

# BLIGHT REVIEW/COUNCIL PROPERTY INFORMATION

**ADDRESS: 135 WARREN LANE**

## **BASIC INFORMATION**

- ▶ PARCEL: 079V-32-012-00
- ▶ CASE: 44940
- ▶ WARD: 6
- ▶ TAX VALUE: \$2,860
- ▶ VACANT: YES
- ▶ REPAIRABLE: NO

## **NEARBY PROPERTIES/ TAXES**

Right side	\$76,320
Left side	\$28,640
Rear	Vacant
Across street	Vacant

## **TAXES/LIENS**

Taxes – Current

No city liens

## **VISUAL INDICATORS OF BLIGHT**

- ▶ STRUCTURAL DAMAGE OR FAILURE - YES
- ▶ EXTERIOR MATERIALS IN NEED OF REPLACEMENT OR REPAIR – YES
- ▶ BROKEN WINDOWS\DAMAGED DOORS – YES
- ▶ YARD OR GROUNDS POORLY MAINTAINED – YES
- ▶ ACCUMULATION OF JUNK - NO

## **CODE ENFORCEMENT HISTORY**

- ▶ PRIOR VIOLATIONS None
- ▶ CURRENT STATUS – The owner has passed and the estate appears to be in the care of her daughter.
- ▶ This property contains a single wide mobile home and a junk vehicle. This property is non-conforming.



## HEARING NOTICE

09/06/23

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. 44940

Vs.

**BARBARA ANN RIGGS ESTATE, CHANDRA RIGGS TREXLER  
AND ANY PERSON OR ENTITY HAVING LEGAL OR EQUITABLE  
INTEREST IN 135 WARREN LANE**

The following is a notification as required by Mississippi State Law. Your property has not been maintained appropriately, and we have not received adequate response to the correspondence mailed to the owners of record regarding this property. A hearing will be held before the City Council of Tupelo, MS to give you, as an interested party in this property, an opportunity to plead your case prior to the council deciding whether your property should be subject to demolition. If you would like to discuss this matter prior to the meeting referenced below, please call Tanner Newman at 662-841-6510.

### PETITION UNDER MISS. CODE ANN. §21-19-11

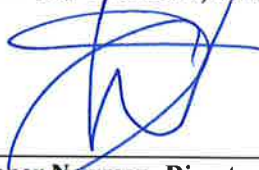
The City of Tupelo, Mississippi, by and through the Department of Development Services, hereinafter referred to as "Petitioner," issues this Petition against the above named party or parties, hereinafter referred to as "Owner."

1. **Charges.** The Petitioner, on its own motion, charges that, based on preliminary investigation as evidenced by Exhibit "A" attached hereto, the property of Owner located at **135 WARREN LANE, PARCEL #079V-32-012-00, Tupelo MS**, including building(s) thereon, is in such a state of uncleanliness or demise as to be a menace to the public health, safety and welfare of the community, and that a hearing before the City Council pursuant to Miss. Code Ann. §21-19-11 is warranted.
2. **Notice.** A hearing has been set before City Council of the City of Tupelo at its regularly scheduled meeting to be held on **10/03/2023, at 445 North Church Street, Tupelo, MS at 6:00 p. m.** You have the right to attend and respond to the charges.
3. **Finding.** If at said hearing the City Council adjudicates that the property or land in its then condition is a menace to the public health, safety and welfare of the community, then it shall order that the Owner undertake one or more of the following measures: cutting grass and weeds; filling cisterns; removing rubbish, removing dilapidated fences, removing outside toilets, **demolishing dilapidated buildings**, removing personal property and other debris; and draining cesspools and standing water, as warranted and applicable.

4. **Failure to Comply.** If the Owner fails to take the necessary action, the City shall proceed to do so by the use of municipal employees or by contract and may by resolution adjudicate the actual cost of cleaning the property, including administrative and legal costs, and may also impose a penalty
5. of \$1,500.00 or 50% of the actual cost. The decision of the City Council may be appealed in the same manner as other appeals from a municipal governing authority are taken.

An adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property or parcel of land for a period of one (1) year after the hearing without any future hearing.

**WITNESS MY SIGNATURE, THIS THE 6TH DAY OF SEPTEMBER, 2023.**



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**Tanner Newman, Director  
Department of Development Services  
City Of Tupelo, Mississippi**

08/23/2023

RIGGS BARBARA ANN ESTATE  
135 WARREN LN  
TUPELO, MS 38801



Re: CASE # 44940  
135 WARREN LN,  
PARCEL NUMBER: 079V3201200

Dear Property Owner or Tenant,

It is the mission of the Code Administration Division to help keep property values up and neighborhoods vibrant by finding and pointing out code violations on residential and commercial properties throughout the City of Tupelo. We hope to have the cooperation of owners and/ or tenants of these properties in resolving these code violations. Please see the information listed below and do your part to keep our community clean and safe.

<b>VIOLATION</b>	<b>DETAILS/REMEDY</b>
JUNK & ABANDONED VEHICLES	"JUNK" VEHICLE REQUIRES RELOCATION.
OPEN/OUTDOOR STORAGE & LITTER	OUTDOOR STORAGE PROHIBITED ON PORCH.
DEMOLITION	SEE ATTACHED ORDINANCE

<b>PLEASE CORRECT THE VIOLATION BY THE FOLLOWING DATE IN ORDER TO BE IN COMPLIANCE:</b>	<b>REINSPECTION DATE:</b>
09/06/2023	09/06/2023

Thank you in advance for your compliance. If you have questions, please call 662.432.2959.

Sincerely,

  
TROY PECK  
Code Enforcement

#### **IPMC SEC 110 - DEMOLITION (110.1-110.4**

SEC 110.1 General. The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repairs as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy.....the code official shall order the owner or owner's authorized agent to demolish and remove such structure.....(110.1-110.4 INCLUDED)

#### **PROPERTY MAINTENANCE - JUNK VEHICLES**

11.6.3(7) Junk Vehicles: Junk vehicles are prohibited from being located within the city except within completely enclosed buildings or garages or at vehicle salvage yards, vehicle repair shops and wrecker services complying with the terms of this ordinance. Within a residential zoning district no more than one (1) junk vehicle may be stored behind opaque fencing or landscaping. This required screening shall completely block the view of the vehicle from all surrounding property.

#### **RESIDENTIAL OUTDOOR STORAGE**

7.7.8 OUTDOOR STORAGE: Outdoor storage is a permitted use for both residential and non-residential uses, subject to the following restrictions:

(a) Residential outdoor storage may consist of typical outdoor or yard furniture and equipment. Residential outdoor storage of household appliances, discarded or indoor furniture, household wares, boxes, building materials, garbage, junk, commercial lawn maintenance equipment, or automobile parts shall be prohibited on any property with a primarily residential use because such storage may increase the likelihood of a fire, conceal dangerous conditions, be a breeding place or habitat for mosquitoes, mice, rats, or other pests, or may create an unattractive condition or visually blighted property. A dwelling unit with an attached carport may store lawn maintenance equipment for personal use in the carport. Residences are permitted temporary outdoor storage of material for garbage pick-up for up to thirty-six (36) hours at or near the front curb.

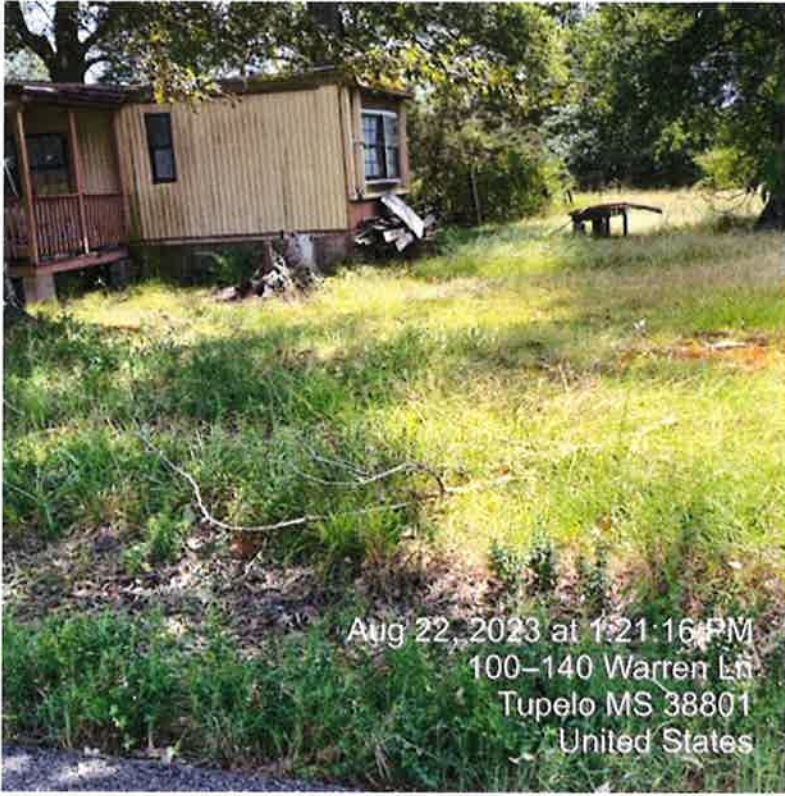
**13.5.11 Penalties for Violations:** No penalty shall be assessed unless and until the person alleged to be in violation has been notified of the violation in accordance with this Chapter. This notice requirement shall not apply in the case of a repeat offender violating the same provision for which notice has been previously given.

- (2) Pursuant to the Mississippi Code 17-1-27, any person convicted of violating provisions of this Code other than those referenced in Section 13.5.11(1) above shall, on conviction, be guilty of a misdemeanor and subject to a fine of not more than one thousand dollars (\$1,000) or shall be imprisoned in jail for not more than thirty (30) days, or shall be punished by both fine and imprisonment for each offense.
- (2) Each day that a violation continues shall constitute a separate and distinct violation or offense.









Aug 22, 2023 at 1:21:16 PM  
100-140 Warren Ln  
Tupelo MS 38801  
United States



Aug 22, 2023 at 1:20:44 PM  
100-140 Warren Ln  
Tupelo MS 38801  
United States