

ORDINANCE NO. _____

AN ORDINANCE GRANTING AN EASEMENT LOCATED ON EAST 2ND STREET FOR CERTAIN REAL PROPERTY LOCATED AT 200 EAST BROADWAY STREET; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, Greg Nabholz of Nabholz Properties Inc., 700 Front Street, Suite 101, Conway, Arkansas 72032, has requested an easement along East 2nd Street for property located at 200 Broadway Street for future economic development (see Proposal attached hereto as Exhibit A); and

WHEREAS, it is in the best interests of the City and its citizens to grant the easement.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That an access easement on property owned by the City of North Little Rock is hereby granted, said easement being more particularly described as follows:

A 10 foot access easement located on the south side of buildings to be located on Lots 6A and 6B, Block 19 of the Original City of Argenta, now located in the City of North Little Rock, Pulaski County, Arkansas.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: That the provisions of this Ordinance 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: It is hereby found and determined that the immediate passage of this ordinance is necessary in order to insure the proper and orderly growth of this land and the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare, THEREFORE, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Mayor Terry C. Hartwick

SPONSOR:

ATTEST:

Maurice Taylor
Council Member Maurice Taylor by AK Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney

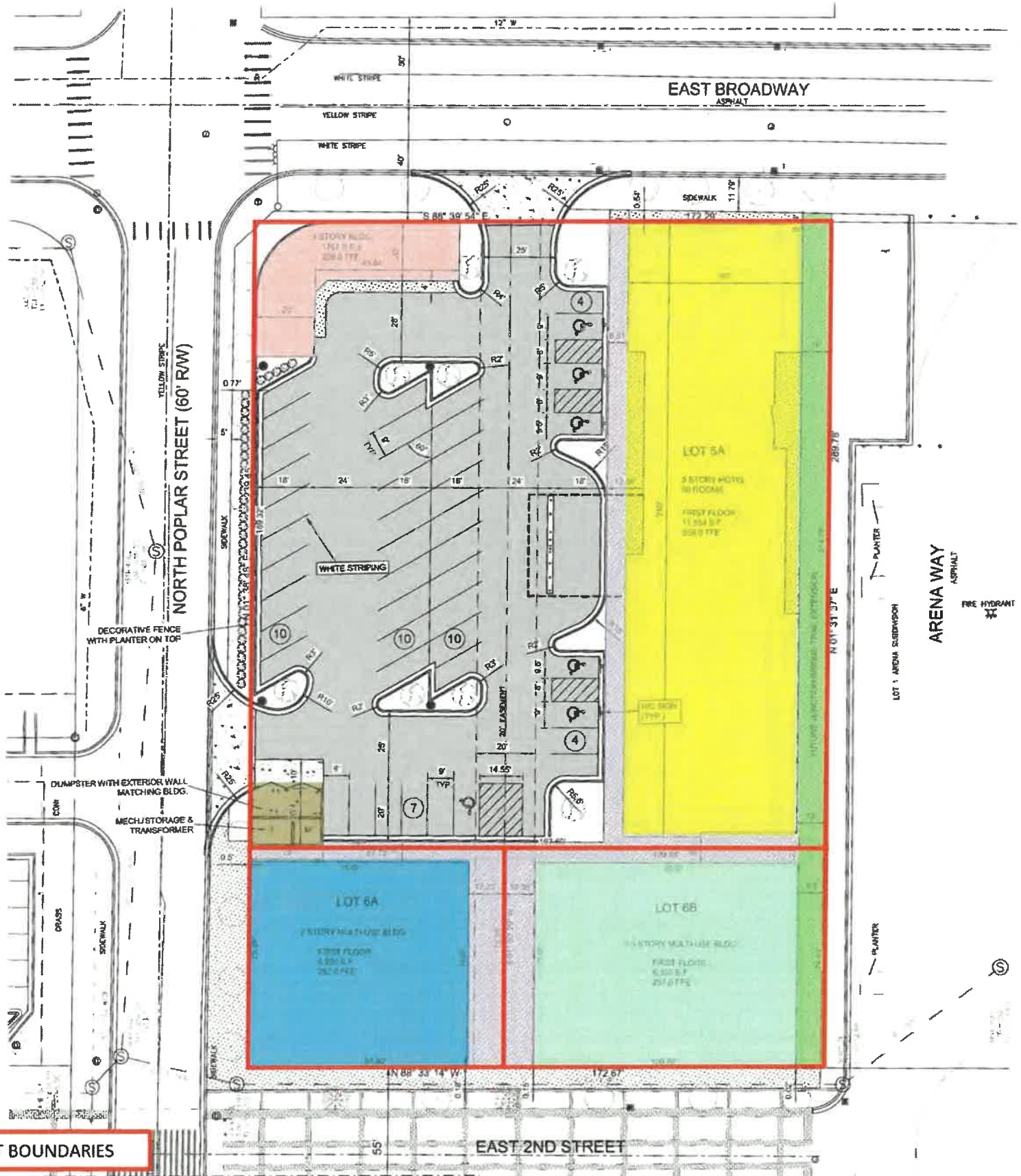
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>11:15</u>	A.M.	_____	P.M.
By	<u>Amy Fields, CA</u>			
DATE	<u>12-17-24</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			



LANDSCAPE ORDINANCE WAIVER & PATIO EASEMENT REQUEST

200 East Broadway Street
Broadway Street LLC



200 BROADWAY STREET – Mixed Use Development

- LOT 5A RETAIL BUILDING
- LOT 5A PARKING LOT
- LOT 5A DUMPSTER, MECH. ROOM, TRANSFORMER
- LOT 5A ALOFT HOTEL
- LOT 6A MIXED USE BAR/ENTERTAINMENT BUILDING
- LOT 6B MIXED USE RESTAURANT/BAR/OFFICE BLDG.
- COMMON WALKWAYS
- JUNCTION BRIDGE TRAIL EXTENSION





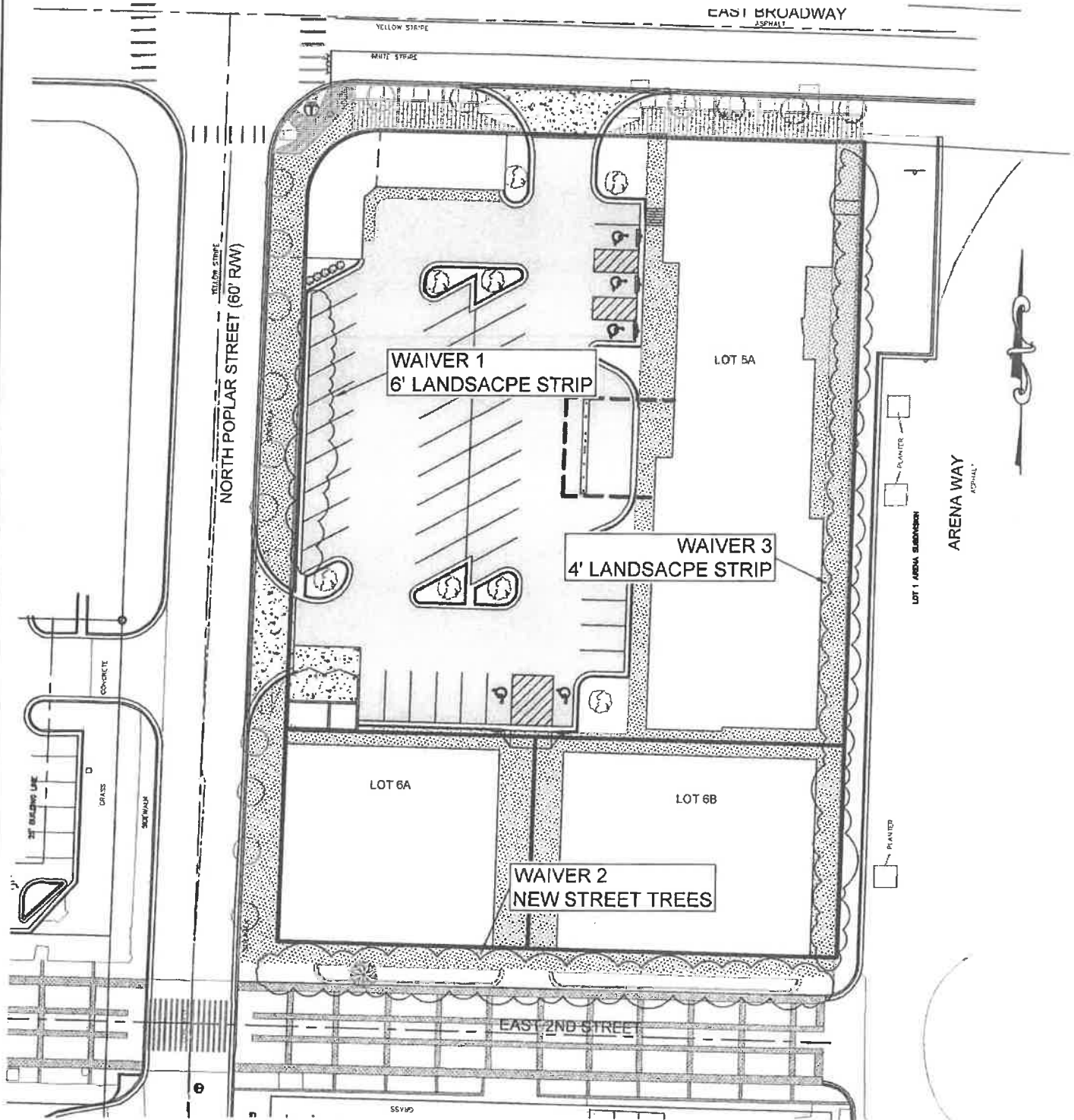
MEMBER NATIONAL SOCIETY
PROFESSIONAL ENGINEERS

THOMAS ENGINEERING COMPANY

3810 LOOKOUT ROAD
NORTH LITTLE ROCK, ARKANSAS 72116
TELE. No. 501-753-4463

CIVIL ENGINEERS—LAND SURVEYORS
LAND PLANNING & DEVELOPMENT
RESIDENTIAL—COMMERCIAL—INDUSTRIAL

200 Broadway Street On the Promenade Waiver Requests



LOTS 5A, 6A & 6B, BLOCK 19, ORIGINAL CITY OF ARGENTA

WAIVER REQUEST

DATE: 11/21/24

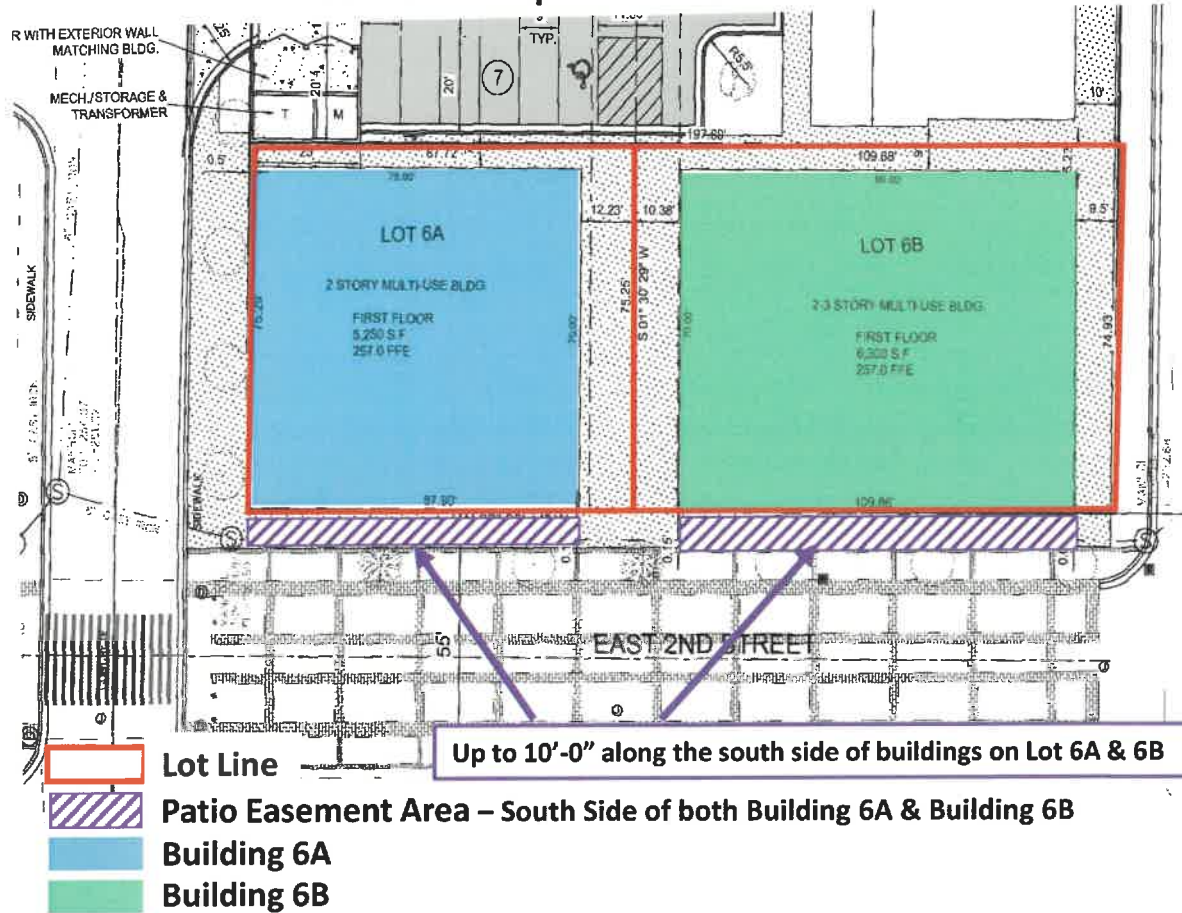
SCALE: 1" = 50'

WAIVERS:

1. 6' LANDSCAPE STRIP ON N. POPLAR ST.
2. NEW STREET TREES ON E. 2ND ST.
3. 4' LANDSCAPE STRIP ON EAST PROPERTY LINE.

200 Broadway Street On the Promenade

Easement Request for Fenced Patio



**Walkway Between Building 6A & 6B Looking North from
2nd Street Promenade to Parking Lot**

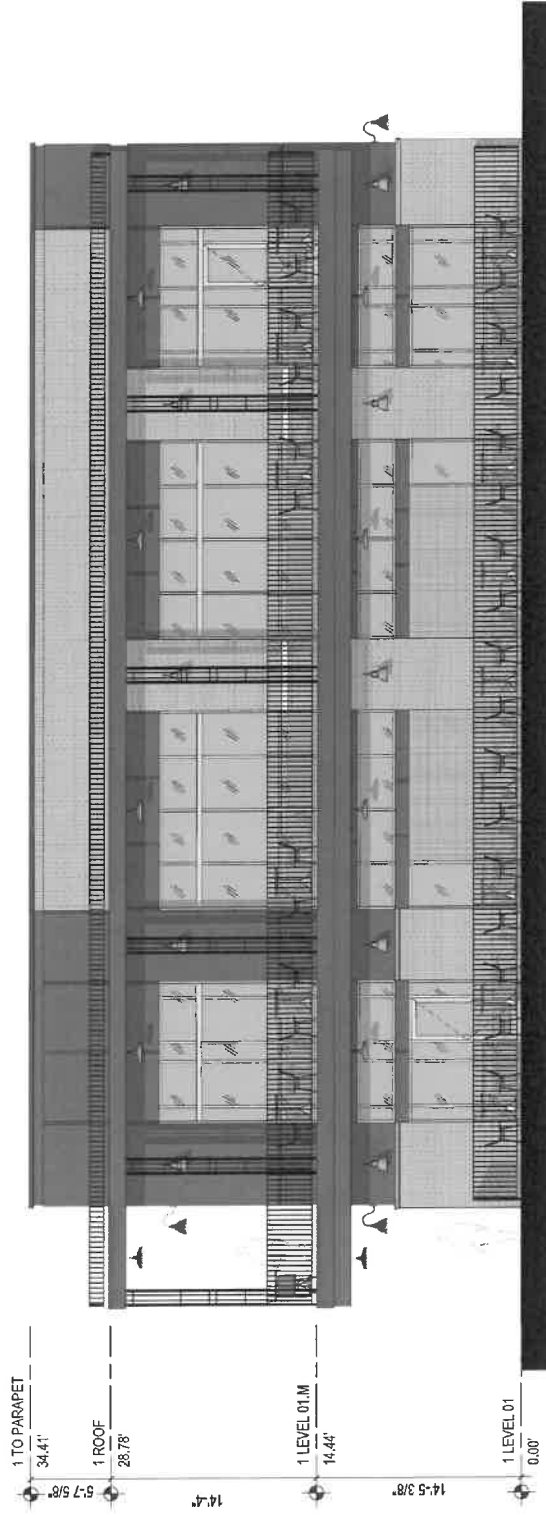
200 Broadway Street On the Promenade Easement Request for Fenced Patio



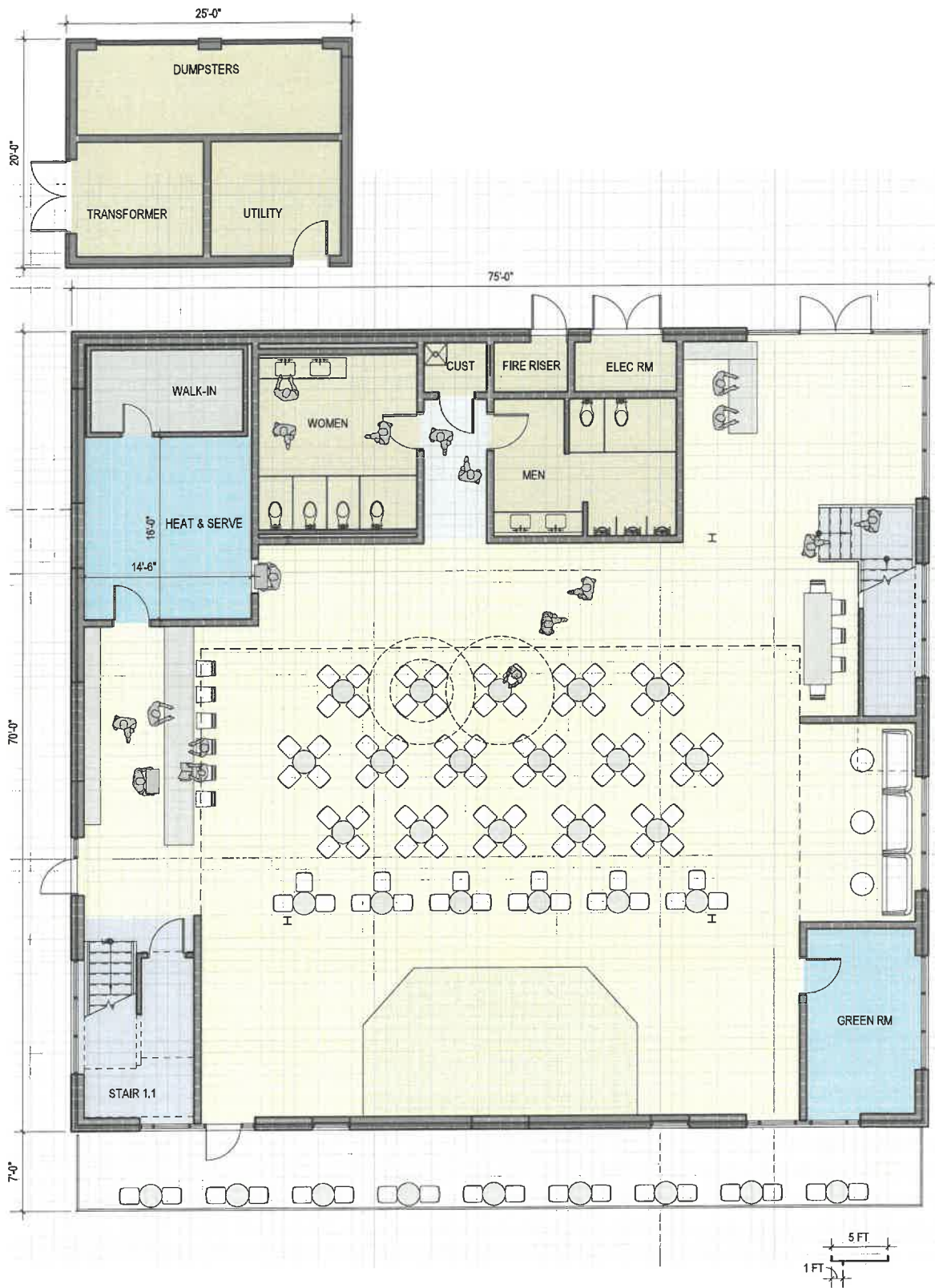
South side of Project looking North from 2nd Street Promenade (E. 2nd Street)



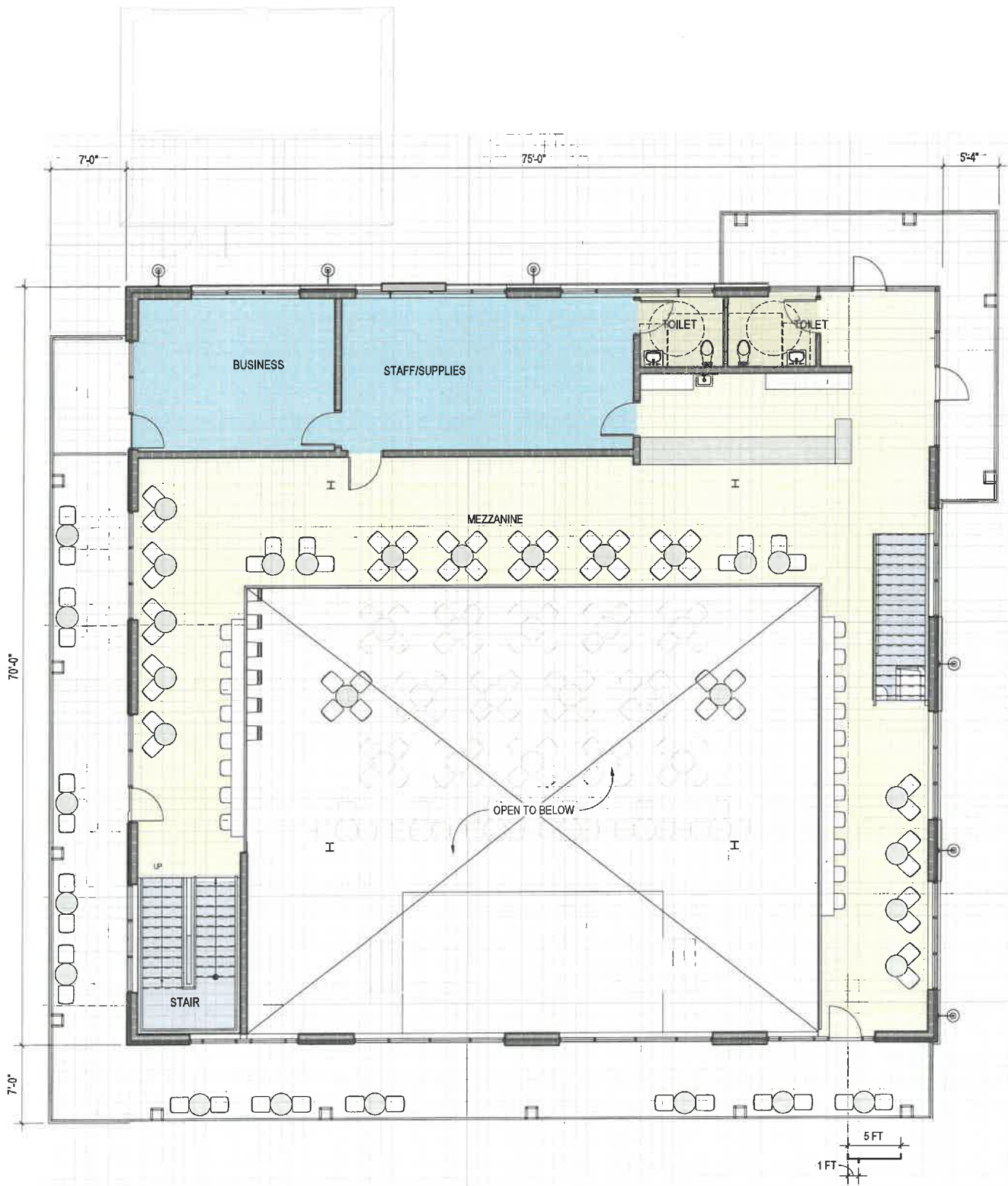
Zoomed View of south sides of Buildings 6A & 6B showing patio space



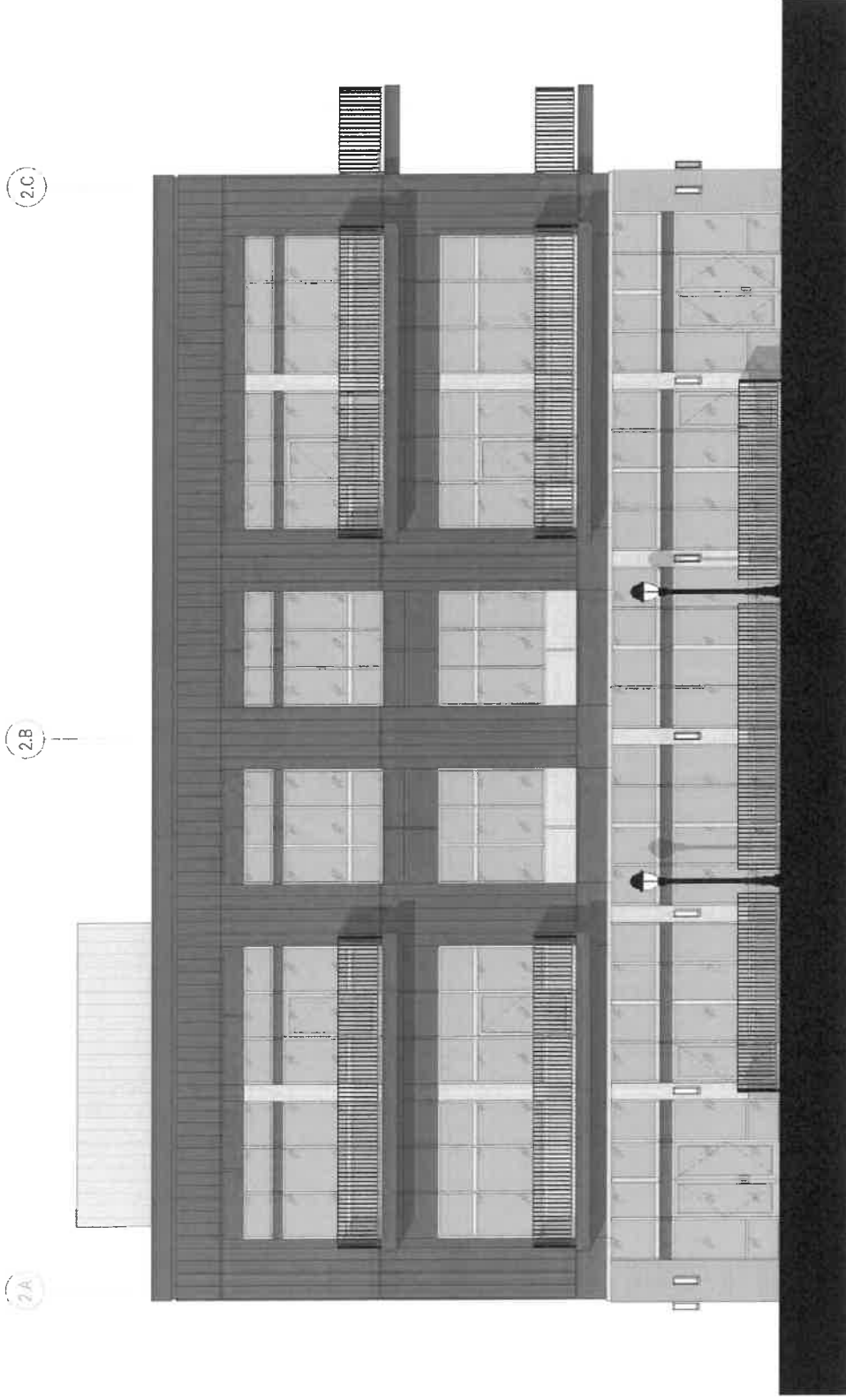
SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



1ST FLR PLAN
LOT 6B - BLDG 2 - 3F

SCALE: 1/8" = 1'-0"

