



TO OFFICE: Contracts

ATTENTION Cesar Cintron

FROM: Districts 1, 2, 3

OFFICE: Matt Sharp

OFFICE: Property Management

SUBJECT: **PARCEL INSPECTION**

REMOVAL OF IMPROVEMENTS

DATE: 9/11/2026

COUNTY: Woodbury

ROW PHASE NO: NHSN-012-1(39)—2R-97

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

PARCEL NO: 44

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

9/10/2026

FORMER OWNER: Kruparudev, LLC

ADDRESS: 2921 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
Motel/Apartment/Office Building (5,600 sq. ft.)	Concrete	Motel/Apartment/Office	Demolish
Canopy/Overhang (1,524 sq. ft.)	Concrete	Overhang Cover	Demolish
Parking and Driveway Area (13,200 sq. ft.)	Asphalt/Concrete	Parking/Driveway	Demolish
Two Small Storage Sheds	Concrete	Storage	Demolish
1 Sign (SW Corner of Lot) 3x8 ft. tall	Concrete	Sign	Demolish
1 Sign (South Lot) (South of Bacon Creek) 3x10ft. tall	Concrete	Sign	Demolish
Concrete Storm Cellar (10x20Ft.) with Stairs	Concrete	Storm Cellar	Demolish
Chain Link Fence (30x30 Ft.) Garden Area	Dirt/Concrete	Garden	Demolish
2 Light poles – West and Middle/South	Concrete	Light	Demolish

Approximate location of parcel

See address above – 2921 Gordon Drive, Sioux City, IA 51105

Comments

- Note* - Water has been turned off and the meter has been pulled. (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.
- Note* - Keep the city sidewalk on the north side of the property in-tact, DO NOT DEMOLISH
- Note* - Keep the wooden fence in-tact on North side of Creek, deep drop off, fall hazard. DO NOT DEMOLISH
- Note* - Keep eastern wooden privacy fence in-tact, that belongs to neighbors to the east. DO NOT DEMOLISH
- 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 north 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.

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

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

Utilities have been notified. Yes ☒ No ☐ N/A ☐

There may be miscellaneous junk, debris, concrete and/or fencing located on this parcel.

Extermination of pest or rodent required? Yes ☐ No ☒

Buildings to be boarded or secured? Yes ☒ No ☐

Tanks were secure upon possession? Yes ☐ No ☐ N/A ☒

By copy of this memo we are also requesting an asbestos inspection.

MDS

cc: Don Johnson, Location and Environment Bureau
Eric Wright, Right of Way Design.
Brennan Dolan, Location and Environment Bureau
Jessica Felix, District 3 Engineer
Shane Tymkowicz, Assistant District 3 Engineer
Jason Klemme, District 3 Construction Engineer
Mat Gogerty, Property Manager
John Newell, Property Manager
Stacy Ryan, Contracts Bureau
Mustafa Qaisi, Contracts Bureau
Parcel File

Woodbury County, IA / Sioux City

Summary

Parcel ID	894735102002
Alternate ID	566400
Property Address	2921 GORDON DR SIOUX CITY
Sec/Twp/Rng	35-89-47
Brief	SC/SC COMM 89-47 AUD PLAT N 1/2 NW 35 -89-47 A TRI TCT 65 FT ON SW & 179.4 FT NE & LYIN GS OF NEW CHANNEL & N OF GORDO N DRIVE
Tax Description	N 1/2 LOT 1 (Note: Not to be used on legal documents)
Deed Book/Page	728-4225 (3/13/2013)
Gross Acres	0.00
Net Acres	0.00
Adjusted CSR Pts	0
Zoning	GC - General Commercial
District	0087 SIOUX CITY CITY/SIOUX CITY SCH
School District	SIOUX CITY COMM
Neighborhood	Commercial - Morningside

Owner

Deed Holder
[BHAKTA LLC](#)
[WESTBRIDGE HOTEL GROUP](#)
6901 NW 83RD ST
KANSAS CITY MO 64152
Contract Holder
[KRUPARUDEV LLC](#)
2921 GORDON DR
SIOUX CITY IA 51106
Mailing Address

Land

Lot Area 0.08 Acres ;3,588 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
12/7/2020	BHAKTA LLC	KRUPARUDEV LLC	2020-15970	No consideration	Contract	Y	\$0.00
3/12/2013	Narsi Raman G	Bhakta LLC	728-4225	Transfers to correct or modify conveyance	Affidavit		\$0.00
3/28/2011	RUMOHR EMIL K & RUMOHR CAROL J	NARSI RAMAN G & BHAKTA NATHUBHAI B	715-10302	Fullfillment of prior year contract	Deed		\$0.00
2/1/2010	BHAKTA SUMAN G & BHAKTA MADHU S	BHAKTA LLC	708-6475	Sale with consideration paid for real property of \$10000 or less	Deed	Y	\$0.00
8/30/2007	NARSI RAMAN G	BHAKTA SUMAN G & BHAKTA MADHU S	694-6092	SALE OF TWO OR MORE SEPARATELY ASSESSED PARCELS - SINGLE CONSIDERATION	Contract		\$275,000.00

☐ Show There are other parcels involved in one or more of the above sales:

Valuation

	2026	2025	2024	2023	2022
Classification	Commercial	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$3,600	\$3,600	\$2,900	\$2,900	\$2,700
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$3,600	\$3,600	\$2,900	\$2,900	\$2,700
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$3,600	\$3,600	\$2,900	\$2,900	\$2,700

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

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

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)

[Last Data Upload: 9/21/2026, 6:45:02 PM](#)

[Contact Us](#)

Developed by



Woodbury County, IA / Sioux City

Summary

Parcel ID 894735101005
Alternate ID 566385
Property 2921 GORDON DR
Address SIOUX CITY
Sec/Twp/Rng 35-89-47
Brief SC/SC COMM 89-47 AUD PLAT OF N
Tax Description 1/2 OF NW 1/4 35-89-47 PT OF TAX
LOT 1 LYING N OF NEW CHANNEL
OF BACON HOLLOW CREEK (EX E
78 FT OF N 183 FT); (EX N 33 FT);
AND (EX NEW CHANNEL OF BACON
HOLLOW CREEK)
(Note: Not to be used on legal
documents)
[728-4225 \(3/13/2013\)](#)
Deed
Book/Page
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
[BHAKTA LLC](#)
[WESTBRIDGE HOTEL GROUP](#)
6901 NW 83RD ST
KANSAS CITY MO 64152
Contract Holder
[KRUPARUDEV LLC](#)
2921 GORDON DR
SIOUX CITY IA 51106
Mailing Address

Land

Lot Area 0.96 Acres ;41,586 SF

Commercial Buildings

Type	Base Area	Year Built
Hotel / Motel	4440	1956

Yard Extras

#1 - (1) Paving - Concrete 5,800 SF, Concrete Parking, Average Pricing, Built 1956
#2 - (1) Shed 200 SF, Frame Shed, Average Pricing, Built 1956
#3 - (1) Paving - Asphalt 7,400 SF, Asphalt Parking, Average Pricing, Built 1973

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
12/7/2020	BHAKTA LLC	KRUPARUDEV LLC	2020-15970	Normal	Contract	Y	\$450,000.00
3/12/2013	Narsi Raman G.	Bhakta, LLC	728-4225	Transfers to correct or modify conveyance	Affidavit		\$0.00
9/4/2012	Narsi Raman G	Bhakta LLC	725-7189	Fullfillment of prior year contract	Deed		\$0.00

☐ Show There are other parcels involved in one or more of the above sales:

Valuation

	2026	2025	2024	2023	2022
Classification	Commercial	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$160,100	\$160,100	\$103,900	\$103,900	\$95,000
+ Assessed Building Value	\$171,300	\$171,300	\$137,000	\$137,000	\$145,900
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$331,400	\$331,400	\$240,900	\$240,900	\$240,900
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$331,400	\$331,400	\$240,900	\$240,900	\$240,900

Sioux City Special Assessments and Fees

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

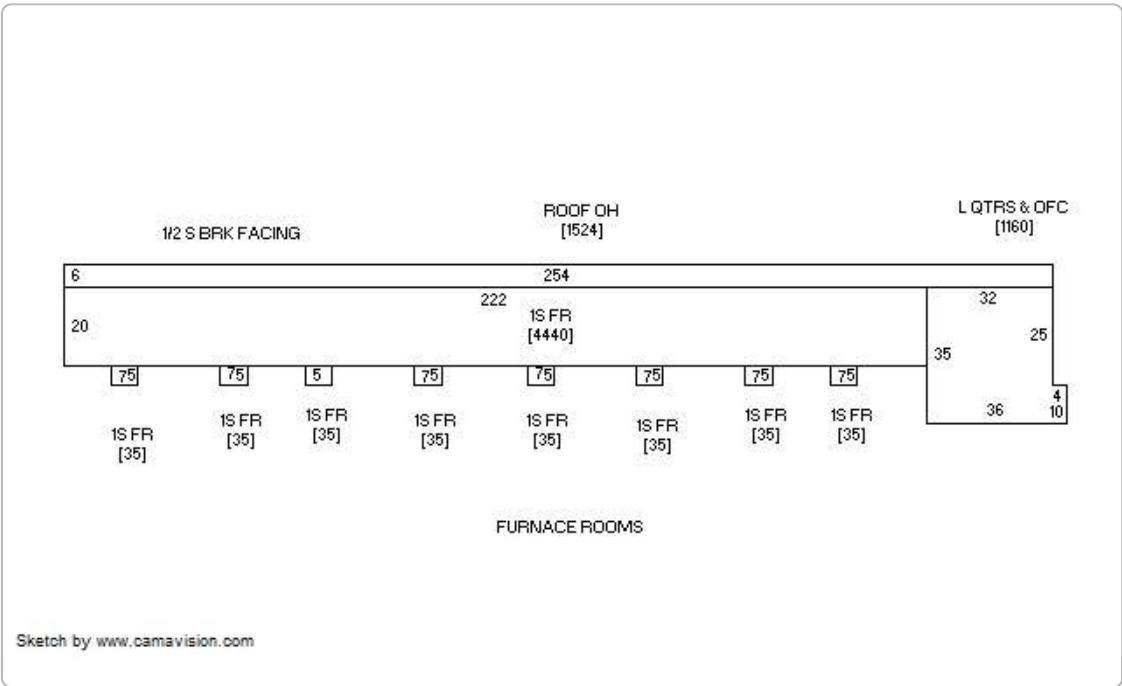
Sioux City Tax Credit Applications

Apply for Homestead or Military Tax Credits

Photos



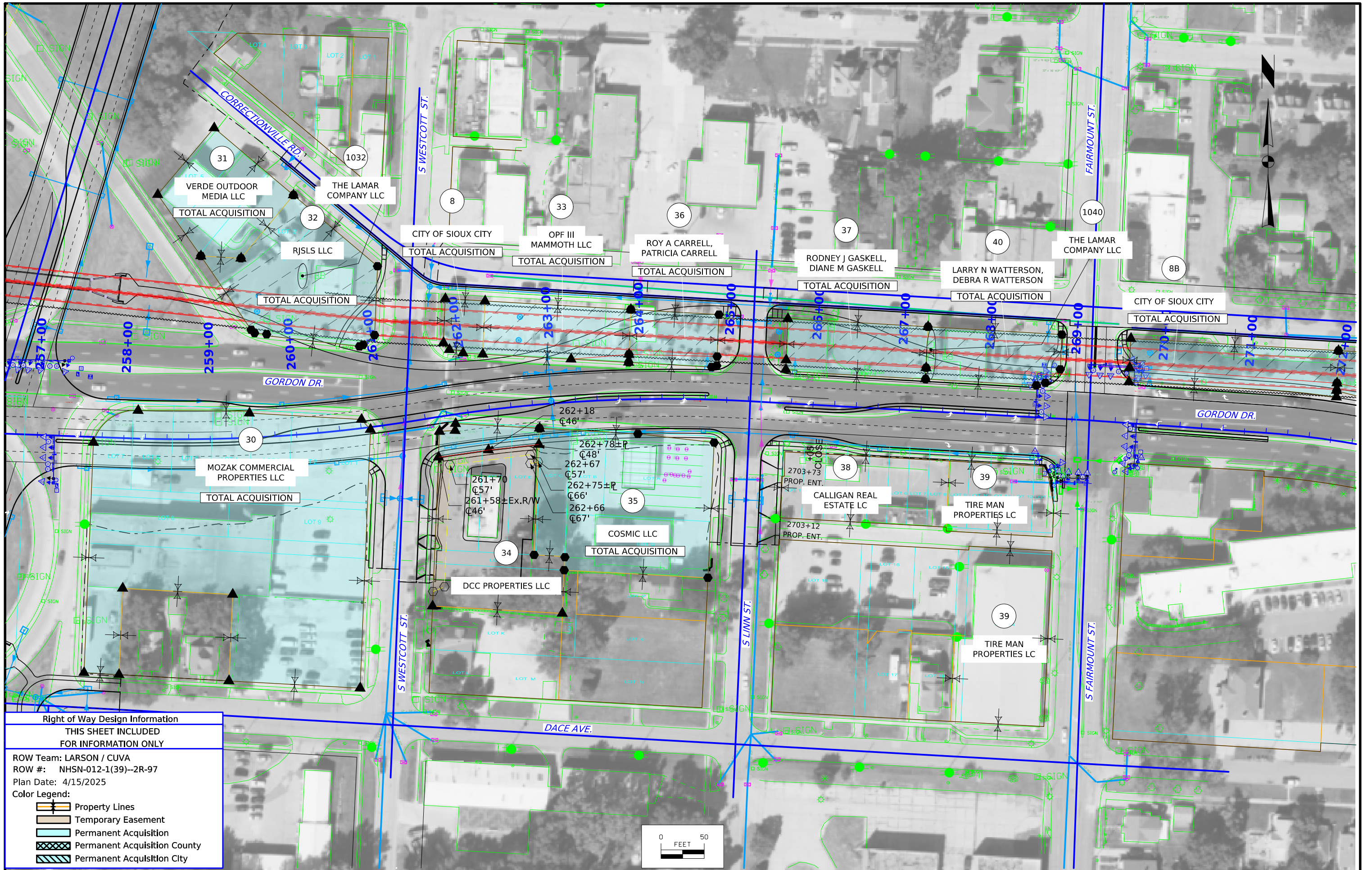
Sketches

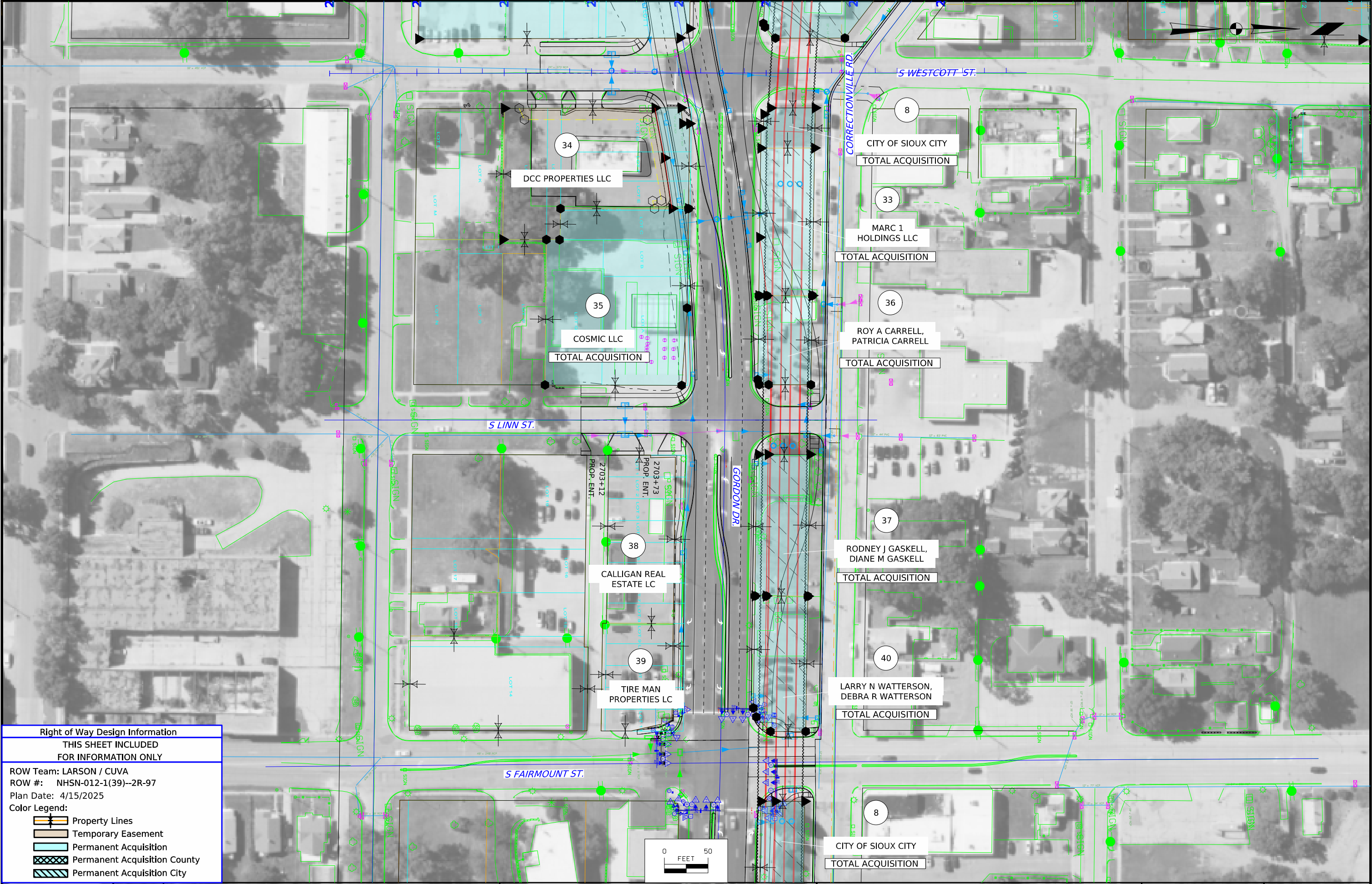


The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 9/21/2026, 6:45:02 PM](#)

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL





Right of Way Design Information

THIS SHEET INCLUDED
FOR INFORMATION ONLY

ROW Team: LARSON / CUVA
ROW #: NHSN-012-1(39)--2R-97
Plan Date: 4/15/2025
Color Legend:

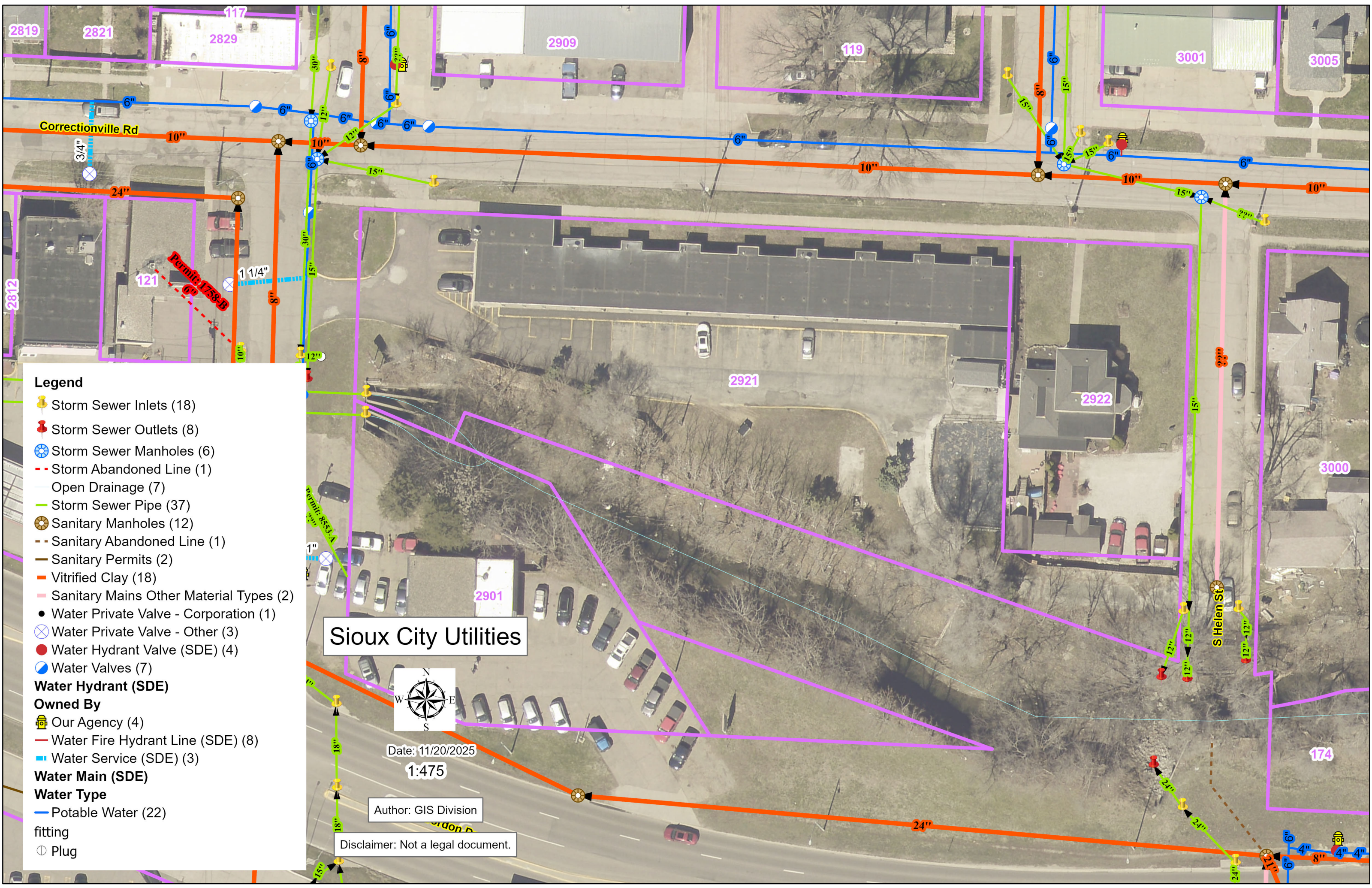
Property Lines

Temporary Easement

Permanent Acquisition

Permanent Acquisition County

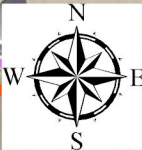
Permanent Acquisition City



Legend

- Storm Sewer Inlets (18)
- Storm Sewer Outlets (8)
- Storm Sewer Manholes (6)
- Storm Abandoned Line (1)
- Open Drainage (7)
- Storm Sewer Pipe (37)
- Sanitary Manholes (12)
- Sanitary Abandoned Line (1)
- Sanitary Permits (2)
- Vitrified Clay (18)
- Sanitary Mains Other Material Types (2)
- Water Private Valve - Corporation (1)
- Water Private Valve - Other (3)
- Water Hydrant Valve (SDE) (4)
- Water Valves (7)
- Water Hydrant (SDE)**
- Owned By**
- Our Agency (4)
- Water Fire Hydrant Line (SDE) (8)
- Water Service (SDE) (3)
- Water Main (SDE)**
- Water Type**
- Potable Water (22)
- fitting
- Plug

Sioux City Utilities



Date: 11/20/2025

1:475

Author: GIS Division

Disclaimer: Not a legal document.

OFFICE OF
CITY ENGINEER

SEWER PERMIT

No. 9105 A

Mr. Chloro Pkg. Co. Des Moines, Iowa, having complied with the ordinance

"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 East Main

Street _____ feet _____ from the _____ in _____ Street,

for 100' x 12" pipe See 35-57-47 _____ Addition.

James
3920 Hudson Dr. Des Moines, Iowa Paul T. T. T.
East Director of Public Works

Book 19 Page 19

10-100-1000

3/24/56
2920 Hudson Dr.
130 ft of main
05 ft of 12" pipe
Des Moines, Iowa

SEWER PERMIT No. 9105 A

Mr. Chloro Pkg. Co. Des Moines, Iowa, having complied with the ordinance

"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 _____ side of _____

Street _____ feet _____ from the _____ in _____ Street,

for _____

James
3920 Hudson Dr. Des Moines, Iowa Paul T. T. T.
East Director of Public Works

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

House	Street	Apt
2921	GORDON DR	

Split Line From:

Stop

Tap

	Size	Type of Tap	Date
Original:	15	COPPER	3/22/1956
Replacement:			

Size of Main: Condition of Stop Box: ☐

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

Parcel No. 44

Date of Possession 9/10/26

Seller Kruparudev, LLC

☒ Possession Warrant delivered in person on this date.

☐ Possession Warrant to be mailed directly to payee.

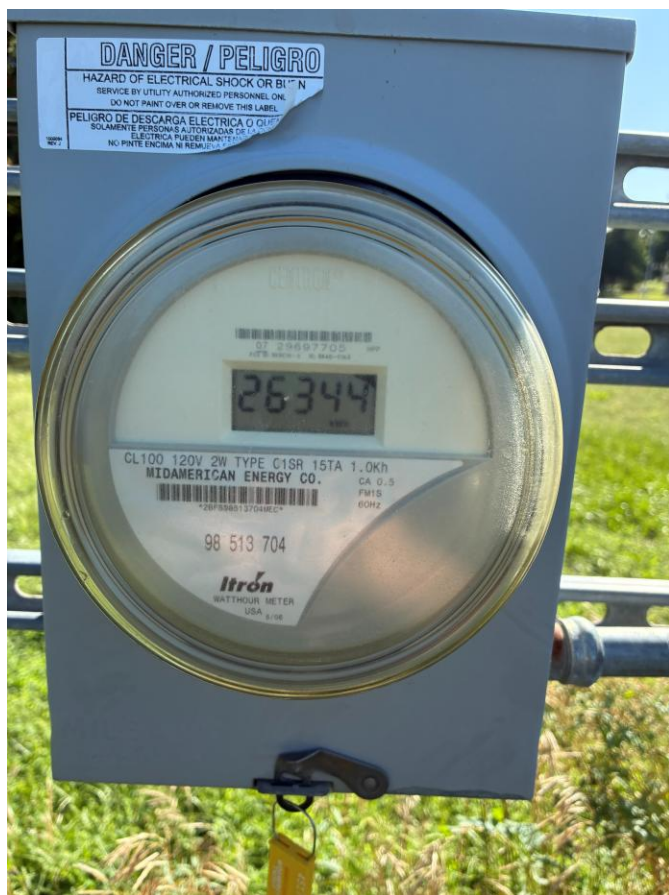
SIGNED Matthew Shep

SIGNED [Signature]

(File Copy)



Sign on South tax parcel by Gordon









Fence by creek













Storage shed



Garden





Storm cellar stairs



Top of storm cellar







Front south view

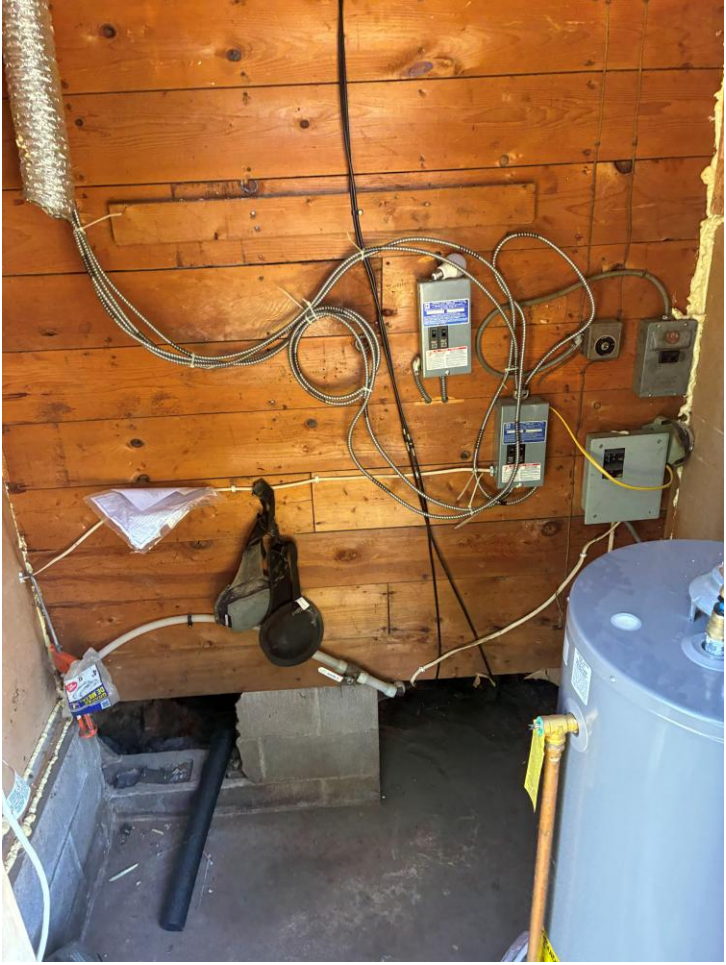


North Sidewalk











East Property Line, keep fence



Keys west door



Keys west door



Keys west door



West door lock box



Light pull middle of property



Light pull west end of property