

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 1703 WEST 19TH STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, 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, noxious, 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, noxious, 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 LOTS 1 AND 2 BLOCK 2 OF THE WALTHOUR AND FLAKE ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, LESS AND EXCEPT A PART OF THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, WALTHOUR & FLAKE ADDITION AND RUN THENCE WEST ALONG 19TH STREET, A DISTANCE OF 52 FEET; THENCE NORTH 90 FEET; THENCE WEST 10 FEET; THENCE NORTH 40 FEET TO THE ALLEY; THENCE EAST 62 FEET TO AUGUSTA

STREET; THENCE SOUTH ALONG THE WEST LINE OF AUGUSTA STREET A DISTANCE OF 130 FEET TO THE POINT OF BEGINNING (PARCEL NO. 33N2490001100 LOCATED AT 1703 WEST 19TH STREET AND OWNED BY NOVENIA YOUNG).

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:

ATTEST:

Terry C. Hartwick
Mayor Terry C. Hartwick

by 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/kt

FILED 8:40 A.M. _____ P.M.

By K. Trevino

DATE 10.22.24

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

RECEIVED BY S. Llsery

The City of North Little Rock

FELECIA MCHENRY
DIRECTOR



500 WEST 13TH STREET
NORTH LITTLE ROCK, ARKANSAS 72114
501-791-8581 • Fax 501-791-8584
NLRCodeEnforcement@nlr.ar.gov

CODE ENFORCEMENT DEPARTMENT

September 11, 2024

Mayor Hartwick
City Council Members

Re: 1703 W. 19th. Street
Lot: 1-2 Block: 2 Sub: Walthour & Flake Addition
City of North Little Rock, AR

Owners: Novenia Young
North Little Rock, AR

Dear Mayor Hartwick;

On June 27th, 2024, North Little Rock Code Enforcement Officer Timothy McEuen began an investigation into 1703 W. 19th. Street due to observed conditions of the structure and the premises. Officer McEuen verified the structure was vacant so he performed an exterior inspection. Officer McEuen observed damage to the windows, roofing, soffit, and fascia. There has been a female unsheltered/squatter at the residence collecting junk, trash, and clutter as well as causing disturbances with the community (public nudity, cursing, and physical disturbances).

On July 22nd, 2024, Officer McEuen and NLR Code Officer C. Rice met with a maintenance crew that was contracted to secure the structure. With their permission, they performed an interior inspection to where they observed damaged flooring, walls, and ceilings. With the observed damage, this structure is unfit for human habitation.

To date, the property is still in the same condition it was when the investigation began. There has been no direct contact from any owner or interested party. There have been no permits acquired for repairs either.

The condemnation proceedings were started due to the condition of the structure. Owners and/or heirs and all interested parties were given notice for the City Council hearing for October 28th, 2024. Notices were mailed by certified and regular mail, legal notice ran in the newspaper, and were also posted on the property.

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.

Timothy McEuen
Code Enforcement Officer