



Date February 5, 2024

ABATEMENT OF PUBLIC NUISANCE AT 618 BANCROFT ST.

WHEREAS, the property located at 618 Bancroft St., 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, Pride Real Estate Services, LLC, and the Mortgage Holder, Iowa State Savings Bank, were notified more than thirty days ago to repair or demolish the main structure and as of this date have failed to abate the nuisance.

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

The main structure on the real estate legally described as Lot 3 in JOSEPH'S PLACE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 618 Bancroft St., has previously been declared a public nuisance;

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

Moved by _____ to adopt.

Second by _____

FORM APPROVED:

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

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

CERTIFICATE

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

City Clerk

31A



09-05-2023 09:00 AM



09-05-2023 08:59 AM



09-05-2023 09:00 AM



12-22-2023 10:46 AM



12-22-2023 10:47 AM

Polk County Assessor

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

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

Location					
Address	618 BANCROFT ST				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	010/03069-000-000	Geoparcels	7824-09-483-002	Status	Active
School	Des Moines	Nbhd/Pocket	DM26/A	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Cary Halfpop, ICA 515-286-2279		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

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

Photo Processed on 2010-10-11 a

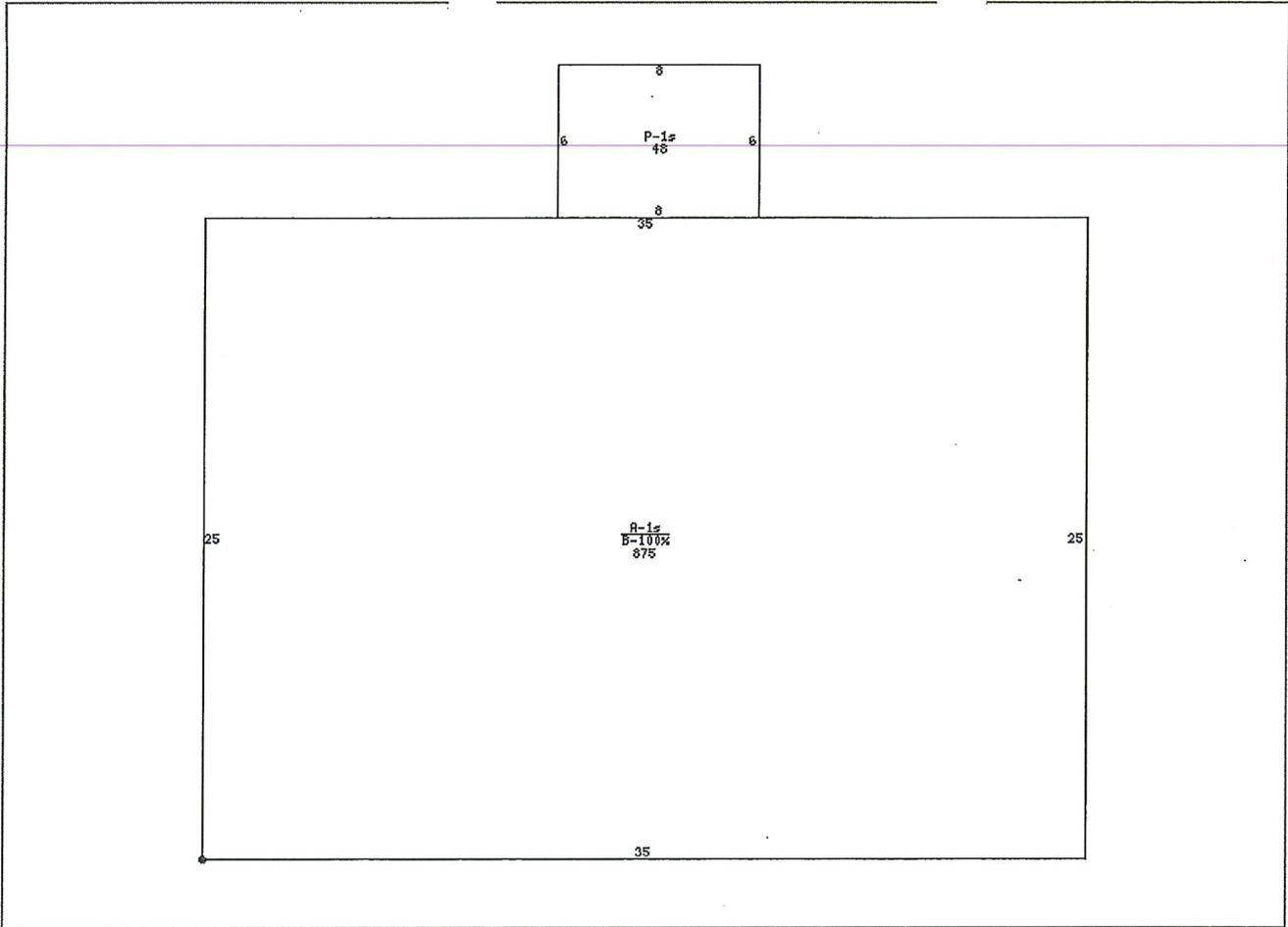
[Historical Photos](#)

Ownership - 1 Record				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	PRIDE REAL ESTATE SERVICES LLC	2021-12-09	<u>18900/701</u>
Legal Description and Mailing Address				
LOT 3 JOSEPHS PLACE		PRIDE REAL ESTATE SERVICES LLC 16014 N VALLEY DR URBANDALE, IA 50323-2674		

Current Values						
Type	Class	Kind	Land	Bldg	Total	

Type	Class	Kind	Land	Bldg	Total
2023 Value	Residential 3+	Full	\$20,500	\$135,500	\$156,000
<u>Assessment Roll Notice Unadjusted Cost Report</u>					
Zoning - 1 Record					
Zoning	Description		SF	Assessor Zoning	
NX1	NX1 Neighborhood Mix District			Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	6,500	Acres	0.149	Frontage	65.0
Depth	100.0	Topography	Blank	Shape	Rectangle
Vacancy	Blank	Unbuildable	Blank		
Commercial Summary					
Occupancy	Apartment	Age, Weighted	1949	Total Story Height	1
Land Area	6,500	Gross Area	1,315	Finished Area	1,315
Unfinished Bsmt Area	435	Finished Bsmt Area	0	Number of Units	3
Primary Group	Apartment	Percent Primary Group	75.14	Percent Secondary Group	0.00
Grade, Weighted	4/Grade 4	Bldg Class, Weighted	3/Brick Veneer	Condition, Weighted	NM/Normal
Ground Floor Area	875	Perimeter	120		
Commercial Sections - 1 Record					
Commercial Section #101					
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete
Exterior Wall	Brick Veneer	Insulation	Yes	Roof	Gable
Roof Material	Shingle	Landings Square Foot	48	Landing Quality	Normal
Wiring	Adequate	Plumbing	Adequate	Total Story Height	1
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Brick Veneer
Total Section Area	1,750	Ground Floor Area	875	Perimeter	120

Total Number Units	3	Grade	4+00	Year Built	1949
Condition	Normal				
Comment	BSMT 1 APT 1ST 2 APT P=MAS STOOP 1/2 BSMT ABOVE GROUND				
Commercial Groups - 2 Records					
Commercial Group #101 1					
Use Code	Apartment	Base Story	1	Number Stories	1
Total Group Area	1,315	Base Floor Area	1,315	Number Units	3
Heating	Central	Air Conditioning	None	Exhaust System	No
Condition	Normal				
Commercial Group #101 2					
Use Code	Basement Entire	Number Stories	1	Total Group Area	435
Base Floor Area	435	Heating	None	Air Conditioning	None
Exhaust System	No	Condition	Normal		



Detached Structures - 1 Record

Detached Structure #101

Occupancy	Concrete Paving	Measurement Code	Square Feet	Measure 1	900
Grade	4	Year Built	2002	Condition	Above Normal

Sales - 4 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
E&M PROPERTIES LLC	PRIDE REAL ESTATE SERVICES LLC	<u>2021-12-08</u>	\$625,000	Deed	<u>18900/701</u> Multiple Parcels
DSM HOUSING LLC	E&M PROPERTIES LLC	<u>2021-06-10</u>	\$572,500	Deed	<u>18585/826</u> Multiple Parcels
ICE PROPERTIES LLC	DSM HOUSING LLC	<u>2016-12-15</u>	\$425,000	Deed	<u>16319/169</u> Multiple Parcels
PIERICK, RICHARD L	BAKER, SHELLY A	<u>2013-07-01</u>	\$185,000	Deed	<u>14864/208</u> Multiple Parcels

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
E&M PROPERTIES LLC	PRIDE REAL ESTATE SERVICES LLC	2021-12-08	2021-12-09	Warranty Deed	<u>18900/701</u>
DSM HOUSING LLC	E&M PROPERTIES LLC	2021-06-10	2021-06-14	Warranty Deed	<u>18585/826</u>
ICE PROPERTIES LLC	DSM HOUSING LLC	2016-12-15	2016-12-21	Warranty Deed Corporate	<u>16319/169</u>
BAKER, SHELLY A	ICE PROPERTIES LLC	2015-11-06	2015-11-09	Quit Claim Deed	<u>15800/924</u>
PIERICK, RICHARD L PIERICK, CORA L	BAKER, SHELLY A	2013-07-01	2013-07-05	Warranty Deed	<u>14864/208</u>

Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
2003	Permit	Complete	2002-11-12	Addition	PARKING

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	<u>Assessment Roll</u>	Multi-Residential	Full	\$20,500	\$135,500	\$156,000
2021	<u>Board Action</u>	Multi-Residential	Full	\$17,200	\$109,800	\$127,000
2021	<u>Assessment Roll</u>	Multi-Residential	Full	\$17,200	\$135,800	\$153,000
2019	<u>Assessment Roll</u>	Multi-Residential	Full	\$15,600	\$109,400	\$125,000
2017	<u>Assessment Roll</u>	Multi-Residential	Full	\$16,000	\$88,000	\$104,000
2015	<u>Assessment Roll</u>	Multi-Residential	Full	\$20,100	\$78,900	\$99,000
2013	<u>Assessment Roll</u>	Multi-Residential	Full	\$20,100	\$68,200	\$88,300
2011	<u>Assessment Roll</u>	Multi-Residential	Full	\$20,100	\$68,200	\$88,300

Yr	Type	Cl	Kind	Land	Bldg	Total
2009	<u>Assessment Roll</u>	Multi-Residential	Full	\$20,100	\$68,200	\$88,300
2007	<u>Assessment Roll</u>	Multi-Residential	Full	\$20,100	\$68,200	\$88,300
2006	<u>Assessment Roll</u>	Multi-Residential	Full	\$18,300	\$70,000	\$88,300
2005	<u>Assessment Roll</u>	Multi-Residential	Full	\$18,300	\$58,500	\$76,800
2003	<u>Assessment Roll</u>	Multi-Residential	Full	\$15,900	\$43,200	\$59,100
2001	<u>Assessment Roll</u>	Multi-Residential	Full	\$15,020	\$40,400	\$55,420
1999	Assessment Roll	Multi-Residential	Full	\$11,600	\$40,400	\$52,000
1995	Assessment Roll	Multi-Residential	Full	\$11,300	\$39,200	\$50,500
1993	Assessment Roll	Multi-Residential	Full	\$10,800	\$37,300	\$48,100
1991	Assessment Roll	Multi-Residential	Full	\$10,380	\$35,820	\$46,200
1991	Was Prior Year	Multi-Residential	Full	\$10,380	\$34,490	\$44,870

This template was last modified on Thu Jun 3 19:39:49 2021 .

31A



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

Case Number: NUIS-2023-000228	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/05/2023
	Date of Notice: 10/06/2023
Date of Inspection: 10/04/2023	

IOWA STATE SAVINGS BANK
401 W ADAMS ST
CRESTON IA 50801

Address of Property: **618 BANCROFT ST, DES MOINES IA 50315**
Parcel Number: **782409483002**

Legal Description: **LOT 3 JOSEPHS 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
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Violation	Corrective Action	Compliance Due Date
<p>60-191 - Vacation and Abatement Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.</p>	<p>Vacate the structure.</p>	<p>11/02/2023</p>
<p>60-192(7) - Unsafe and Dangerous Structure or Premise 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>	<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.</p> <p>PLEASE REPLACE OR REPAIR ALL WINDOWS AND EVERY UNIT IS CHECKED, PULL PERMITS IF NEEDED</p>	<p>11/02/2023</p>

Violation	Corrective Action	Compliance Due Date
<p>60-192(13) - Unsafe and Dangerous Structure or Premise Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.</p>	<p>Repair or replace all structural members, floors, walls, partitions, projections, and appurtenances to be properly anchored, plumb, and of sound construction. All work must be done in a workmanlike manner with all required permits.</p> <p>PLEASE MAKE SURE EVERY UNIT IS CHECKED, PULL PERMIT FOR STRUCTURAL DAMAGE</p>	11/02/2023
<p>60-192(17) - Unsafe and Dangerous Structure or Premise Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all deficient roof components to provide a sound, weathertight condition that provides positive drainage. All work must be done in a workmanlike manner with all required permits.</p> <p>Throughout the entire structure.</p>	11/02/2023
<p>60-192(18) - Unsafe and Dangerous Structure or Premise Any building or structure, because of lack of sufficient or proper fire-resistance-rated construction, fire protection systems, is determined by the administrator to be a threat to life or health.</p>	<p>Repair or replace all elements of fire-resistant construction. Repair or replace all deficient fire protection systems. All work must be done in a workmanlike manner with all required permits.</p>	11/02/2023
<p>60-192(19) - Unsafe and Dangerous Structure or Premise Any structure that is found to be dangerous to the life, health, property, or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or that contains unsafe fire suppression equipment.</p>	<p>Provide minimum safeguards as required by code to protect or warn occupants in the event of a fire. All work must be done in a workmanlike manner with all required permits.</p>	11/02/2023

Violation	Corrective Action	Compliance Due Date
<p>60-192(24) - Unsafe and Dangerous Structure or Premise Mechanical equipment, appliances, fireplaces, boilers, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.</p>	<p>Provide an inspection report from a licensed mechanical contractor for all mechanical systems and appliances. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p> <p>PLEASE MAKE SURE EVERY UNIT IS CHECKED, PULL PERMITS IF NEEDED</p>	11/02/2023
<p>60-192(25) - Unsafe and Dangerous Structure or Premise 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>Provide an inspection report from a licensed plumbing contractor for the entire plumbing system. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p> <p>PLEASE MAKE SURE EVERY UNIT IS CHECKED, PULL PERMITS IF NEEDED</p>	11/02/2023
<p>60-192(26) - Unsafe and Dangerous Structure or Premise Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.</p>	<p>Provide an inspection report from a licensed electrical contractor for all electrical systems and devices. Repair or replace all deficient elements and equipment. All work must be done in a workmanlike manner with all required permits.</p> <p>PLEASE MAKE SURE EVERY UNIT IS CHECKED, PULL PERMITS IF NEEDED</p>	11/02/2023
<p>60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.</p>	<p>Replace or restore defaced or removed placard.</p>	11/02/2023

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure is occupied, it must be **vacated immediately**. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES. Should you have any questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner.

If you plan to renovate the structure and it has been vacant for over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

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

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,



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



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

Case Number: NUIS-2023-000228	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 09/05/2023
	Date of Notice: 09/21/2023
Date of Inspection: 09/08/2023	

PRIDE REAL ESTATE SERVICES LLC
 JACOB VELIE
 16014 N VALLEY DR
 URBANDALE IA 50323

Address of Property: **618 BANCROFT ST, DES MOINES IA 50315**
 Parcel Number: **782409483002**

Legal Description: **LOT 3 JOSEPHS PLACE**

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Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,



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