

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

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**BOARD OF DIRECTORS COMMUNICATION  
OCTOBER 18, 2022 AGENDA**

<p><b>Subject:</b></p> <p>Condemning four (4)) residential structures as a Nuisance.</p> <p><b>Submitted By:</b></p> <p>Housing &amp; Neighborhood Programs Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>Four (4) residential structures are in a severely dilapidated, deteriorated and/or burned condition causing a negative environmental impact on the residential neighborhoods in which they are located. All Notices have been mailed in accordance with Arkansas State Law.</p> <p>The estimated cost to demolish and remove these four (4) structures is \$34,000.00, and will be charged to the Demolition Account.</p> <p>Approval of the ordinance.</p> <p>These structures have been documented as severely dilapidated and/or burned. These structures have been abandoned by the owners or the owners have requested the City to demolish them. They are fire damaged or deteriorated to a level of being unsafe and dangerous.</p>	

1. **1317 West 21<sup>st</sup> Street**      **Ward:** 1      **Owner:** Deborah Rice  
**Legal:** Lot 3; Block 12, Fleming & Bradford  
**Parcel No.:** 34L1950015700

This property was originally inspected and declared unsafe in February 2014 due to deteriorating conditions. The owner has failed to bring the structure into compliance. There are \$254.78 in Outstanding Liens.

2. **1205 West 33<sup>rd</sup> Street**      **Ward:** 2      **Owner:** Rio Pacifico Properties, LLC  
**Legal:** Block 2; Lot 53 Braddocks Blvd L3  
**Parcel No.:** 34L2750305800

This property was originally inspected and declared unsafe in September 1995 due to deteriorating conditions. The owner has failed to bring the structure into compliance. There are no Outstanding Liens.

3. **13251 Cantrell Road**      **Ward:** 7      **Owner:** Gary/Joann Williams  
**Legal:** Lot 6; Block 16 Pankey J 3rd  
**Parcel No.:** 43L0180012300

This property was originally inspected and declared unsafe in July 2022 due to deteriorating conditions. The owner has failed to bring the structure into compliance. There are no Outstanding Liens.

4. **6904 West 33<sup>rd</sup> Street**      **Ward:** 7      **Owner:** Vidai Ramos Tello  
**Legal:** Lot 9-10; Block 2 Interurban Hgts N135' of W30'  
of 9 N135' of E30' of 10 & A Strip 5' Wide N&S  
X60' E&W N & adj 2  
**Parcel No.:** 44L1220002000

This property was originally inspected and declared unsafe in June 2018 due to deteriorating conditions. The owner has failed to bring the structure into compliance. There are no Outstanding Liens.