

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 10 RHODES AVENUE 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:

Lot 112, Block 0, Walters Subdivision #3 to the City of North Little Rock, Pulaski County, Arkansas (Parcel No. 24N0060009900 located at 10 Rhodes Avenue and owned by Tina B. Ford).

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:

Joe A. Smith
Mayor Joe A. Smith *by AF*

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED	<u>11:25</u>	A.M.	_____	P.M.
By	<u>A. Fields, City Atty</u>			
DATE	<u>3/19/19</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>B. J. W.</u>			

R-19-56

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

February 28, 2019

Mayor Smith
City Council Members

Re: 10 Rhodes Ave
Lot 112 Block 0 Walters Sub #3
Parcel 24N0060009900
North Little Rock, AR 72117

Owner: Tina B. Ford
North Little Rock, AR

Dear Mayor Smith;

July 2018 officer Williams noticed vacant, structurally unsound structure, which was unsecured. Owners of record were mailed notice of public nuisance and a request for an interior inspection. This structure has been vacant since October 2013 according to North Little Rock utility department.

November 2018 Notice of City Council scheduled for March 25th, 2019 hearing date was mailed by certified and regular mail and posted to the premises. Notice of hearing was also ran in local newspaper.

February 21st, 2019 an Administrative Search Warrant was obtained. The warrant was executed on February 25th, 2019 for the purpose of an interior inspection. The inspections revealed holes in the floor, damaged plumbing, electrical along with damaged ceilings. The exterior has rotted siding and fascia.

As of this date there has been no contact with our office regarding the structure.

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 this structure be considered for condemnation.

Laura Petty
Code Enforcement Officer



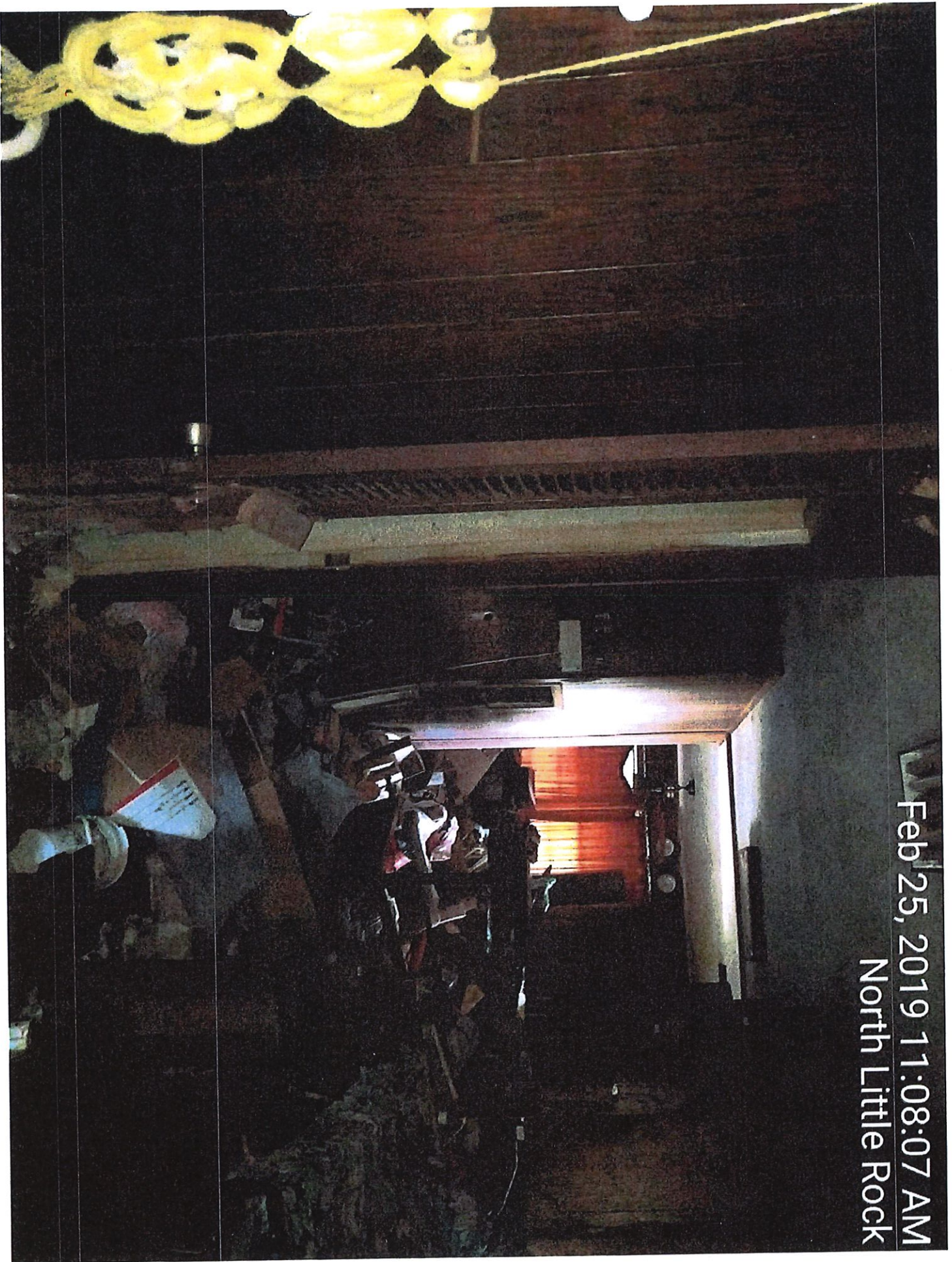
Feb 25 2019 11:04:06 AM
North Little Rock



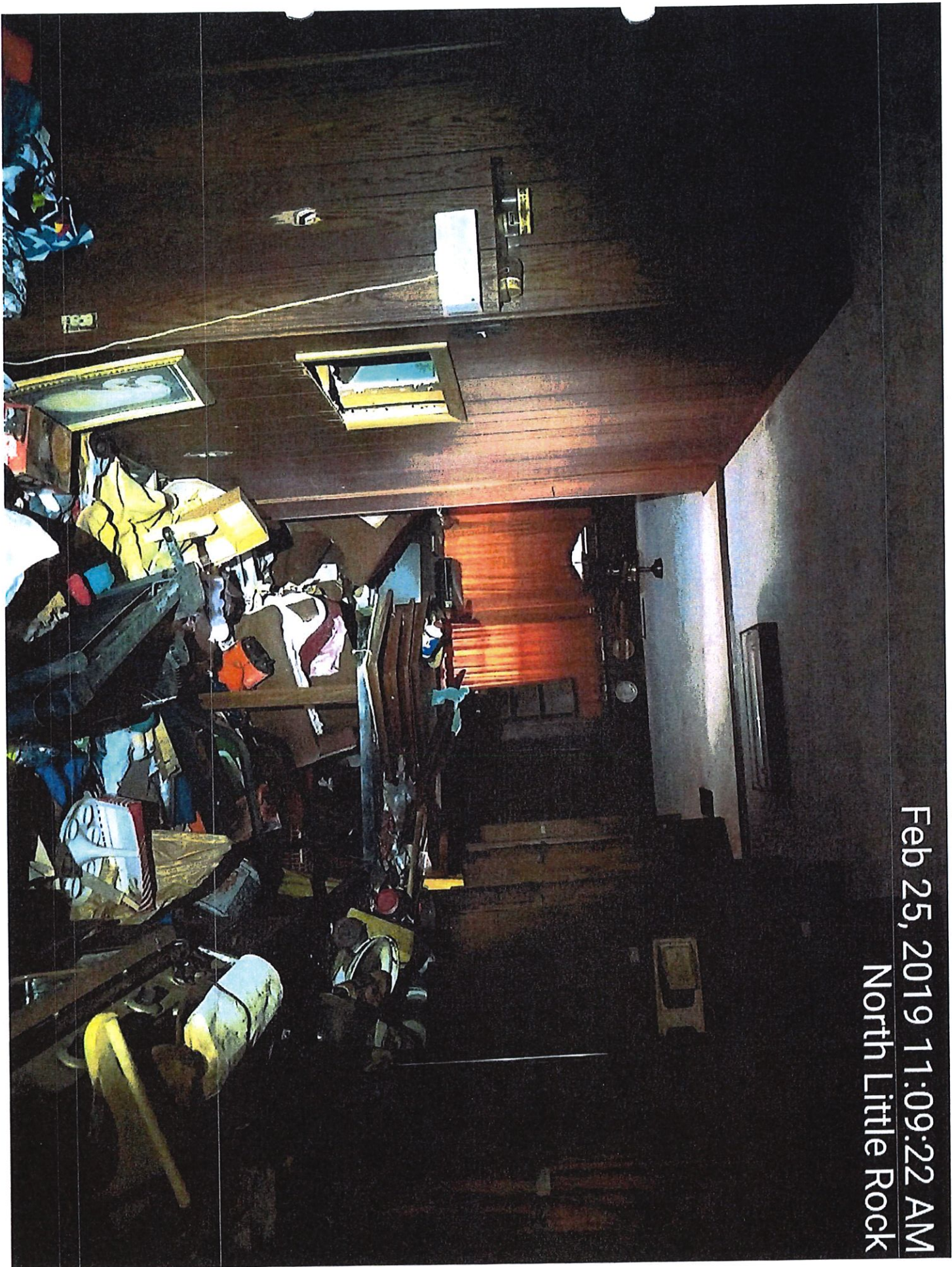
Feb 25, 2019 11:07:18 AM
North Little Rock

Feb 25, 2019 11:08:03 AM
North Little Rock





Feb 25, 2019 11:08:07 AM
North Little Rock

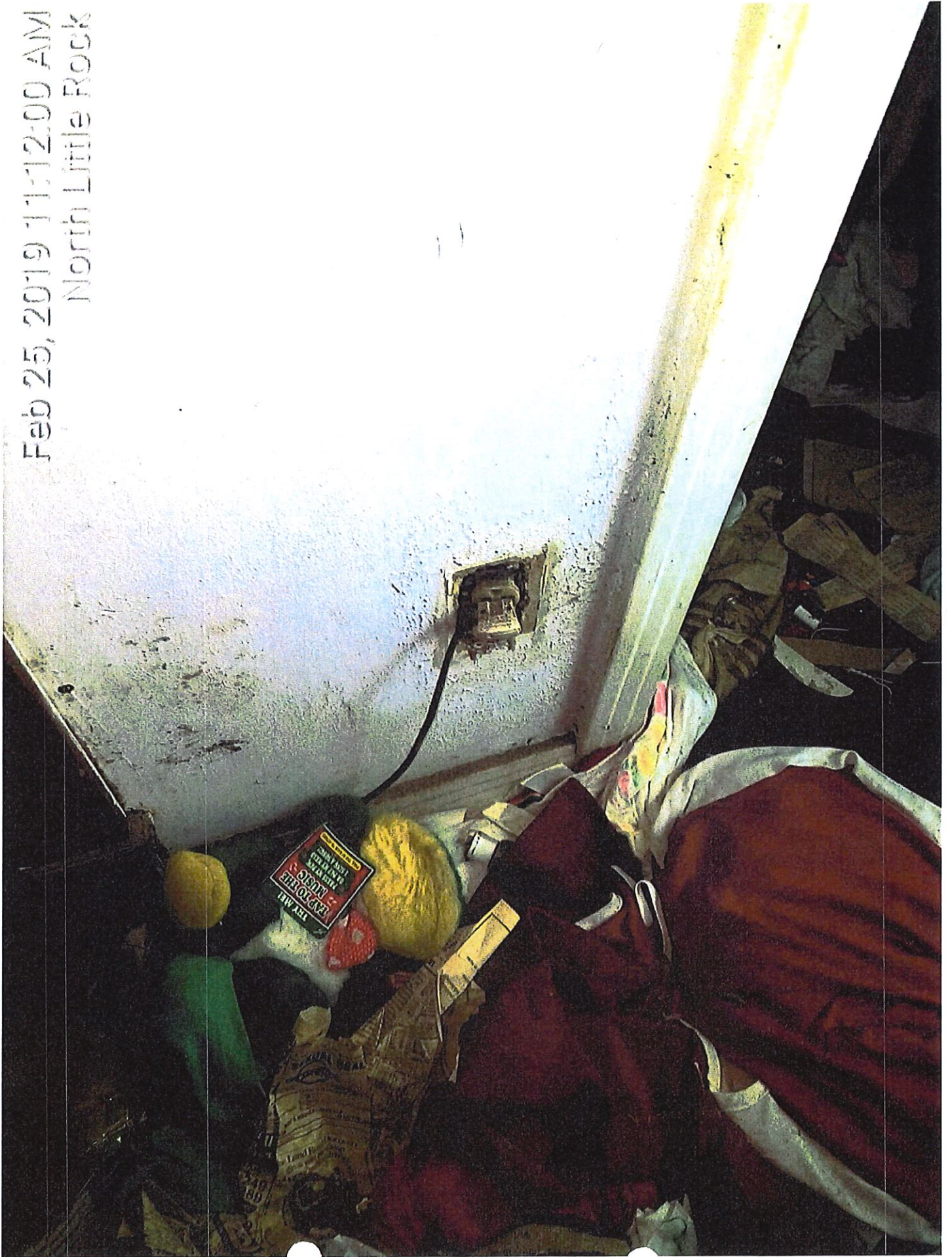


Feb 25, 2019 11:09:22 AM
North Little Rock



Feb 25, 2019 11:09:44 AM
North Little Rock

Feb 25, 2019 11:12:00 AM
North Little Rock





Feb 25, 2019 11:12:13 AM
North Little Rock



06.26.2018 14:15



07.25.2018 13:06



07.25.2018 13:06



10 Rhodes

11.30.2018 13:05