

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 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. 1228 West 34<sup>th</sup> Street

Owner: Spencer Nelson

Legal: BRADDOCKS BLVD , BLOCK 40, PT 5 & 6 BEG SE COR LT 6 W60 5' N84' E1 43' N6' E6 35' N10' E50' S100' TO POB.

Parcel No: 34L2750300500

1 **2. 1521 College Street**  
2 Owner: Johnny Cloird  
3 Legal: Dodge's, Block 12; Lot 6  
4 Parcel No: 34L2180006500  
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6 **3. 9220 Merrivale Drive**  
7 Owner: Jerome C Bohannon  
8 Legal: Merrivale Addn. Block 0; Lots 10 & 11  
9 Parcel No: 45L0310001400  
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11 **4. 2822 South State Street**  
12 Owner: Roth Investments, LLC  
13 Legal: Kimball South Park, Block 20; Lot 7  
14 Parcel No: 34L2700017600  
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16 **5. 3013 South State Street**  
17 Owner: Darrell D Walls  
18 Legal: Kimball South Park, Block 11 N1/2 of Lot 4  
19 Parcel No: 34L2700007500  
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21 **6. 5505 Young Road**  
22 Owner: Thomas L Turnbo  
23 Legal: MILES LEE SUB PT TR 1 BEG NW COR S 1/2 NW E1284 56' S & PARALLEL  
24 WITH TR 1 20' TO NW COR TO PT BEG E ON N LINE 200'S PARALL TO W LINE  
25 130.5'TO INTERS OF HWY R/W LR BYPASS S W200.2 'INTERS W LINE NE ON W  
26 LINE 138.6'TO BEG 31 1N 12W  
27 Parcel No: 34L4040800100  
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29 **Section 2.** The City Manager is hereby authorized to direct the Housing & Neighborhood Programs  
30 Department to raze and remove the structures condemned in this ordinance and to file and enforce a lien  
31 against the properties described herein for the cost of razing and removing said structures pursuant to  
32 Little Rock, Ark., Rev. Code ("LRC") §20-29 (1988).

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

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38 ordinance are hereby repealed to the extent of such inconsistency.

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

43 **PASSED: August 21, 2018**

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:**

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Mark Stodola, Mayor