

1 **ORDINANCE NO. \_\_\_\_\_**

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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 THE CITY STAFF TO TAKE SUCH**  
7 **ACTION AS IS NECESSARY TO RAZE AND REMOVE SAID**  
8 **STRUCTURES; TO DECLARE AN EMERGENCY; AND FOR OTHER**  
9 **PURPOSES.**

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

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

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

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

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

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

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

- 31 **1. 1915 Dennison Street**  
32 **Owner:** Vincent Aiello  
33 **Legal:** Lot 139; Block 0, Adams Replat No 1  
34 **Parcel No:** 34L1930015100  
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1 **2. 5 & 7 Old Glory Court**

2 Owner: JOCOG Ventures Realty, LLC

3 Legal: Lot 24; Block 0, McClellan Place

4 Parcel No: 35L0060003100

6 **3. 8910 Sunset Lane**

7 Owner: Amalia Areli Hernandez

8 Legal: PT LT 4 SUNSET ACRES PT FRL W1/2 NE BEG 880'W OF NE COR S PAR TO E LI 347' E  
9 PAR TO N LI 220' N347' TO N LI W220' TO BEG

10 Parcel No: 35L0016400600

12 **4. 6802 West Wakefield Drive**

13 Owner: Angel Martinez

14 Legal: Lot 113, Wakefield Village Addition

15 Parcel No: 34L3980011300

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

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

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

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

31 **PASSED: August 20, 2019**

32 **ATTEST:**

**APPROVED:**

34 \_\_\_\_\_  
35 Susan Langley, City Clerk

\_\_\_\_\_ **Frank Scott, Jr., Mayor**

36 **APPROVED AS TO LEGAL FORM:**

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39 Thomas M. Carpenter, City Attorney

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