



TO OFFICE: Contracts

ATTENTION Cesar Cintron
Districts 1, 2, 3

FROM: Matt Sharp

OFFICE: Property Management

SUBJECT: **PARCEL INSPECTION
REMOVAL OF IMPROVEMENTS**

DATE: 7/1/2026

COUNTY: Woodbury

ROW PHASE NO: NHSN-012-1(39)—2R-97

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

PARCEL NO: 3

POSSESSION DATE: 7/1/2026

FORMER OWNER: Sapp Bros. Petroleum

ADDRESS: 1623 Dace Ave. Sioux City,
Iowa 51106

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
Canopy 30' by 116' (3,480 sq. ft.)	Concrete/Steel	Canopy	Demolish
Building 8' x 8' (64 sq. ft.)	Concrete	Utility Building	Demolish
2 Qty – Light Poles (18' tall)	Concrete	Light Poles	Demolish
2 Qty – Sign Bases	Concrete	Sign Foundation	Demolish
Concrete Paving (30,000 sq. ft.)	Concrete	Driveway/Access	Demolish
Sidewalk leading to 8'x8' Building	Concrete	Sidewalk	Demolish
Sidewalk north side (145 ft.)	Concrete	Sidewalk	Demolish

Approximate location of parcel

See address above - 1623 Dace Ave. Sioux City, Iowa 51106

Comments

Water has been turned off and the meter has been pulled. (City of Sioux City) Water Dept.- Frank Post (712)-898-0895.
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.
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.
Leave the public sidewalk on the south side of the property and remove all the rest of the pavement on the property.
Backfill, grade and seed the lot once demolition is complete.
8. **DO NOT DISTURB – Railroad Bungalow Control Cabinet on or near SW corner of property line.**

Location of well (if known) ☒N/A

City Utilities

Location of septic system (if known) ☒N/A

City Sewer, Will need capped at demolition

Parcel 3 – Sapp Bro's Possession Sioux City – 7/1/26



Bases left over from sign, SE corner of property



Fuel canopy

Small Utility Building Pics



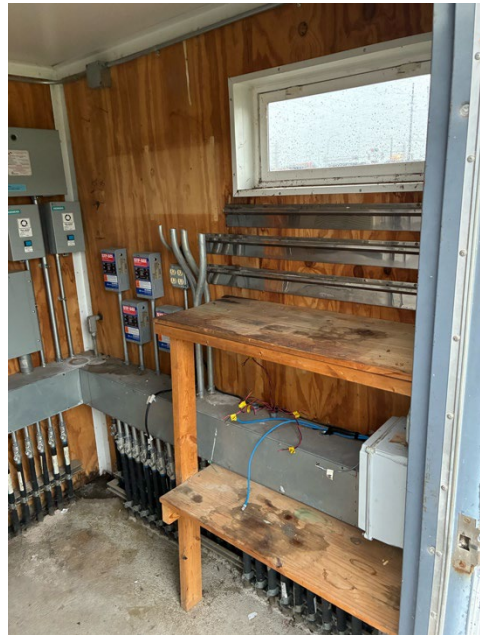
Light poles



Pavement Pictures + Sidewalk to Building



Inside of Utility Building





Sinclair



1 2

5 6

7

8 9

10 11

12 13

14 15

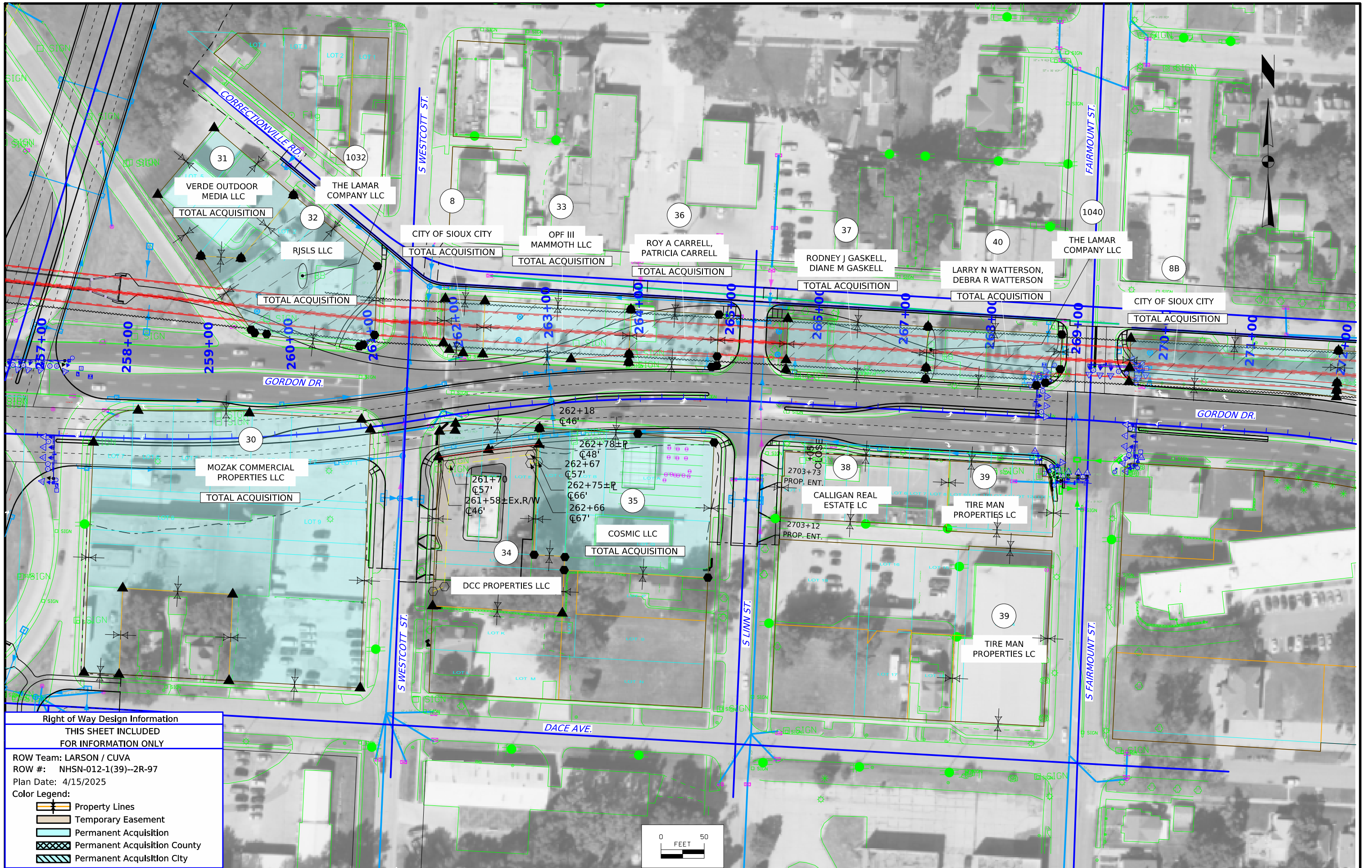
16 17

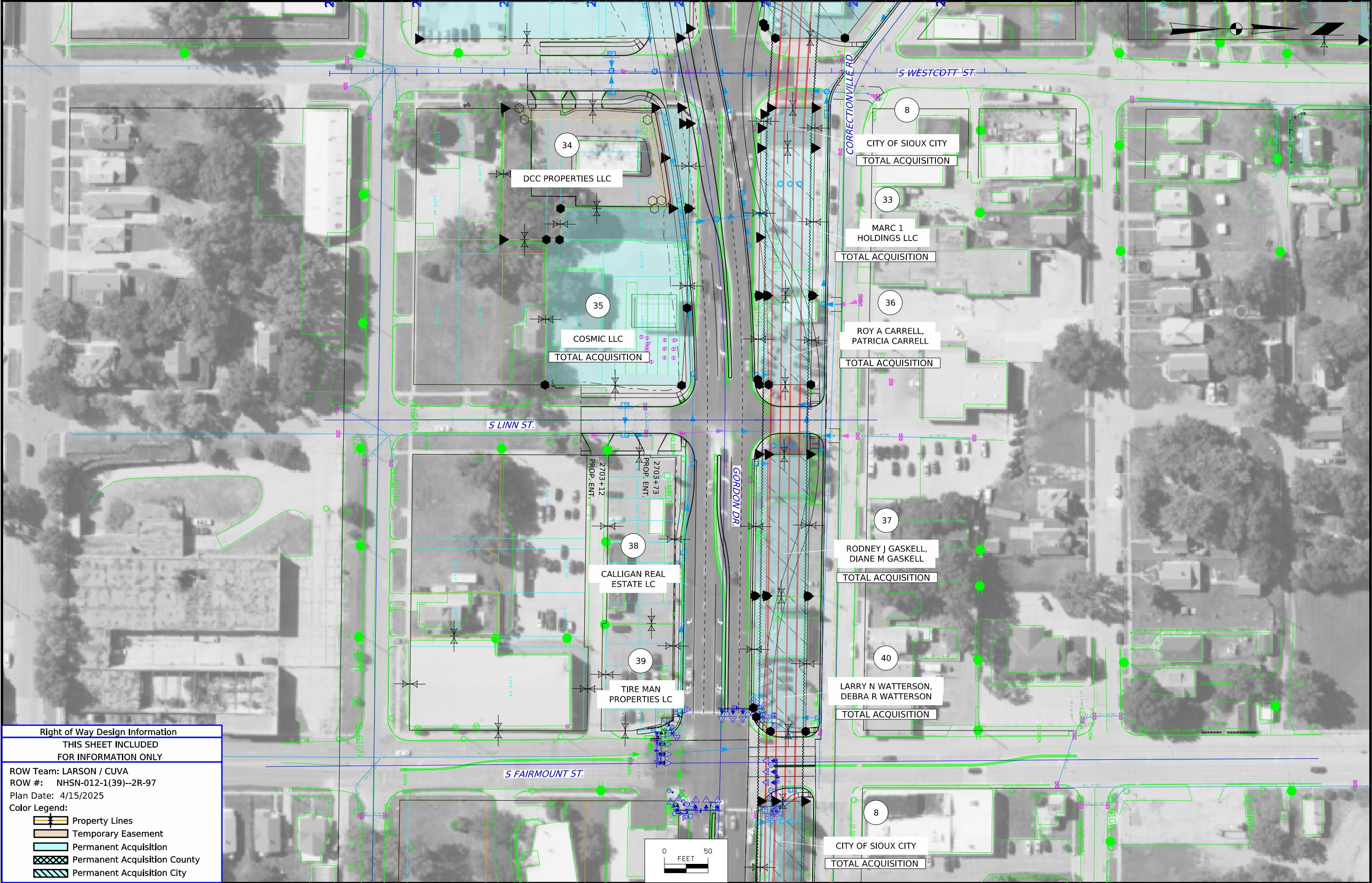
18 19

20 21

22 23







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

STOP AND TAP LOCATIONS

House	Street	Apt
1623	DACE AVE	

Split Line From:

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Stop	Steuben: 14' N of N curb of Dace Ave., 47' W of W curb line of
	Steuben St. or 1' N of sidewalk, 1' W of E edge of catch basin on
	northwest corner of Dace & Steuben St.

Tap	Steuben: 7' W of E curb of Steuben. 58' N of N line of Dace.
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*****House to be demolished - kds	tap done 4/4/08 -
10/31/05	tap - 7' N of N curb of Dace, 46' W of W curb of Steuben

	Size	Type of Tap	Date
Original:	02	COPPER	4/04/2008
Replacement:			

Size of Main:	16	Condition of Stop Box:	☐
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CMD 1 to Exit; CMD 3 to Add; Cmd 5 to Update; CMD 9 House Number Search

STOP AND TAP LOCATIONS

House	Street	Apt
1601	GRAND AVE	

Split Line From:

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Stop Grand: 4' S of S side of bldg, 13' W of W side of bldg.

Tap Grand: 6' S of S side of bldg. 12 1/2' E of W side of bldg.

	Size	Type of Tap	Date
Original:	3/4	COPPER	4/28/1977
Replacement:			

Size of Main: 06 Condition of Stop Box: ☐

Permit No. _____ DATE 4-14-08

Permit Cl. No. 08-2759 Contr. M Albenesius

Address 1623 Dace Ave

_____ Sewer ☒ New _____ Disconnect _____ Sanitary

☒ Water _____ Repair _____ Replacement _____ Storm

REMARKS 2" saddle and tap on main. 2"
Copper with tracer wire. to Building. Box
4' N of NW curb of Dace. 47' W of W curb of Stuben
over

Inspector M Hammerstrom.

of (2nd measurements). On DACE 1' N of Side
' W of East edge of CB AT NW corner.

County & Project No. Woodbury N/HSN-012-1(39)--2R-97
Parcel No. 3

Date of Possession 7/1/26

Seller Saff Bros. Petroleum, Inc.

☒ Possession Warrant delivered in person on this date.

☐ Possession Warrant to be mailed directly to payee.

SIGNED Matthew Shupe

SIGNED [Signature]

OFFICE OF CITY ENGINEER

CITY OF SIOUX CITY
SEWER PERMIT

PERMIT NO01255

PARCEL: 894734104004 ADDITION: 00105

BLK: 002

LEGAL FLOYD CITY A TCT COMM SE COR BLK 2 THEC W 219.82 FT
, NWLY 324.23 FT, E 294.22 FT, & S 315.50 BLK 2
HOUSE 1623 STREET: DACE AVE TAP FEE:

DEEDHOLDER: CONTRACT BUYER:
SAPP BROS PETROLEUM INC
9915 S 148TH ST

LOCATED: ON THE WEST SIDE OF STEUBEN ST 163.0 FEET SOUTH
FROM THE MANHOLE IN GORDON DRIVE (CONNECTION FOR LOT 12)

STUB: 44' \ 6" VCP DEPTH: 11.0 LOCATION:

SHEET: 85

Type Codes (3 letters): ST=Storm, SA=Sanitary, REC=Reconnect
STS/SAS=Stub out, STC/SAC=Connection, STR/SAR=Repair, STD/SAD=Disconnect

Type Contractor
SAS LESSARD CONTRACTING, INC.
SAC ALBENESIUS, MARK INC.

12/07/1995
4/09/2008

Date

Issued by
E GRAU
J RICH

