

## **RESOLUTION NO. 2021-12**

### **RESOLUTION TO ORDER THE RAZING AND REMOVAL OF A NUISANCE ON THE PROPERTY LOT 60, BLOCK 35, SANTA FE FIRST ADDITION TO CHEROKEE VILLAGE SUBDIVISION, FULTON COUNTY, ARKANSAS**

#### **BY THE CITY OF CHEROKEE VILLAGE, SHARP AND FULTON COUNTIES, ARKANSAS**

**WHEREAS**, the City Council of the City of Cherokee Village, Arkansas, having met in session on the 20<sup>TH</sup> day of May, 2021 to hear the testimony and evidence presented on the issue of the ABANDONED AND CONDEMNED STRUCTURE on the property Lot 60, Block 35, Santa Fe First Addition to Cherokee Village Subdivision, (physical address of 14 Mohave Dr, Cherokee Village, AR 72529), Fulton County, Arkansas, owned by American Land, and

**WHEREAS**, the owner of the property has been duly notified of the hearing and had an opportunity to be heard and offer evidence on his behalf, and

**WHEREAS**, the owner of the property has caused and allowed the premises to deteriorate to the extent that the premises now endangers the life, health, safety and/or welfare of the public and any occupant on the premises; and

**WHEREAS**, the owner of the property has caused and allowed the condition of the property to deteriorate to the extent that the property is a detriment to the public health, safety and general welfare because the property is unsecured; and

**WHEREAS**, the owner has failed to maintain the property so that there now exists on the property accumulations of debris that endanger the health, safety and welfare of the public and any occupant on the premises; and

**WHEREAS**, the owner has failed to clean the premises by failing to properly dispose of the debris of the structure and by allowing trash, rubbish and other unsanitary and unsightly articles to remain on the premises; and

**WHEREAS**, the existence of the aforementioned conditions on the property within the corporate limits of the City of Cherokee Village, Arkansas, constitutes a nuisance as defined in Ordinance No. 2008-05;

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Cherokee Village, Arkansas, with the approval of the Mayor, that the City of Cherokee

Village, Arkansas, shall order the razing and removal of the remains of the structure located on the property Lot 60, Block 35, Santa Fe First Addition to Cherokee Village Subdivision, Fulton County, Arkansas, also known as 14 Mohave Dr, Cherokee Village, AR 72529, and the removal of all debris on the property.

Such order shall be transmitted to the owner of the property giving the owner thirty (30) days to comply with the raze and remove order, and

In the event the owner of the property fails to raze and remove the property or otherwise correct all violations on the property within thirty (30) days of the date of this resolution, the City shall enforce the order by razing and removing the structure and removing all trash, rubbish and other unsanitary articles and things and asserting a lien against the property for the costs of such razing and removal, plus the costs of collection and fees, and the allowable statutory penalty amount, such lien to be enforced as the law permits.

PASSED AND APPROVED BY THE CITY COUNCIL OF CHEROKEE VILLAGE,  
ARKANSAS

DATED: 5/20/2021

APPROVED: Russell Stokes, Jr.  
Russell Stokes, Jr., Mayor

ATTEST: Deborah Weichinger  
Deborah Weichinger, Clerk

# ORDER TO RAZE AND REMOVE

From the City of Cherokee Village, Sharp and Fulton Counties, Arkansas

To:

American Land Company  
PO Box 720  
Cherokee Village, AR 72525

Date: 26 May 2021

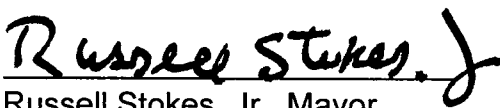
Re: Lot 60, Block 35, Santa Fe First Addition, Cherokee Village, Fulton County, Arkansas (a/k/a 14 Mohave Drive, Cherokee Village, AR 72529)

Dear American Land Company,

Pursuant to resolution of the City Council of the City of Cherokee Village, Arkansas, dated May 20, 2021, and their statutory authority, you are hereby ordered to raze and remove the structure on your property, Lot 60, Block 35, Santa Fe First Addition, Cherokee Village, Subdivision, Fulton County, Arkansas (a/k/a 14 Mohave Drive, Cherokee Village, AR 72529), and remove all trash, rubbish and garbage on the property with thirty (30) days of the date above.

If you fail to remove the structure and debris, and otherwise comply with this Order, and fail to return the property to its natural contour and vegetation within the time allowed, the city shall cause the structure, debris, trash, rubbish and garbage to be removed, the property returned to its natural state, and assert a lien against the property to recover the costs incurred, plus administrative expenses, statutory penalties and fees. The lien will then be collected as provided for by law.

City of Cherokee Village, Arkansas

By:   
Russell Stokes, Jr., Mayor