



TO OFFICE: Contracts

ATTENTION Cesar Cintron

FROM: Districts 1, 2, 3

OFFICE: Matt Sharp

OFFICE: Property Management

SUBJECT: **PARCEL INSPECTION**

REMOVAL OF IMPROVEMENTS

DATE: 9/24/2026

COUNTY: Woodbury

ROW PHASE NO: NHSN-012-1(39)—2R-97

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

PARCEL NO: 43

POSSESSION DATE: PIN:19-97-012-010

9/22/2026

FORMER OWNER: Gordon Auto Sales, LLC

ADDRESS: 2901 Gordon Drive, Sioux City, Iowa 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
Warehouse/Service/Office Building (1,356 sq. ft.)	Concrete	Warehouse/Service /Office	Demolish
Pavement for Parking and Drive (10,900 Sq. Ft.)	Concrete/Asphalt	Parking/Drive	Demolish
3 Qty. Power Poles	Concrete/Wood	Lighting/Power	Demolish
Sign Frame (12 foot tall x 4 foot wide)	Concrete	Signage	Demolish
2 Qty Concrete Footings	Concrete	Signage	Demolish
Chain Link Fence – 50-foot length, along creek embankment	Dirt/Concrete	Fencing	Demolish

Approximate location of parcel

See address above – 2901 Gordon Drive, Sioux City, IA 51105

Comments

Note* - Water has been turned off and the meter has been pulled inside the building, was unable to turn the valve off outside due to it being under cement. (City of Sioux City) Water Dept.- Frank Post (712)-898-0895.

Note* - Electric and gas have been turned off and will be prepped for demolition by MidAmerican Energy, they will be calling to schedule a date to get inside the building to get the electric meter pulled within the next 12 business days.

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.

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.

Remove all the rest of the pavement on the property.

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

IOWA DEPARTMENT OF TRANSPORTATION
GRAPHIC EXHIBIT "A"



COUNTY WOODBURY STATE CONTROL NO. _____
PROJECT NO. NHSN-012-1(39)--2R-97 PARCEL NO. 43
SECTION 35 TOWNSHIP 89N RANGE 47W
ROW-FEE _____ AC, EASE 16,962 sq. ft. AC, BORROW _____ AC, EXCESS-FEE _____ AC
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE
ACQUIRED FROM GORDON AUTO SALES, LLC

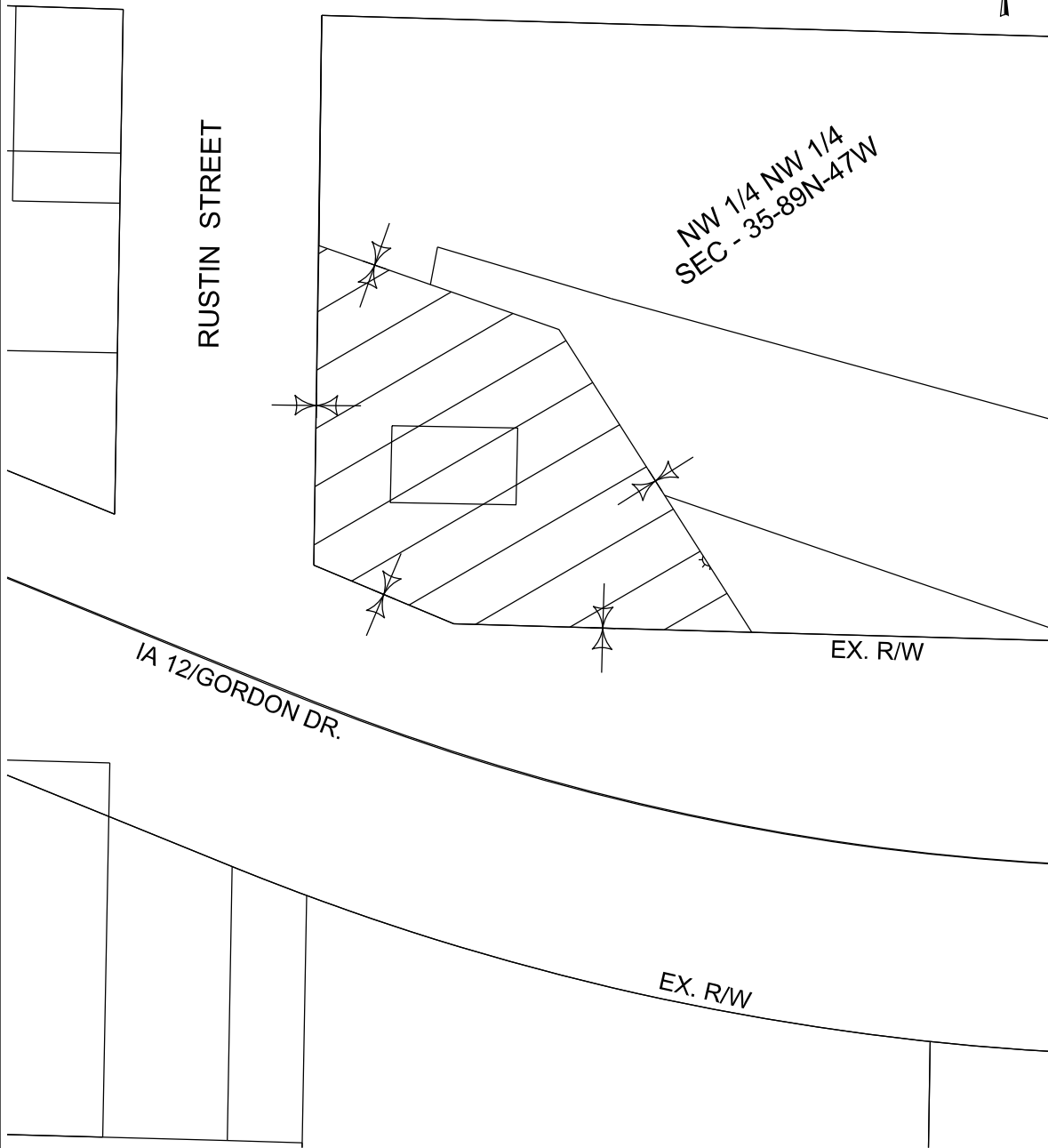
* ACQUIRED IN THE NAME OF THE CITY OF SIOUX CITY

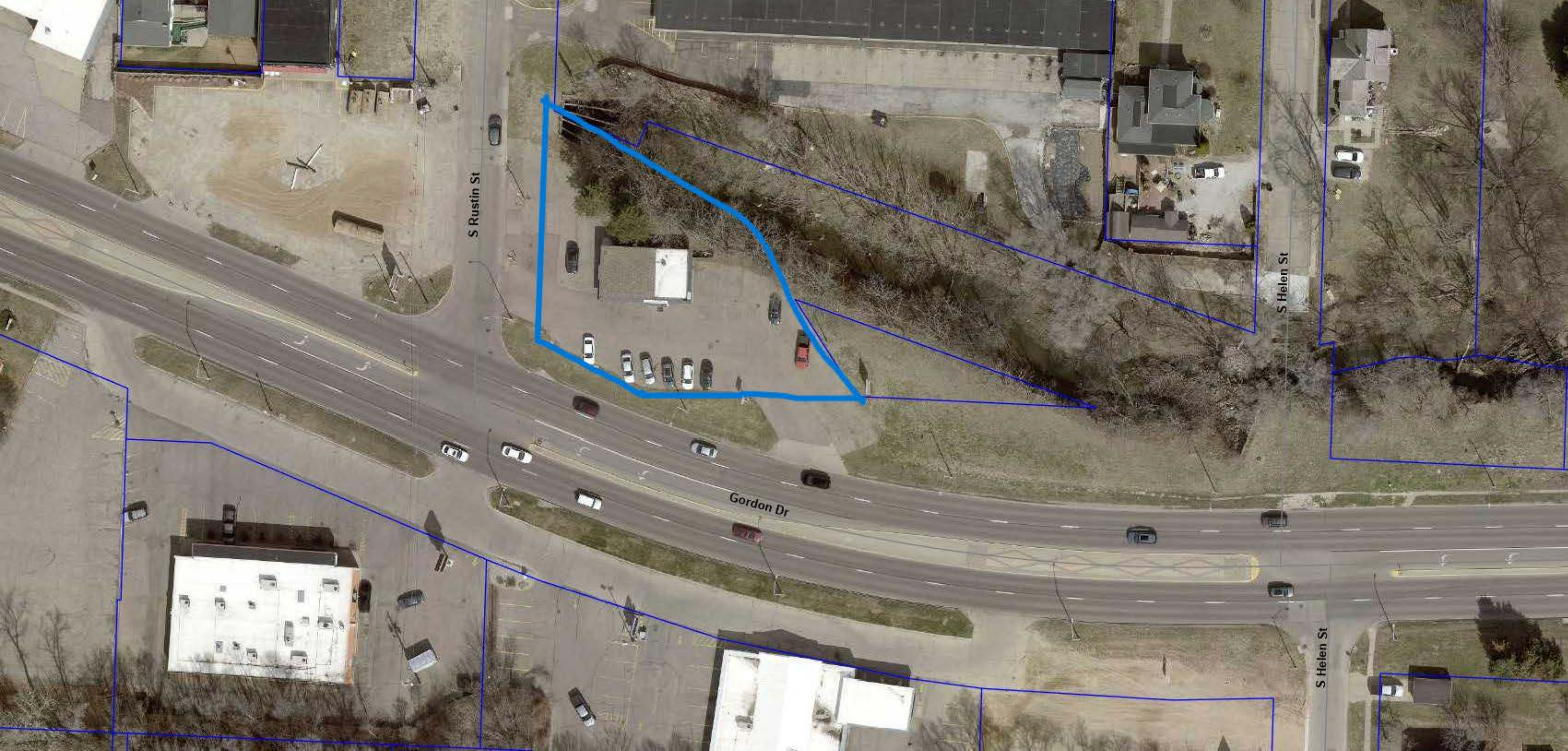
SIOUX CITY

Auditor's Subdivision of the North 1/2 of the
Northwest 1/4 of Sec. 35-89-47



CORRECTIONVILLE RD.





S Rustin St

Gordon Dr

S Helen St

S Helen St

Legend

- Storm Sewer Inlets (5)
- Storm Sewer Outlets (4)
- Storm Sewer Manholes (2)
- Open Drainage (7)
- Storm Sewer Pipe (14)
- Sanitary Manholes (5)
- Sanitary Permits (2)
- Vitrified Clay (8)
- Water Private Valve - Corporation (1)
- Water Private Valve - Other (1)
- Water Hydrant Valve (SDE) (1)
- Water Valves (2)
- Water Hydrant (SDE)**
- Owned By**
 - Our Agency (1)
 - Water Fire Hydrant Line (SDE) (2)
 - Water Service (SDE) (1)
- Water Main (SDE)**
- Water Type**
 - Potable Water (4)

Sioux City Utilities

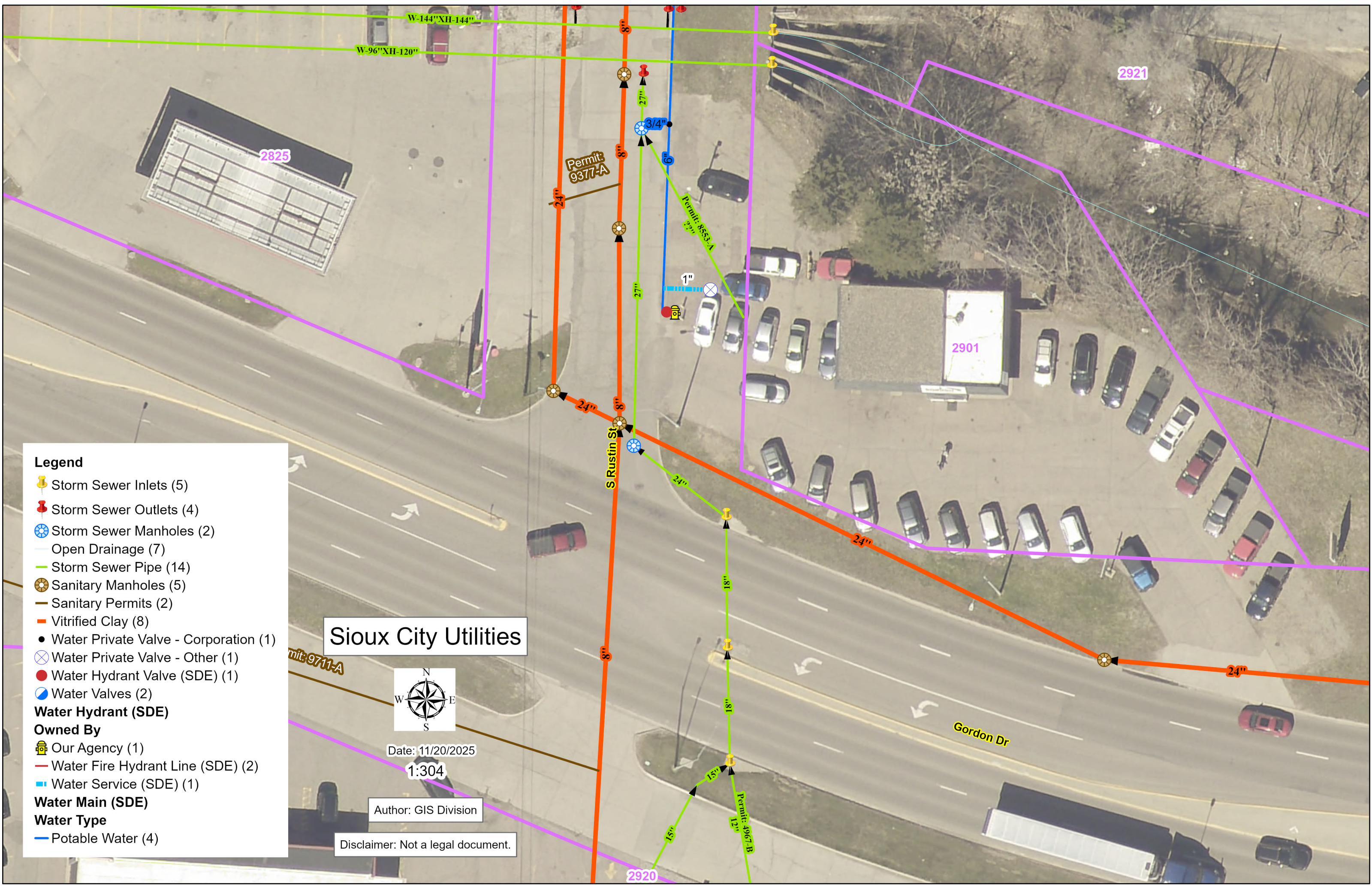


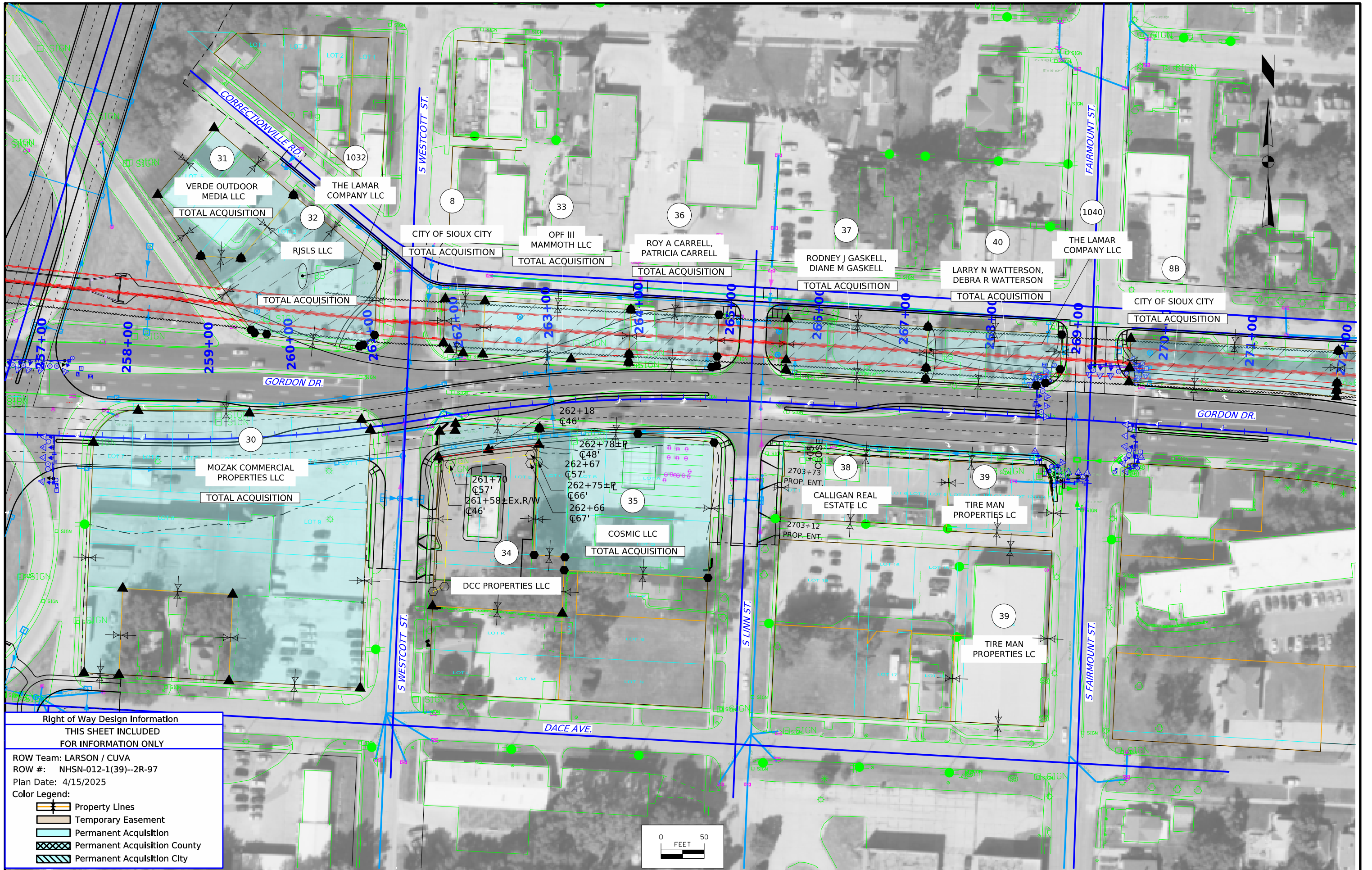
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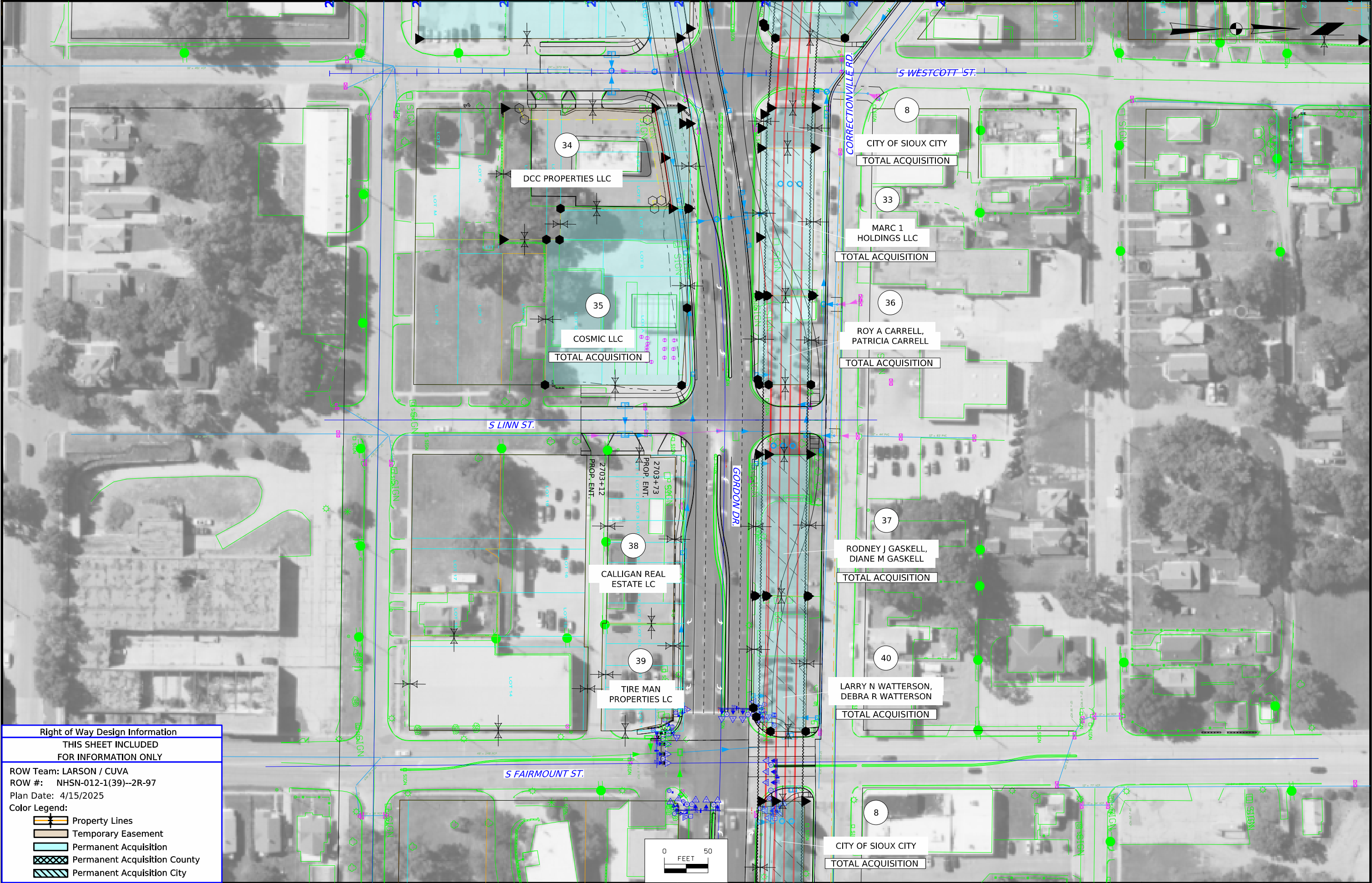
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Author: GIS Division

Disclaimer: Not a legal document.







Woodbury County, IA / Sioux City

Summary

Parcel ID 894735102001
Alternate ID 566415
Property 2901 GORDON DR
Address SIOUX CITY
Sec/Twp/Rng 35-89-47
Brief SC/SC COMM 89-47 AUD PLAT N 1/2 NW
Tax Description 35-89-47 ALL S OF BACON HOLLOW CREEK CONTAINING ABOUT 18750 SQ FEET N 1/2 LOT 1
(Note: Not to be used on legal documents)
Deed Book/Page [762-5885 \(12/26/2018\)](#)
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR 0
Pts
Zoning GC - General Commercial
District 0087 SIOUX CITY CITY/SIOUX CITY SCH
School District SIOUX CITY COMM
Neighborhood Commercial - Morningside



Owner

Deed Holder
[GORDON AUTO SALES LLC](#)
[601 E 25TH ST](#)
SOUTH SIOUX CITY NE 68776
Contract Holder
Mailing Address
GORDON AUTO SALES LLC
601 E 25TH ST
SOUTH SIOUX CITY NE 68776

Land

Lot Area 0.39 Acres ;16,962 SF

Commercial Buildings

Type	Base Area	Year Built
Auto / Impl. Service	1316	1955

Yard Extras

#1 - (1) Paving - Concrete 10,945 SF, Concrete Parking, Average Pricing, Built 1955

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
12/21/2018	GOSS THEODORE A	GORDON AUTO SALES LLC	762-5885	Normal	Deed		\$165,000.00
2/26/2015	Steffe, Ben C. & Nancy A.	Steffe, Nancy A.	739-8925	No consideration	Affidavit		\$0.00
2/26/2015	Steffe, Nancy A.	Goss, Theodore A.	739-8928	Court-ordered Sale	Deed		\$131,600.00
7/23/2003	WATSON STEPHEN L	STEFFE BEN C & STEFFE NANCY A	0636-0671	FULLFILLMENT OF PRIOR YEAR CONTRACT	Deed		\$0.00

Valuation

	2026	2025	2024	2023	2022
Classification	Commercial	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$169,600	\$169,600	\$139,100	\$139,100	\$127,200
+ Assessed Building Value	\$53,100	\$53,100	\$52,200	\$52,200	\$45,900
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$222,700	\$222,700	\$191,300	\$191,300	\$173,100
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$222,700	\$222,700	\$191,300	\$191,300	\$173,100

Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

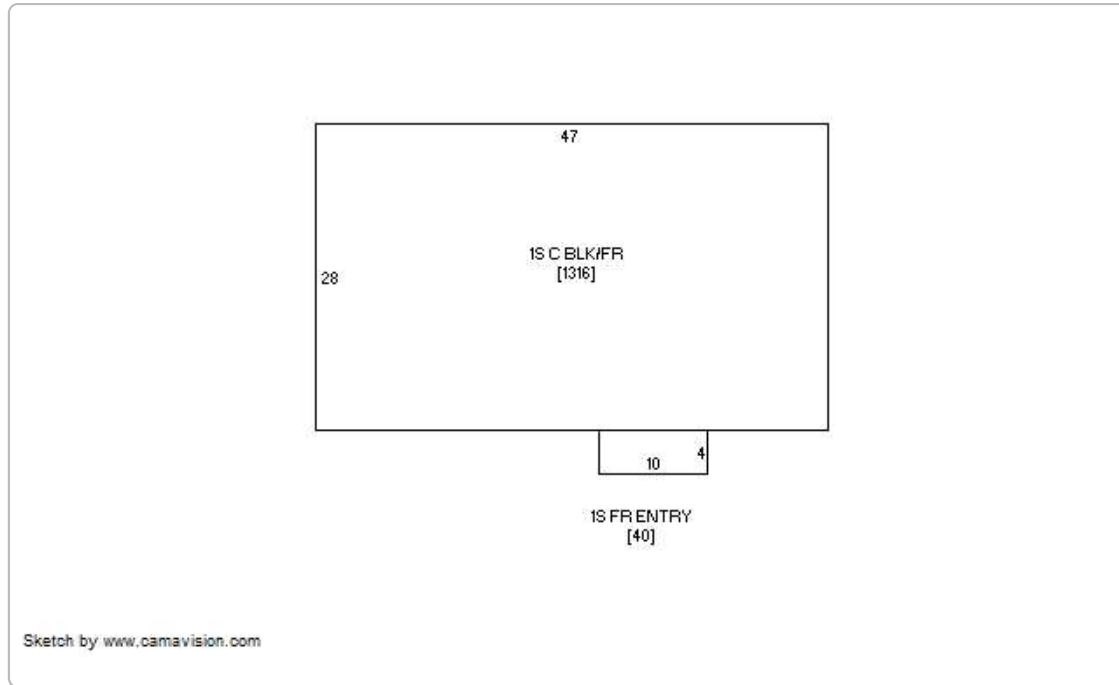
Sioux City Tax Credit Applications

Apply for Homestead or Military Tax Credits

Photos



Sketches



No data available for the following modules: Residential Dwellings, Agricultural Buildings, Permits, Woodbury County Tax Credit Applications, Sioux City Board of Review Petition.

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Developed by
 **SCHNEIDER**
GEOSPATIAL

AERIAL PHOTOGRAPH – PARENT TRACT



AERIAL PHOTOGRAPH – PARENT TRACT



ZONING MAP



County & Project No. Woodbury NHSN-012-1(39)-2R-97

Parcel No. 43

Date of Possession 9/22/26

Seller Gordon Auto Sales, LLC

☒ Possession Warrant delivered in person on this date.

☐ Possession Warrant to be mailed directly to payee.

SIGNED Matt Shays

SIGNED Jose Adrian Perez

(File Copy)

CMD 1 to Exit; CMD 3 to Add; Cmd 5 to Update; CMD 9 House Number Search

STOP AND TAP LOCATIONS

House	Street	Apt
2901	GORDON DR	

Split Line From:

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Stop	S Rustin: 3' S of N line of bldg. 15' E of E curb.

Tap	S Rustin: 3' S of N line of building, on E curb.

	Size	Type of Tap	Date
Original:	1"	COPPER	3/31/2008
Replacement:			
Size of Main:	06	Condition of Stop Box:	☐

OFFICE OF CITY ENGINEER

CITY OF SIOUX CITY
SEWER PERMIT

PERMIT NO.: C044889

PARCEL: 894788102011 ADDITION: 06033

BLK: 935

LEGAL: LL-SC COMM 89-47 AND PLAT N 1/2 NW 35-89-47 ALL E OF
BACON HOLLOW CREEK CONTAINING ABOUT 18750 SQ FEET N 1/2LIT 1
MOORE: 3411

STREET: GORDON DR

TAP FEE:

DEEDHOLDER:
STOFFESEN C
4425 APPLEWOOD AVE

CONTRACT BUYER:

LOCATED: ON THE NORTH SIDE OF GORDON DR 40.0 FEET SOUTH
FROM THE FIRST N.E. CORNER OF N.E. CORRECTIONVILLE RD & S RUSTEN ST

STUB: 181'6" WCP DEPTH: .8 LOCATION: SHEET: 114

Type Codes (3 letters): ST=Storm, SA=Sanitary, SSC=Reconnect for either ST/SA
STS/SAS=Stub out, STC/SAC=connection, STR/SAR=repair, STD/SAD=disconnect

Type	Contractor	Date	Issued by
SAS	H CARTER (PERMIT 3711)	6/15/1995	J RICH
SAC	BERAN PLUMBING (8153-A)	8/25/1995	J RICH
SAR	VAN TUL CONSTR. REPAIR NOT NEEDED	3/28/2008	J RICH

OFFICE OF
CITY ENGINEER

SEWER PERMIT

No. 8552 A

Rioo City, Iowa, 8-25, 1956

Mr. Beaver, having complied with the ordinances

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

Street sewer, under the terms and 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 E side of Lyndon

Street 40 feet from the W side of Grand Street, for Laurel 1 1/2 inch W side 35-87-41 Addition.

12446

Paul H. Roberts

Director of Public Works

8-25-56

SEWER PERMIT

SEWER PERMIT No. 8552 A

Rioo City, Iowa, 8-25, 1956

Mr. Beaver, having complied with the ordinances

"providing for making sewer, gas and water connection," permission is hereby given him to excavate

and make connections with the

Street sewer, under the terms and 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 E side of Lyndon

Street 40 feet from the W side of Grand Street, for Laurel 1 1/2 inch W side 35-87-41 Addition.

12446

Paul H. Roberts

Director of Public Works

8-25-56

SEWER PERMIT

9/6/55 Council
2901 Lyndon Ave
100 ft sewer
w/ 1 1/2 inch W side

OFFICE OF
CITY ENGINEER

SEWER PERMIT

No. 8553 A

St. Louis, Mo., 8-25, 1955

Mr. Bauer, having complied with the ordinances

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

Street sewer, under the terms and 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 E side of Rushin

Street, confronted to property of E.B. on east side of Rushin Street,

for the new 12" dia. 12' section new 4 sec. 35-27-4 section

12447

Stone Sewer

Paul V. Roberts

Director of Public Works

Exp. 8-19

SEWER PERMIT

8553

9/7/55 Goodell

2901 Rushin Drive

66 ft. galvanneum

confronted to E. B. Co. 14 ft

Goodell

Possession Pictures – Parcel 43- 2901 Gordon Drive, Sioux City, IA



Power Pole #1 – east side of property



View of Property from East Driveway



Sign frame with cement footing





Cement footing – South line of parking lot



Cement footing – SW line of Parking lot



Fire Hydrant- West side of lot, leave in-tact



Power Pole #2 – West side of lot



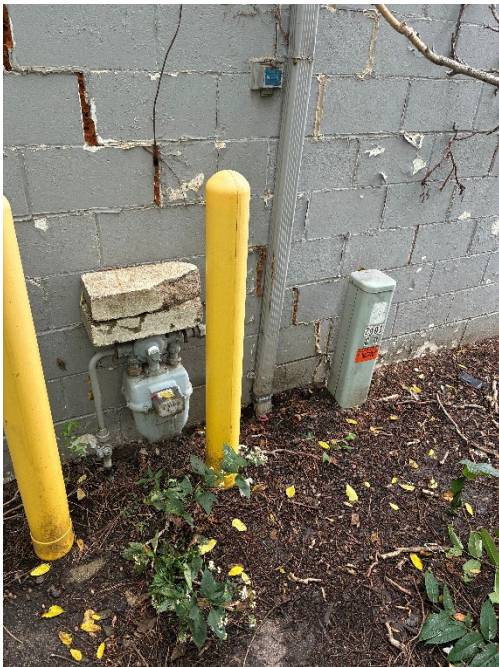
Property View from NW side of lot



Back of building



Trees and fence between creek and building



Utility Boxes back side of building



More of fence behind building



Power Pole #3 NE corner of building



East view of building



Front view of building



Overhead doors



Inside garage view



Furnace



Electric panel



Front office



East manhole in garage



West manhole in garage



Lockbox on East garage door for front main entrance

