

The City of North Little Rock



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CODE ENFORCEMENT DEPARTMENT

July 16, 2015

Mayor Smith
City Council Members

Re: 2800 John Ashley
Lot 21 Block 2 Pike Plaza Heights
City of North Little Rock, AR

Owner: Rafael Guarionex DeCastro
Little Rock, AR

Mortgage Holder: OneBanc
Little Rock, AR

Dear Mayor Smith;

June 21st, 2013 Officer C. Williams conducted an exterior inspection of this property after receiving complaints regarding the status of the property, the property is an apartment complex which consist of twelve apartments, all of which have been vandalized holes have been kicked in every wall and ceilings, all wiring and plumbing has been stripped from the apartments, all heating and air systems have been stolen as well. Officer Williams determined the units to be unfit for human habitation, the structure was red-tagged and notices were mailed to owners of record according to the Pulaski County Assessors.

January 2014 Mr. DeCastro, Officer C. Williams and I conducted a follow-up inspection of the property. Mr. DeCastro was advised that due to the condition of these structures we would move forward with the condemnation proceedings. Mr. DeCastro requested additional time to possibly sell the property, he was granted the additional time. He was advised that he needed to keep the property secured, follow-up inspections showed all of the apartments still unsecured, Officer Williams tried to make contact with Mr. DeCastro through phones calls and mail to advise him of the status, however never returned any phone calls or responded to notices.

April 9th, 2014 Officer William located Mr. DeCastro at his place of business and issued him a citation for Property Maintenance Violations and Public Nuisance court date was May 15th, 2014 for Plea.

July 17th, 2014 Mr. DeCastro was issued notice of City Council the owners of record and/or heirs were mailed a Notice of the City Council hearing scheduled for September 22nd, 2014 notices were mailed by certified and regular mail to all interested parties and posted on the property notifications were also advertised in the newspaper.

September 22nd, 2014 Structure went before City Council it was called and held pending a sale. Mr. Decastro also had pending court dates, each court appearance Mr. Descastro talked about other pending sales for the properties falling through. He was ultimately fined \$10,000.

City Council called the legislation up 6 times and it was dismissed. A new City Council date was issued for July 27th, 2015. Notices were mailed by certified and regular mail to all interested parties and posted on the property notifications were also advertised in the newspaper.

City Council called the legislation up 6 times and it was finally dismissed from the docket. A new City Council date was issued for July 27th, 2015. Notices were mailed by certified and regular mail to all interested parties and posted on the property notifications were also advertised in the newspaper.

This structure has been vacant since March 2012. This structure is considered to be a public nuisance. Due to the condition of this structure it is the recommendation of the North Little Rock Code Enforcement Department that the structure be considered for condemnation.

Felecia McHenry
Code Enforcement Officer



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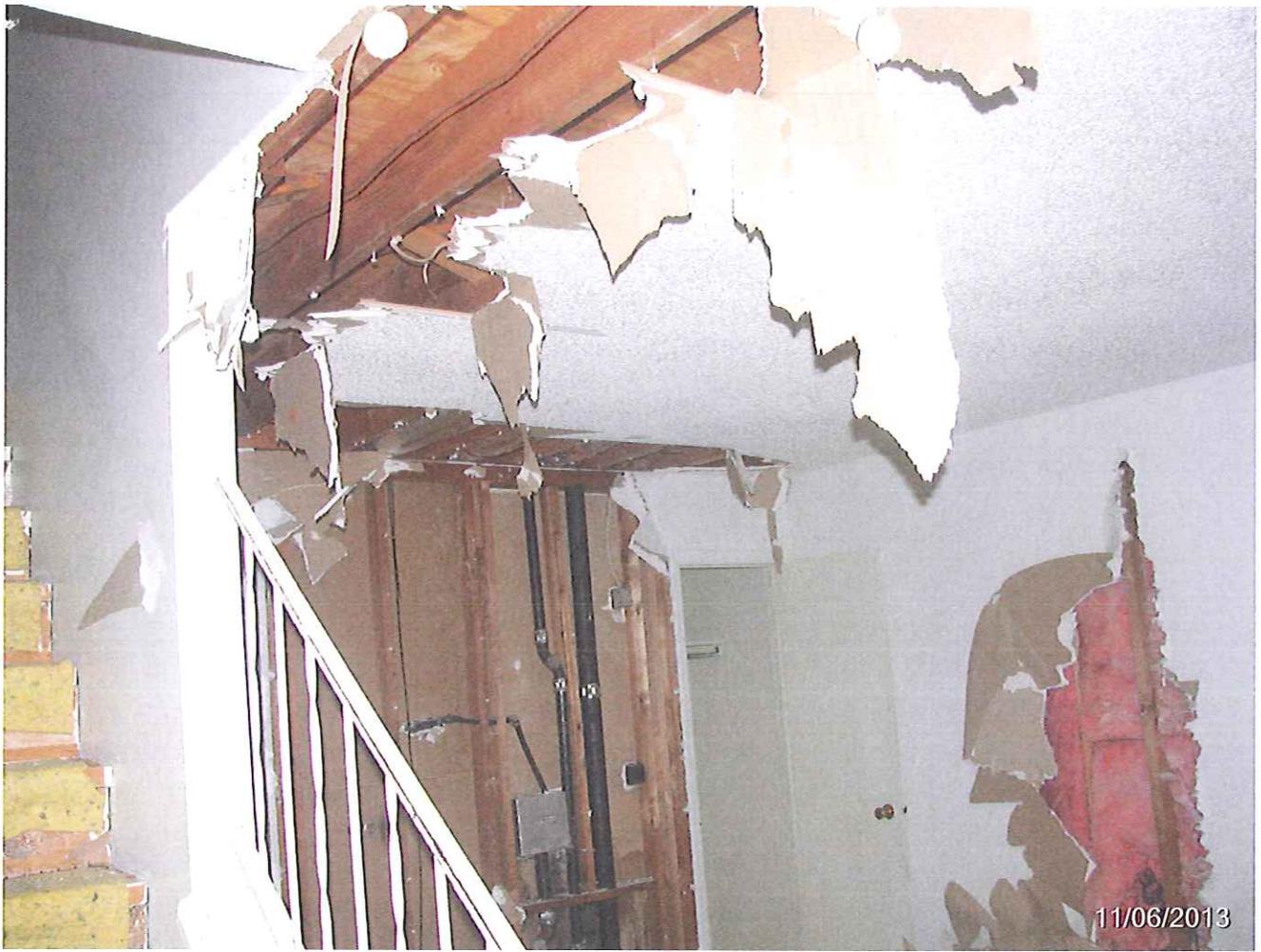
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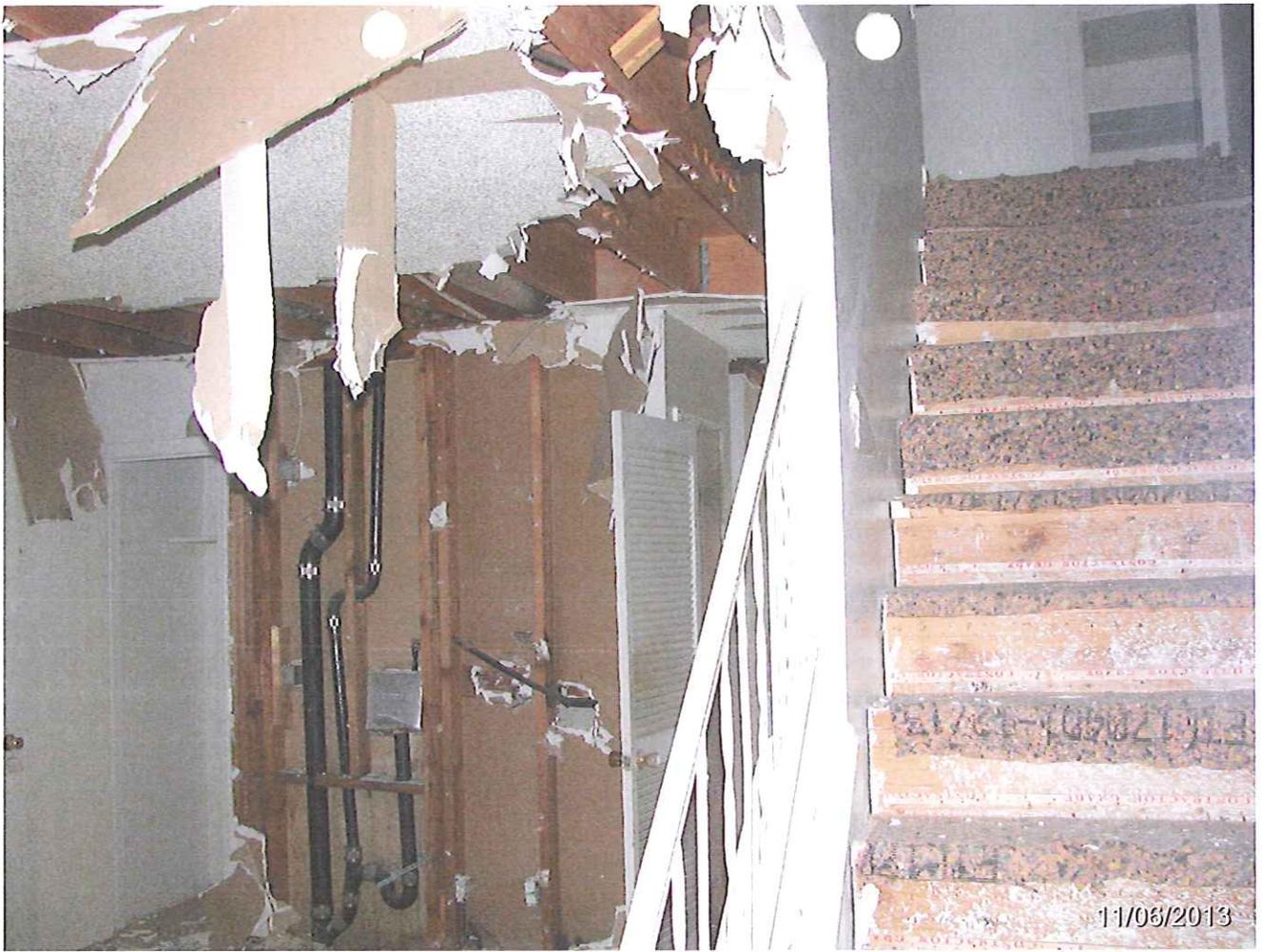


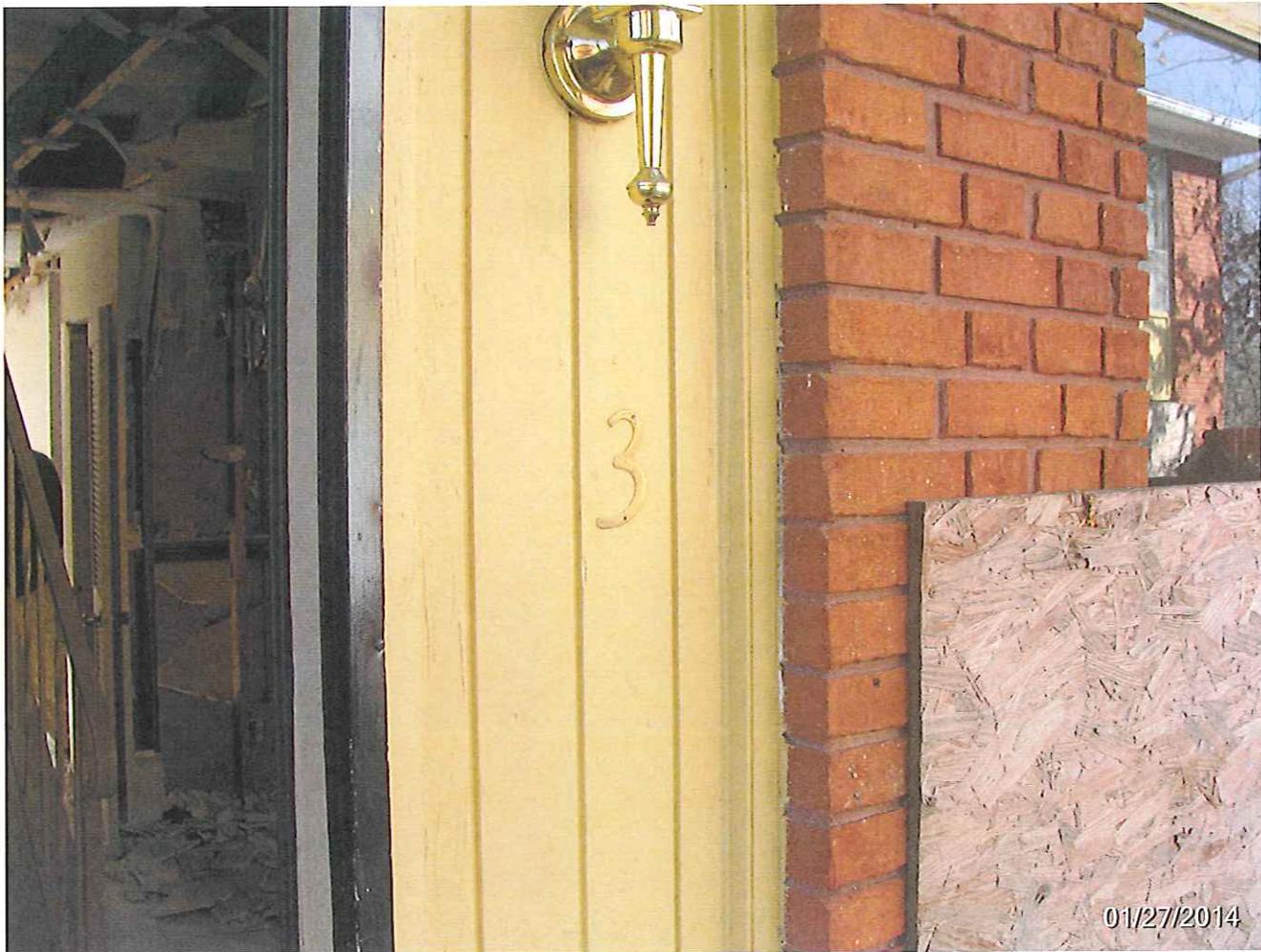
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