

1 **ORDINANCE NO. _____**

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3 **AN ORDINANCE TO CONDEMN A CERTAIN STRUCTURE AT 3715**
4 **ELAM STREET IN THE CITY OF LITTLE ROCK, ARKANSAS, AS A**
5 **STRUCTURAL, FIRE AND HEALTH HAZARD; TO PROVIDE FOR**
6 **SUMMARY ABATEMENT PROCEDURES; TO DIRECT CITY STAFF**
7 **TO TAKE SUCH ACTION AS IS NECESSARY TO RAZE AND REMOVE**
8 **SAID STRUCTURE INCLUDING, BUT NOT LIMITED TO, A COURT**
9 **ORDER TO REMOVE THE OWNER FROM THE PROPERTY WHILE**
10 **THE DEMOLITION OCCURS; TO DECLARE AN EMERGENCY; AND**
11 **FOR OTHER PURPOSES.**

12

13 **WHEREAS**, a structure in the City of Little Rock, Arkansas, at 3715 Elam Street has been identified
14 in this ordinance as run-down, dilapidated, unsightly, dangerous, obnoxious and detrimental to the public
15 welfare of the citizens of Little Rock, Arkansas, particularly in light of the fire damage to the main
16 structure; and,

17 **WHEREAS**, the condition of the structure has deteriorated to the point it is dangerous to the health
18 and safety of the occupants or other persons and, further, is in such condition as to be dangerous to the
19 lives, limbs and property of people in its vicinity or those lawfully passing thereby; and,

20 **WHEREAS**, the condition of this structure constitutes a serious structural, fire and health hazard;
21 and,

22 **WHEREAS**, the owner of the structure has previously received proper legal notice to remove the
23 structures and have failed to do so, and has also prevented City personnel from taking the necessary steps
24 to remove the structure; and,

25 **WHEREAS**; such structure is hereby formally declared a nuisance and immediate action is necessary
26 to demolish it;

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

29 **Section 1.** The conditions of the structure located at 3715 Elam Street has been found to present
30 structural, fire and health hazards and are dangerous to the health and safety of the occupants or other
31 persons, and further, the structures is in such a condition as to be dangerous to the lives, limbs and
32 property of people in the vicinity or those lawfully passing thereby. The Board of Directors hereby

1 condemns the following structure, identified by street address, owner, legal description and parcel
2 number, and declares it to be public nuisances:

3 **Section 2.** The City Manager is hereby authorized to direct the Housing and Neighborhood Programs
4 Department to raze and remove the structure condemned in this ordinance and to file and enforce a lien
5 against the properties described herein for the cost of razing and removing said structures pursuant to
6 Little Rock, Ark., Rev. Code (“LRC”) §20-29 (1988); further, the City Attorney is authorized to take
7 any necessary steps to accomplish such removal, including but not limited to, a court order to prevent the
8 owner from interfering with the City’s ability to demolish the structure.

- 9 **1. 3715 Elam Street**
- 10 **Owner:** Mark Hursey Jones
- 11 3715 Elam St. Little Rock, AR 72204
- 12 **Legal:** John Barrow 12L Block 199 Lot 10
- 13 **Parcel No:** 44L-134-12-038-00
- 14

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

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

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

25 **PASSED: September 15, 2015**

26 **ATTEST:**

APPROVED:

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Susan Langley, City Clerk

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Mark Stodola, Mayor

30 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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