R-25-165

RESOLUTION NO. _____

A RESOLUTION REPEALING RESOLUTION NO. 10774, WHICH CONDEMNED CERTAIN REAL PROPERTY LOCATED AT 1223 DIVISION STREET (ALSO KNOWN AS 1223 1/2 DIVISION STREET) IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

WHEREAS, on February 26, 2024, the North Little Rock City Council adopted Resolution No. 10774, whereby certain real property located at 1223 Division Street and owned by Veterans Village of America, Inc. was declared a public nuisance and condemned (see Resolution No. 10774 attached hereto as Exhibit A); and

WHEREAS, the North Little Rock Code Enforcement has advised that the structure on the property has been demolished, and requests that the condemnation be repealed (see letter from Director McHenry attached hereto as Exhibit B).

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

SECTION 1: That Resolution No. 10774, and the condemnation of the property located at 1223 Division Street (also known as 1223 1/2 Division Street), are hereby repealed, said property being more particularly described as follows:

LOT 1, BLOCK 8 OF THE REVISED PLAT OF BARING CROSS IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS. (PARCEL NO. 33N2700014700).

SECTION 2: 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:

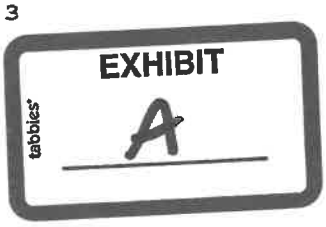
_____
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 11:00 A.M. _____ P.M.
By Amy Fields
DATE 10-7-25

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

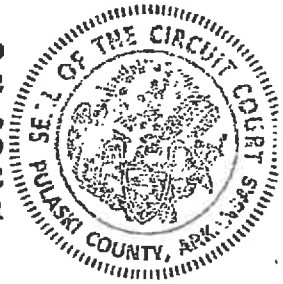
RECEIVED BY _____



2024011280
PRESENTED: 03-07-2024 12:31:37 PM RECORDED: 03-07-2024 12:31:37 PM
In Official Records of Terri Hollingsworth Circuit/County Clerk
PULASKI CO, AR FEE $25.00

R-24- 55

RESOLUTION NO. 10774



A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 1223 DIVISION STREET (1223 1/2 DIVISION 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:

LOT 1, BLOCK 8 OF THE REVISED PLAT OF BARING CROSS IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS (PARCEL NO. 33N2700014700 LOCATED AT 1223 DIVISION STREET (AKA 1223 1/2 DIVISION STREET AND OWNED BY VETERANS VILLAGE OF AMERICA, INC.).

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:

2/26/2024

APPROVED:

Terry C Hartwick

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 10:43 A.M. _____ P.M.

By A. Fields for Diane Whitbey

DATE 2/28/24

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

RECEIVED BY B Tran

STATE OF ARKANSAS §
§ SS
COUNTY OF PULASKI §

I, Diane Whitbey, City Clerk and Treasurer for the City of North Little Rock, Arkansas, do hereby certify that the foregoing instrument is a true and correct copy of the original of Res 10774
Book No. 96 filed in this office on the 27
day of February, 2024.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of this office this 4
day of March, 2024.

Diane Whitbey, City Clerk and Treasurer

By: Talor Shinn

EXHIBIT
B

FELECIA MCHENRY
DIRECTOR

The City of North Little Rock

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

CODE ENFORCEMENT DEPARTMENT

October 1, 2025

Mayor Hartwick
City Council Members

Re: 1223 Division
North Little Rock, AR

Legal: Lots: 1 Block 8 Baring Cross Subdivision
Parcel # 33N2700014700
City of North Little Rock, AR

Owner: Veterans Village of America, Inc.

The above named property was Condemned by City Council on **Feb 26th, 2024** Resolution No. **10774.** The structure has been demolished and the site cleared to the specification of the North Little Rock Municipal Code.

All fines and fees have been satisfied to the best of my knowledge.

Code Enforcement is now requesting a Repeal to Condemnation Resolution **10774.**

Thank you,

Felecia McHenry
Code Enforcement Director