

1 **ORDINANCE NO.**
2

3 **AN ORDINANCE TO CONDEMN CERTAIN STRUCTURES IN THE**
4 **CITY OF LITTLE ROCK, ARKANSAS, AS STRUCTURAL, FIRE AND**
5 **HEALTH HAZARDS; TO PROVIDE FOR SUMMARY ABATEMENT**
6 **PROCEDURES; TO DIRECT CITY STAFF TO TAKE SUCH ACTION AS**
7 **IS NECESSARY TO RAZE AND REMOVE SAID STRUCTURES; TO**
8 **DECLARE AN EMERGENCY; AND FOR OTHER PURPOSES.**
9

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

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

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

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

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

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

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

- 30 1) **1309 West 19th Street**
31 Owner: Cornelius Brown
32 Legal: Fleming & Bradford Block 6; Lot 1
33 Parcel No: 34L-195-00-073-00
34
35

1 **2) 4720 West 31st Street**

2 Owner: Hohn H / Murlee Daniels

3 Legal: Oakhurst Block 1; Lot 2

4 Parcel No: 34L-301-00-012-00

5

6 **3) 808 West 32nd Street**

7 Owner: Andres Ramos

8 Legal: Ebendale Block 4 W 1/3 of Lots 13, 14, 15, 16 & 17

9 Parcel No: 34L-277-00-030-00

10

11 **4) 3004 Bishop Street**

12 Owner: James E Fields

13 Legal: Bowmans Block 11; Lots 11 & 12

14 Parcel No: 34L-287-00-086-00

15

16 **5) 3213 South Gaines Street**

17 Owner: Glover McDaniel

18 Legal: Callaway Block 1; Lot 12

19 Parcel No: 34L-278-00-011-00

20

21 **6) 4323 South Lookout Road**

22 Owner: Diana J Alexander

23 Legal: Hillcrest Block 22; Lot 2 Hillcrest Rieff's Sub of Lots 2 Thru 4 Block 22

24 Parcel No: 33L-046-00-233-00

25

26 **7) 2704 Martin Luther King, Jr., Drive**

27 Owner: Rose Gordon

28 Legal: Braddocks Blvd L1 Block 18; Lot 11

29 Parcel No: 34L-275-01-101-00

30

31 **8) 10524 Peace Valley Road**

32 Owner: Latonya Brooks

33 Legal: PT N1/2 NW NE NW SECTION 11-1S-13 MPDA BEG AT SE COR OF N1/2 NW NE NW TH

34 N75' W162' S75' E162' TO BEG RESERVING THEREFROM THE E20' FOR PUBLIC RD

35 Parcel No: 45L-061-00-116-00

36

37 **Section 2.** The City Manager is hereby authorized to direct the Housing & Neighborhood Programs
38 Department to raze and remove the structures condemned in this ordinance and to file and enforce a lien
39 against the properties described herein for the cost of razing and removing said structures pursuant to
40 Little Rock, Ark., Rev. Code ("LRC") §20-29 (1988).

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

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

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

5 **PASSED: June 28, 2016**

6 **ATTEST:**

APPROVED:

7

8

9 _____
 Susan Langley, City Clerk

Mark Stodola, Mayor

10 **APPROVED AS TO LEGAL FORM:**

11

12

13 _____
 Thomas M. Carpenter, City Attorney

14 //

15 //

16 //

17 //

18 //

19 //

20 //

21 //

22 //

23 //

24 //

25 //

26 //

27 //

28 //

29 //

30 //

31 //

32 //

33 //

34 //

35 //