

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 3011 EAST 4TH 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 owners of record of the following described property are 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:

THE EAST 50 FEET OF A PART OF THE WEST 1/3 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 11 WEST, TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE TOWNSHIP LINE BETWEEN TOWNSHIP 2 NORTH, RANGE 11 WEST AND TOWNSHIP 1 NORTH, RANGE 11 WEST, 450.2 FEET EAST OF THE SOUTHWEST CORNER OF

SAID SECTION 31, WHERE THE BALDWIN ADDITION LINE CROSSES THE SAID TOWNSHIP LINE, THENCE NORTH ALONG THE BALDWIN ADDITION LINE 725 FEET TO THE NORTH SIDE OF THIRD STREET IN NORTH LITTLE ROCK, ARKANSAS; THENCE EAST ALONG THE NORTH LINE OF THIRD STREET 232 FEET; THENCE NORTH TO A STAKE SET ON THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY AS THE POINT OF BEGINNING THE DESCRIPTION OF THE PROPERTY HEREBY CONVEYED; FOR THE POINT OF BEGINNING THUS ESTABLISHED, RUN SOUTH TO THE NORTH LINE OF EAST FOURTH STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; THENCE EAST ALONG SAID NORTH LINE 100 FEET; THENCE NORTH TO THE SOUTH LINE OF SAID CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE 104 FEET TO THE POINT OF BEGINNING (PARCEL NO. 23N0450004400 LOCATED AT 3011 EAST 4TH STREET AND OWNED BY GUZMAN GROUP LLC).

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

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 10:30 A.M. _____ P.M.

By Amy Fields

DATE 3-18-25

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

RECEIVED BY [Signature]

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

February 10th, 2025

Mayor Hartwick
City Council Members

Re: 3011 E. 4th. Street
Legal: PT SW BEG INTERS E LN BALDWIN ADDN&N LN 3ST E132'N TO N LN 4TH
ST E150'TO POB E50'N146 06'TO S LN CRIP RR SW 51*5'S138 04'TO BEG 31 2N
11W
City of North Little Rock, AR

Owners: Guzman Group LLC
North Little Rock, AR

Dear Mayor Hartwick;

On November 22nd, 2024, North Little Rock Code Enforcement Officer Timothy McEuen began an investigation into 3011 E. 4th. Street due to complaints regarding the condition of this property. Code Enforcement has maintained the grass and weeds since 2019.

Upon Officer McEuen's arrival, he observed damage to the roofing, siding, fascia, and soffit. Officer McEuen verified the structure was vacant so he performed an exterior inspection to where he observed further damage to the exterior. Officer McEuen was able to see extensive interior damage from an exterior view. With the observed damage, this structure is unfit for human habitation. Officer McEuen posted a *Notice of City Council* hearing on the property, and mailed them out to all known owners and heirs.

On January 21st, 2025, Officer McEuen acquired an administrative warrant to perform an interior inspection. The front door was found open/unsecured so NLR Code personnel performed an inspection to where Officer McEuen observed extensive damage throughout the structure. This inspection confirmed the structure is not fit for human habitation.

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 March 24th, 2025. 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