

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

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**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 21, 2021 AGENDA**

<p><b>Subject:</b></p> <p>Condemning one (1) commercial structure as a Nuisance.</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance Resolution</b></p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>A commercial structure located at 8500 Castle Valley Road has become run-down, dilapidated, unsightly, dangerous and detrimental to the public welfare of the citizens of the City of Little Rock, Arkansas. All Notices have been mailed in accordance with Arkansas State Law.</p> <p>N/A</p> <p>Approval of the ordinance.</p> <p>The structure has become run-down, dilapidated, unsightly, dangerous and is detrimental to the public welfare of the citizens of Little Rock. The City has contacted the owner by Certified and Regular Mail outlining the conditions of the structure, and they have failed to meet the timelines to either repair or demolish the structure. The structure has deteriorated because of a lack of maintenance and age.</p> <p>Residents in the vicinity of the property and those passing by have complained that the structures are a public nuisance and a danger to the health and safety of persons in the area and their property.</p>
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1. 8500 Castle  
Valley Road

Ward 7

Owner:

Willis Engineer, Inc., 133 South Mount Street, Grenada,  
MS, 38901

Legal:

PT SECT 14 MPDA COM CENTER OF SECTION TH  
S89\*19'E45'S1\*12'19"W230' TO POB S89\*19'E1331.04'  
TO RR R/W S56\*8'W AL SD RR  
1706.34'S58\*20'W165.14'  
S64\*16'W290.67'S76\*9'W290.84'S87\*W292.08'  
N89\*7'W335.39'N1 \*31'E1501.69' TO NW COR E1/2  
SW TH CONT N1111.02' S89\*28'46"E1115.75' S1  
\*12'19"W451' W50' S660' TO SLN SE NW W105'  
S170' E150' N140' E210' N30' TO CENTER OF SD  
SECT TH CONT N1 \*8'W296.21' N89\*53'2"E153.85'  
N0\*17'33"W874.83' S88\*38'30"E AL NLN SW NE 160'  
N02\*13'44"W10'N88\*38'30"E431.57'  
S35\*27'47"E366.22'S47\*52'16"E636.99'S46\*47'E471.90'  
S35\*21'54"E60' S54\*40'W111.80' MOL S89\*3'W1691.4'  
TO POB LESS & EXC 12.748 AC PLATTED AS  
WHISPERING OAKS SUB PH 1 SECTION 14-1S-  
13W.

Parcel No:

45L0880007100

Zoning

OS, Open Space District

Classification: