

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 4213 CORAL STREET IN THE CITY OF NORTH LITTLE ROCK TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES; PROVIDING A PERIOD OF TIME FOR PROPERTY OWNERS 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 owners thereof.

SECTION 2: That the owners 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:

The South 100 feet of Lot 2 of Wilson's Subdivision of Block 1 of John L. Atkins School Subdivision in the City of North Little Rock, Pulaski County, Arkansas. (Parcel No. 23N0620000700 located at 4213 Coral Street and owned by David Johnson Sr. and Lillie Mae Johnson.)

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:

SPONSOR:

ATTEST:

Mayor Joe A. Smith

Mayor Joe A. Smith

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	11:40	A.M.	_____	P.M.
By	Carter, City Atty			
DATE	7/18/17			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	B/By/12			

The City of North Little Rock

R-17-122

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

July 11, 2017

Mayor Smith
City Council Members

Re: 4213 Coral St.
The South 100 feet of Lot 2 of Wilson's Subdivision of
Block 1 of John L Atkins School Subdivision
Parcel 23N0620000700
North Little Rock, AR 72117

Owner: David Johnson Sr. and Lillie Mae Jonnson
North Little Rock, AR

Mortgage: Nationstar Mortgage LLC
Coppell, TX

Dear Mayor Smith;

April 2016 Officer C. Williams conducted an exterior inspection of this 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 due to the severity of the fire damage. After numerous attempts to make contact with owner(s). The file was forwarded to Officer McHenry.

May 2017 officer McHenry conducted an inspection of the property which showed the status of the structure to be unchanged. According to NLR Electric Department it shows Utilities have been off since fire occurred April 2016. 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.

I received an email from Safeguard properties the property maintenance company for Nationstar Mortgage LLC. Who stated their representative showed nothing wrong with the structure and also reported back to them that the structure was still occupied. Safeguard stated they would not be conducting work on the structure due to it being occupied. I emailed photos of our findings and advised them we would be moving forward with Condemnation and demolition of this abandoned and fire damaged structure.

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