

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 1600 WEST 18<sup>TH</sup> 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:

Lots 1, 2 and 3, Block 2, Laskers Addition to the City of North Little Rock, Pulaski County, Arkansas. (Parcel No. 33N2520001200 located at 1600 W. 16<sup>th</sup> Street and owned by Imran Bohra.)

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 \$50.00 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:

Joe A. Smith  
Mayor Joe A. Smith *m-sm*

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

APPROVED AS TO FORM:

C. Jason Carter  
C. Jason Carter, City Attorney *m-sm*

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<u>10:54</u>	A.M.	_____	P.M.
By	<u>Asst City Clerk Miller</u>			
DATE	<u>10/18/16</u>			
<b>Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas</b>				
RECEIVED BY	<u>D. Whitbey</u>			

The City of North Little Rock

TOM WADLEY  
DIRECTOR



R-16-168

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501-791-8581 • Fax 501-791-8584  
NLRCodeEnforcement@northlittlerock.ar.gov

CODE ENFORCEMENT DEPARTMENT

June 3, 2016

Mayor Smith  
City Council Members

Re: 1600 W 18<sup>th</sup>  
Lot 1 Block 2  
Laskers Addition  
City of North Little Rock, AR

Owner: Imran Bohra  
Little Rock, AR

Dear Mayor Smith;

On June 2016 officer Williams conducted an exterior inspection the door to the property was standing open. There was several windows that was broken out, rotten window sills throughout house, exterior doors falling off, and the roof is leaking causing the ceiling to collapse. The owner of record was mailed a notice for a property maintenance violation and public nuisance letter. Officer Williams red tagged the structure.

This property has been vacant since November 2014 according to North Little Rock Utility accounting Department.

September 2016 officer F. McHenry conducted an inspection of the above named property, a notice of public nuisance along with a notice of City Council was mailed by certified and regular mail and all interested parties and posted on the property, and notifications were also advertised in the newspaper for a City Council hearing date of October 24th, 2016.

Contact was also made to Ed Adcock the acting attorney for the Estate who stated that he would get into contact

To-Date the status of the structure is still unchanged. The structure is considered to be unsafe and 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