R-20- 106

RESOLUTION NO. ____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 317 AND 319 W. 17TH 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:

> A part of Lot 4 Block 3 of the Cassinelli Subdivision; more particularly described as part of the East 1/2 Southeast 1/4 Southeast 1/4 of Section 27, Township 2N, Range 12W, in the City of North Little Rock, Pulaski County, Arkansas; beginning 155.8 feet West of Southeast corner thence West 50 feet North 117 feet East 50 feet South 117 feet to beginning of Block 3 (Parcel No. 33N2580002300 located at 317 and 319 W. 17th Street and owned by Jay Edward and Jeffery Lee Richards.).

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:

Mayor Joe A. Smith

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:15 A.M. _____ P.M.
By Amy Fields CA
DATE 7-21-20

Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

RECEIVED BY

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 19, 2020

Mayor Smith
City Council Members

Re: 317 W 17TH (also known as 319 W 17th)
Lot 4 Block 3 Cassinelli Sub **PT LT 4 CASSINELLIS SUB DIV E 1/2 SE SE BEG 155 8 FT W OF SE COR TH W 50 FT N 117 FT E 50 FT S 117 FT TO BEG 27 2N 12W**
Parcel 33N2580002300
North Little Rock, AR 72114

Owner: Jay Edward Richards / Jeffery Lee Richards
Little Rock, AR

Dear Mayor Smith;

Complaint was received April 2019 about the condition of the property. I conducted an exterior inspection finding the structure was unsafe for human habitation.

May 7th 2020 an Administrative Search Warrant was obtained. The warrant was executed on May 7th 2020 for the purpose of an interior inspection. The inspections revealed holes in the floor, walls and ceilings, damaged plumbing, electrical. The exterior has rotted siding broken windows and a hole in the roof and the side of the structure

This structure has been vacant with the electric meter removed since August 2010 according to North Little Rock utility department.

Mr. Jay Richards has called the office needing to know what needs to be done. He said he would get back with us or get the house removed. Mr. Richards was also talking about selling the structure.

Notice of City Council scheduled for July 27th, 2020 hearing date was mailed by certified and regular mail to all interested parties 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