

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 4, 2024 AGENDA**

<p>Subject:</p> <p>Approval of an ordinance to condemn the commercial structure located at 5003 Asher Avenue.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Emily Cox Acting City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The commercial structure at 5003 Asher Avenue has become run-down, dilapidated, unsightly, dangerous and detrimental to the public welfare of the residents of the City of Little Rock, Arkansas.</p> <p>TBD</p> <p>Approval of the ordinance.</p> <p>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, age, and extensive fire damage. As a result, staff is recommending the formal condemnation and removal of the structure.</p> <p><u>Owner:</u> Byron Norwood <u>Legal:</u> PT SW NE MPDA COM SE COR SW NE TH N1*52' W218 86' TH N1*52' W343 51' AL E LN SW NE & W LN LT 1 ELECTRIC ADDN TH S85*55'33" W160 72' TO PT ON E LN BLK 4 INTERCITY ADDN TH N35*56'14" W295.24' AL SD E LN OF BLK 4 TO NE COR BLK 4 & PT ON S R/W LN OF ASHER AV 60' R/W & POB TH N62*15'05" E140' TH S28*24'10" E137.72' TH N59*30'02" E36.08' TH S30*02'21"</p>	

**BACKGROUND
CONTINUED**

E34.55' TH S59*29'8" W104.49' TH N41*10'48"
W28.11' TH S71*33'15" W48.52' TO PT ON E LN BLK
4 TH N35*56'14" W141.80' TO POB 18-1N-12W

Parcel No.: 34L2980001102

Ward: 1

Zoning Classification: C-1, Neighborhood Commercial
District

Use: Former retail