

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 4801 ALPHA 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 Blocks 525 and 526, Rich Acres Subdivision in the City of North Little Rock, Pulaski County, Arkansas; more particularly described as: Beginning on the West line of Block 525 7.6' S of NW Corner of Block 525; thence Southwesterly along the West line of Blocks 525 and 526

163.4' to the North Right of Way Line of AP&L Company's property line; thence S 16°36' E along the North Right of Way Line of AP&L Company's property line 27.9'; thence Easterly parallel to and 20' North of the South line of Block 526 48.9'; thence in a Northerly direction and parallel to the East line of Blocks 525 and 526 173' to the Point of Beginning. (Parcel No. 23N0670019600 located at 4801 Alpha Street and owned by Keith L. Smith.)


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.

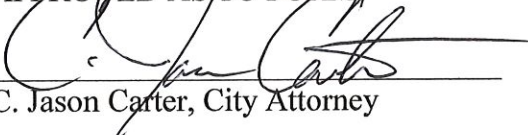
SECTION 5: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED:

SPONSOR:


Mayor Joe A. Smith

APPROVED AS TO FORM:


C. Jason Carter, City Attorney

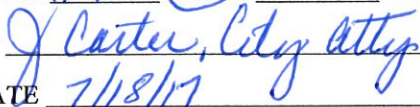
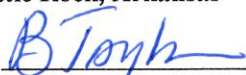
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

APPROVED:

Mayor Joe A. Smith

ATTEST:

Diane Whitbey, City Clerk

FILED	11:40	A.M.	_____	P.M.
By				
DATE	7/18/17			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY				

The City of North Little Rock

TOM WADLEY
DIRECTOR



R-17-121

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

CODE ENFORCEMENT DEPARTMENT

July 11, 2017

Mayor Smith
City Council Members

Re: 4801 Alpha

PART BLOCKS 525 & 526 RICH ACRES SUBDIVISION MPDA BEG ON THE WEST LINE OF BLOCK 525 7.6' S OF NW COR BLOCK 525 TH SW'LY ALONG THE WEST LINE OF BLOCKS 525 & 526 163.4' TO THE NORTH R/W LINE OF A P & L COMPANY'S PROPERTY LINE TH S16°36'E ALONG THE NORTH R/W LINE OF A P & L COMPANY'S PROPERTY LINE 27.9' TH E'LY PARALLEL TO & 20' N OF SOUTH LINE OF BLOCK 526 48.9' TH IN A NORTHERLY DIRECTION AND PARALLEL TO EAST LINE OF BLOCKS 525 & 526 173' TO THE POB

Parcel 23N0670019600

North Little Rock, AR 72117

Owner: Keith L. Smith
Little Rock, AR

Mortgage Holder: Hunt Property Management LLC
C/o John & Nancy Hunt
North Little Rock, AR

Dear Mayor Smith:

April 2017 Officer C. Williams conducted an exterior inspection of the property after receiving a copy of the fire report from the North Little Rock Fire Department. The structure was red-tagged and Notices were mailed to owner of record.

May 2017 officer McHenry conducted an inspection of the property which showed severe fire damage. Officer McHenry made numerous attempts to contact owners of record, I did receive a call from the Hunt Group stating they will not be foreclosing on the property it wasn't worth the money involved, and they would just take a loss. They also stated that Mr. Keith Smith has been in default for some time with his mortgage payments and has also let the insurance lapse. They have also not been able to make contact with Mr. Smith.

According to NLR Electric Department it shows Utilities have been off since fire occurred March 2017 when the fire occurred. The condemnation proceedings was started due to the condition of the structure, a notice of public nuisance along with a notice of City Council was mailed by certified and regular mail to all interested parties and also posted on the property, and advertised in the newspaper for a City Council hearing date of July 24th, 2017.

The structure is considered to be unsafe for human habitation and is also considered to be a public nuisance, it is the recommendation of the North Little Rock Code Enforcement Department that this structure be considered for condemnation.

Felecia McHenry
Code Enforcement Officer