

R-15- 123

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 804½ WEST 25TH 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 18, Block 4, Buddenberg Addition to the City of North Little Rock, Pulaski County, Arkansas. (Parcel No. 33N2330004300 located at 804½ West 25th Street and owned by John Tolliver.)

R-15-123

The City of North Little Rock

TOM WADLEY
DIRECTOR



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CODE ENFORCEMENT DEPARTMENT

August 14, 2015

Mayor Smith
City Council Members

Re: 804 ½ W 25th St.
Lot 4 Block 18
Parcel 33N2330004300
Buddenberg Addition
City of North Little Rock, AR

Owners: John R & John G Tolliver
Sherwood, AR

Dear Mayor Smith;

May 2015 during a routine inspection of the area Officer F. McHenry noted a structure that was in extreme disrepair exterior inspection of the property shows numerous violations, Notice of Public Nuisance was mailed to owner of record John R & John G Tolliver of Sherwood.

June 2015 I made contact with Mr. Tolliver and requested an interior inspection, he agreed but never showed up for the inspection. I have made contact with Mr. Tolliver by phone making another request to meet with him now to issue him a citation. Follow-up inspection show vagrants going in and out of the structure. Property still unsecured photos could be taken from exterior.

August 14th, 2015 I made contact with Mr. Tolliver, he refused to give me his ID in order to receive a citation, he advised me to call the police and take him to jail, however in the process of calling dispatch for a police unit Mr. Tolliver drove off in his service truck.

The condemnation procedures were started due to the condition of the structure. Owners and/or heirs and all interested parties were given notice of City Council for the August 24th, 2015 Hearing date. Notices were mailed by certified and regular mail, legal notice ran in the newspaper, and were also posted on the property.

This property is considered to be a public nuisance; it is the recommendation of the North Little Rock Code Enforcement Department that this structure be considered for condemnation.

Felecia McHenry
Code Enforcement Officer