

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. 1717 East 18th Street**

32 Owner: Retha M Turner & R P York

33 Legal: Garden Homes Ext Block 3; Lot 4

34 Parcel No: 34L2300002200
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36

1 **2. 1622 South Cedar Street**

2 Owner: Davin Lee Humphries

3 Legal: Braddocks Block 8; Lot 9

4 Parcel No: 34L1570010000

6 **3. 908 Dennison Street**

7 Owner: Marpat Realty A Trust

8 Legal: Capitol Hill Ext Block 11; Lot 10

9 Parcel No: 34L0430013300

11 **4. 1713 Princeton Drive**

12 Owner: Gloria Shields C/O Milred Box

13 Legal: Pine Forest Block 0; Lot 131

14 Parcel No: 34L1230013100

16 **5. 4117 West Street**

17 Owner: Leon Duelmer

18 Legal: West Heights Place Block 5; Lot 9

19 Parcel No: 44L1410007100

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

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

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30 ordinance are hereby repealed to the extent of such inconsistency.

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

35 **PASSED: August 16, 2016**

36 **ATTEST:**

APPROVED:

38 _____
39 **Susan Langley, City Clerk**

_____ **Mark Stodola, Mayor**

40 **APPROVED AS TO LEGAL FORM:**

42 _____
43 **Thomas M. Carpenter, City Attorney**