOR</p> <p>*REPAIR OR REPLACE ALL DAMAGED OR MISSING DOORS AND OR JAMS AS NEEDED. OBTAIN FINAL ON PERMIT REQUIRED IF CHANGING OPENING SIZE</p>	07/18/2022
60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	<p>DETACHED GARAGE</p> <p>Vacate and secure the structure or premises, OR,</p> <p>demolish the structure after obtaining the required demolition permit, OR,</p> <p>repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system, or other cause that is a threat to life or health.</p> <p>*DAMAGED ELECTRICAL FIXTURES, WIRES, AND BOXES IN THE GARAGE</p> <p>*HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.</p>	07/18/2022
60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	<p>DUPLICATE VIOLATION, DISREGARD THIS VIOLATION</p> <p>Vacate and secure the structure or premises, OR,</p> <p>demolish the structure after obtaining the required demolition permit, OR,</p> <p>repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system, or other cause that is a threat to life or health.</p>	07/18/2022

60-192(10) - Dangerous Structure or  
Premise - Lack of Sufficient Construction

MAIN STRUCTURE THROUGHOUT  
Vacate and secure the structure or  
premises, OR,  
demolish the structure after obtaining the  
required demolition permit, OR,  
repair or replace insufficient construction,  
fire protection systems, electrical system,  
fuel connections, mechanical system,  
plumbing system, or other cause that is a  
threat to life or health.

07/18/2022

\*DAMAGED, CUT DRAIN PIPES IN  
BASEMENT

\*IMPROPER VENTING ON FURNACE AND  
WATER HEATER

\* CUT ELECTRICAL BOXES, WIRES

\*WATER SHUT-OFF TO HOUSE, POSSIBLE  
FREEZING, AND BURSTING PIPES

\*GAS METER ON EAST SIDE OF HOUSE IS  
LOCKED OUT

\*DAMAGED ELECTRICAL LINES ON THE  
WEST SIDE OF THE HOUSE

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

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

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

60-192(11) - Dangerous Structure or Premise - Remains after Demolition	<p>DETACHED GARAGE</p> <p>Remove any portion of the building, structure, or accessory structure remaining on site after the demolition or destruction of the primary building or structure.</p> <p>*IF HOUSE GETS DEMOLISHED THEN THE GARAGE CAN NOT BE ON PROPERTY AND WILL BE A ZONING ISSUE</p>	07/18/2022
60-192(12) - Dangerous Structure or Premise - Abandoned	<p>DETACHED GARAGE THROUGHOUT</p> <p>Demolish the abandoned structure or premises, OR,</p> <p>repair, replace, or renovate the abandoned building or structure to a state such that it is no longer a nuisance or hazard to the public.</p> <p>*DAMAGED DOORWAYS AND DOORS</p> <p>*DAMAGED SOFFIT AND FASCIA THROUGHOUT</p> <p>**OBTAINING AND FINALIZING OF PERMITS ARE REQUIRED FOR THE REPLACEMENT OF ALL STRUCTURAL COMPONENTS.</p>	07/18/2022
60-192(12) - Dangerous Structure or Premise - Abandoned	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Demolish the abandoned structure or premises, OR,</p> <p>repair, replace, or renovate the abandoned building or structure to a state such that it is no longer a nuisance or hazard to the public.</p> <p>*DAMAGED SOFFIT EAST AND WEST PORTION</p> <p>*BROKEN UP DETERIORATING DRIVEWAY</p> <p>*CRACKING SIDEWALK AT FRONT</p> <p>*DAMAGED STEPS TO BACK ENTRY</p> <p>*BROKEN WINDOWS AND DOORS AROUND HOUSE</p> <p>*OBTAINING AND FINALIZING OF PERMITS ARE REQUIRED FOR THE REPLACEMENT OF ALL STRUCTURAL COMPONENTS.</p>	07/18/2022

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

DETACHED GARAGE THROUGHOUT

07/18/2022

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

\*DAMAGED WALL AT EAST ENTRY DOOR

\*DAMAGED WALL AT WEST WALL

\*TREES IN CONTACT WITH ROOFING COMPONENTS

\*REPLACE ALL DAMAGED EXTERIOR WALLS AND THEIR COMPONENTS

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

\*REPAIRING OR REPLACING OF STRUCTURAL COMPONENTS WILL REQUIRE OBTAINING AND FINALIZING OF A BUILDING PERMIT

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

07/18/2022

MAIN STRUCTURE THROUGHOUT

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

\*DAMAGED PLASTER, DRYWALL

\*MOISTURE STAINING

\*DAMAGED FLOORING

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

\*OBTAIN FINAL ON PERMIT AND REPAIR OR REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING FRAMING, SHEETING, AND COVERINGS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

\*UNABLE TO GAIN ACCESS INTO ALL AREAS OF THE STRUCTURE, IT IS POSSIBLE MORE VIOLATIONS EXIST.

\*REPAIR/REPLACE ANY BROKEN, MISSING, DAMAGED, OR ROTTED DRYWALL/PANELING/WALL COVERING. ANY REPAIRS TO THE STRUCTURE WILL REQUIRE A BUILDING PERMIT.

60-192(5) - Dangerous Structure or Premise  
- Dilapidated or Deteriorated

07/18/2022

MAIN STRUCTURE THROUGHOUT

Repair or replace the building or structure, or part of a structure which is likely to partially or completely collapse because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

\*EAST FOUNDATION IS BOWING, SIGNS OF MOVEMENT, CRACKING ETC.

\*WEST FOUNDATION IS BOWING, SIGNS OF MOVEMENT, CRACKING ETC.

\*FOUNDATION BELOW SOUTH ENTRANCE IS DETERIORATING, CRACKING, BOWING, ROTTEN WOOD, FRAMING ETC.

\*FOUNDATION WILL NEED ENGINEERS REPORT, REPAIRS OR REPLACEMENT PER REPORT WITH OBTAINING AND FINALIZING PERMIT

\*DAMAGED ROOFING MATERIAL ON EAST AND WEST PORTIONS

REPLACE ALL DAMAGED ROOFING COMPONENTS BUILDING PERMIT IS REQUIRED IF REPLACING SHEETING AND FINALIZING

\*UNABLE TO GAIN ACCESS INTO ALL AREAS OF THE DUPLEX STRUCTURE, IT IS POSSIBLE MORE VIOLATIONS EXIST.



60-192(6) - Dangerous Structure or Premise  
- Unsafe

MAIN STRUCTURE THROUGHOUT  
Vacate and secure any structure that is clearly unsafe for its use and occupancy, OR,  
demolish the structure after obtaining the required permit, OR  
repair or replace the building or structure, or any portion thereof, that is clearly unsafe for its use and occupancy.  
\*GAS METER IS LOCKED OUT  
\*NO WATER TO STRUCTURE  
\*NO ELECTRICITY TO STRUCTURE  
\*HOLES IN FLOORING, DETERIORATING FLOOR JOISTS  
\*ALL ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURAL COMPONENTS THROUGHOUT THE STRUCTURE ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH OBTAINING AND FINALIZING NECESSARY PERMITS AS REQUIRED TO MEET THE CITY CODES BY LICENSED MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS.  
\*REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.  
\*GAS SERVICE HAS BEEN SHUT OFF NEED LICENSED MECHANICAL CONTRACTOR TO VERIFY SAFETY OF MECHANICAL SYSTEMS AND CORRECT ANY VIOLATIONS PRIOR TO SERVICE BEING RESTORED. PERMIT REQUIRED.

07/18/2022

60-192(7) - Dangerous Structure or Premise  
- Attractive Nuisance, Harbor for Vagrants

MAIN STRUCTURE THROUGHOUT  
Vacate and secure the structure, OR,  
repair or replace the building or structure that is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.  
\*INSPECTOR HAS FOUND PROPERTY BROKEN INTO SEVERAL TIMES, BROKEN DOORS AND WINDOWS

07/18/2022

60-192(8) - Dangerous Structure or Premise  
- Substantial Risk

MAIN STRUCTURE THROUGHOUT  
Repair or replace any portion of the building or structure that is in a condition that presents either a substantial risk of fire, building collapse, or any other threat to life and safety, OR, demolish the structure.  
\*DAMAGED/ MISSING SIDING  
\*DAMAGED SHINGLES, ROOFING AT PEAK, IMPROPER SHINGLES INSTALLED ON EAST AND WEST SIDE  
\*DAMAGED SOFFIT, FASCIA WEST, AND EAST SIDE  
\*DAMAGED WINDOWS THROUGHOUT  
\*REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.  
\*REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES ARE LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT  
\*REPAIR/REPLACE ANY BROKEN, MISSING, DAMAGED, OR ROTTED SIDING. ANY REPAIRS TO THE STRUCTURE WILL REQUIRE A BUILDING PERMIT.

07/18/2022

60-194 - Defacing and Removing Placard

DETACHED GARAGE  
Replace or restore defaced or removed placard.  
\*LOCATED ON SOUTH WALL EXTERIOR

07/18/2022

60-194 - Defacing and Removing Placard

MAIN STRUCTURE  
Replace or restore defaced or removed placard.  
\*FRONT DOOR

07/18/2022

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,



Keith Brincks  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
(515) 283-4245  
kmbrincks@dmgov.org



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

Case Number: <b>NUIS-2022-000128</b>	
<b>Notice of Violation</b>	Case Type: <b>Public Nuisance</b>
	Case Opened: <b>06/02/2022</b>
	Date of Notice: <b>07/08/2022</b>
	Date of Inspection: <b>06/02/2022</b>

RACCOON VALLEY BANK  
 TERRY NIELSEN, PRESIDENT  
 1051 NE GATEWAY DR  
 GRIMES IA 50111

Address of Property: **1207 BUNDY ST, DES MOINES IA 50315**  
 Parcel Number: **782433107015**  
 Legal Description: **LOT 137 DAVID MC KEE PLACE**

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

**VIOLATION(S)**

Violation	Corrective Action	Compliance Due Date
60-192(1) - Dangerous Structure or Premise - Door, Stairway, Exit	DETACHED GARAGE Repair or replace any door, aisle, passageway, stairway, exit, or other means of egress that do not conform to the approved building or fire code. *THE SOUTH SLIDING DOOR AND EAST ENTRY DOORWAYS ARE DAMAGED *REPAIR OR REPLACE ALL DAMAGED OR MISSING DOORS AND OR JAMS AS NEEDED. OBTAIN FINAL ON PERMIT REQUIRED IF CHANGING OPENING SIZE	07/18/2022

60-192(1) - Dangerous Structure or Premise  
- Door, Stairway, Exit

MAIN STRUCTURE

Repair or replace any door, aisle, passageway, stairway, exit, or other means of egress that do not conform to the approved building or fire code.

\*FRONT AND BACK DOOR ARE DAMAGED

\*VEGETATION AT BACK ENTRY DOOR

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

07/18/2022

60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction

DETACHED GARAGE

Vacate and secure the structure or premises, OR, demolish the structure after obtaining the required demolition permit, OR, repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system, or other cause that is a threat to life or health.

\*DAMAGED ELECTRICAL FIXTURES, WIRES, AND BOXES IN THE GARAGE

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

07/18/2022

60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction

DUPLICATE VIOLATION, DISREGARD THIS VIOLATION

Vacate and secure the structure or premises, OR, demolish the structure after obtaining the required demolition permit, OR, repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system, or other cause that is a threat to life or health.

07/18/2022

60-192(10) - Dangerous Structure or  
Premise - Lack of Sufficient Construction

MAIN STRUCTURE THROUGHOUT

07/18/2022

Vacate and secure the structure or premises, OR, demolish the structure after obtaining the required demolition permit, OR, repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system, or other cause that is a threat to life or health.

\*DAMAGED, CUT DRAIN PIPES IN BASEMENT

\*IMPROPER VENTING ON FURNACE AND WATER HEATER

\* CUT ELECTRICAL BOXES, WIRES

\*WATER SHUT-OFF TO HOUSE, POSSIBLE FREEZING, AND BURSTING PIPES

\*GAS METER ON EAST SIDE OF HOUSE IS LOCKED OUT

\*DAMAGED ELECTRICAL LINES ON THE WEST SIDE OF THE HOUSE

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

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

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

60-192(11) - Dangerous Structure or Premise - Remains after Demolition	<p>DETACHED GARAGE</p> <p>Remove any portion of the building, structure, or accessory structure remaining on site after the demolition or destruction of the primary building or structure.</p> <p>*IF HOUSE GETS DEMOLISHED THEN THE GARAGE CAN NOT BE ON PROPERTY AND WILL BE A ZONING ISSUE</p>	07/18/2022
60-192(12) - Dangerous Structure or Premise - Abandoned	<p>DETACHED GARAGE THROUGHOUT</p> <p>Demolish the abandoned structure or premises, OR, repair, replace, or renovate the abandoned building or structure to a state such that it is no longer a nuisance or hazard to the public.</p> <p>*DAMAGED DOORWAYS AND DOORS</p> <p>*DAMAGED SOFFIT AND FASCIA THROUGHOUT</p> <p>**OBTAINING AND FINALIZING OF PERMITS ARE REQUIRED FOR THE REPLACEMENT OF ALL STRUCTURAL COMPONENTS.</p>	07/18/2022
60-192(12) - Dangerous Structure or Premise - Abandoned	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Demolish the abandoned structure or premises, OR, repair, replace, or renovate the abandoned building or structure to a state such that it is no longer a nuisance or hazard to the public.</p> <p>*DAMAGED SOFFIT EAST AND WEST PORTION</p> <p>*BROKEN UP DETERIORATING DRIVEWAY</p> <p>*CRACKING SIDEWALK AT FRONT</p> <p>*DAMAGED STEPS TO BACK ENTRY</p> <p>*BROKEN WINDOWS AND DOORS AROUND HOUSE</p> <p>*OBTAINING AND FINALIZING OF PERMITS ARE REQUIRED FOR THE REPLACEMENT OF ALL STRUCTURAL COMPONENTS.</p>	07/18/2022

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

DETACHED GARAGE THROUGHOUT

07/18/2022

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

\*DAMAGED WALL AT EAST ENTRY DOOR

\*DAMAGED WALL AT WEST WALL

\*TREES IN CONTACT WITH ROOFING COMPONENTS

\*REPLACE ALL DAMAGED EXTERIOR WALLS AND THEIR COMPONENTS

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

\*REPAIRING OR REPLACING OF STRUCTURAL COMPONENTS WILL REQUIRE OBTAINING AND FINALIZING OF A BUILDING PERMIT



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

MAIN STRUCTURE THROUGHOUT

07/18/2022

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

\*DAMAGED PLASTER, DRYWALL

\*MOISTURE STAINING

\*DAMAGED FLOORING

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

\*OBTAIN FINAL ON PERMIT AND REPAIR OR REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING FRAMING, SHEETING, AND COVERINGS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

\*UNABLE TO GAIN ACCESS INTO ALL AREAS OF THE STRUCTURE, IT IS POSSIBLE MORE VIOLATIONS EXIST.

\*REPAIR/REPLACE ANY BROKEN, MISSING, DAMAGED, OR ROTTED DRYWALL/PANELING/WALL COVERING. ANY REPAIRS TO THE STRUCTURE WILL REQUIRE A BUILDING PERMIT.

60-192(5) - Dangerous Structure or Premise  
- Dilapidated or Deteriorated

MAIN STRUCTURE THROUGHOUT

07/18/2022

Repair or replace the building or structure, or part of a structure which is likely to partially or completely collapse because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.

\*EAST FOUNDATION IS BOWING, SIGNS OF MOVEMENT, CRACKING ETC.

\*WEST FOUNDATION IS BOWING, SIGNS OF MOVEMENT, CRACKING ETC.

\*FOUNDATION BELOW SOUTH ENTRANCE IS DETERIORATING, CRACKING, BOWING, ROTTEN WOOD, FRAMING ETC.

\*FOUNDATION WILL NEED ENGINEERS REPORT, REPAIRS OR REPLACEMENT PER REPORT WITH OBTAINING AND FINALIZING PERMIT

\*DAMAGED ROOFING MATERIAL ON EAST AND WEST PORTIONS

REPLACE ALL DAMAGED ROOFING COMPONENTS BUILDING PERMIT IS REQUIRED IF REPLACING SHEETING AND FINALIZING

\*UNABLE TO GAIN ACCESS INTO ALL AREAS OF THE DUPLEX STRUCTURE, IT IS POSSIBLE MORE VIOLATIONS EXIST.

60-192(6) - Dangerous Structure or Premise  
- Unsafe

MAIN STRUCTURE THROUGHOUT  
Vacate and secure any structure that is clearly unsafe for its use and occupancy, OR,  
demolish the structure after obtaining the required permit, OR  
repair or replace the building or structure, or any portion thereof, that is clearly unsafe for its use and occupancy.  
\*GAS METER IS LOCKED OUT  
\*NO WATER TO STRUCTURE  
\*NO ELECTRICITY TO STRUCTURE  
\*HOLES IN FLOORING, DETERIORATING FLOOR JOISTS  
\*ALL ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURAL COMPONENTS THROUGHOUT THE STRUCTURE ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH OBTAINING AND FINALIZING NECESSARY PERMITS AS REQUIRED TO MEET THE CITY CODES BY LICENSED MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS.  
\*REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.  
\*GAS SERVICE HAS BEEN SHUT OFF NEED LICENSED MECHANICAL CONTRACTOR TO VERIFY SAFETY OF MECHANICAL SYSTEMS AND CORRECT ANY VIOLATIONS PRIOR TO SERVICE BEING RESTORED. PERMIT REQUIRED.

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60-192(7) - Dangerous Structure or Premise  
- Attractive Nuisance, Harbor for Vagrants

MAIN STRUCTURE THROUGHOUT  
Vacate and secure the structure, OR,  
repair or replace the building or structure that is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.  
\*INSPECTOR HAS FOUND PROPERTY BROKEN INTO SEVERAL TIMES, BROKEN DOORS AND WINDOWS

07/18/2022

60-192(8) - Dangerous Structure or Premise  
- Substantial Risk

MAIN STRUCTURE THROUGHOUT  
Repair or replace any portion of the building or structure that is in a condition that presents either a substantial risk of fire, building collapse, or any other threat to life and safety, OR, demolish the structure.  
\*DAMAGED/ MISSING SIDING  
\*DAMAGED SHINGLES, ROOFING AT PEAK, IMPROPER SHINGLES INSTALLED ON EAST AND WEST SIDE  
\*DAMAGED SOFFIT, FASCIA WEST, AND EAST SIDE  
\*DAMAGED WINDOWS THROUGHOUT  
\*REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.  
\*REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES ARE LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT  
\*REPAIR/REPLACE ANY BROKEN, MISSING, DAMAGED, OR ROTTED SIDING. ANY REPAIRS TO THE STRUCTURE WILL REQUIRE A BUILDING PERMIT.

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60-194 - Defacing and Removing Placard

DETACHED GARAGE  
Replace or restore defaced or removed placard.  
\*LOCATED ON SOUTH WALL EXTERIOR

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60-194 - Defacing and Removing Placard

MAIN STRUCTURE  
Replace or restore defaced or removed placard.  
\*FRONT DOOR

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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,



Keith Brincks  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
(515) 283-4245  
kmbrincks@dmgov.org



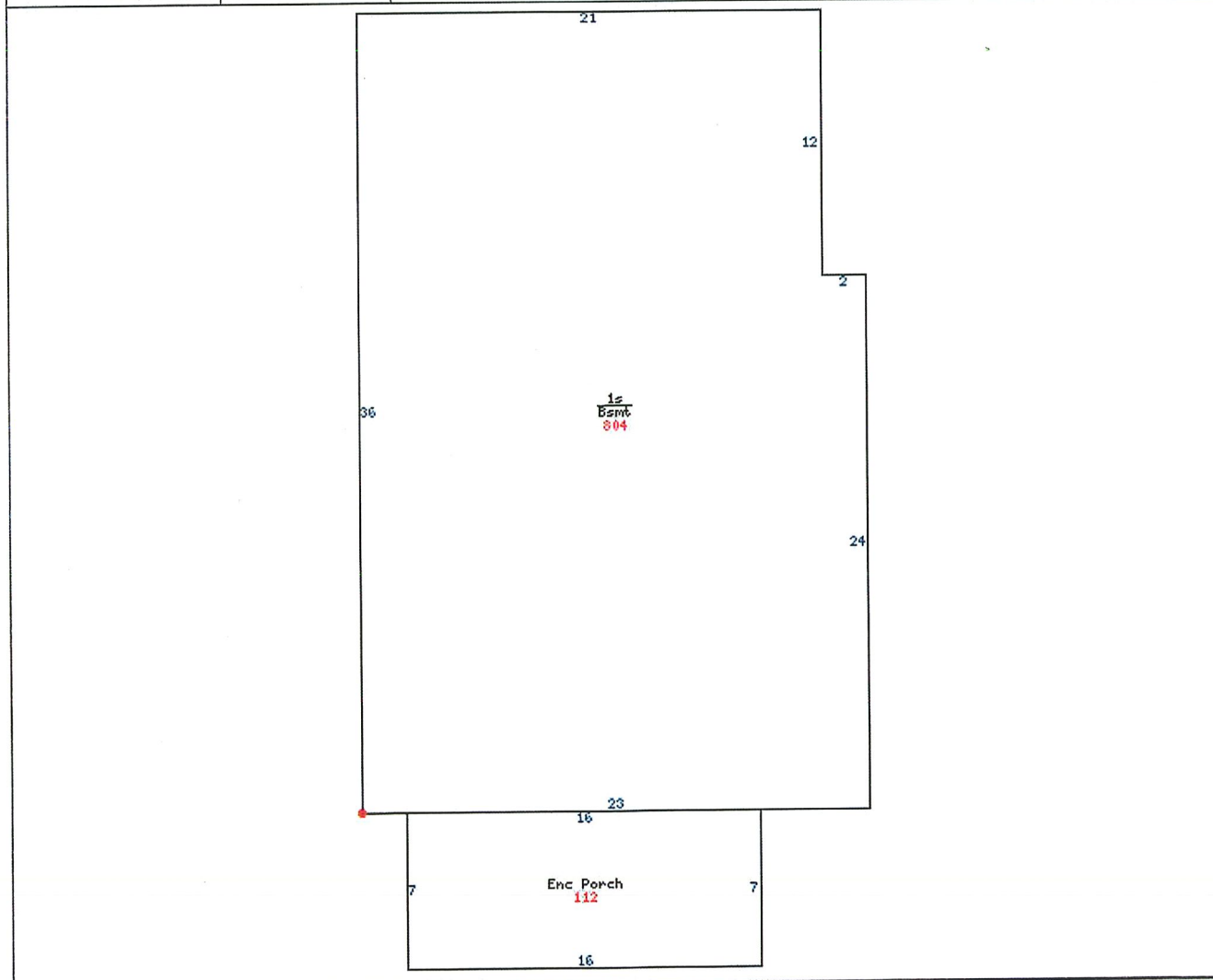
**Land**

<b>Square Feet</b>	6,800	<b>Acres</b>	0.156	<b>Frontage</b>	50.0
<b>Depth</b>	136.0	<b>Topography</b>	Normal	<b>Shape</b>	Rectangle
<b>Vacancy</b>	No	<b>Unbuildable</b>	No		

**Residences - 1 Record**

**Residence #1**

<b>Occupancy</b>	Single Family	<b>Residence Type</b>	1 Story	<b>Building Style</b>	Bungalow
<b>Year Built</b>	1920	<b>Number Families</b>	1	<b>Grade</b>	5+10
<b>Condition</b>	Very Poor	<b>Total Square Foot Living Area</b>	804	<b>Main Living Area</b>	804
<b>Basement Area</b>	804	<b>Enclosed Porch Area</b>	112	<b>Foundation</b>	Poured Concrete
<b>Exterior Wall Type</b>	Metal Siding	<b>Roof Type</b>	Gable	<b>Roof Material</b>	Asphalt Shingle
<b>Heating</b>	Gas Forced Air	<b>Air Conditioning</b>	0	<b>Number Bathrooms</b>	1
<b>Bedrooms</b>	1	<b>Rooms</b>	4		



**Detached Structures - 1 Record**

Detached Structure #101					
Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	24	Measure 2	24	Story Height	1
Grade	4	Year Built	1983	Condition	Poor

Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
COMMUNITY IMPROVEMENT GROUP INC	LIBERTY FUND 2020 LLC	<a href="#">2022-04-28</a>	\$39,000	Deed	<a href="#">19088/263</a>
JONES, BARBARA J	COMMUNITY IMPROVEMENT GROUP INC	<a href="#">2022-04-20</a>	\$21,000	Deed	<a href="#">19088/259</a>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
COMMUNITY IMPROVEMENT GROUP INC	LIBERTY FUND 2020 LLC	2022-04-28	2022-04-29	Warranty Deed Corporate	<a href="#">19088/263</a>
JONES, BARBARA J	COMMUNITY IMPROVEMENT GROUP INC	2022-04-20	2022-04-29	Warranty Deed	<a href="#">19088/259</a>

Permits - 2 Records

Year	Type	Permit Status	Application	Reason	Reason1
Current	Permit	To Work	2022-08-16	Alterations	REMODEL
Current	Pickup	To Work	2022-08-16	Review Value	CHECK CONDITION

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<a href="#">Assessment Roll</a>	Residential	Full	\$20,200	\$32,500	\$52,700
2019	<a href="#">Assessment Roll</a>	Residential	Full	\$17,400	\$27,900	\$45,300
2017	<a href="#">Assessment Roll</a>	Residential	Full	\$15,500	\$25,500	\$41,000
2015	<a href="#">Assessment Roll</a>	Residential	Full	\$14,700	\$24,400	\$39,100
2013	<a href="#">Board Action</a>	Residential	Full	\$14,800	\$25,100	\$39,900
2013	<a href="#">Assessment Roll</a>	Residential	Full	\$14,800	\$42,400	\$57,200
2011	<a href="#">Assessment Roll</a>	Residential	Full	\$14,800	\$42,100	\$56,900
2009	<a href="#">Assessment Roll</a>	Residential	Full	\$15,900	\$44,000	\$59,900
2007	<a href="#">Board Action</a>	Residential	Full	\$15,600	\$40,700	\$56,300
2007	<a href="#">Assessment Roll</a>	Residential	Full	\$15,600	\$42,400	\$58,000
2005	<a href="#">Board Action</a>	Residential	Full	\$11,600	\$38,100	\$49,700
2005	<a href="#">Assessment Roll</a>	Residential	Full	\$11,600	\$46,800	\$58,400
2003	<a href="#">Assessment Roll</a>	Residential	Full	\$10,390	\$42,840	\$53,230
2001	<a href="#">Assessment Roll</a>	Residential	Full	\$8,630	\$35,550	\$44,180
1999	Assessment Roll	Residential	Full	\$5,160	\$21,630	\$26,790
1997	Assessment Roll	Residential	Full	\$4,790	\$20,080	\$24,870
1995	Assessment Roll	Residential	Full	\$4,230	\$17,720	\$21,950
1993	Assessment Roll	Residential	Full	\$3,650	\$15,280	\$18,930
1991	Board Action	Residential	Full	\$3,650	\$14,690	\$18,340



<b>Yr</b>	<b>Type</b>	<b>Class</b>	<b>Kind</b>	<b>Land</b>	<b>Bldg</b>	<b>Total</b>
1991	Assessment Roll	Residential	Full	\$3,650	\$24,280	\$27,930
1991	Was Prior Year	Residential	Full	\$3,650	\$14,690	\$18,340

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1207 Buddy St garage

06-02-2022 11:32 AM



1207 Bundy Street house



1207 Bundy Street house