

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

June 16, 2015

Mayor Smith  
City Council Members

Re: 2225 Fendley  
Lot 10 Block 3 Pike Plaza Heights  
City of North Little Rock, AR

Owner: Rafael Guarionex DeCastro  
Little Rock, AR

Mortgage Holder: OneBanc  
Little Rock, AR

Dear Mayor Smith;

January 2<sup>nd</sup>, 2014 Officer C. Williams conducted an exterior inspection of this property the property is an apartment complex which consist of six apartments, four of which sustained fire damage and was determined to be unfit for human habitation, the roofing system was severely damaged. The structure was red-tagged and notices were mailed to owners of record according to the Pulaski County Assessors.

January 2014 Mr. DeCastro acknowledged the notice from our office and forwarded information showing that he had filed a claim with his insurance company. Mr. DeCastro was also advised to keep the property secured and the grass cut. During the next few months follow-up inspections showed the apartments to still be unsecured and grass uncut. Mr. DeCastro was again contacted and advised that he still had to maintain the property. Mr. DeCastro stated that he was having trouble obtaining his funds from the bank that were released from the insurance company.

July 2014 Mr. DeCastro, Officer C. Williams and I conducted a follow-up inspection of the properties, the structure has continued to deteriorate from water damage due the damage to the roofing area caused by the fire. Mr. DeCastro was advised that due to the hazardous condition of the structure we would need to start the condemnation proceedings. The owners of record and/or heirs were mailed a Notice of the City Council hearing scheduled for September 22<sup>nd</sup>, 2014 notices were mailed by certified and regular mail to all interested parties and posted on the property notifications were also advertised in the newspaper.

September 22<sup>nd</sup>, 2014 Structure went before City Council it was called and held pending possible sale of the property. Mr. Decastro also had pending court dates, each court appearance Mr. Descastro talked about other pending sales for the properties falling through. He was ultimately fined \$10,000.

City Council called the legislation up 6 times and it was finally dismissed from the docket. A new City Council date was issued for July 27<sup>th</sup>, 2015. Notices were mailed by certified and regular mail to all interested parties and posted on the property notifications were also advertised in the newspaper.

This structure has been vacant since January 2014. This structure is considered to be extremely hazardous and a public nuisance. Due to the condition of this structure it is the recommendation of the North Little Rock Code Enforcement Department that the structure be considered for condemnation.

Felecia McHenry  
Code Enforcement Officer









06/05/2015



06/05/2015





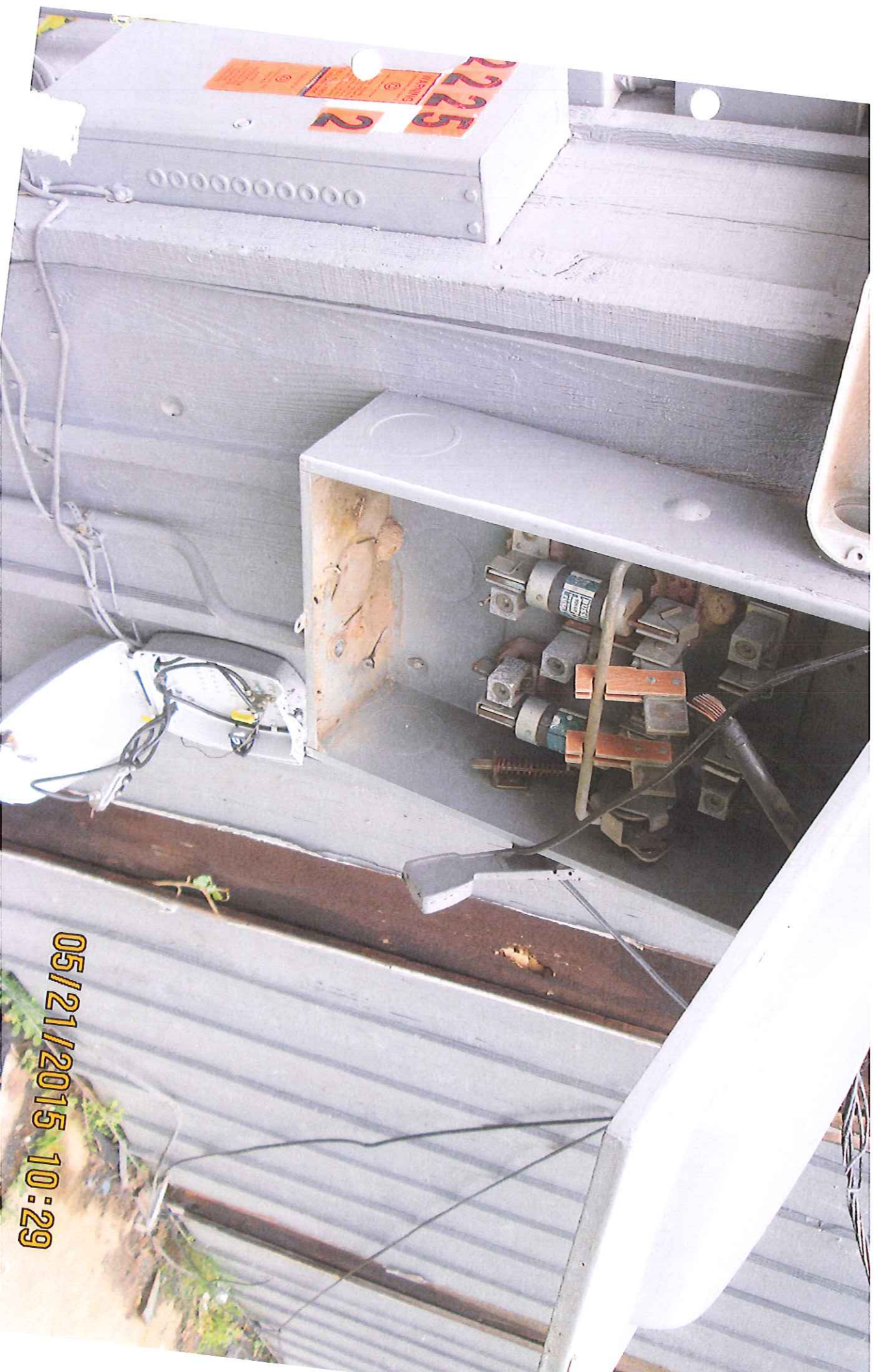


06/05/2015

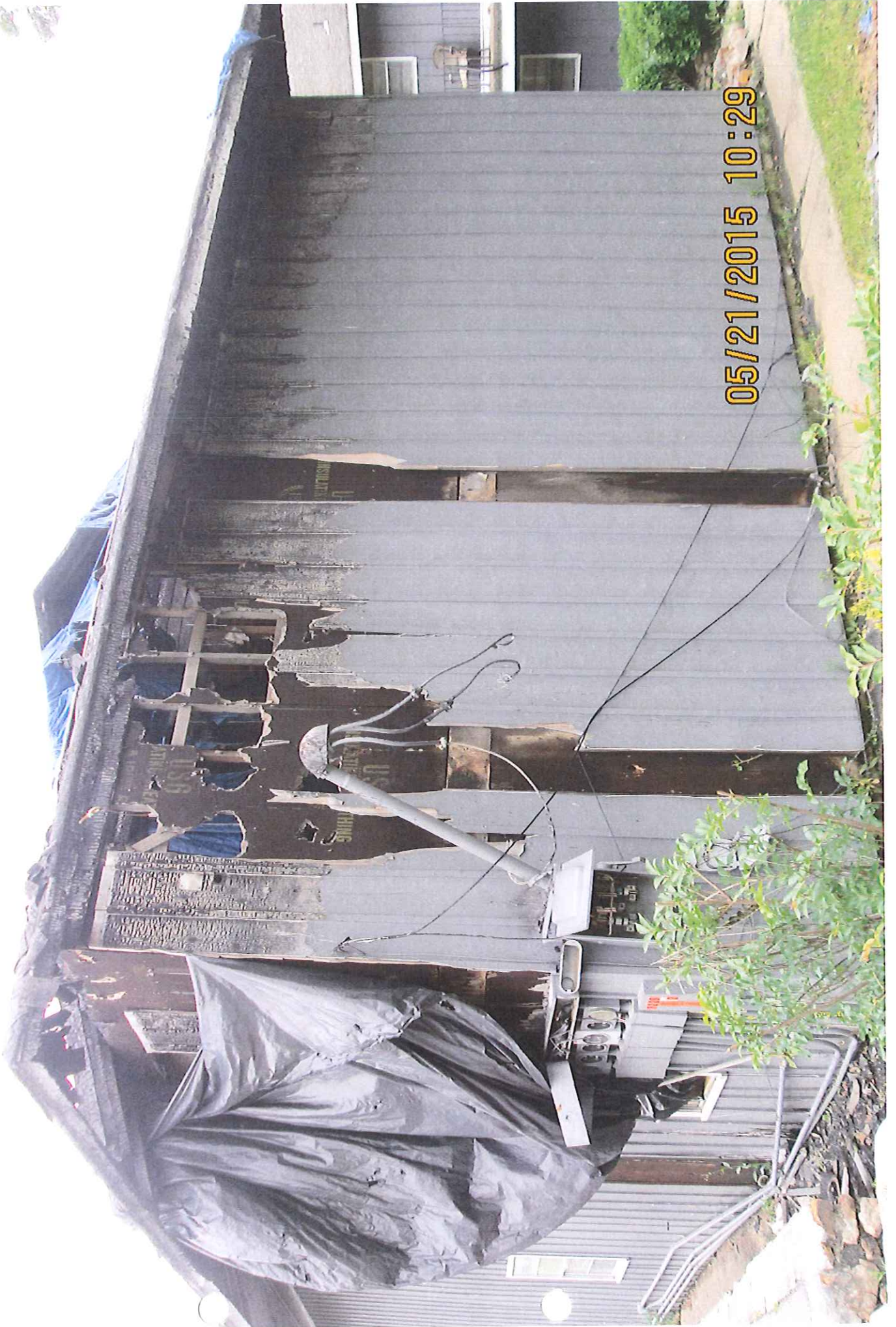




05/21/2015 10:30



05/21/2015 10:29



05/21/2015 10:29