

CITY OF EL RENO

10-DAY NOTICE OF PUBLIC NUISANCE ABATEMENT – DILAPIDATION

LOCATION: 100 E FOREMAN
LEGAL DESCRIPTION: HICKOX BLK 11 22.00 Lots
PROPERTY OWNER(S): RIVERS,DAMANI
 1300 S ARLINGTON ST, APT 126
 LAS VEGAS NV 89104-5857

CE CASE NUMBER: 2025-2719
NOTICE DATE: OCTOBER 31ST, 2025

According to the Canadian County Land Records, you are the current registered owner(s) of the property described above, which is located within the City Limits of El Reno, Oklahoma. The condition(s) presently existing at this property is determined to be a public nuisance as defined by the Code of Ordinances of the City of El Reno, Oklahoma, to wit:

- PUBLIC NUISANCE #1:** 506.2 IPMC - SEWER SHALL FUNCTION PROPERLY
PUBLIC NUISANCE #2: 246-1 (D) - DILAPIDATED BUILDING
PUBLIC NUISANCE#53: 304.1 PMC - UNSANITARY
PUBLIC NUISANCE #4: 108.1.5.6 IPMC - THE BUILDING OR STRUCTURE, OR ANY PORTION THEREOF, IS CLEARLY UNSAFE FOR ITS USE AND OCCUPANCY.
- PUBLIC NUISANCE #5 :** 308.1 IPMC – ACCUMULATION OF RUBBISH AND GARBAGE.
- PUBLIC NUISANCE #6 :** 505.1 IPMC- NO WATER UTILITIES.
- PUBLIC NUISANCE #7 :** 604.3 IPMC ELECTRICAL SYSTEM HAZARDS
- PUBLIC NUISANCE #8 :** 304.6 IPMC EXTERIOR WALLS SHALL BE FREE FROM HOLES AND WEATHERPROOF.
- PUBLIC NUISANCE #9 :** 304.1.1.8 IPMC ROOF SHALL FUNCTION PROPERLY
- ACTIONS REQUIRED:**
- 1.Bring dilapidated structure into compliance with the 2018 International Property Maintenance Code or remove structure.
 2. REMOVE ALL TRASH, DEBRIS, AND UNCARED FOR ITEMS.

This notice is to inform you that if the public nuisance condition(s) cited above is not corrected within ten (10) days from the date of this Notice, authorized officers of the City of El Reno, Oklahoma, or designated agents thereof, shall take action to abate the public nuisance existing on the property by any procedure necessary.

A bill for all costs and expenses associated with the abatement of this public nuisance shall be prepared by the City Clerk, certified by the City Manager or his designee, and forwarded to you as property owner. Should said bill not be paid in full in the time period allowed by the Code of Ordinances of the City of El Reno, Oklahoma, said costs and expenses shall be certified to the County Treasurer of Canadian County, Oklahoma, and shall be placed upon the tax rolls, and thereby become a lien against the property.

Furthermore, the cost associated with performing the above-described work will become the personal obligation of the Property Owner and could subject the property to foreclosure.

An administrative Hearing will be held on the 10TH DAY OF NOVEMBER 2025, at two o'clock P.M., at City Hall located at 101 North Choctaw Avenue, El Reno, Oklahoma, 73036. The purpose of this hearing is to determine

whether the condition of the property has caused it to become detrimental to the health, benefit, safety and welfare of the general public. If this order has been complied with prior to the administrative hearing date, contact the Code Enforcement Office at 405-262-4070 for reinspection; if compliance is found, no further action will be required on your part, you will not need to appear, and this case will be closed. **You or an authorized representative should be present at this hearing.**

You may give written consent authorizing the City of El Reno to abate the public nuisance, thereby waiving your right to a hearing. If you so choose to give said written consent, please provide the written consent to the Community Development Department within ten (10) days from the date of this notice.

In addition to the remedies set forth herein, the City of El Reno shall also have the right to exercise any other remedies that might be available to it under Oklahoma law.

By: Code Enforcement / 405-262-2000

Authentisign
DR