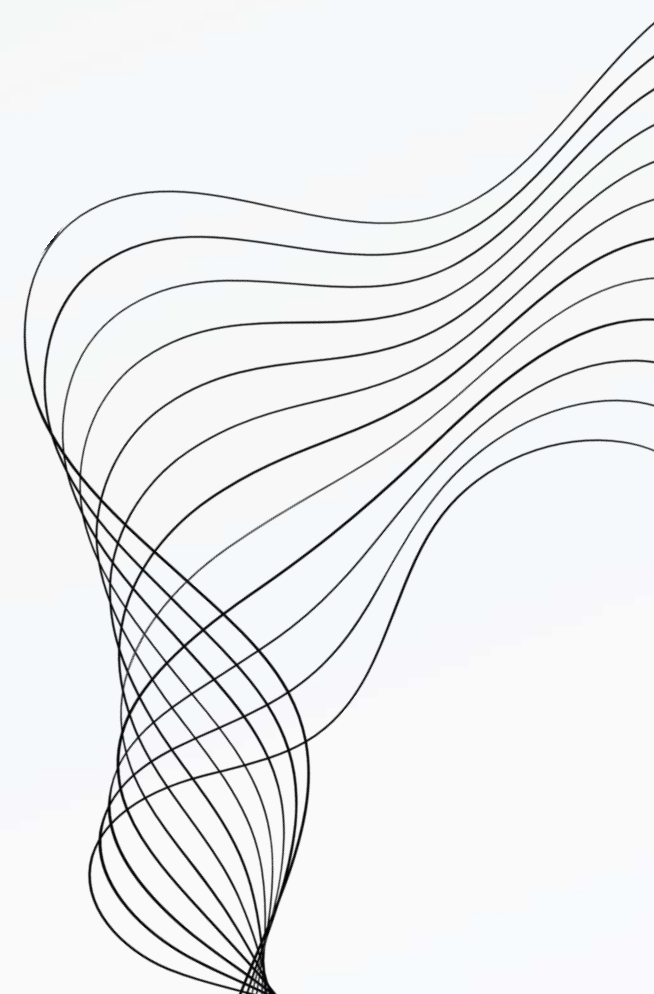
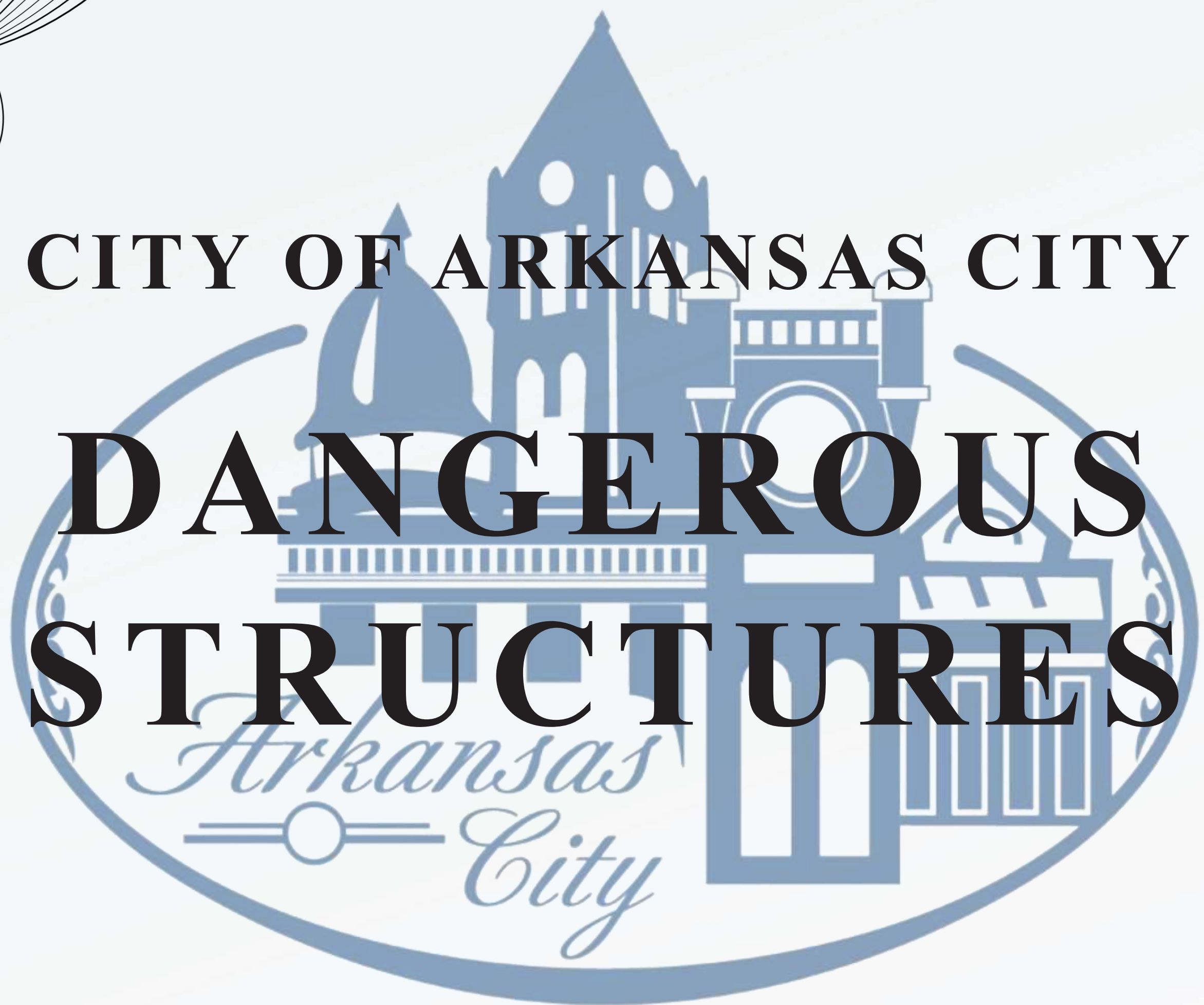





CITY OF ARKANSAS CITY

**DANGEROUS
STRUCTURES**



STRUCTURES



- 
- 01* 408 N 7TH STREET
 - 02* 512 A S STREET
 - 03* 319 S B STREET
 - 04* 221 S D STREET
 - 05* 717 S B STREET
 - 06* 405 S D STREET
 - 07* 401 N E STREET
 - 08* 1420 S K STREET
 - 09* 609 N SUMMIT STREET

408 N 7TH ST



- **OWNER: DUSTIN GRIESEL**
- **LEGAL DESCRIPTION:**
 - **LOTS: 15-22; BLOCK: 151; AC ORIGINAL TOWN, COWLEY COUNTY**
- **COMCATE CASE:**
 - **CASE OPENED 6/20203**
 - **VIOLATIONS INCLUDE:**
 - **STRUCTURE UNFIT FOR HUMANE OCCUPANCY (IPMC 108.1.3)**
 - **DANGEROUS STRUCTURE/PREMISE (IPMC 108.1.5)**
 - **PLACARDING (IPMC 108.4)**
 - **VACANT STRUCTURES/LAND (IPMC 301.3)**
 - **MOTOR VEHICLES (IPMC 302.8)**
 - **STRUCTURAL MEMBERS (IPMC 304.4 & IPMC 305.2)**
 - **EXTERIOR WALLS (IPMC 304.6)**
 - **NO PERMIT ISSUED (IRC R108.6)**
 - **CERTIFIED LETTERS SENT:**
 - **JUNE 20, 2023**
 - **SEPTEMBER 29, 2023**



6.3.2024 13:51



6.3.2024 13:51



6.3.2024 13:51



6.3.2024 13:51



6.3.2024 13:52



6.3.2024 13:52

512 S A ST



- **OWNER: MANUAL ENRIQUEZ GONZALEZ & BIANCA ENRIQUEZ**
- **LEGAL DESCRIPTION:**
 - **SOUTH 23' OF LOT 7 AND THE NORTH 5' OF LOT 8, BLOCK 60, AC ORIGINAL TOWN, COWLEY COUNTY**
- **COMCATE CASE:**
 - **CASE OPENED 11/2016**
 - **VIOLATIONS INCLUDE:**
 - **STRUCTURE UNFIT FOR HUMANE OCCUPANCY (IPMC 108.1.3)**
 - **DANGEROUS STRUCTURE/PREMISE (IPMC 108.1.5)**
 - **PLACARDING (IPMC 108.4)**
 - **RESPONSIBILITY (UNSANITARY/UNSAFE) (IPMC 301.2)**
 - **RODENT HARBORAGE (IPMC 302.5)**
 - **GENERAL (SAFE/SANITARY) (IPMC 305.1)**
 - **INFESTATION (IPMC 309.1)**
 - **ACCESSORY STRUCTURE (IPMC 302.7)**
 - **UNSAFE CONDITIONS (304.1.1)**
 - **PROTECTIVE TREATMENT (IPMC 304.2)**
 - **FOUNDATION WALLS (IPMC 304.5)**
 - **EXTERIOR WALLS (IPMC 304.6)**
 - **ROOFS & DRAINAGE (IPMC 304.7)**
 - **OVERHANG EXTENSIONS (IPMC 304.9)**
 - **WINDOWS, SKYLIGHT & DOOR FRAMES (IPMC 304.13)**
 - **CERTIFIED LETTERS SENT:**
 - **NOVEMBER 4, 2016**
 - **DECEMBER 7, 2021**
 - **MAY 18, 2023**



512

DANGER

DANGER

NO ADVERTISING

6.3.2024 14:11



6.3.2024 14:11



6.3.2024 14:12



6.3.2024 14:11



6.3.2024 14:13



6.3.2024 14:12



6.3.2024 14:14

319 S B ST



- **OWNER: DARREN OAKLEY**
- **LEGAL DESCRIPTION:**
 - **LOTS: 19-20; BLOCK: 58; AC ORIGINAL TOWN, COWLEY COUNTY, KANSAS**
- **COMCATE CASE:**
 - **CASE OPENED 4/2023**
 - **VIOLATIONS INCLUDE:**
 - **STRUCTURE UNFIT FOR HUMANE OCCUPANCY (IPMC 108.1.3)**
 - **DANGEROUS STRUCTURE/PREMISE (IPMC 108.1.5)**
 - **PLACARDING (IPMC 108.4)**
 - **VACANT STRUCTURES/LAND (IPMC 301.3)**
 - **RODENT HARBORAGE (IPMC 302.5)**
 - **UNSAFE CONDITIONS (IPMC 304.1.1)**
 - **STRUCTURAL MEMBERS (IPMC 304.5)**
 - **EXTERIOR WALLS (IPMC 304.6)**
 - **CERTIFIED LETTERS SENT:**
 - **APRIL 2023**



6.3.2024 14:52



6.3.2024 14:53



6.3.2024 14:54



6.3.2024 14:53



6.3.2024 14:54



6.3.2024 14:54



6.3.2024 14:55

221 S D STREET



- **OWNER: MARLENE L. KEMP TRUST**
- **LEGAL DESCRIPTION:**
 - **NORTH 20 FEET OF LOT 17 AN ALL OF LOT 18, BLOCK: 33, CITY OF ARKANSAS CITY, COWLEY COUNTY, KANSAS**
- **COMCATE CASE:**
 - **CASE OPENED 4/2023**
 - **VIOLATIONS INCLUDE:**
 - **PLACARDING (IPMC 108.4)**
 - **INFESTATION (IPMC 304.10)**
 - **ACCESSORY STRUCTURE (IPMC302.7)**
 - **EXTERIOR WALLS (IPMC 304.6)**
 - **SANITATION (IPMC 302.1)**
 - **DOORS (IPMC 304.15)**
 - **CERTIFIED LETTERS SENT:**
 - **APRIL 29, 2022**



221

6.3.2024 15:00



6.3.2024 15:00

DANGER
THIS BUILDING IS DEEMED UNSAFE/UNFIT FOR HUMAN OCCUPANCY
UNDER SECTION 108 OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE OF THE CITY OF ARKANSAS CITY, KANSAS
IT IS UNLAWFUL FOR ANY PERSON TO OCCUPY OR RESIDE IN THIS BUILDING
ANY UNAUTHORIZED PERSON REMOVING THIS SIGN WILL BE PROSECUTED
CONTACT THE CODE ENFORCEMENT OFFICER AT 620-447-4420
04/28/22 [Signature]

WARNING
HEAVY METAL
DO NOT TOUCH

6.3.2024 15:01



6.3.2024 15:01



6.3.2024 15:02



6.3.2024 15:01



6.3.2024 15:02



6.3.2024 15:03

717 S B ST



- **OWNER: MATTHEW & CATHERINE REEVES**
- **LEGAL DESCRIPTION:**
 - **LOT: 8; BLOCK: 167; MR LEONARD'S ADDITION TO ARKANSAS CITY, COWLEY COUNTY, KANSAS**
- **COMCATE CASE:**
 - **CASE OPENED 6/20203**
 - **VIOLATIONS INCLUDE:**
 - **UNSAFE STRUCTURE (IPMC 108.1.1)**
 - **STRUCTURE UNFIT FOR HUMANE OCCUPANCY (IPMC 108.1.3)**
 - **DANGEROUS STRUCTURE/PREMISE (IPMC 108.1.5)**
 - **UNLAWFUL STRUCTURE (IPMC 108.1.4)**
 - **BUILDING SECURITY (IPMC 304.18)**
 - **STRUCTURAL MEMBERS (IPMC 305.2)**
 - **PREMISES TO BE KEPT CLEAN (MC 46-4)**
 - **CERTIFIED LETTERS SENT:**
 - **OCTOBER 10, 2023**



6.3.2024

15:08



6.3.2024 15:08



6.3.2024 15:09



6.3.2024 15:09



6.3.2024 15:10



6.3.2024 15:11



6.3.2024 15:10



6.3.2024 15:13



DANGER

6.3.2024 15:13

405 S D ST



- **OWNER: VITELMO E. MORALES BONILLA & MERLIN M. CASTRO**
- **LEGAL DESCRIPTION:**
 - **LOTS 25-26, BLOCK 35, AC ORIGINAL TOWN, COWLEY COUNTY, KANSAS**
- **COMCATE CASE:**
 - **CASE OPENED 7/2022**
 - **VIOLATIONS INCLUDE:**
 - **UNSAFE STRUCTURE (IPMC 108.1.1)**
 - **DANGEROUS STRUCTURE/PREMISE (IPMC 108.1.5)**
 - **PLACARDING (IPMC 108.4)**
 - **PROTECTIVE TREATMENT (IPMC 304.2)**
 - **FOUNDATION WALLS (IPMC 304.5)**
 - **STRUCTURAL MEMBERS (IPMC 304.4)**
 - **EXTERIOR WALLS (304.6)**
 - **ROOFS & DRAINAGE (IPMC 304.7)**
 - **OVERHANG EXTENSIONS (IPMC 304.9)**
 - **ACCUMULATION OF RUBBISH/GARBAGE (IPMC 308.1)**
 - **INFESTATION (IPMC 309.1)**
 - **ELECTRICAL SYSTEM HAZARD (IPMC 604.3)**
 - **ELECTRICAL WIRING HAZARD (IPMC 605.1)**
 - **REFUSE ACCUMULATION (MC 46-2)**
 - **CERTIFIED LETTERS SENT:**
 - **JULY 22, 2023**
 - **MAY 9, 2023**



PRIVATE
PROPERTY





6.3.2024 15:19



PRIVATE
PROPERTY
NO TRESPASSING

6.3.2024 15:19



6.3.2024 15:19



6.3.2024 15:19



6.3.2024 15:20



ShingleLayment-LWE
Grip-Rite Synthetic Underlayme

**PRIVATE
PROPERTY
NO TRESPASSING**

6.3.2024 15:20

401 N E ST



- **OWNER: JIMMIE O'CONNER**

- **LEGAL DESCRIPTION:**
 - **LOT 15-18; BLOCK 16; AC ORIGINAL TOWN, COWLEY COUNTY, KANSAS**

- **COMCATE CASE:**
 - **CASE OPENED 6/2021**

 - **VIOLATIONS INCLUDE:**
 - **WINDOW, SKYLIGHT & DOOR FRAMES (IPMC 304.13)**
 - **EXTERIOR WALLS (IPMC304.6)**
 - **PLACARDING (IPMC 108.4)**
 - **PROHIBITED OCCUPANCY (IPMC 108.5)**
 - **PROTECTIVE TREATMENT (IPMC 304.2)**
 - **STAIRWAYS, DECKS, PORCHES & BALCONIES (IPMC 304.10)**
 - **UNSAFE STRUCTURE (IPMC 108.1.1)**
 - **STRUCTURE UNFIT FOR HUMAN OCCUPANCY (IPMC 108.1.3)**

 - **CERTIFIED LETTERS SENT:**
 - **JUNE 10, 2021**
 - **MAY 9, 2023**



6.3.2024 15:26



6.3.2024 15:26



6.3.2024 15:26



6.3.2024 15:27



6.3.2024 15:27

1420 S K ST



- **OWNER: MCALISTER PROPERTIES, LLC**
- **LEGAL DESCRIPTION:**
 - **LOTS 17-19; BLOCK 11; SLEETH ADDITION TO ARKANSAS CITY, COWLEY COUNTY, KANSAS**
- **COMCATE CASE:**
 - **CASE OPENED 05/2023**
 - **VIOLATIONS INCLUDE:**
 - **ACCUMULATION OF RUBBISH OR GARBAGE (IPMC 308.1)**
 - **REFUSE ACCUMULATION (MC 46-2)**
 - **PLACARDING (IPMC 108.4)**
 - **VACANT STRUCTURES/LAND (IPMC 301.3)**
 - **STRUCTURAL MEMBERS (IPMC 304.4)**
 - **FOUNDATION WALLS (IPMC 304.5)**
 - **WINDOW, SKYLIGHT & DOOR FRAMES (IPMC 304.13)**
 - **CERTIFIED LETTERS SENT:**
 - **MAY 5, 2023**



1420

6.3.2024 15:36



6.3.2024 15:36



6.3.2024 15:36



6.3.2024 15:37



6.3.2024 15:37



6.3.2024 15:39



6.3.2024 15:37



6.3.2024 15:40

609 N SUMMIT ST



- **OWNER: WKS HOLDINGS, LLC**
- **LEGAL DESCRIPTION:**
 - **LOTS 5-11; BLOCK 74; AC ORIGINAL TOWN, COWLEY COUNTY, KANSAS**
- **COMCATE CASE:**
 - **CASE OPENED 10/2025**
 - **VIOLATIONS INCLUDE:**
 - **BUILDING SECURITY (IPMC 304.18)**
 - **DOORS (IPMC 304.15)**
 - **WINDOW, SKYLIGHT & DOOR FRAMES (IPMC 304.13)**
 - **UNSAFE STRUCTURE (IPMC 304.1.1)**
 - **STRUCTURE UNFIT FOR HUMAN OCCUPANCY (IPMC 108.1.3)**
 - **PLACARDING (IPMC 108.4)**
 - **RODENT HARBORAGE (IPMC 302.5)**
 - **UNSAFE CONDITIONS (IPMC 304.1.1)**
 - **STRUCTURAL MEMBERS (IPMC 304.4)**
 - **EXTERIOR WALLS (IPMC 304.6)**
 - **ROOFS & DRAINAGE (IPMC 304.7)**
 - **CERTIFIED LETTERS SENT:**
 - **OCTOBER 25, 2023**



6.3.2024 15:53



6.3.2024 15:53



6.3.2024 15:53



6.3.2024 15:53



6.3.2024 15:54



6.3.2024 15:53



6.3.2024 15:54



6.3.2024 15:55

STAFF REQUESTS:

- **Declare properties as dangerous structures**
- **Declare that the properties do not meet the criteria of being a dangerous structure**
- **Voice vote**
- **After adoption, the property owner will have 30 days to begin work and 90 days to complete.**
 - **If the work is not completed in 90 days, the city will have the authority to abate the property.**

