

R-17-174

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 8030 RAINS ROAD 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:

Lot 18, Block 0, J. S. Braddock's Subdivision, more particularly described as Part of Lot 18, Beginning 114 feet East of the NW Corner; thence South 200 feet, West 200 feet to Point of Beginning, .92 ac, in the City of North Little Rock, Pulaski County, Arkansas. (Parcel No. 23N0140602500, located at 8030 Rains Road and owned by Curt Douglas Fulmer.)

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 *by AF*

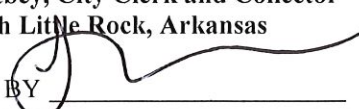
Diane Whitbey, City Clerk

APPROVED AS TO FORM:



C. Jason Carter, City Attorney *by AF*

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<u>11:30</u>	A.M.	_____	P.M.
By	<u>Amy Fields</u>			
DATE	<u>9-17-17</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY				

R-17-174

The City of North Little Rock

TOM WADLEY
DIRECTOR



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NLRCodeEnforcement@northlittlerock.ar.gov

CODE ENFORCEMENT DEPARTMENT

September 13, 2017

Mayor Smith
City Council Members

Re: 8030 Raines Rd
Lot 18 Block 0 J S Braddock's Sub.
PT 18 BG 114' E of NW CR S200' W200' to BG 92AC
Parcel 23N0140602500
North Little Rock, AR 72117

Owner: Curt Douglas Fulmer
Jacksonville, AR

Dear Mayor Smith;

June 2017 Officer F. McHenry conducted an exterior inspection of the structure(s) Approximately 3 mobile homes on this lot. All mobile homes appear to have demo started but never completed, some exterior walls and siding material are missing. All mobile homes are have been vacant since January 2011 according to the North Little Rock Utility Accounting Department. Notice of public nuisance was mailed to the owner of record a Curt Fulmer by certified mailed.

Curt Fulmer contacted our office to advise us he is trying to sell the property and also requested information about the City's Debris removal program. All information was mailed to Mr. Fulmer. Code Enforcement has not been able to make any further contact with him and the status of the structures are still unchanged.

July 2017 Notice of City Council scheduled for September 25th, 2017 hearing date was mailed by certified and regular mail and posted to the premises. Notice of hearing was also ran in local newspaper. All notices returned refused or unclaimed

The structure(s) are considered to be unsafe for human habitation and are also 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