



Date February 22, 2021

ABATEMENT OF PUBLIC NUISANCE AT 1413 PIONEER ROAD

WHEREAS, the property located at 1413 Pioneer Road, 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, Jannita McNeeley, was notified more than thirty days ago to repair or demolish the main structure and as of this date has 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 East Half of Lot 2 in FULLER ACRES, and a strip of land on Lot 2 in FULLER ACRES, an Official Plat, now included in and forming a part of the City of Des Moines, Iowa from a point five feet west of the northeast corner of the west half of Lot 2 to a point five feet west of the southeast corner of the west half of Lot 2, Polk County, Iowa, and locally known as 1413 Pioneer Road, 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.

FORM APPROVED:

/s/ Megan Norberg
Megan Norberg, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

CERTIFICATE

I, P. Kay Cmelik, 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.

MOTION CARRIED APPROVED

Mayor

City Clerk

Polk County Assessor

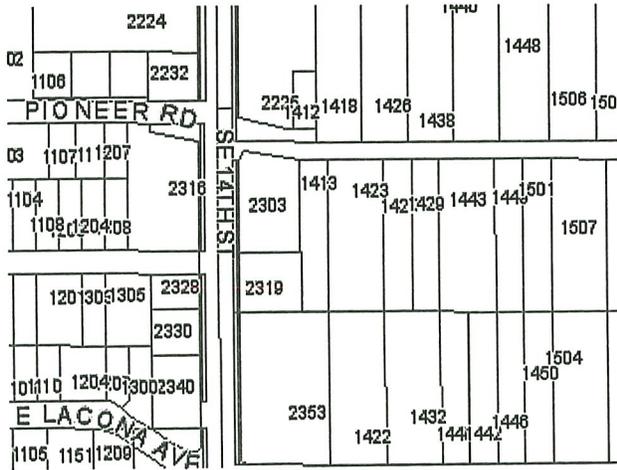
111 Court Avenue #195
Des Moines, IA 50309-0904

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

Location					
Address	1413 PIONEER RD				
City	DES MOINES	Zip	50320	Jurisdiction	Des Moines
District/Parcel	010/02114-001-000	Geoparcels	7824-14-151-002	Status	Active
School	Des Moines	Nbhd/Pocket	DM25/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	South Des Moines	Appraiser	Andrew Rand 515-286-3368		

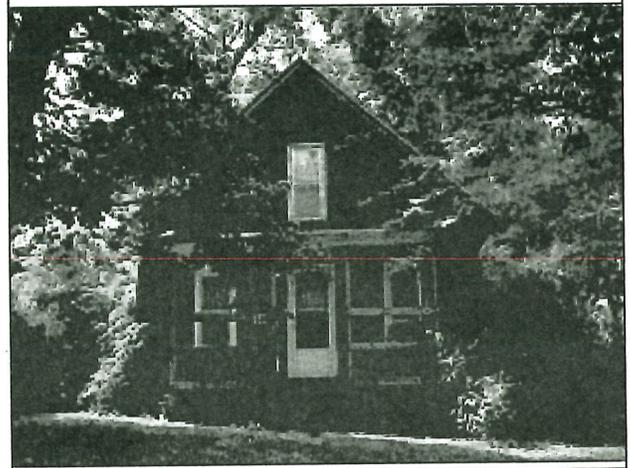
Map and Current Photos - 1 Record

Click on parcel to get a new listing



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

Photo Processed on 2017-08-14 a



Historical Photos

Ownership - 3 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	MC NEELEY, IONE	1993-05-04	6768/814
Title Holder	2	MC NEELEY, JANNITA		
Title Holder	3	MC NEELEY, NORMA		

Legal Description and Mailing Address

E 1/2 & N 200.1F E 5F W 1/2 LT 2 FULLER ACRES

NORMA MC NEELEY
1413 PIONEER RD
DES MOINES, IA 50320-1169

Current Values

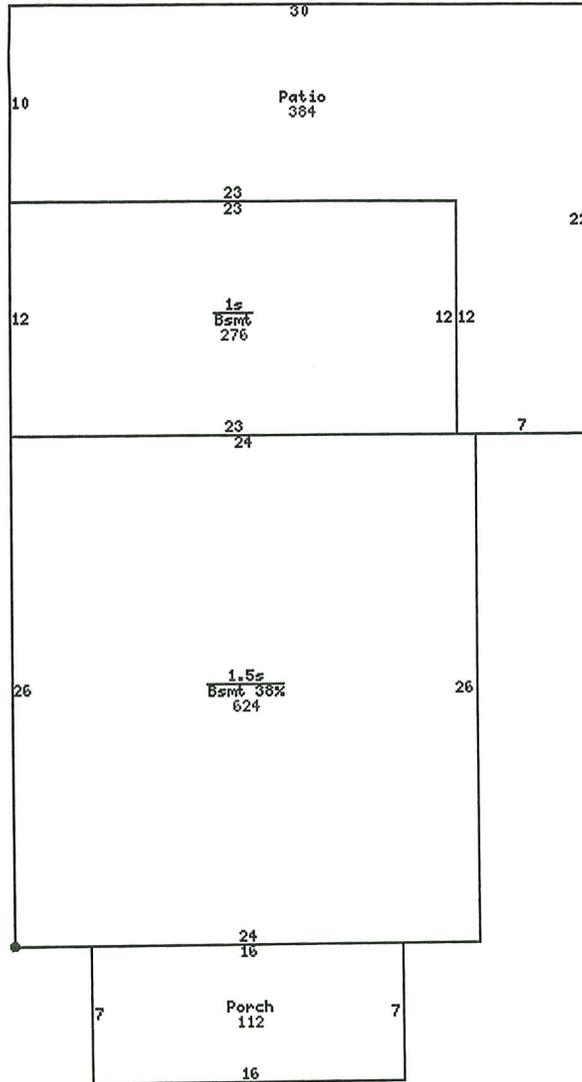
Type	Class	Kind	Land	Bldg	Total
2020 Value	Residential	Full	\$21,200	\$21,200	\$42,400

Market Adjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
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Category		Name		Information	
2020 Homestead Credit		MC NEELEY, IONE		Application #31128	
Zoning - 1 Record					
Zoning	Description		SF	Assessor Zoning	
N3A	N3a Neighborhood District			Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	20,800	Acres	0.478	Topography	Normal
Shape	Irregular	Vacancy	No	Unbuildable	No
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1.5 Stories	Building Style	Bungalow
Year Built	1913	Number Families	1	Grade	5+00
Condition	Poor	Total Square Foot Living Area	1318	Main Living Area	900
Upper Living Area	418	Basement Area	513	Open Porch Area	112
Patio Area	384	Foundation	Brick	Exterior Wall Type	Composition
Roof Type	Gable	Roof Material	Asphalt Shingle	Basement Floor Earth	50
Heating	Gas Forced Air	Air Conditioning	0	Number Bathrooms	1
Bedrooms	3	Rooms	7		



Permits - 2 Records

Year	Type	Permit Status	Application	Reason	Reason1
2010	Permit	No Add	2009-03-24	Addition	DECK (112 sf)
1994	Permit	Complete	1993-04-01		Demolish Garage

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<u>Assessment Roll</u>	Residential	Full	\$21,200	\$21,200	\$42,400
2017	<u>Board Action</u>	Residential	Full	\$19,200	\$19,400	\$38,600
2017	<u>Assessment Roll</u>	Residential	Full	\$19,200	\$25,600	\$44,800
2015	<u>Assessment Roll</u>	Residential	Full	\$17,900	\$24,000	\$41,900
2013	<u>Assessment Roll</u>	Residential	Full	\$16,100	\$21,500	\$37,600
2011	<u>Assessment Roll</u>	Residential	Full	\$16,100	\$21,600	\$37,700
2009	<u>Assessment Roll</u>	Residential	Full	\$17,000	\$22,200	\$39,200
2007	<u>Assessment Roll</u>	Residential	Full	\$16,900	\$39,700	\$56,600
2005	<u>Assessment Roll</u>	Residential	Full	\$17,100	\$35,800	\$52,900
2003	<u>Assessment Roll</u>	Residential	Full	\$15,290	\$31,780	\$47,070
2001	<u>Assessment Roll</u>	Residential	Full	\$12,780	\$27,620	\$40,400
1999	Assessment Roll	Residential	Full	\$13,750	\$14,980	\$28,730
1997	Assessment Roll	Residential	Full	\$12,490	\$13,610	\$26,100

Yr	Type	Class	Kind	Land	Bldg	Total
1995	Assessment Roll	Residential	Full	\$11,250	\$12,260	\$23,510
1994	Assessment Roll	Residential	Full	\$10,320	\$11,250	\$21,570
1993	Assessment Roll	Residential	Full	\$10,320	\$11,750	\$22,070

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**PUBLIC NUISANCE
NOTICE OF INSPECTION
NEIGHBORHOOD INSPECTION DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF DES MOINES, IOWA**

DATE OF NOTICE: September 24, 2020

DATE OF INSPECTION: August 24, 2020

CASE NUMBER: COD2020-03760

PROPERTY ADDRESS: 1413 PIONEER RD

LEGAL DESCRIPTION: E 1/2 & N 200.1F E 5F W 1/2 LT 2 FULLER ACRES

NORMA MC NEELEY - DECEASED
Title Holder

JANNITA MC NEELEY
Title Holder
ADDRESS UNKNOWN

IONE MC NEELEY - DECEASED
Title Holder

An inspection of the referenced property was conducted for its conformance to the Municipal Code of the City of Des Moines. It has been determined from that inspection that the dwelling currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the dwelling will be placarded as unfit for human habitation pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, the dwelling is to remain vacant and unoccupied until occupancy is authorized by this office. If the dwelling 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 will issue a Municipal Infraction in accordance with Section 60-192 and 60-191 pursuant to the Municipal code of the City of Des Moines. Additionally, if the property had a Certificate of Inspection, it is hereby revoked.

Attached is a listing of the violations existing on the date of the inspection and a recommendation as to the remedial action required to correct such violations. The violations noted must be corrected within 30 days from date of notice. Failure to correct these violations will result in a request to the City Council to approve legal action. As a result of this public nuisance action there will be costs incurred by the City. Costs will be billed out when the nuisance has been abated. Failure to pay the costs will result in collection by assessment to the property or personal judgment.

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.

Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have 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 a period in excess of one year, there may be zoning issues, which will affect the proposed use of the structure and/or real estate. Please contact the Development Zoning Division at (515) 283-4207 to determine what the legal use for the structure and/or the real estate is prior to commencement of any renovation.

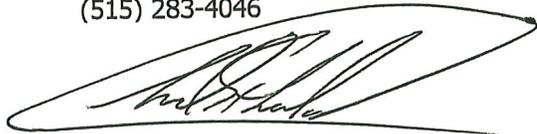
If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from the Building Department. In the event you are unable to arrange for demolition, you may sign a waiver voluntarily authorizing the City to do so. However, the City may take a personal judgment against you for the costs of removal.

If you no longer own the property, notify us in writing of the name, address, and telephone number of the new owner. A copy of the real estate contract or deed, if it has not been recorded at the County Recorder's Office, shall likewise be furnished to the Neighborhood Inspection Division.

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

Neighborhood Inspection Division

(515) 283-4046



Nid Inspector

DATE MAILED: 9/24/2020

MAILED BY: TSY

Areas that need attention: 1413 PIONEER RD

Component:	Electrical Service	Defect:	Disconnected Utility
Requirement:	Compliance with Int Residential Code		Water/Gas/Electric
Comments:	RECONNECT UTILITY TO STRUCTURE.		
		Location:	Main Structure Throughout

Component:	Electrical System	Defect:	Unknown
Requirement:	Electrical Permit		
Comments:	HAVE LICENSED CONTRACTOR TEST SYSTEM FOR SAFE/WORKING OPERATIONS. ALL REPAIRS WILL NEED A PERMIT OBTAIN AND FINALIZED.		
		Location:	Main Structure Throughout

Component:	Exterior Stairs	Defect:	Cracked/Broken
Requirement:	Building Permit		
Comments:	ALL EXTERIOR STAIR NEED TO BE STRUCTURALLY SOUND,IN GOOD WORKING ORDER, AND UP TO CODE.,		
		Location:	Main Structure Throughout

Component:	Foundation	Defect:	Cracked/Broken
Requirement:	Engineering Report		
Comments:	FOUNDATION NEEDS AN ENGINEERS REPORT AND REPAIRS NEED TO BE FOLLOWED THROUGH REPORT.		
		Location:	Main Structure Throughout

Component:	Landings	Defect:	Cracked/Broken
Requirement:	Building Permit		
Comments:	ALL LANDINGS MUST BE STRUCTURALLY SOUND,IN GOOD WORKING ORDER, AND UP TO CODE.		
		Location:	Main Structure Throughout

Component:	Mechanical System	Defect:	Unknown
Requirement:	Mechanical Permit		
Comments:	HAVE LICENSED CONTRACTOR TEST SYSTEM FOR SAFE/WORKING OPERATIONS. ALL REPAIRS WILL NEED A PERMIT OBNTAINED AND FINALIZED.		
		Location:	Main Structure Throughout

Component:	Plumbing System	Defect:	Unknown
Requirement:	Plumbing Permit		
Comments:	HAVE LICENSED CONTRACTOR TEST SYSTEM FOR SAFE/WORKING OPERATIONS. ALL REPAIRS WILL NEED A PERMIT OBTAINED AND FINALIZED.		
		Location:	Main Structure Throughout

Component:	Soffit/Facia/Trim	Defect:	Deteriorated
Requirement:	Compliance with Int Residential Code		
Comments:	REPAIR/REPLACE ALL TRIM,FACIA, AND SOFFIT THAT IS DETERIORATED, MISSING, OR ROTTEN. MATERIALS AND PAINT MUST ALL MATCH.		
		Location:	Main Structure Throughout

Plumbing System

Requirement: Compliance with Int Residential Code

Defect: Disconnected Utility
Water/Gas/Electric

Location: Main Structure Throughout

Comments: RECONNECT UTILITY TO STRUCTURE.

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1413 Pioneer Rd



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