



TO OFFICE: Contracts

ATTENTION Cesar Cintron
Districts 1, 2, 3

FROM: Matt Gogerty

OFFICE: Property Management

SUBJECT: **PARCEL INSPECTION
REMOVAL OF IMPROVEMENTS**

DATE: 4/20/26

COUNTY: Woodbury

ROW PHASE NO: NHSN-012-1(39)--2R-97

CONST. PHASE NO: NHSX-012-1(048)--3H-97

PARCEL NO: 4

POSSESSION DATE: 4/15/2026

FORMER OWNER: Select Mart, Inc. - Ahsan Alahi

ADDRESS: 2825 Gordon Drive
Sioux City, IA. 51105

The above referenced property was inspected to determine the feasibility to demolish, sell, or rent such property. The inspection also addressed pest or rodent control, property maintenance requirements, and hazardous waste concerns. A pest and rodent inspection was completed on this date.

ITEM (approx. size)	FOUNDATION	PREVIOUS USE	DEMOLISH, SELL, RENT
Building (2,435 sq. ft.)	Concrete	Building	Demolish
Parking lot (14,300 sq. ft.)	Concrete	Parking lot	Demolish
Sign (9'x14')	Steel	Sign	Demolish
Fence (80 Ln Ft.)	Wood	Fence	Demolish
Light Pole (15 Ft. tall)	Steel	Light Pole	Demolish
Light Pole (15 Ft. tall)	Steel	Light Pole	Demolish
Concrete Structure (150 sq. ft.)	Concrete	Garbage Barrier	Demolish

Approximate location of parcel See address above- 2825 Gordon Drive, Sioux City, IA. 51105 (North side of road).

Comments

Water has been turned off and the meter has been pulled. (City of Sioux City) Water Dept.- Frank Post (712)-898-0895. The Stop Box location is undetermined. This will need to be terminated at the main by the contractor.

Electric and gas have been turned off and will be prepped for demolition by MidAmerican Energy.

Sioux City Requirements:

1. The contractor needs to have a Master Plumbers License in the state of Iowa or be a city-licensed utility contractor

2. Utility Disconnect Permit fees are \$175 .00 for each sewer, water, and storm

3. ROW permits are required through engineering for traffic impacts

4. Water service is disconnected at the corporation stop. (See additional comments above)

5. Sanitary sewer is disconnected within 5 ft of the property line

6. Storm sewer disconnects at the point of connection

7. An inspection from City Utilities is required before a demo permit is issued. There are fees for the building demo permits through the City of Sioux City as well as the requirement for the inspection.

Leave the public sidewalk on the north side of the property and remove all the rest of the pavement on the property. There is no defined sidewalk on the south side of the property.

Backfill, grade and seed the lot once demolition is complete.

Location of well (if known) ☒N/A City utilities

Location of septic system (if known) ☒N/A City sewer. Will need capped at demolition.



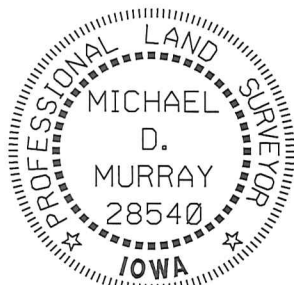
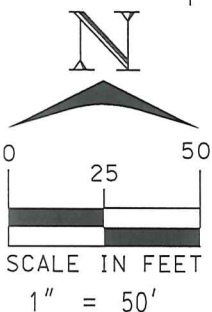
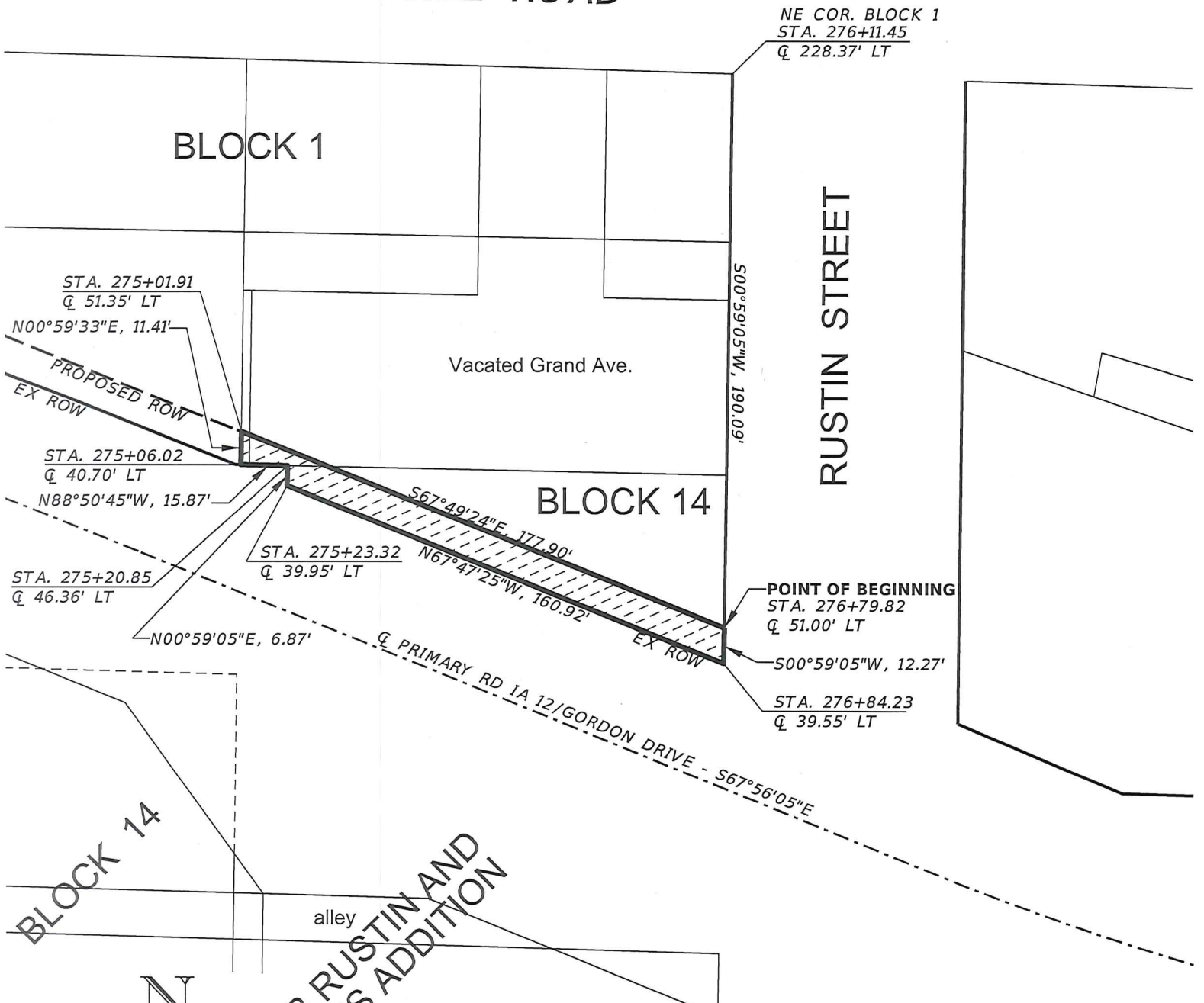
IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A"

IOWA | DOT

COUNTY WOODBURY STATE CONTROL NO. _____
PROJECT NO. NHSN-012-1(39)--2R-97 PARCEL NO. 4
SECTION 34 TOWNSHIP 89 NORTH RANGE 47 WEST
ROW - FEE _____ EASE 1,966 SQ FT * QUIT CLAIM _____
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE _____
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE _____
ACQUIRED FROM _____

* EASEMENT RIGHT GRANTED FOR PUBLIC HIGHWAY PURPOSES.

CORRECTIONVILLE ROAD



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Michael D. Murray 6/23/2025
Michael D. Murray License No. 28540 Date

My license renewal date is December 31, 2026.

Pages or sheets covered by this seal: THIS SHEET ONLY.

DATE DRAWN MDM 03/25/2025

THE EASEMENT RIGHT GRANTED FOR PUBLIC HIGHWAY PURPOSES IS TO LAND DESCRIBED AS FOLLOWS:

A parcel of land located in a part of Block 1 and Block 14, and Part of the vacated Grand Avenue of CB Rustin and CO's Addition to the City of Sioux City, Woodbury County, Iowa, as shown on the Acquisition Plat Exhibit "A" attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at the Northeast Corner of Block 1; thence South 00°59'05" West, 190.09 feet along East line of Block 1 to the Point of Beginning; thence South 00°59'05" West, 12.27 feet along said East line to a point on the existing North Right of Way line of Primary Road IA12/Gordon Drive; thence continuing along said North Right of Way line for the following 3 courses: North 67°47'25" West, 160.92 feet; thence North 00°59'05" East, 6.87 feet; thence North 88°50'45" West, 15.87 feet; thence North 00°59'33" East, 11.41 feet; thence South 67°49'24" East, 177.90 feet to the Point of Beginning containing 1,966 sq. ft.

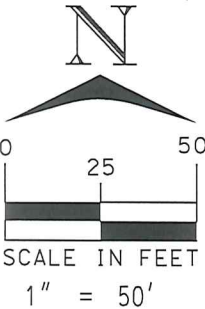
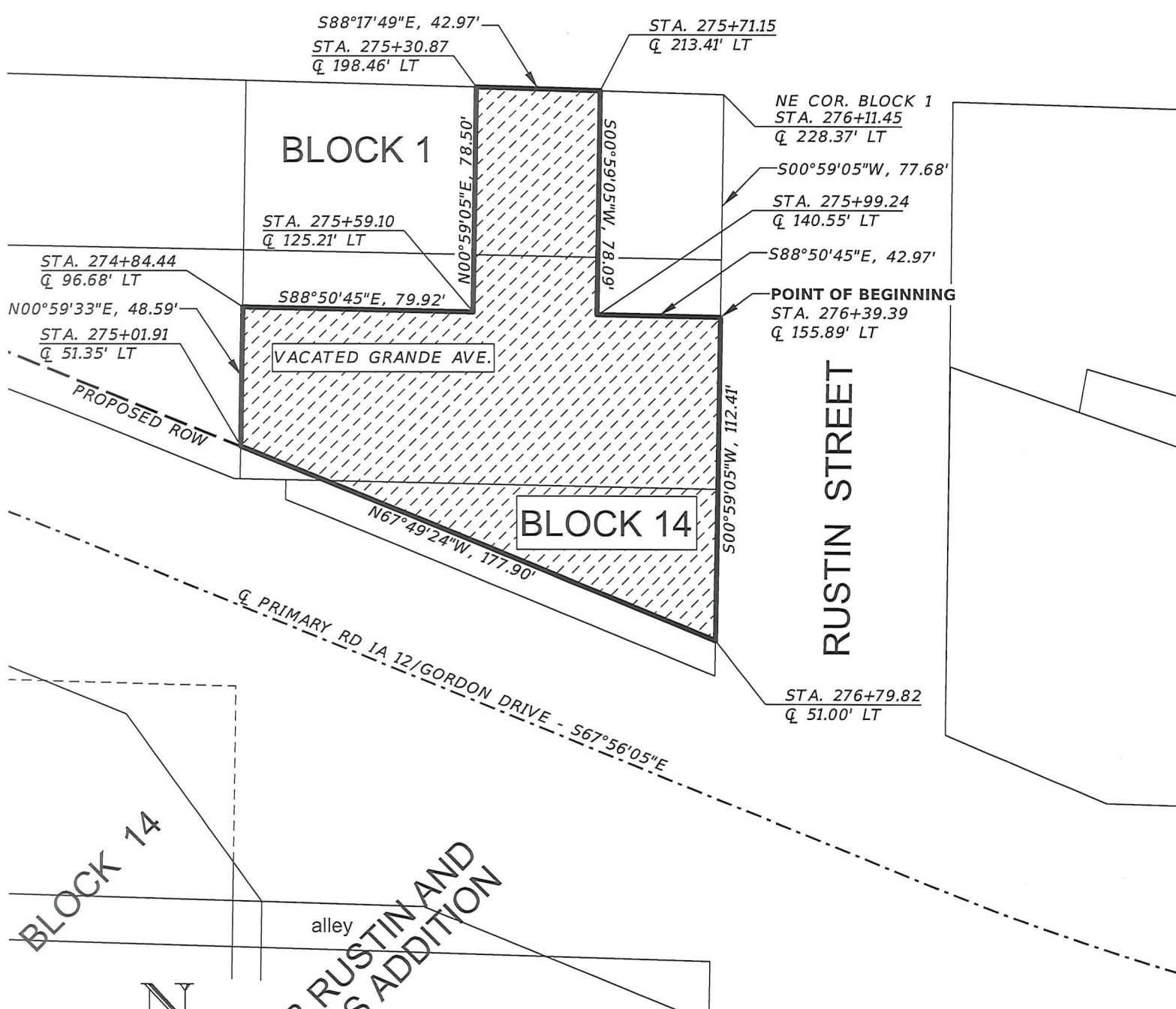


IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A"

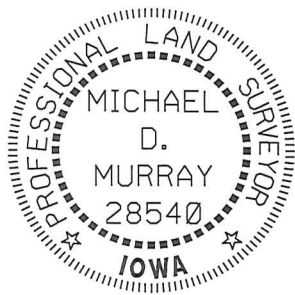
IOWA | DOT

COUNTY WOODBURY STATE CONTROL NO. _____
PROJECT NO. NHSN-012-1(39)--2R-97 PARCEL NO. 4
SECTION 34 TOWNSHIP 89 NORTH RANGE 47 WEST
ROW - FEE _____ EASE 16,717 SQ FT * QUIT CLAIM _____
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE _____
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE _____
ACQUIRED FROM _____
* EASEMENT RIGHT GRANTED FOR PUBLIC HIGHWAY PURPOSES.
ACQUIRED IN THE NAME OF THE CITY OF SIOUX CITY.

CORRECTIONVILLE ROAD



CB RUSTIN AND
CO.'S ADDITION



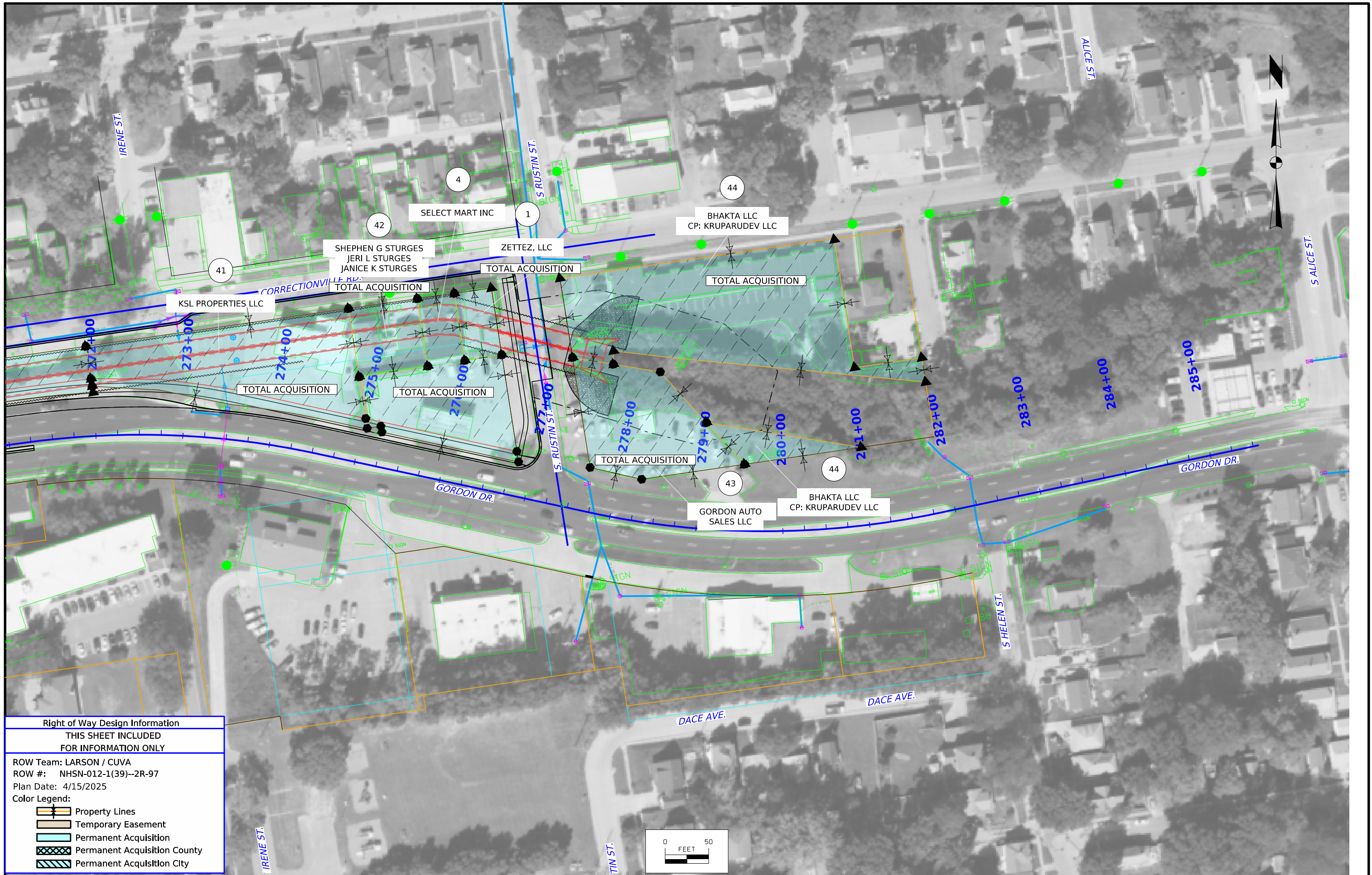
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

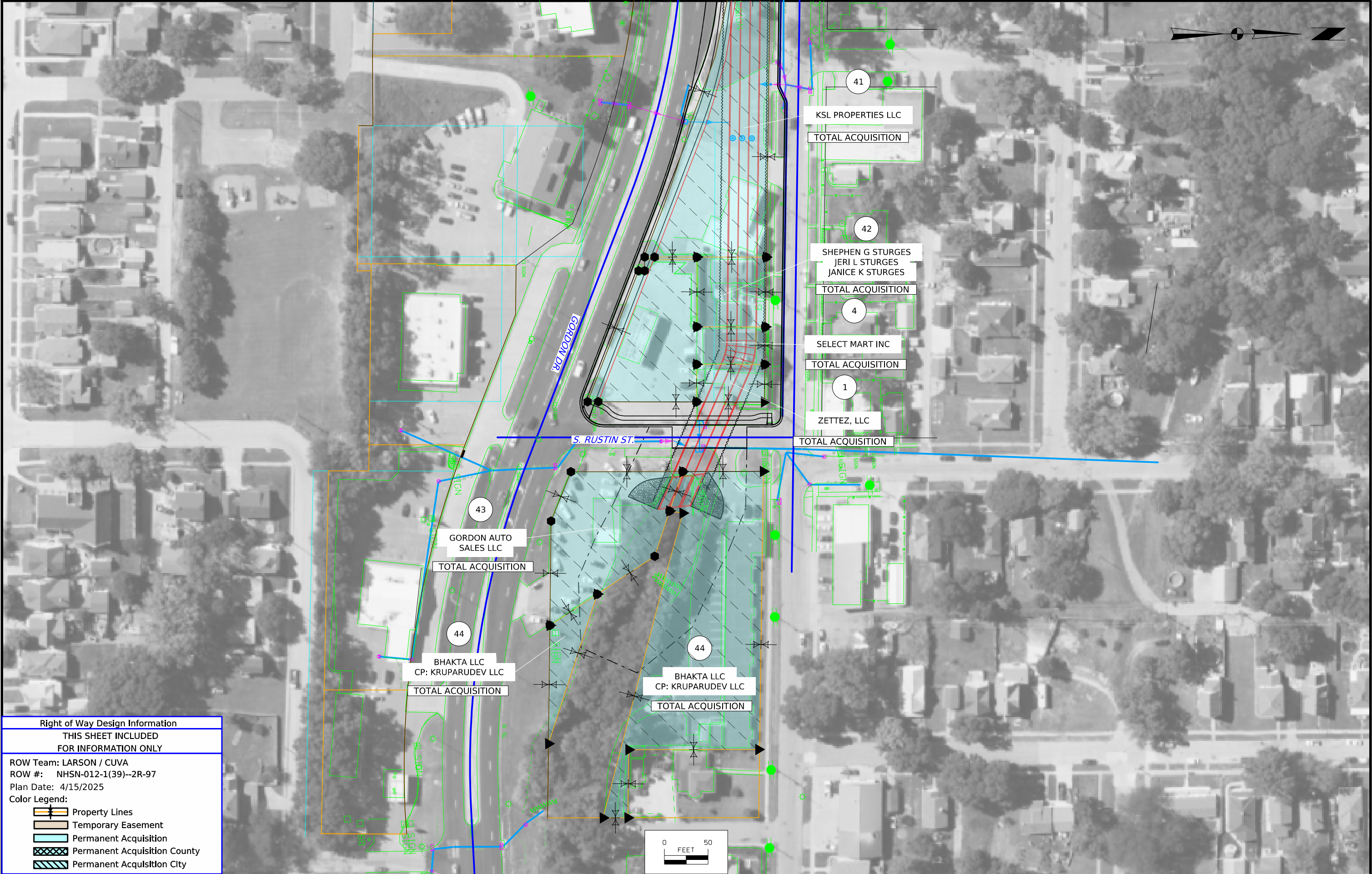
Michael D. Murray 6/23/2025
Michael D. Murray License No. 28540 Date
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
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Commencing at the Northeast Corner of Block 1; thence South 00°59'05" West, 77.68 feet along the East line of Block 1 to the Point of Beginning; thence South 00°59'05" West, 112.41 feet along said East Line; thence North 67°49'24" West, 177.90 feet; thence North 00°59'33" East, 48.59 feet; thence South 88°50'45" East, 79.92 feet; thence North 00°59'05" East, 78.50 feet to the North line of Block 1; thence South 88°17'49" East, 42.97 feet along said North line; thence South 00°59'05" West, 78.09 feet; thence South 88°50'45" East, 42.97 feet to the Point of Beginning containing 16,717 sq. ft.







Right of Way Design Information	
THIS SHEET INCLUDED FOR INFORMATION ONLY	
ROW Team: CUVA / FREDRICKSON	
ROW #: NHSN-012-1(39)-2R-97	
Plan Date: 06/21/2023	
Color Legend:	
	Property Lines
	Temporary Easement
	Permanent Acquisition

FILE NO.	ENGLISH	DESIGN TEAM	COUNTY	PROJECT NUMBER	SHEET NUMBER
8:27:28 AM 10/1/2024	jlarsol	pw:\NTP\wint1.dot.int.lan:PWMain\Documents\Projects\9701201019\ROW\ROW_97012039.dgn			

1997年12月15日
 1997年12月15日

SEWER PERMIT

15031

Sioux City, Iowa, Oct 29 1902

Mr. Van Tuyl, having complied with the ordinance

"providing for making sewer, gas and water connections," permission is hereby given him to excavate and make connections with the SAINTARY

conditions of said ordinance, and in accordance with the plans and specifications on file in the office of the City Engineer. Said connection to be located on the SOUTH side of Lawrence St.

Street 315 feet East from the NH at Corner of Howe St (locus) Street,
 (443' E. to 444' S. to 445' E. to 446' S. to 447' E. to 448' S. to 449' E. to 450' S. to 451' E. to 452' S. to 453' E. to 454' S. to 455' E. to 456' S. to 457' E. to 458' S. to 459' E. to 460' S. to 461' E. to 462' S. to 463' E. to 464' S. to 465' E. to 466' S. to 467' E. to 468' S. to 469' E. to 470' S. to 471' E. to 472' S. to 473' E. to 474' S. to 475' E. to 476' S. to 477' E. to 478' S. to 479' E. to 480' S. to 481' E. to 482' S. to 483' E. to 484' S. to 485' E. to 486' S. to 487' E. to 488' S. to 489' E. to 490' S. to 491' E. to 492' S. to 493' E. to 494' S. to 495' E. to 496' S. to 497' E. to 498' S. to 499' E. to 500' S. to 501' E. to 502' S. to 503' E. to 504' S. to 505' E. to 506' S. to 507' E. to 508' S. to 509' E. to 510' S. to 511' E. to 512' S. to 513' E. to 514' S. to 515' E. to 516' S. to 517' E. to 518' S. to 519' E. to 520' S. to 521' E. to 522' S. to 523' E. to 524' S. to 525' E. to 526' S. to 527' E. to 528' S. to 529' E. to 530' S. to 531' E. to 532' S. to 533' E. 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for Lot Block C.B. Rustin ADD

* 2826 Connecticut Ave

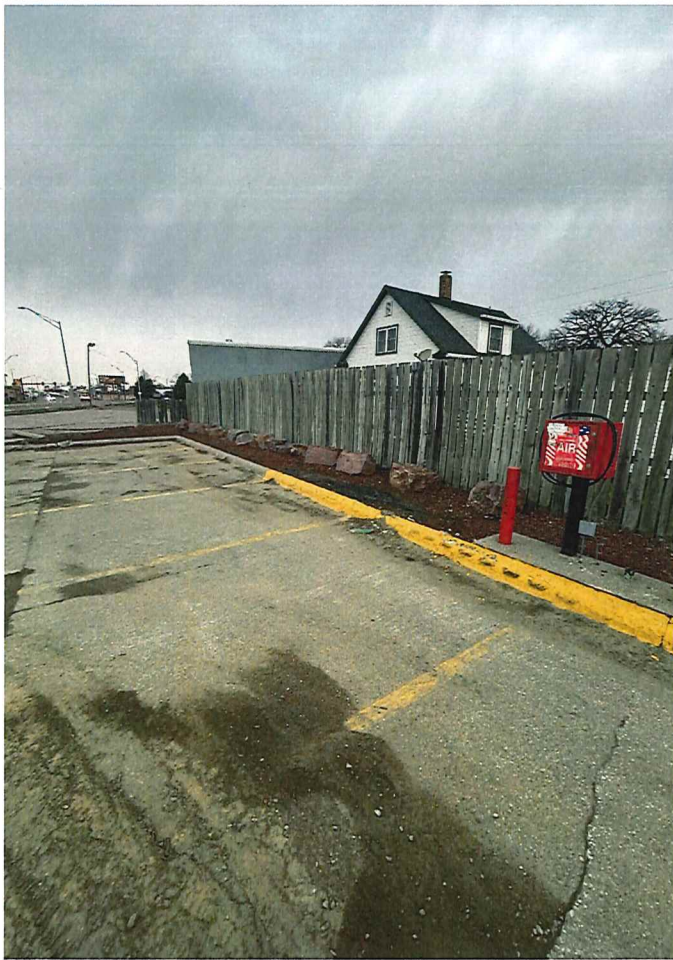
Low-Cost Meals

2008-2009

P.V. Steinhilber

1998

[illegible]



Fence along westerly property line



Inside Building



Inside Building



Inside Building



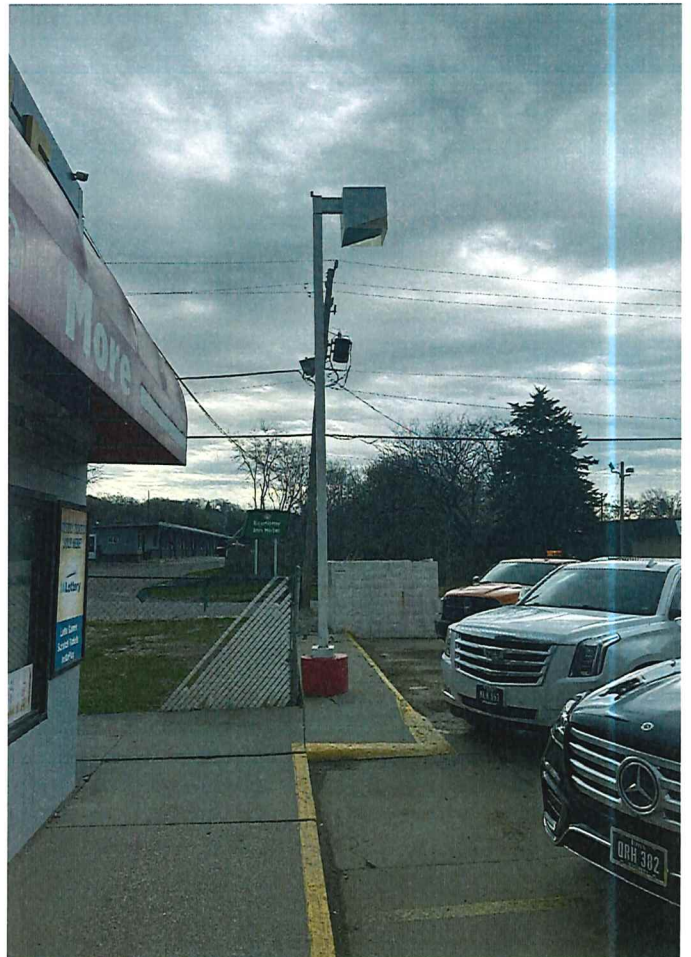
Inside Building



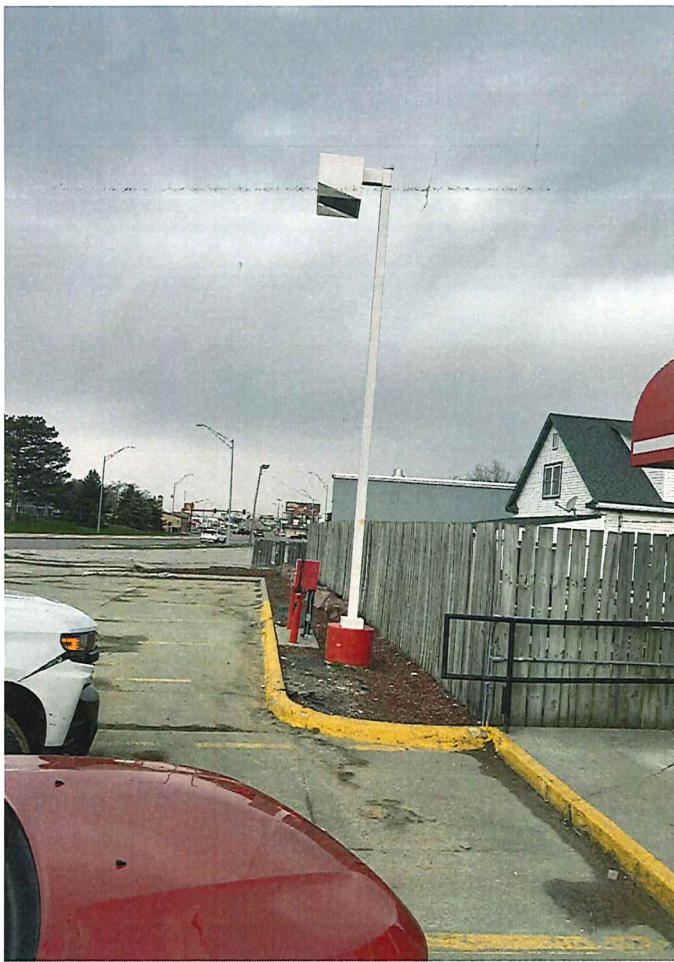
Bathroom



Inside Building



Light Pole to be Removed



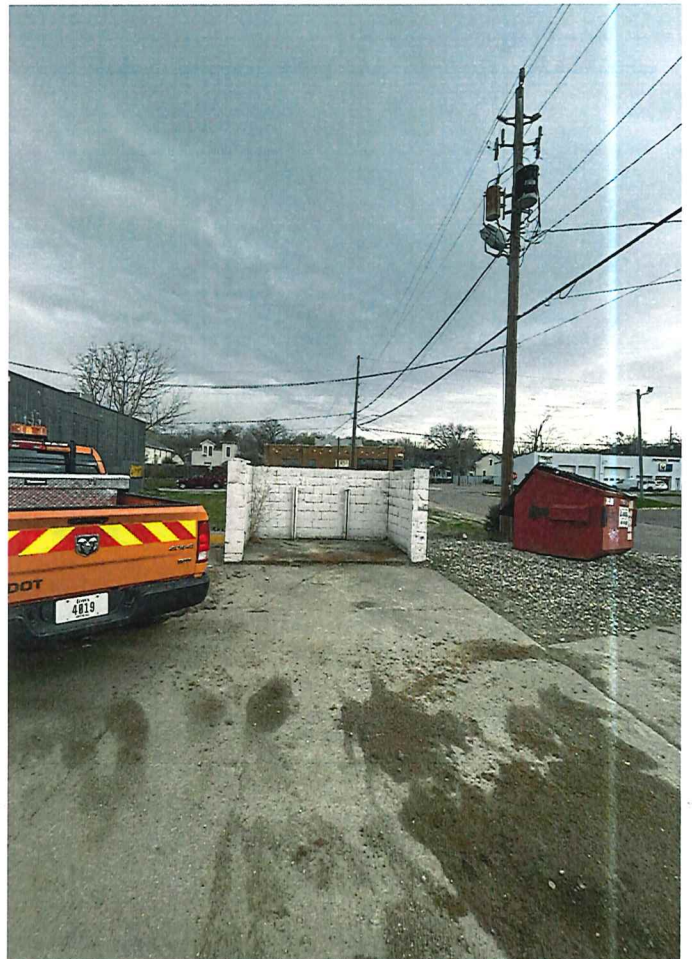
Light Pole to be Removed



Sign to be Removed



Parking Lot and front of Building



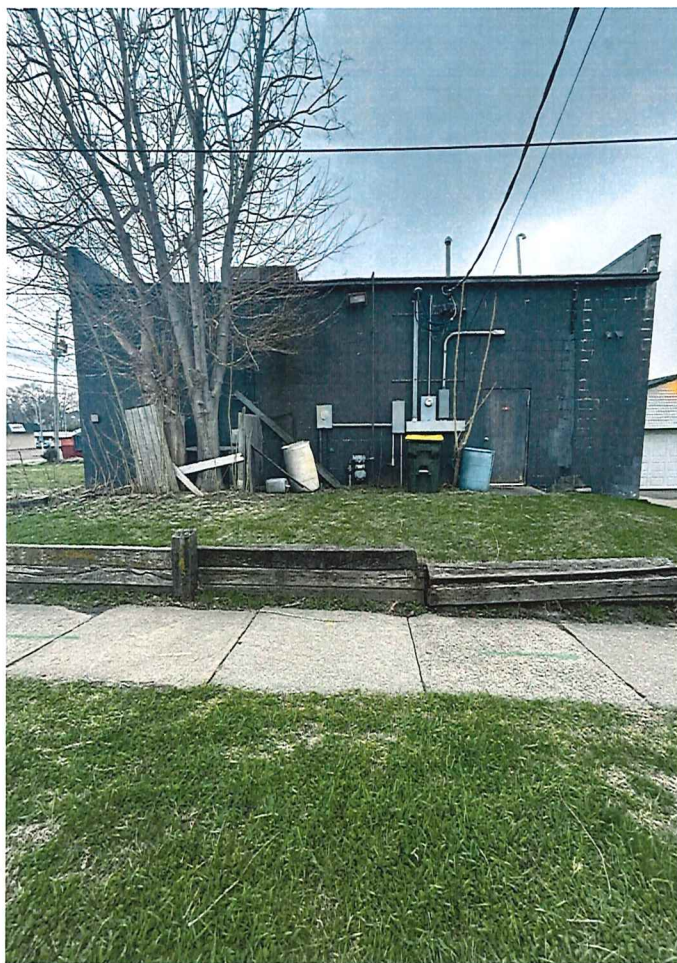
Concrete structure



East side of Building



SE corner of Building



Back side of Building

CMD 1 to Exit; CMD 3 to Add; Cmd 5 to Update; CMD 9 House Number Search
STOP AND TAP LOCATIONS

House	Street	Apt
2825	GORDON DR	

Split Line From:

Stop

Tap

	Size	Type of Tap	Date
Original:	3/4	COPPER	10/29/1986
Replacement:			

Size of Main: Condition of Stop Box: ☐

