

RESOLUTION NO. ____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 124 EUREKA GARDENS ROAD 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:

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28,
TOWNSHIP 2 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID
NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 2
NORTH, RANGE 11 WEST; THENCE EAST 20.00 FEET; THENCE SOUTH 00
DEGREES 00 MINUTES 00 SECONDS WEST 454.00 FEET; THENCE

CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 72.37 FEET TO THE POINT OF BEGINNING FOR TRACT 1-A; THENCE NORTH 88 DEGREES 36 MINUTES 58 SECONDS EAST 145.06 FEET TO THE NORTHWEST CORNER OF TRACT 2; THENCE SOUTH 02 DEGREES 54 MINUTES 03 SECONDS WEST ALONG THE WESTERN BOUNDARY LINE OF SAID TRACT 2 A DISTANCE OF 118.00 FEET; THENCE SOUTH 86 DEGREES 18 MINUTES 02 SECONDS WEST 16.11 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 54 SECONDS WEST 20.09 FEET; THENCE SOUTH 66 DEGREES 14 MINUTES 23 SECONDS WEST ALONG THE NORTHERN SIDE OF A PRIVATE ASPHALT DRIVE A DISTANCE OF 129.95 FEET TO THE EASTERLY RIGHT OF WAY LINE OF EUREKA GARDENS ROAD; THENCE NORTH 00 DEGREES 10 MINUTES 18 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 74.40 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 21 SECONDS WEST ALONG THE EASTERLY RIGHT OF WAY LINE A DISTANCE OF 4.00 FEET; NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 116.00 FEET RETURNING TO THE POINT OF BEGINNING. (PARCEL NO. 23N0150005100 LOCATED AT 124 EUREKA GARDENS ROAD AND OWNED BY NOAH PROPERTIES 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:



Mayor Terry C. Hartwick by AT

Diane Whitbey, City Clerk

APPROVED AS TO FORM:


Amy Beckman Fields, City Attorney

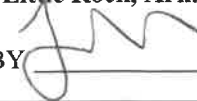
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:24 A.M. _____ P.M.

By Amy Fields CA

DATE 7/8/25

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

RECEIVED BY 

The City of North Little Rock

FELECIA MCHENRY
DIRECTOR



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NORTH LITTLE ROCK, ARKANSAS 72114
501-791-8581 • Fax 501-791-8584
NLRCodeEnforcement@nlr.ar.gov

CODE ENFORCEMENT DEPARTMENT

June 27th, 2025

Mayor Hartwick
City Council Members

Re: 124 Eureka Gardens Road
Lot: N/A Block: N/A Sub: 2N-11-28
City of North Little Rock, AR

Owners: Noah Properties
Little Rock, AR

Dear Mayor Hartwick;

On April 29th, 2025, North Little Rock Code Enforcement Officer Timothy McEuen began the condemnation proceedings regarding 124 Eureka Gardens, also known as the Handy Pantry. Since the business unexpectedly closed, the property has been subject of multiple issues including, trespassing/vagrancy, tall grass/weeds, illegal dumping, and vandalism.

On July 28th, 2023, Officer McEuen and North Little Rock Code Enforcement Director Felecia McHenry met with a representative of the mortgage holder to perform an interior inspection. They observed damage to the electrical conduit, electrical panels, lighting fixtures, and wiring. The majority of the ceiling and ceiling grid structure was damaged or missing, and there was a hole in the roof as well. With the observed damage, and condition of this structure, it was unfit for human usage and occupancy.

To date, the structure is still in the same unusable state, and continues to be a public nuisance for the community due to consistent property maintenance issues (dumping, trash, clutter, tall grass/weeds).

The condemnation proceedings were initiated due to the condition of the structure, and the public nuisance issues. Owners and/or heirs and all interested parties were given a notice for the City Council hearing for July 14th, 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