



DANGEROUS STRUCTURES

JULY 15, 2025

113 S. 8^{TH} ST 211 N 5^{TH} ST 219 N 5^{TH} ST 514 S 6^{TH} ST 1200 W LINDEN AVE 314 E MAPLE AVE 309 E VAN BUREN AVE

113 SOUTH 8TH STREET

- Property Owner: Ashly Dill and John Wooten
- Legal Description:
 - Lots 6, 7 and 8, Block 2, Loves 1st Addition to Arkansas City, Cowley County, Kansas
- Case Details:
 - Case Opened: July 29, 2024
 - Certified Letters:
 - July 2024
 - Violations:
 - IPMC 108.1.5 Dangerous Structure/Premises
 - IPMC 108.4 Placarding
 - Note:
 - Structure fire in July 2024
 - A 90-Day demolition permit was issued June 18, 2025.







211 N 5TH STREET

- Property Owner: Johnnie L. Stone
- Legal Description:
 - Lots 9 and 10, Block 142, Arkansas City, Cowley County, Kansas
- Case Details:
 - Case Opened: December 26, 2024
 - Certified Letters:
 - December 2024
 - Violations:
 - IPMC 108.1.5 Dangerous Structure/Premises
 - IPMC 108.4 Placarding
 - IPMC 304.5 Foundation Walls
 - IPMC 304.7 Roofs & Drainage
 - IPMC 304.9 Overhang Extensions
 - IPMC 304.13 Window, Skylight & Door Frames
 - IPMC 304.18 Building Security



















219 N 5TH STREET

- Property Owner: James Douglas Arndt and Sharla Kay Arndt
- Legal Description:
 - Lots 5 and 6, Block 142, City of Arkansas City, Cowley County, Kansas
- Case Details:
 - Case Opened: December 26, 2024
 - Certified Letters:
 - December 2024
 - Violations:
 - IPMC 108.1.5 Dangerous Structure/Premises
 - IPMC 108.4 Placarding
 - IPMC 304.5 Foundation Walls
 - IPMC 304.7 Roofs & Drainage
 - IPMC 304.13 Window, Skylight & Door Frames
 - IPMC 304.18 Building Security













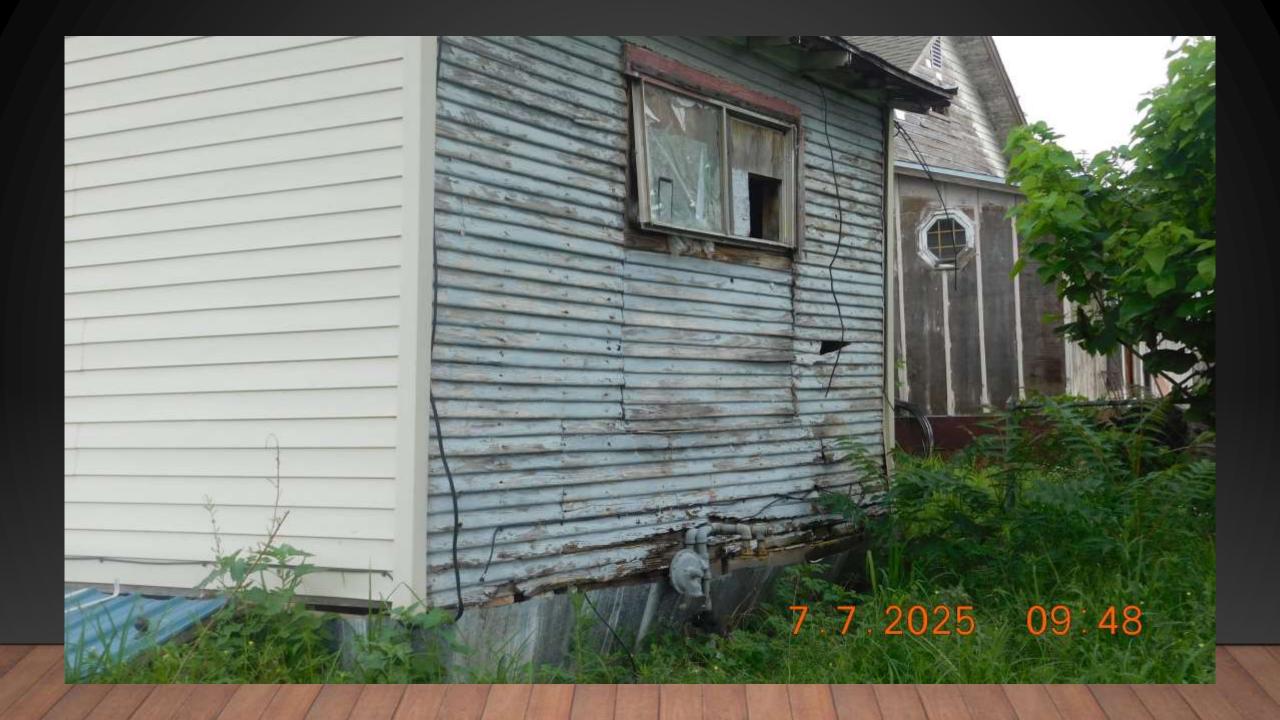


514 S 6TH ST

- Property Owner: Alfred Navarette III
- Legal Description:
 - Lot 7, Block 114, City of Arkansas City, Cowley County, Kansas
- Case Details:
 - Case Opened: November 4, 2024
 - Certified Letters:
 - November 2024
 - Violations:
 - IPMC 108.1.5 Dangerous Structure/Premises
 - IPMC 108.4 Placarding
 - IPMC 301.3 Vacant Structures/Land
 - IPMC 304.1.1 Unsafe Conditions
 - IPMC 304.4 Structural Members
 - IPMC 304.5 Foundation Walls
 - IPMC 304.6 Exterior Walls
 - IPMC 304.9 Overhang Extensions
 - IPMC 304.18 Building Security









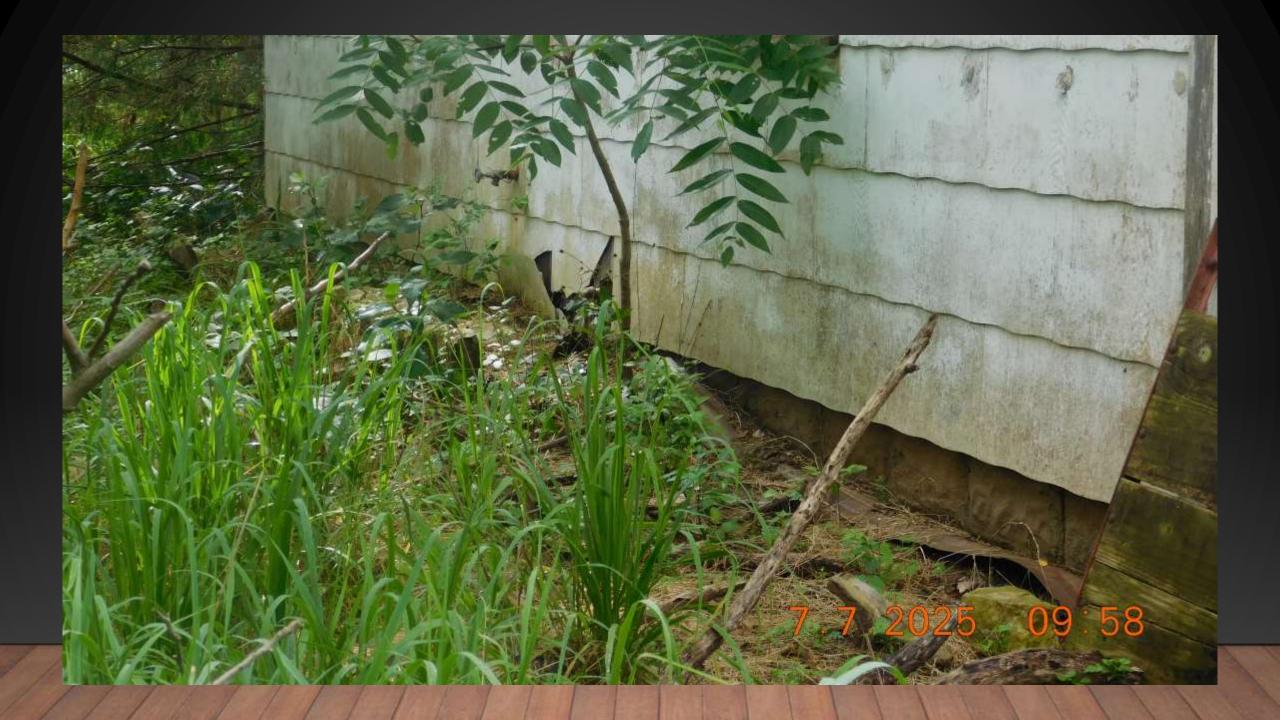
1200 W LINDEN AVE

- Property Owner: Gladys Townsley
- Legal Description:
 - Lots 1-28 inclusive, Block 16, Summit Addition to Arkansas City, Cowley County, Kansas
- Case Details:
 - Case Opened: October 20, 2021
 - Certified Letters:
 - October 2021
 - May 2023
 - March 2025-
 - Violations:
 - IPMC 108.1.1 Unsafe Structures
 - IPMC 108.1.5 Dangerous Structure/Premises
 - IPMC 108.4 Placarding
 - IPMC 301.3 Vacant Land/Structures







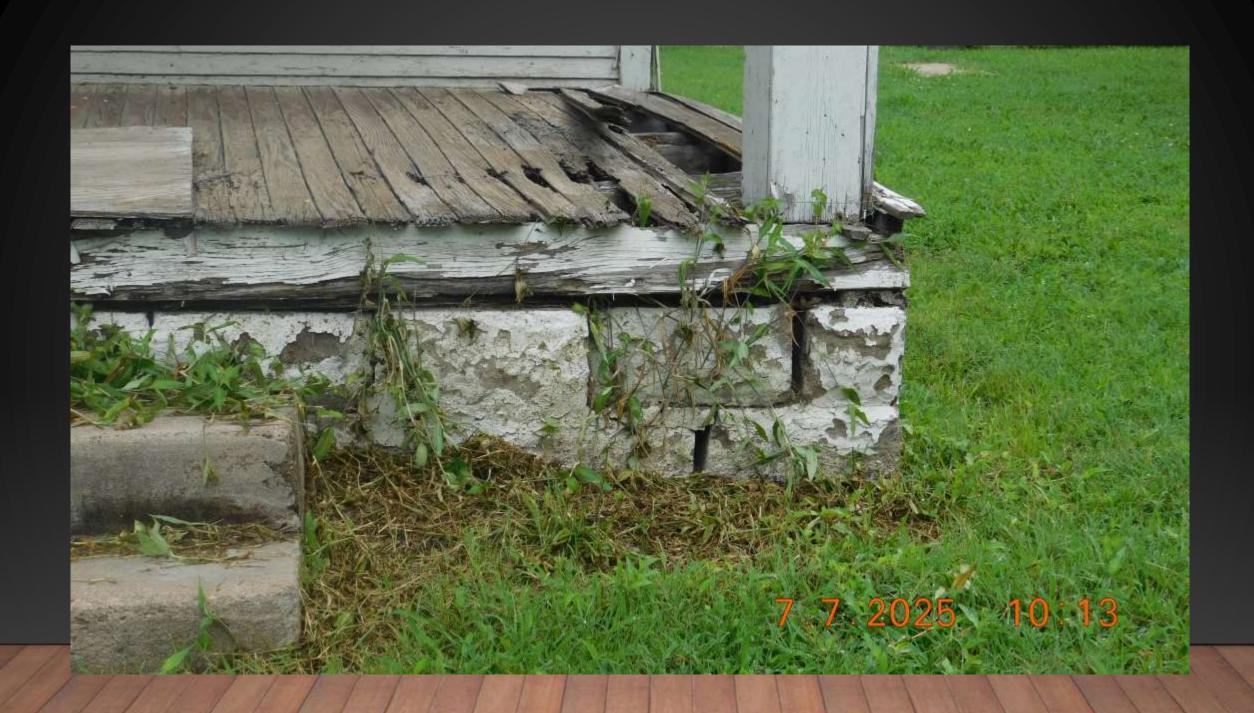






314 E MAPLE AVE

- Property Owner: Alejandro Rojero-Gonzalez
- Legal Description:
 - The West 44 feet of Lots 17 and 18, Block 37, Arkansas City, Cowley County, Kansas
- Case Details:
 - Case Opened: November 30, 2023
 - Certified Letters:
 - November 2023
 - March 2025
 - Violations:
 - IPMC 108.1.1 Unsafe Structures
 - IPMC 108.1.3 Structure Unfit for Human Occupancy
 - IPMC 108.1.5 Dangerous Structure/Premises
 - IPMC 108.4 Placarding
 - IPMC 304.1.1 Unsafe Conditions
 - IPMC 304.5 Foundation Walls
 - IPMC 304.18 Building Security















309 E VAN BUREN AVE

- Property Owner: Scott V. Ridgley
- Legal Description:
 - East Half of Lot 1 and the East Half of the North Half of Lot 2, Block 4, Jenkins and Campbells Addition to the City of Arkansas City, Cowley County, Kansas
- Case Details:
 - Case Opened: July 14, 2017
 - Certified Letters:
 - July 2017
 - May 2023
 - March 2025
 - Violations:
 - IPMC 108.1.3 Structure Unfit for Humane Occupancy
 - IPMC 108.1.5 Dangerous Structure/Premises
 - IPMC 108.4 Placarding
 - IPMC 304.1.1 Unsafe Conditions

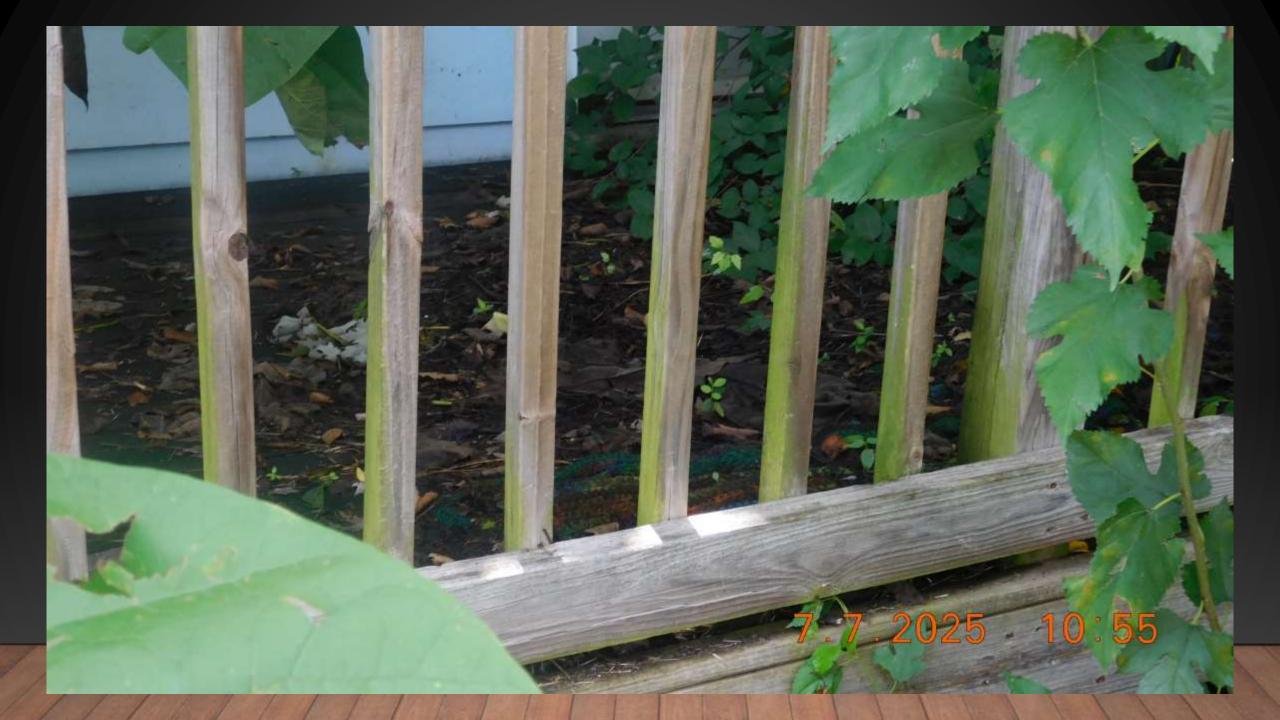














STAFF REQUEST

- 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. The property must be in full compliance.
 - If the work is not completed in 90 days, the City of Arkansas City will have the authority to abate the property at the property owner's expense.