

RESOLUTION NO. \_\_\_\_

**A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 3320 EAST BROADWAY STREET IN THE CITY OF NORTH LITTLE ROCK 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, obnoxious, 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, obnoxious, 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:

Part of the South Half of Section 31, Township 2 North, Range 11 West, in the City of North Little Rock, Arkansas, more particularly described as follows:

From the Southwest corner of Section 31, Township 2 North, Range 11 West, Pulaski County, Arkansas, run East 1954.5 feet; thence North 574 feet to the South side of the extension of East Third Street in the City of North Little Rock as a point of beginning; from point beginning thus established run West along the South line of East Third Street 145

feet to a stake set; thence 250 feet to the North line of extension of East Second Street in the City of North Little Rock; thence East along said North line 145 feet to a stake set; thence North 247 feet to the point of beginning. (Parcel No. 23N0450006400 located at 3320 East Broadway Street and owned by Kunal Manmeet, 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 his 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 Joe A. Smith

SPONSOR:

ATTEST:

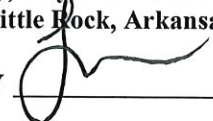
  
\_\_\_\_\_  
Mayor Joe A. Smith

\_\_\_\_\_  
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED	10:55	A.M.	_____	P.M.
By	Amy Fields, CA			
DATE	4-16-19			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY				



The City of North Little Rock



TOM WADLEY  
DIRECTOR

701 WEST 29TH STREET  
NORTH LITTLE ROCK, ARKANSAS 72114  
501-791-8581 • Fax 501-791-8584  
NLRCodeEnforcement@northlittlerock.ar.gov

CODE ENFORCEMENT DEPARTMENT

April 3, 2019

Mayor Smith  
City Council Members

Re: **3320 E Broadway**  
Parcel 23N0450006400

**Part of the South Half (S ½) of Section 31, Township 2 North, Range 11 West, in the City of North Little Rock, Arkansas, more particularly described as follows: From the Southwest corner of Section 31, Township 2 North, Range 11 West, Pulaski County, Arkansas, run East 1954.5 feet; thence North 574 feet to the South side of the extension of East Third Street in the City of North Little Rock as a point of beginning; from point beginning thus established run West along the South line of East Third Street 145 feet to a stake set; thence 250 feet to the North line of extension of East Second Street in the City of North Little Rock; thence East along said North line 145 feet to a stake set; thence North 247 feet to the point of beginning.**

North Little Rock, AR 72114

Owner: Kunal Manmeet LLC  
Sherwood, AR

Dear Mayor Smith;

December 2018 I received a complaint about the structure. I did an exterior inspection of the property. Owners of record were mailed notice of public nuisance and a City Council date for April 22<sup>nd</sup> 2019. Notice of hearing was also ran in local newspaper. This structure has been vacant since June 2015 according to North Little Rock utility department.

December 26<sup>th</sup> 2018 I meet with the owners for interior inspections of both structures. The bottom floor of the main structure showed holes in the ceiling damaged plumbing and electrical wiring. The upstairs apartment inspection reviled the stairs going up to the apartment are in disrepair and structurally unsound. There was a hole in the ceiling damaged walls, busted windows, floors due to weather getting into the structure. The storage building at the back of the property was filled with different items and had some damage.

January 2019 the rear storage building was removed by the owner.