

ORDINANCE NO. _____

AN ORDINANCE TO CONDEMN CERTAIN STRUCTURES IN THE CITY OF LITTLE ROCK, ARKANSAS, AS STRUCTURAL, FIRE AND HEALTH HAZARDS; TO PROVIDE FOR SUMMARY ABATEMENT PROCEDURES; TO DIRECT THE CITY STAFF TO TAKE SUCH ACTION AS IS NECESSARY TO RAZE AND REMOVE SAID STRUCTURES; TO DECLARE AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, certain structures in the City of Little Rock, Arkansas, identified in this ordinance have become run-down, dilapidated, unsightly, dangerous, obnoxious and detrimental to the public welfare of the citizens of Little Rock; and

WHEREAS, the condition of the structures has deteriorated to the point that they are dangerous to the health and safety of the occupants or other persons and, further, are in such condition as to be dangerous to the lives, limbs and property of people in its vicinity or those lawfully passing thereby; and

WHEREAS, the condition of these structures constitutes a serious structural, fire and health hazard; and

WHEREAS, the owners of the structures have received proper legal notice to either rehabilitate or remove the structures and have failed to do so; and

WHEREAS, such structures are hereby declared a nuisance and immediate action is necessary to demolish the structures.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS:

Section 1. The conditions of the structures located on the properties described below have been found to present structural, fire and health hazards and are dangerous to the health and safety of the occupants or other persons, and further, the structures are in such condition as to be dangerous to the lives, limbs and property of people in the vicinity or those lawfully passing thereby. The Board of Directors hereby condemns the following structures, identified by street address, owner, legal description and parcel number, and declares them to be public nuisances:

- 1. 3516 West 15th Street**
- Owner: 3516 W 15th Trust Number 34L0920029800 U
- Legal: Jones & Worthen, Block 29; Lot 8
- Parcel No: 34L0920029800

- 1 **2. 4406 West 26th Street**
- 2 Owner: Moses Cotton
- 3 Legal: West Mill, Block 3; Lot 11
- 4 Parcel No: 34L1690003400
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- 6 **3. 4701 West 31st Street**
- 7 Owner: I & I Investments Properties, LLC
- 8 Legal: Oakhurst, Block 6; Lot 3
- 9 Parcel No: 34L3010011400
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- 11 **4. 1217 Adams Street**
- 12 Owner: ACMB Real Estate Investments Group, LLC
- 13 Legal: Buhlers 9th, Block 6; Lot 18
- 14 Parcel No: 34L1180005700
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- 16 **5. 6722 Sandpiper Drive**
- 17 Owner: Herbert F & Lenora J Harris
- 18 Legal: Cardinal Heights Addition Lots 56 & 56A
- 19 Parcel No: 44L0140006000
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- 21 **6. 1408 State Street**
- 22 Owner: Neverlyn D Nichols
- 23 Legal: City of LR, Block 234, E100' OF N25' of 9 & E100' of Lot 10
- 24 Parcel No: 34L0201205000
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26 **Section 2.** The City Manager is hereby authorized to direct the Housing and Neighborhood Programs
 27 Department to raze and remove the structures condemned in this ordinance and to file and enforce a lien
 28 against the properties described herein for the cost of razing and removing said structures pursuant to
 29 Little Rock, Ark., Rev. Code (“LRC”) §20-29 (1988).

30 **Section 3. Severability.** In the event any section, subsection, subdivision, paragraph, subparagraph,
 31 item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or
 32 unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this
 33 ordinance, as if such invalid or unconstitutional provision was not originally a part of this ordinance.

34 **Section 4. Repealer.** All ordinances, resolutions, bylaws, and other matters inconsistent with this
 35 ordinance are hereby repealed to the extent of such inconsistency.

36 **Section 5. Emergency Clause.** Unless the provisions of this ordinance are put into effect
 37 immediately, the public health, safety and welfare of the citizens of Little Rock will be adversely affected;
 38 therefore, an emergency is hereby declared to exist, and this ordinance shall be in full force and effect
 39 from and after its passage.

40 **PASSED: April 3, 2018**

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1 **ATTEST:**

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Susan Langley, City Clerk

5 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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APPROVED:

Mark Stodola, Mayor