

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
31 **1. 1005 West 35th Street**

32 Owner: Mattie Jordan & Brenda Brooks

33 Legal: Woodlawn Block 4; Lot 8 (Sits on 3500 Chester Street)

34 Parcel No: 34L-279-00-045-00
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- 1 **2. 2717 Barber Street**
- 2 Owner: Lender Miller
- 3 Legal: Barber Ave Block 1; Lot 10
- 4 Parcel No: 34L-157-00-100-00
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- 6 **3. 2911 Chester Street**
- 7 Owner: James / Vickie Carlson
- 8 Legal: Park Hill Addn. to LR Block 2; Lot 17
- 9 Parcel No: 34L-273-00-039-00
- 10
- 11 **4. 2104 South Pulaski Street**
- 12 Owner: X Force C/O Nathan Muhammad
- 13 Legal: Weldon E Wright’s Block 40; Lot 11
- 14 Parcel No: 34L-202-00-405-00
- 15
- 16 **5. 2704 Spring Street**
- 17 Owner: Vincent Hopes
- 18 Legal: Spring Street Block 1; Lot 11
- 19 Parcel No: 34L-263-00-010-00
- 20
- 21 **6. 3023 South State Street**
- 22 Owner: LOP Land Trust C/O Jeremy Weaver, TTE
- 23 Legal: Kimball South Park Block 11 S33 1/3’ of Lot 6
- 24 Parcel No: 34L-270-00-079-00
- 25
- 26 **7. 3108 South State Street**
- 27 Owner: Robert & Grace Stancil
- 28 Legal: Ebandale Block 4; Lots 19 & 20
- 29 Parcel No: 34L-277-00-034-00
- 30

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

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

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 40 ordinance are hereby repealed to the extent of such inconsistency.

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

1 **PASSED: September 20, 2016**

2 **ATTEST:**

APPROVED:

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5 **Susan Langley, City Clerk**

_____ **Mark Stodola, Mayor**

6 **APPROVED AS TO LEGAL FORM:**

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9 **Thomas M. Carpenter, City Attorney**

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