

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 900 NORTH G 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:

Lot 13, Block 15, Dixie Subdivision to the City of North Little Rock, Pulaski County, Arkansas (Parcel No. 23N0460029400 located at 900 North G Street and owned by Carolyn Stovall).

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 *hjo 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 Attorney</u>
DATE <u>3/19/19</u>
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
RECEIVED BY <u>[Signature]</u>

R-19-58

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

March 7, 2019

Mayor Smith
City Council Members

Re: 900 N G St
Lot 13 Block 15 Dixie Sub
Parcel 23N0460029400
North Little Rock, AR 72114

Owner: Carolyn Stovall
North Little Rock, AR

Dear Mayor Smith;

November 2017 officer Williams noticed vacant, structurally unsound structure. Owners of record were mailed notice of public nuisance and a request for an interior inspection. This structure has been vacant since April 2014 according to North Little Rock utility department.

November 30th 2017 Officer Williams conducted an interior inspection with the owner. The inspection revealed missing and damaged ceilings, damaged electrical, plumbing, walls and holes in the floors throughout the structure.

Notice of City Council scheduled for February 26th, 2018 hearing date was mailed by certified and regular mail and posted to the premises. Notice of hearing was also ran in local newspaper.

January 2018 Ms. Stovall called the office to advise she was giving the house to her nephew Mr. Reggie McGee. The city council date was canceled due to some work being done on the structure and a new owner. Mr. McGee contacted the office advising he was the owner but had not recorded the paper work at the court house. Mr. McGee requested a list of demolition contractors.

August 2018 there had been no further work done to the structure nor had there been any Demo permits pulled for the structure. Mr. McGee was issued a citation for court. As of this date the structure is in the same condition.

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.

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



11 29 2018

TO THE MAYOR
OF THE CITY

The City of North Little Rock



For more information
visit the city website
www.nlr.gov

CODE ENFORCEMENT DEPARTMENT

November 28, 2018

Carlyn Brownlee
2412 Anthony Dr
North Little Rock, AR 72117

Location: 100 N G Street
Lot 13 Block 15 Jane Sub
Parcel 2010600001400
North Little Rock, AR 72114

Dear Sir and Madam:

NOTICE OF PUBLIC NUISANCE

Attention to any and all owners of, occupants of, heirs of, lien holders of and any other parties having any interest in/with, that this is your legal notice that the [nuisance] is deemed to be a public nuisance in violation of North Little Rock's Nuisance Abatement/Property Maintenance Code Articles 1 & 8 for it is an unsafe and vacant structure that is not fit for human habitation.

On June 21st, 2017 a North Little Rock inspector passed a notice on your property concerning the deterioration of a structure on your property was located in vicinity of [address] and you contacted on, you may appeal to the North Little Rock Board of Adjustment by filing a motion of appeal at the North Little Rock Planning Office located at [address] within 30 days after the (5) days, excluding weekends and holidays, after the notification of notice.

You may also request a Permit to Erect or Repair Structure or a Demolition Permit to remove it or demolish it at any time. Permits are issued by North Little Rock Planning Office after the appropriate forms and fees have been submitted. If this notice is not received, it will be processed to the North Little Rock City Council on March 28th, 2018 and North Little Rock is committed to providing the best possible service to our citizens. If you have any questions or need more information, please contact me at [phone number] or visit our website at [website].

Under a time waiver and the Federal County Executive's authority, records on this document are being released to you. If you have a legal right to this document, please contact the County Executive's office. If you are having trouble accessing this document, please contact the County Executive's office. If you are having trouble accessing this document, please contact the County Executive's office.

11 29 2018



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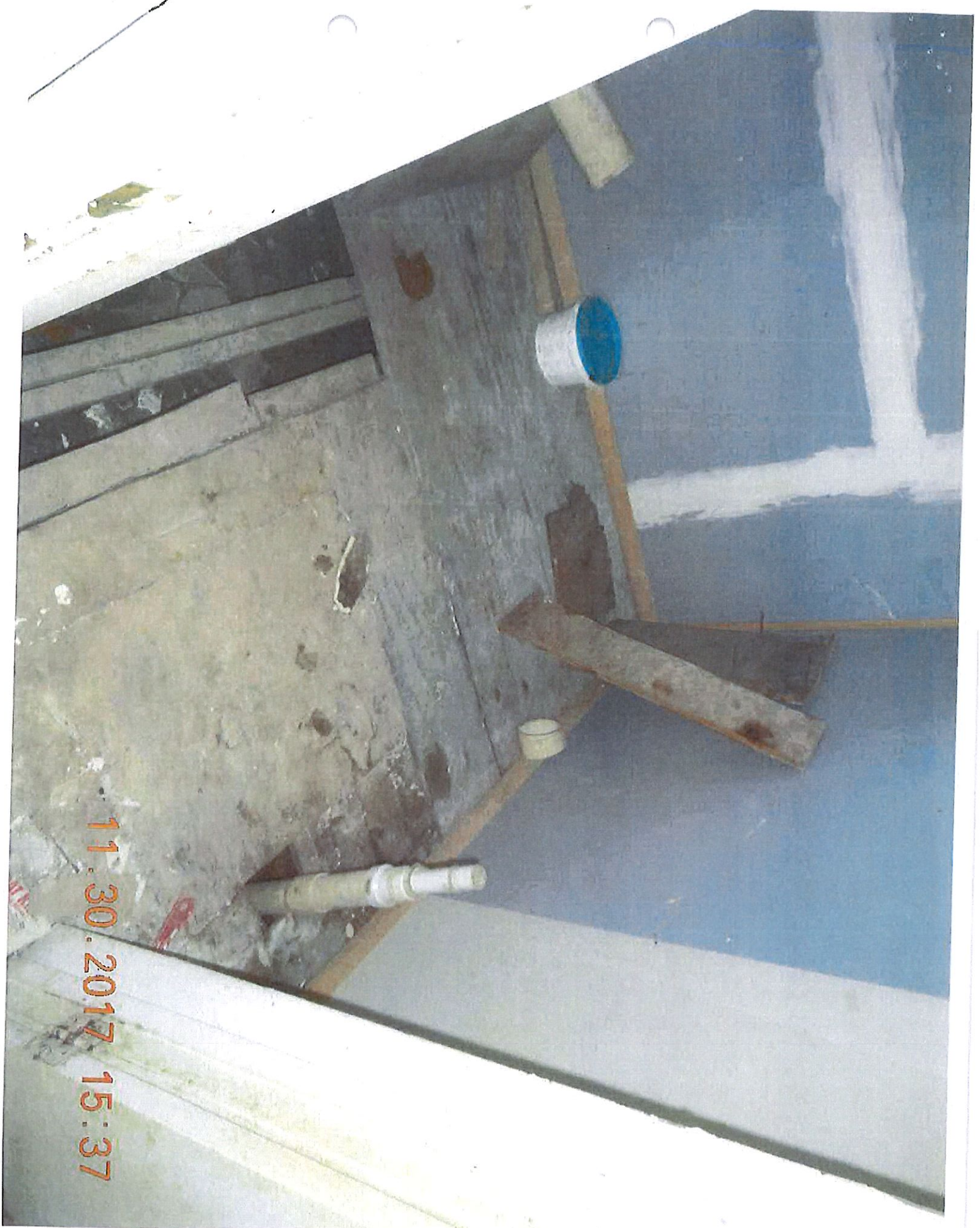


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