



## Roll Call Number

Agenda Item Number

35A

Date February 9, 2026

### ABATEMENT OF PUBLIC NUISANCE AT 210 EUCLID AVENUE

WHEREAS, the commercial building located at 210 Euclid Avenue, 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, Second & Euclid LLC, and the Mortgage Holder, Raccoon Valley 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 The West 26 feet of Lot 1 and the North 12 feet of Lot 2 in Block 36 in HIGHLAND PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 210 Euclid Avenue, 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				
SIMONSON				
GATTO				
MANDELBAUM				
BARRON				
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.

Mayor

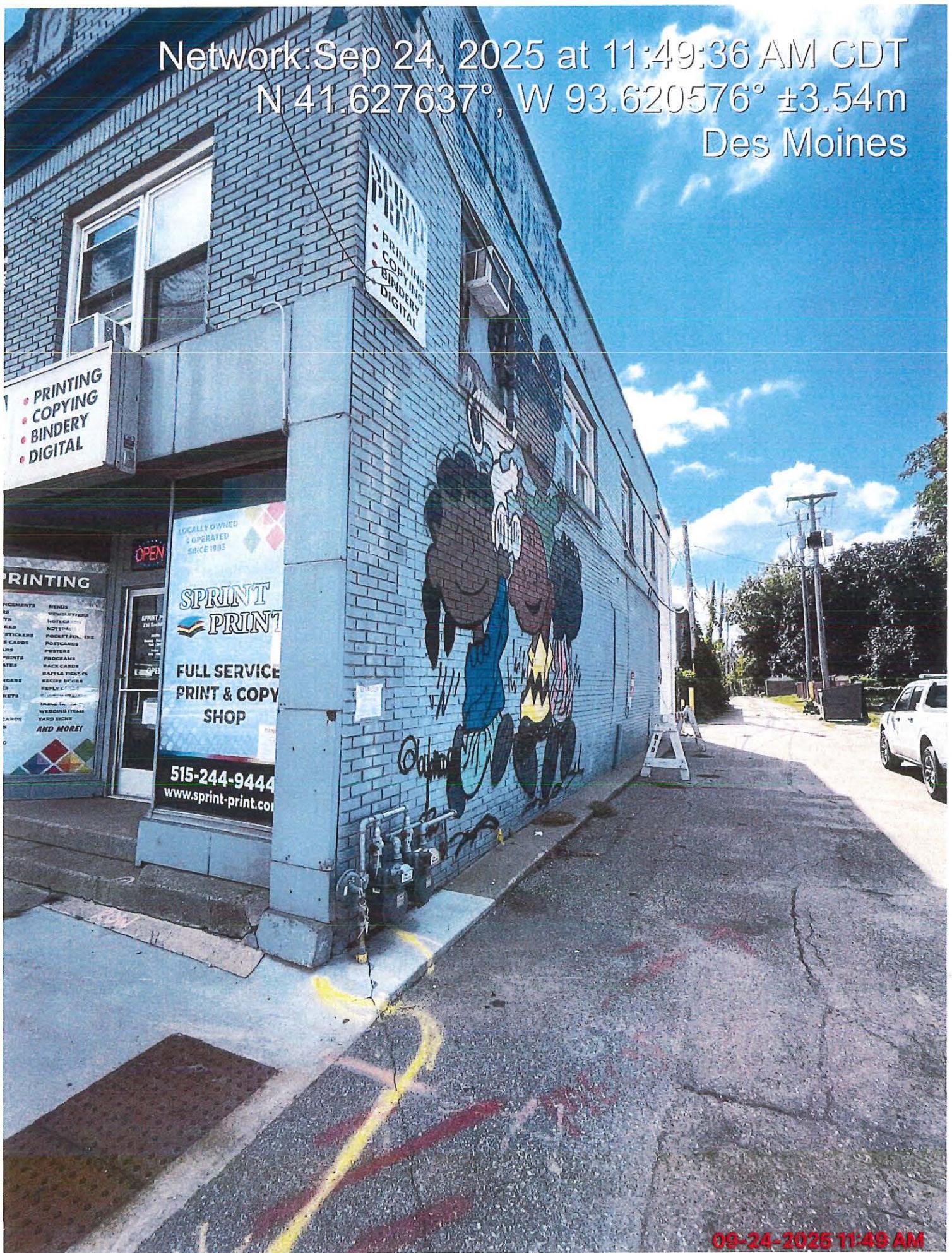
City Clerk

35A  
Network: Sep 24, 2025 at 11:49:34 AM CDT  
N 41.627637°, W 93.620576° ±3.54m  
Des Moines



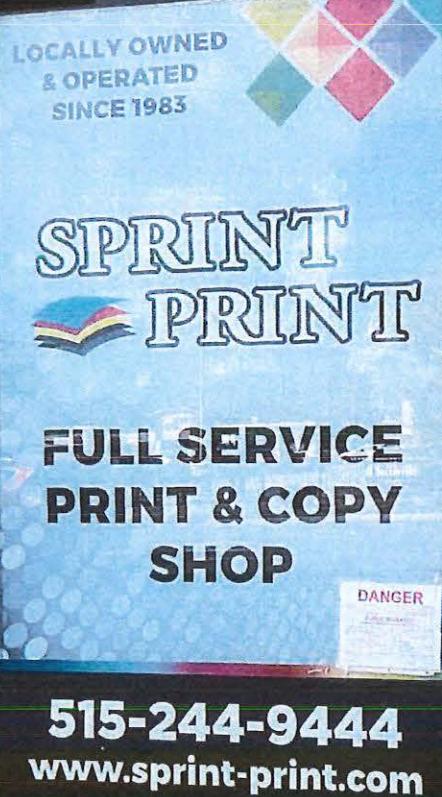
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Des Moines



09-24-2025 11:49 AM

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Des Moines



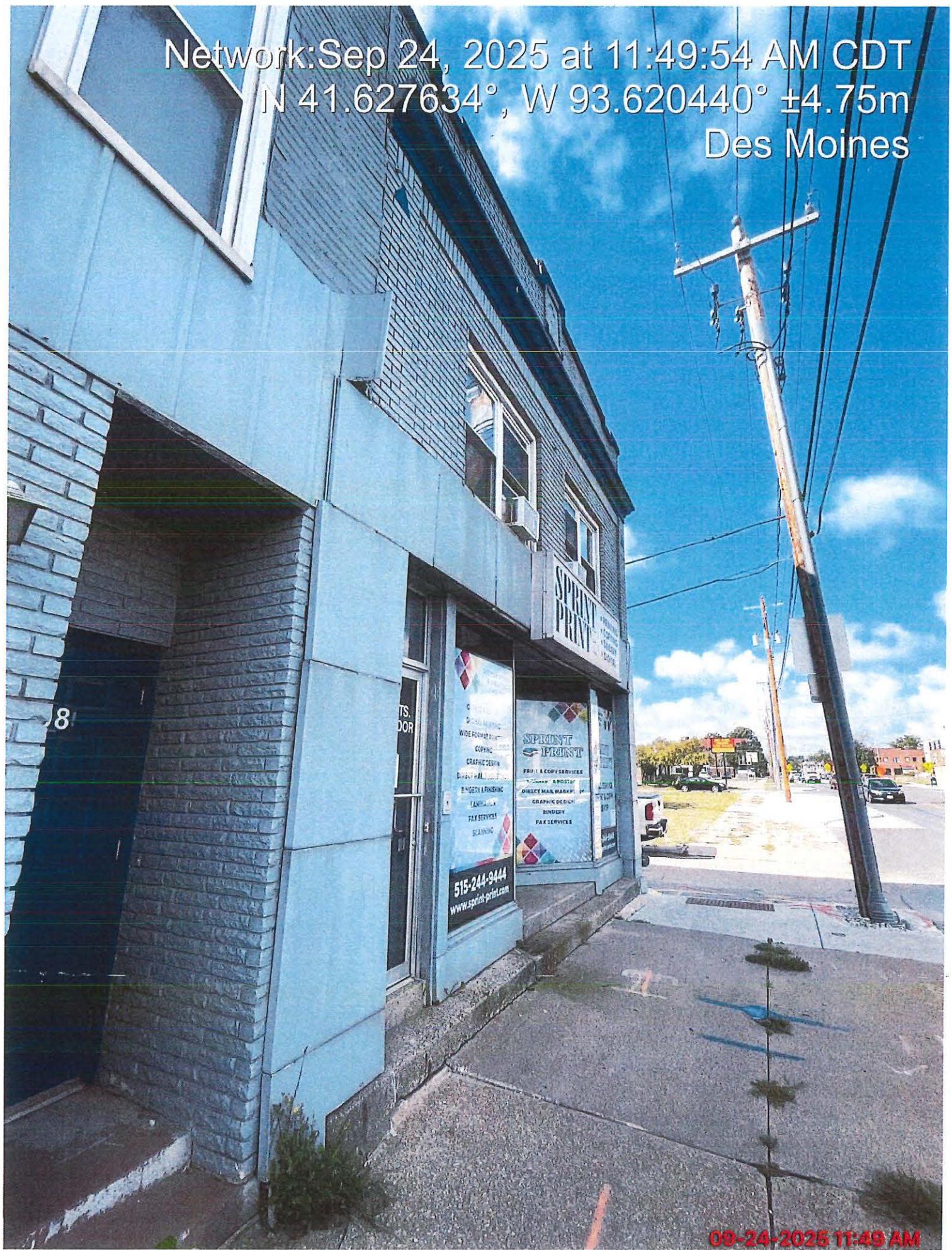
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Des Moines



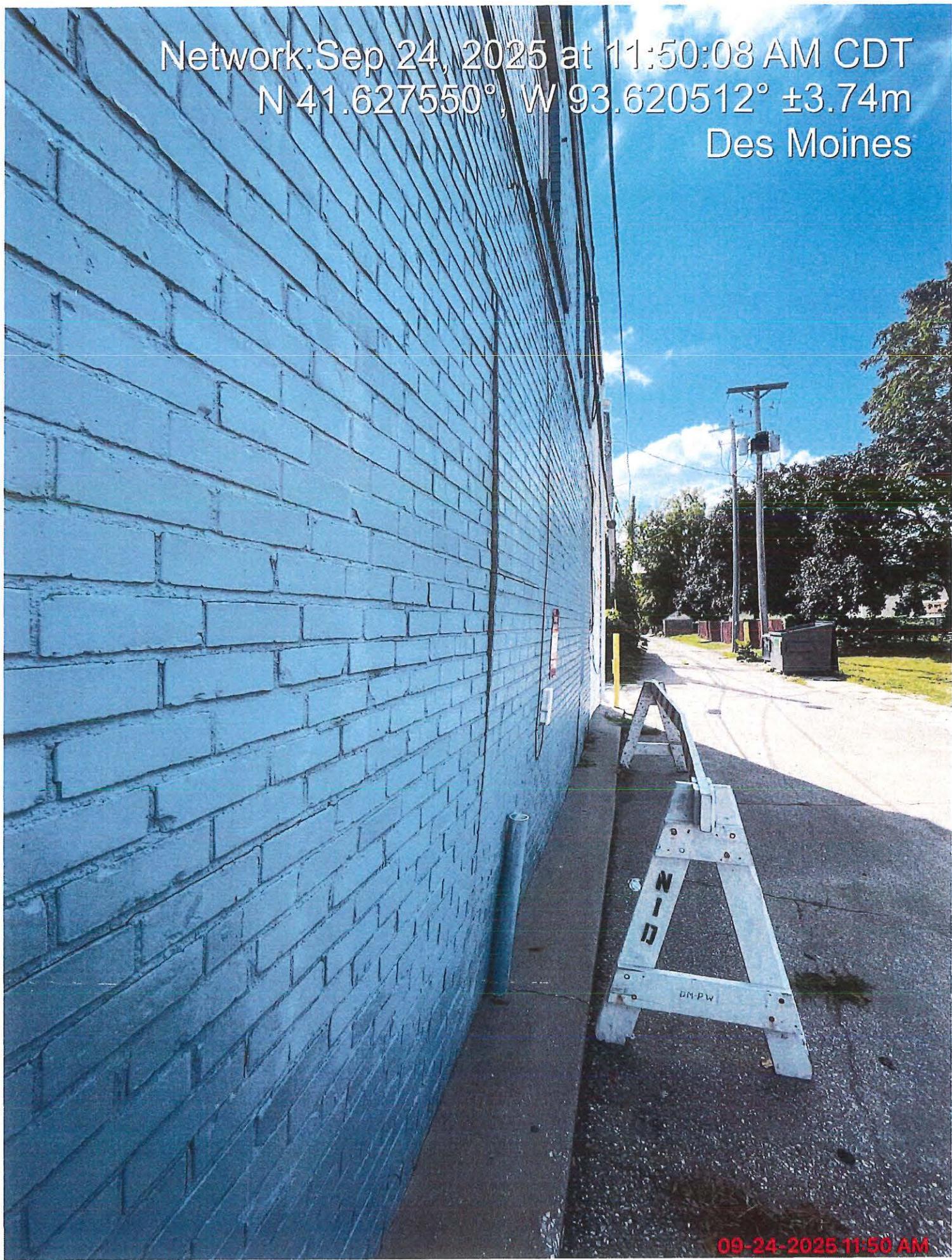
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Des Moines



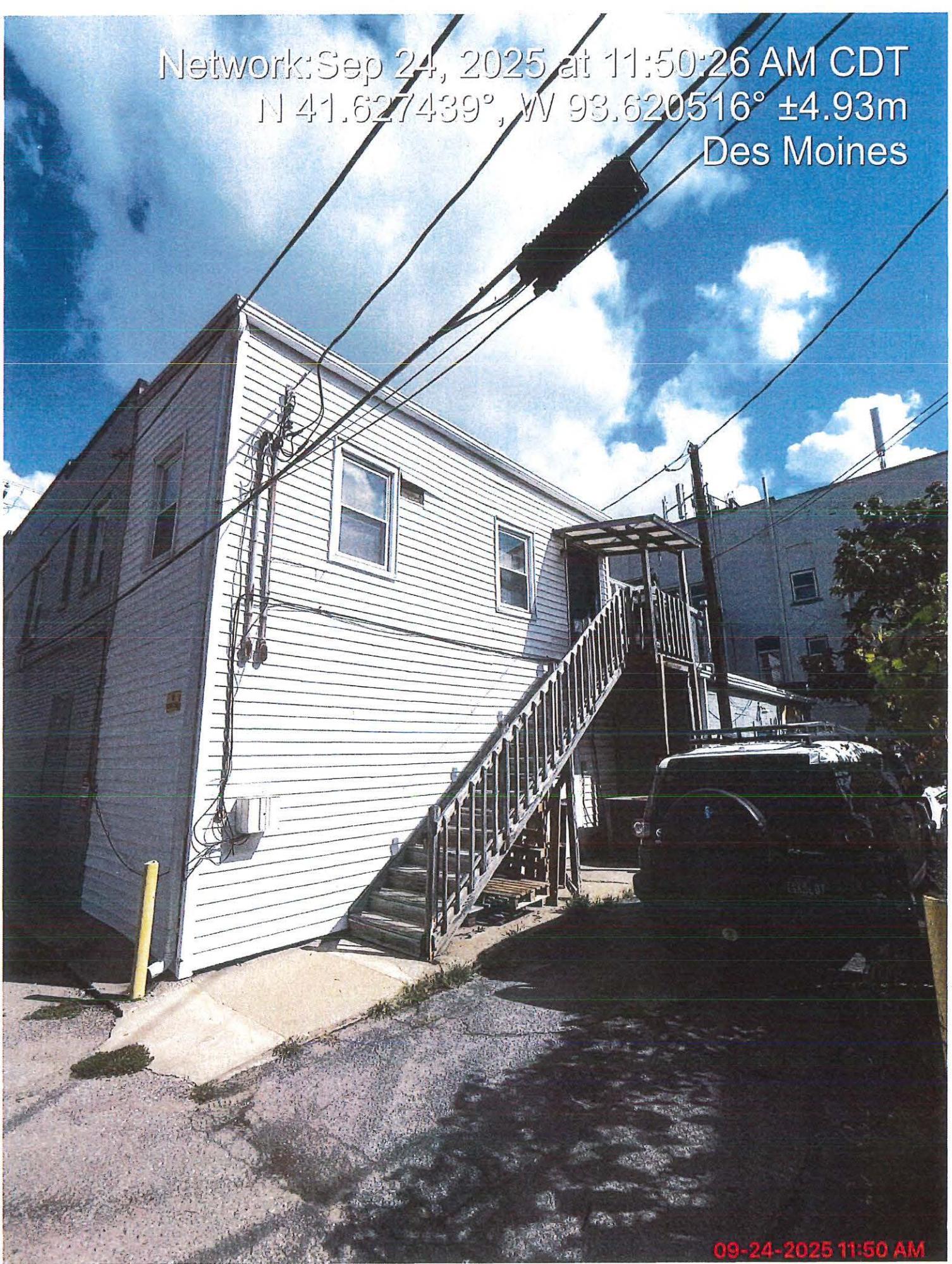
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Des Moines



09-24-2025 11:50 AM

Network: Sep 24, 2025 at 11:50:26 AM CDT  
N 41.627439°, W 93.620516° ±4.93m  
Des Moines



09-24-2025 11:50 AM

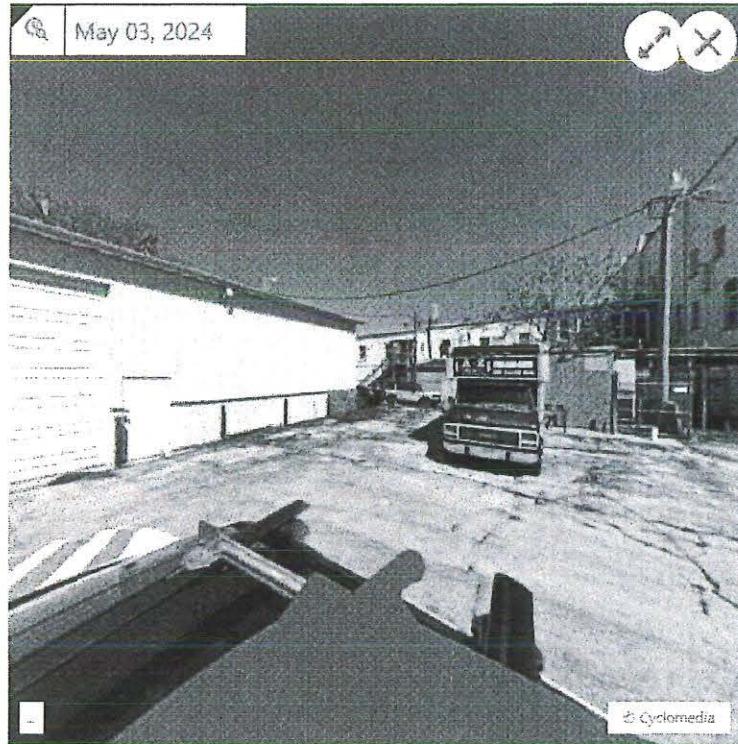
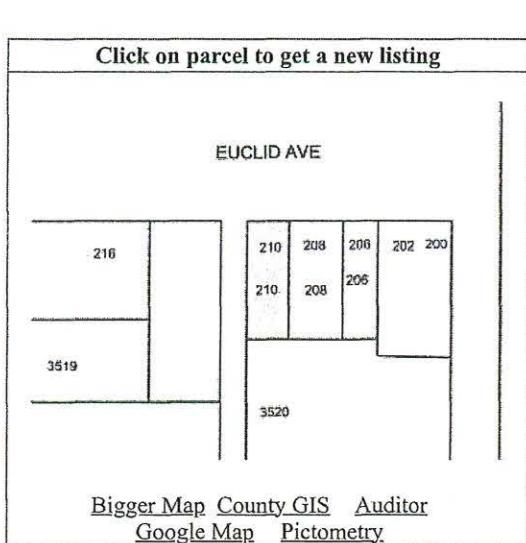
Network: Sep 24, 2025 at 11:50:19 AM CDT  
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Des Moines



09-24-2025 11:50 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					
<b>Address</b>	210 EUCLID AVE				
<b>City</b>	DES MOINES	<b>Zip</b>	50313	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	070/02078-000-000	<b>Geoparcel</b>	7924-27-233-008	<b>Status</b>	Active
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM82/Z	<b>Tax Authority Group</b>	DEM-C-DEM-770639
<b>Bond</b>	Des Moines SSMID 4 Highland Park	<b>Submarket</b>	Northwest Des Moines	<b>Appraiser</b>	Austin Viggers, 515-286-3958

**Map and Current Photos - 1 Record**Use Cyclomedia Panorama - **Historical Photos****Ownership - 1 Record**

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	SECOND & EUCLID LLC	2025-02-19	20051/254

**Legal Links For Subdivisions, Condominiums, and Plats of Survey**HIGHLAND PARK**Legal Description and Mailing Address**

W 26F N 72.4F LOTS 1 & 2 BLK 26 HIGHLAND PARK	TWO HUNDRED LLC 120 SW 5TH ST DES MOINES, IA 50309-4713
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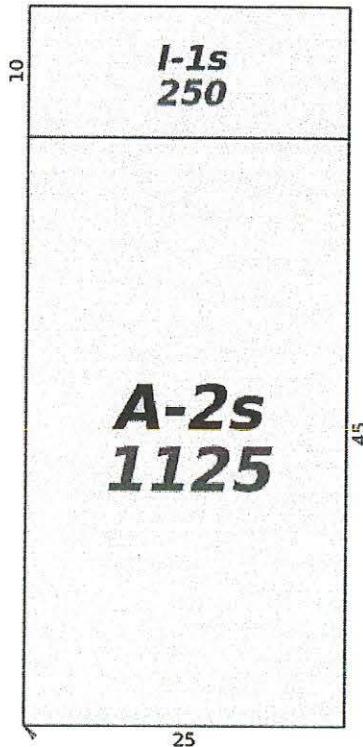
**Current Values**

Type	Class	Kind	Land	Bldg	Total
2025 Value	Total Value	Full	\$23,700	\$64,000	\$87,700
	Commercial	Full	\$15,880	\$37,220	\$53,100
	Residential 3+	Full	\$7,820	\$26,780	\$34,600

[Assessment Roll Notice](#) [Unadjusted Cost Report](#)**Auditor Adjustments to Value**

Category	Name	Information
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Category	Name	Information						
2024 Business Property Assessment Limitation	SECOND & EUCLID LLC	Names and Unit Determination as of July 1, 2024						
<b>Zoning - 1 Record</b>								
Zoning	Description		SF	Assessor Zoning				
MX3	MX3 Mixed Use District							
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>								
<b>Land</b>								
Square Feet	1,872	Acres	0.043	Frontage				
Depth	72	Topography	Blank	Shape				
Vacancy	Blank	Unbuildable	Blank					
<b>Commercial Summary</b>								
Occupancy	Retail & Apartment	Age, Weighted	1930	Total Story Height				
Land Area	1,872	Gross Area	2,500	Finished Area				
Unfinished Bsmt Area	1,125	Finished Bsmt Area	0	Number of Units				
Primary Group	Retail Small	Percent Primary Group	37.93	Secondary Group				
Percent Secondary Group	31.03	Grade, Weighted	4/4	Bldg Class, Weighted				
Condition, Weighted	BN/Below Normal	Ground Floor Area	1,375	Perimeter				
<b>Commercial Sections - 1 Record</b>								
Commercial Section # id=101								
Occupant	SPRINT PRINT / 2ND FLR APTS							
Section Multiplier	1	Occupancy	Retail & Apartment	Foundation				
Submerged	No	Exterior Wall	Brick on Masonry	Insulation				
Roof	Flat	Roof Material	Built-up	Covered Area				
Covered Quality	Normal	Wiring	Adequate	Plumbing				
Total Story Height	2	Frame Type	Frame	Fireproof Construction				
Bldg Class	Brick or Masonry	Total Section Area	3,625	Ground Floor Area				
Perimeter	160	Grade	4-10	Year Built				
Year Remodel	1990	Condition	Normal					
Comment	I=1ST FR,REMOD ALSO 1969,1990 REMOD EXISTING 2ND FLR. UNITS & ADDED OFP & REAR STAIRS,							
<b>Commercial Groups - 3 Records</b>								
Commercial Group # id=101 sid=1								
Use Code	Apartment	Base Story	2	Number Stories				
Total Group Area	1,125	Base Floor Area	1,125	Number Units				
Heating	Central	Air Conditioning	Yes	Exhaust System				
Comment	1 BDRM & A EFFICIENCY							
Commercial Group # id=101 sid=2								
Use Code	Retail Small	Base Story	1	Number Stories				
Total Group Area	1,375	Base Floor Area	1,375	Heating				
Air Conditioning	None	Exhaust System	No	Central				
Comment	SPRINT PRINT TENANT OCCUPIED							
Commercial Group # id=101 sid=3								
Use Code	Basement Entire	Number Stories	1	Total Group Area				
Base Floor Area	1,125	Number Units	1	Heating				
Air Conditioning	None	Exhaust System	No	Condition				



## Detached Structures - 1 Record

## Detached Structure # id=101

Occupancy	Asphalt Paving	Construction Type	Masonry	Measurement Code	Square Feet
Measure 1	410	Grade	4	Year Built	1980
Condition	Below Normal				

## Sales - 5 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
FIFTY FIVE THIRTY THREE LLC	TWO HUNDRED LLC	2021-12-08	\$1	Contract	18932/941 Multiple Parcels
FIFTY FIVE THIRTY THREE LLC	SECOND & EUCLID LLC	2021-09-30	\$375,000	Contract	18797/207 Multiple Parcels
TWISTER LLC	LAURIDSEN, WALTER	2021-05-03	\$112,670	Deed	18523/545
CLARK, VAN D B., JR.	TWISTER LLC	2018-09-15	\$200,000	Deed	17086/894 Multiple Parcels
ANDREWS, VIRGINIA R	CLARK, VAN D & CATHY A	1990-08-09	\$30,000	Deed	6272/408

## Associated Recorded Documents

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
TWO HUNDRED LLC	SECOND & EUCLID LLC	2025-02-07	2025-02-19	Warranty Deed	20051/254
FIFTY FIVE THIRTY THREE LLC	TWO HUNDRED LLC	2021-12-08	2021-12-30	Assignment of Contract	18932/941
FIFTY FIVE THIRTY THREE LLC	SECOND & EUCLID LLC	2021-09-30	2021-10-08	Contract	18797/207
LAURIDSEN, WALTER	FIFTY FIVE THIRTY THREE LLC	2021-08-25	2021-10-01	Quit Claim Deed	18782/950
LAURIDSEN, KELLY					
TWISTER LLC	LAURIDSEN, WALTER	2021-05-03	2021-05-11	Warranty Deed Corporate	18523/545

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
CLARK JR, VAN DB					
CLARK, CATHY ANN	TWISTER LLC	2018-09-15	2018-09-24	Warranty Deed	17086/894

## Permits - 2 Records

Year	Type	Permit Status	Application	Reason	Reason1
2015	Pickup	No Add	2014-09-17	Review	DUAL CLASS
1991	Permit	Complete	1990-09-04		Alterations

## Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2025	<u>Assessment Roll</u>	<b>Total Value</b>	Full	\$23,700	\$64,000	\$87,700
		Multi-Residential	Full	\$7,820	\$26,780	\$34,600
		Commercial	Full	\$15,880	\$37,220	\$53,100
2023	<u>Assessment Roll</u>	<b>Total Value</b>	Full	\$20,800	\$57,800	\$78,600
		Commercial	Full	\$13,940	\$32,660	\$46,600
		Multi-Residential	Full	\$6,860	\$25,140	\$32,000
2021	<u>Assessment Roll</u>	<b>Total Value</b>	Full	\$17,400	\$47,600	\$65,000
		Commercial	Full	\$11,660	\$27,340	\$39,000
		Multi-Residential	Full	\$5,740	\$20,260	\$26,000
2019	<u>Assessment Roll</u>	<b>Total Value</b>	Full	\$15,800	\$43,400	\$59,200
		Commercial	Full	\$10,590	\$27,310	\$37,900
		Multi-Residential	Full	\$5,210	\$16,090	\$21,300
2017	<u>Assessment Roll</u>	<b>Total Value</b>	Full	\$15,800	\$37,400	\$53,200
		Multi-Residential	Full	\$5,210	\$12,490	\$17,700
		Commercial	Full	\$10,590	\$24,910	\$35,500
2015	<u>Assessment Roll</u>	<b>Total Value</b>	Full	\$13,200	\$35,300	\$48,500
		Commercial	Full	\$8,840	\$23,650	\$32,490
		Multi-Residential	Full	\$4,360	\$11,650	\$16,010
2013	<u>Assessment Roll</u>	Commercial	Full	\$13,200	\$32,300	\$45,500
2011	<u>Assessment Roll</u>	Commercial	Full	\$13,200	\$32,300	\$45,500
2009	<u>Assessment Roll</u>	Commercial	Full	\$13,200	\$34,900	\$48,100
2007	<u>Assessment Roll</u>	Commercial	Full	\$13,200	\$34,900	\$48,100
2005	<u>Assessment Roll</u>	Commercial	Full	\$12,500	\$33,900	\$46,400
2003	<u>Assessment Roll</u>	Commercial	Full	\$10,900	\$31,700	\$42,600
2001	<u>Assessment Roll</u>	Commercial	Full	\$10,300	\$29,900	\$40,200
1999	Assessment Roll	Commercial	Full	\$9,500	\$29,900	\$39,400
1995	Assessment Roll	Commercial	Full	\$9,200	\$29,000	\$38,200
1993	Assessment Roll	Commercial	Full	\$8,800	\$27,600	\$36,400
1991	Assessment Roll	Commercial	Full	\$8,420	\$26,580	\$35,000
1991	Was Prior Year	Commercial	Full	\$8,420	\$25,410	\$33,830



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

Case Number: NUIS-2025-000048

**Notice of  
Violation**

Case Type: Public Nuisance  
Case Opened: 07/16/2025  
Date of Notice: 08/18/2025  
Date of Inspection: 08/14/2025

35A

RACCOON VALLEY BANK  
1202 2ND ST  
PERRY IA 50220

Address of Property: 210 EUCLID AVE, DES MOINES IA 50313  
Parcel Number: 792427233008

Legal Description: W 26F N 72.4F LOTS 1 & 2 BLK 26 HIGHLAND PARK

Upon inspection of the property located at and locally knows 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
<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.	Vacate the structure and do not re-occupy until the nuisance has been abated and the placard has been removed by City staff.	10/03/2025

Violation	Corrective Action	Compliance Due Date
<b>60-192(4) - Unsafe and Dangerous Structure or Premise</b>	<p>Repair or replace the west wall of the structure in a workman like manner and in accordance with all required permits. All work shall be performed in compliance with the engineer's report and recommendations, restoring the wall to a sound and properly anchored condition.</p>	10/03/2025
<p>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:</p> <p>(4) Structural members that have evidence of Deterioration or that are not capable of safely supporting all nominal loads and load affects.</p>		
<b>60-192(5) - Unsafe and Dangerous Structure or Premise</b>	<p>Repair the foundation in accordance with the engineer's report and recommendations. This work must be completed under a permit obtained through the City's Permit and Development Center.</p>	10/03/2025
<p>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:</p> <p>(5) Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly Anchored or are not capable of supporting all nominal loads and resisting all load effects.</p>		
<b>60-192(6) - Unsafe and Dangerous Structure or Premise</b>	<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>	10/03/2025
<p>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:</p> <p>(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>		

Violation	Corrective Action	Compliance Due Date
<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.	In a workman like manner and with all requires permits, repair or replace the staircase going in to the 2nd floor apartment of the structure.	10/03/2025
<b>60-194 - Defacing and Removing Placard</b> No person shall deface or remove the placard, except as authorized by the administrator.	Replace or restore defaced or removed placard.	10/03/2025

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

Case Number: NUIS-2025-000048

**Notice of  
Violation**

Case Type: Public Nuisance  
Case Opened: 07/16/2025  
Date of Notice: 07/18/2025  
Date of Inspection: 07/16/2025

SECOND & EUCLID LLC  
STEVEN L KOURI, REG. AGENT  
3311 INGERSOLL AVE  
DES MOINES IA 50312

Address of Property: **210 EUCLID AVE, DES MOINES IA 50313**

Parcel Number: **792427233008**

Legal Description: **W 26F N 72.4F LOTS 1 & 2 BLK 26 HIGHLAND PARK**

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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

