

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED 4132 EAST WASHINGTON STREET IN THE CITY OF NORTH LITTLE ROCK TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES; PROVIDING A PERIOD OF TIME FOR PROPERTY OWNER TO ABATE SAID NUISANCE; AND FOR OTHER PURPOSES.

WHEREAS, the buildings and structures whose location is set forth herein are vacant and have become run down, dilapidated, unsightly, dangerous, obnoxious, unsafe, not fit for human habitation and detrimental to the public welfare of North Little Rock citizens and residents; and

WHEREAS, the condition of such property constitutes a serious fire and health hazard to the City of North Little Rock, and unless immediate actions are taken to remedy this situation by removing, razing and abating said nuisance, there is a great likelihood that the surrounding property may be destroyed by fire originating from such unsafe and hazardous structures, and also that since structures are without proper sanitary facilities and as such are unsafe and hazardous and a breeding place for rats, rodents and other dangerous germ carriers of diseases, such buildings constitute a serious hazard to the health and safety of the citizens of North Little Rock, and they should be moved or razed for the purpose of eliminating such hazards.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That the City Council hereby declares the buildings, houses and other structures located at the property identified in Section 2 below to be vacant and run down, dilapidated, unsafe, unsightly, dangerous, obnoxious, unsanitary, a fire hazard, a menace to abutting properties, with the current condition of said structures not being fit for human habitation; and because of such conditions, the City Council declares the same to be condemned as a public nuisance and is ordered abated, removed or razed by the owner thereof.

SECTION 2: That the owner of record of the following described property is hereby directed to raze the same or otherwise abate the said nuisance within thirty (30) days after the posting of a true copy of this Resolution at a conspicuous place upon the structure constituting the nuisance described herein, to-wit:

Part of Section 31, Township 2 North, Range 11 West, Pulaski County, Arkansas, more particularly described as follows:

Commencing at the Southwest corner of the said Section 31; thence run East 3945 feet, along the South line of said Section to a point evidenced by an iron pin which point is presently in the center line of the St. Louis-Southwestern Railroad (New Main Line); thence run North 70 degrees 44 minutes East 380.8 feet to a point

evidenced by an iron pin; thence run North 55 degrees 33 minutes East 160.4 feet to the point of beginning; thence run North 36 degrees 41 minutes West 104 feet to a point; thence run North 30 degrees 48 minutes West 61.5 feet to a point in the Easterly right of way line of Washington Avenue; thence run North 58 degrees 09 minutes East 136.2 feet, along the Easterly right of way line of Washington Avenue to a point; thence run South 34 degrees 19 minutes East 159 feet to a point evidenced by an iron pin; thence run South 55 degrees 30 minutes West 135.8 feet to the point of beginning (Parcel No. 23N0450009600 located at 4132 East Washington Street and owned by Olen Thomas).

SECTION 3: If the aforementioned structures have not been razed and/or removed within thirty (30) days after posting a true copy of this Resolution at a conspicuous place upon the structures constituting the nuisance, or the nuisance otherwise abated, the structures shall be torn down and/or removed by the Director of Code Enforcement or his duly designated representative. Each day after the aforesaid thirty (30) days in which said nuisance is not abated shall constitute a separate and distinct offense punishable by a fine of \$250.00 for each such separate and distinct offense.

SECTION 4: That the provisions of this Resolution are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: That this Resolution shall be in full force and effect from and after its passage and approval.


PASSED:

APPROVED:

Mayor Joe A. Smith

SPONSOR:

ATTEST:



Mayor Joe A. Smith

Diane Whitbey, City Clerk

APPROVED AS TO FORM:



Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED <u>11:15</u> A.M. _____ P.M.
By <u>City Atty Amy Fields</u>
DATE <u>1-22-19</u>
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
RECEIVED BY <u>K. Thomas</u>

The City of North Little Rock

TOM WADLEY
DIRECTOR



701 WEST 29TH STREET
NORTH LITTLE ROCK, ARKANSAS 72114
501-791-8581 • Fax 501-791-8584
NLRCodeEnforcement@northlittlerock.ar.gov

CODE ENFORCEMENT DEPARTMENT

January 7, 2019

Mayor Smith
City Council Members

Re: 4132 E Washington
PT SE SE BEG 3945'E OF SW COR OF SEC N70*44' E280 8' & N55*33' E160
4' TO POB N36*41' W104' N30*48'W61 5' TO E R/W WASHINGTON AVE
N58*09'E ON E R/W 136.2' S34*19' E159' S55*33' W135.8' TO POB 31 2N 11W
Parcel 23N0450009600
North Little Rock, AR 72114

Owner: Olen Thomas
North Little Rock, AR

Dear Mayor Smith;

October 2018 NLR Fire Department did inspections of the property which they determined the building to be extremely unsafe. The condition of the property along with photos were forwarded to my office.

October 18th 2018 Officer McHenry and I did an exterior inspected the property. The inspection showed the roof of the structure is collapsing.

Notice of City Council scheduled for January 28th 2019 hearing date was mailed by certified and regular mail and posted to the premises. Notice of hearing was also ran in local newspaper.

The structure is considered to be unfit for human habitation and also a public nuisance, it is the recommendation of the North Little Rock Code Enforcement Department that these structure be considered for condemnation.

Laura Petty
Code Enforcement Officer