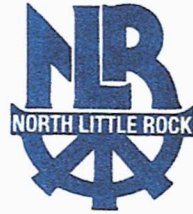


The City of North Little Rock



TOM WADLEY
DIRECTOR

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NORTH LITTLE ROCK, ARKANSAS 72114
501-791-8581 • Fax 501-791-8584
NLRCodeEnforcement@northlittlerock.ar.gov

CODE ENFORCEMENT DEPARTMENT

November 8, 2017

Mayor Smith
City Council Members

Re: 713 Rose Ln.
Lot 24 Block 7 Greenlea Sub
Parcel 23N0650020300
North Little Rock, AR 72117

Owner: Everbank
Jacksonville, FL

Dear Mayor Smith;

May 2017 officer G Thornton received complaints regarding this structure, tall grass and junky yard. Officer C. Williams also conducted inspections of the property and determined the structure to be unsafe and unfit for human habitation, the structure was red-tagged and notices were mailed to Everbank by certified mail. According to North Little Rock Utility Accounting Department utilities have been off since March 2009.

This structure has sustained severe water and termite damage, is has missing siding and broken windows the interior inspection shows missing floors walls and ceilings. June 2017 Everbank called and stated they would be rehabbing the structure. The out of state quotes they received for demolition was more expensive than rehabbing. I advised their attorney to obtain local bids for demolition. Out of state demo bids showed approx. \$17,000.00, Local contractors average bids for a similar structure that size is around \$4,000.00.

September 2017 Officer F. McHenry conducted an inspection of the structure which showed the status unchanged. I started proceeding for condemnation Notice of City Council scheduled for November 27th, 2017 hearing date was mailed by certified and regular mail and posted to the premises. Notice of hearing was also ran in local newspaper.

Everbank stated that additional out-of-state contractors are requiring them to remove lead from the structure in order to rehab or demolish. Everbank was referred to our Chief Building Inspector, who also advised them that was not a requirement in the state of Arkansas. They were also advised if they needed further clarification they would need to contact ADEQ.

The structure is considered to be a public nuisance, it is the recommendation of the North Little Rock Code Enforcement Department that these structure be considered for condemnation.

Felecia McHenry
Code Enforcement Officer



07.11.2017 08:47



713 Rose Ln, NVR

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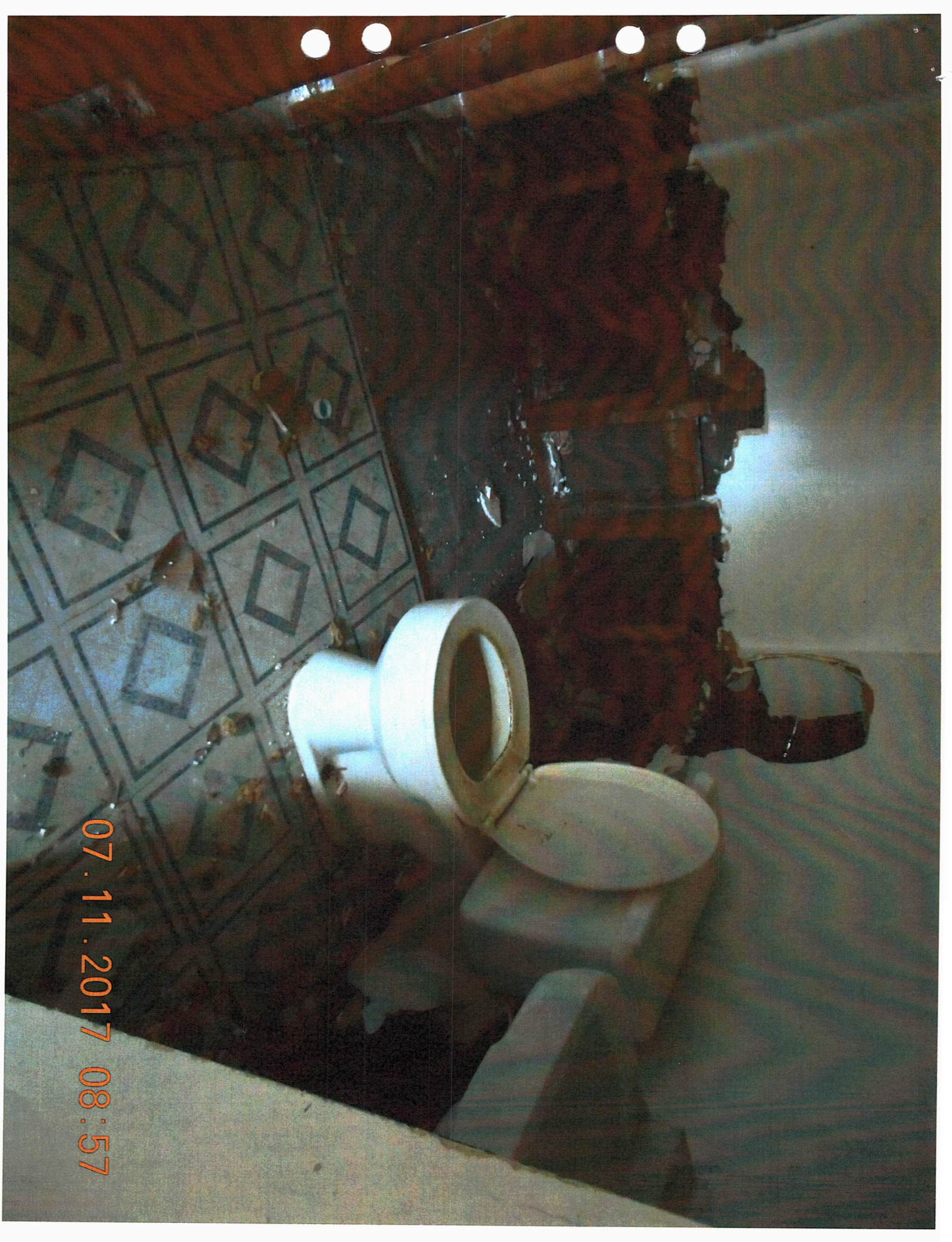






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