R-21-121

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 5505 CHIQUITO ROAD 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:

Part of the N1/2 of the SE1/4 of the SE1/4 of Section 29, Township 2 North, Range 11 West, in Pulaski County, Arkansas, more particularly described as follows:

From the Northeast corner of the $E1/4 of the SE1/4 said Section 29, run thence South parallel to the Section Line, 330 feet; thence West 194 feet; thence South 100 feet, thence West 110 feet to the point of beginning; thence West 75 feet; thence South 45 feet; thence East 75 feet; thence North 45 feet of Lot 5, Block 1, Overton Subdivision, and a 5 foot strip lying south of and adjacent thereto, according to Plat

filed for record January 18, 1955, and recorded in County Surveyor's Plat Book, Page 34 (Parcel No. 23N0270004400 located at 5505 Chiquito Road and owned by Nathaniel Williams Jr. c/o Simmons Smith.).

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 her 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 Terry C. Hartwick

SPONSOR:

Terry C Hartwick

Mayor Terry C. Hartwick

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:10 A.M. _____ P.M.
By A Fields, City Atty
DATE 8/17/21

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

RECEIVED BY B Lamb

The City of North Little Rock

FELECIA MCHENRY
DIRECTOR

701 WEST 29TH STREET
NORTH LITTLE ROCK, ARKANSAS 72114
501-791-8581 • Fax 501-791-8584
NLRCodeEnforcement@nlr.ar.gov

CODE ENFORCEMENT DEPARTMENT

July 21, 2021

Mayor Hartwick
City Council Members

Re: 5505 Chiquito Road
Part of the N1/2 of the SE1/4of the SE1/4 of Section 29, Township 2 North, Range 11 West, in Pulaski County, Arkansas, more particularly described as follows: From the Northeast corner of the $E1/4 of the SE1/4 said Section 29, run thence South parallel to the Section Line, 330 feet; thence West 194 feet; thence South 100 feet, thence West 110 feet to the point of beginning; thence West 75 feet; thence South 45 feet; thence East 75 feet; thence North 45 feet of Lot 5, Block 1, Ovèrton Subdivision, and a 5 foot strip lying south of and adjacent thereto, according to Plat filed for record January 18, 1955, and recorded in County Surveyor's Plat Book, Page 34
.City of North Little Rock, AR

Owners: Nathaniel Williams Jr. C/O Simmons Smith
North Little Rock, AR 72117

Dear Mayor Hartwick;

On May 6, 2021 Officer Ward Reese started an investigation into 5505 Chiquito Road due to the conditions of the property. The property's owner is deceased, but under the Estate if being handled by Attorney Simmons Smith.

Officer Ward Reese conducted an exterior inspection of the property, and notified the Attorney Simmons Smith of his findings, Attorney Smith agreed to meet officer Reese in order to conduct an interior inspection. The property has numerous housing code violations. There was also evidence of vagrants living in the structure during time of inspection.

The condemnation procedures were started due to the condition of the house. Owners and/or heirs and all interested parties were given notice of City Council for the August 23rd , 2021 Hearing date. Notices were mailed by certified and regular mail, legal notice ran in the newspaper, and were also posted on the property. This structure is considered to be unfit for human habitation.

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

Ward Reese
Code Enforcement Supervisor