

ORDINANCE NO. _____

AN ORDINANCE TO CONDEMN CERTAIN STRUCTURES IN THE CITY OF LITTLE ROCK, ARKANSAS, AS STRUCTURAL, FIRE AND HEALTH HAZARDS; TO PROVIDE FOR SUMMARY ABATEMENT PROCEDURES; TO DIRECT CITY STAFF TO TAKE SUCH ACTION AS IS NECESSARY TO RAZE AND REMOVE SAID STRUCTURES; TO DECLARE AN EMERGENCY; AND FOR OTHER PURPOSES.

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

WHEREAS, the condition of these structures have deteriorated to the point that it is dangerous to the health and safety of the occupants or other persons and, further, is in such condition as to be dangerous to the lives, limbs and property of people in its vicinity, or those lawfully passing thereby; and,

WHEREAS, the condition of these structures constitutes serious structural, fire and health hazards; and,

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

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

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

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

- 1. 2208 West 12th Street**
Owner: T & D Investments, LLC
Legal: Lot 7; Block 2 - Capitol Hill EXT
Parcel No.: 34L0430002000
- 2. 3100 West 16th Street**
Owner: Vegas Venture, LLC
Legal: Lot 6; Block 5 – Johnson C & P Subdivision
Parcel No.: 34L1480004800

1 **3. 1404 Pine Street**

2 Owner: Adrow Clyotis
3 Legal: Lot 11; Block 11 - Worthen W B Subdivision
4 Parcel No.: 3471600011100
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6 **4. 1917 Valmar Street**

7 Owner: Betty Jean Hammonds
8 Legal: Lot 12; Block 3 - Highland Park Subdivision
9 Parcel No.: 34L1580003900
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11 **5. 2801 Rock Street**

12 Owner: Travis Raino
13 Legal: Lot 1; Block 11 – Pettefers Subdivision
14 Parcel No.: 34L2490009000

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

19 **Section 3. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
20 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
21 adjudication shall not affect the remaining portions of the ordinance, which shall remain in full force and
22 effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the
23 ordinance.

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

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

30 **PASSED: March 19, 2024**

31 **ATTEST:**

APPROVED:

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34 **Susan Langley, City Clerk**

_____ **Frank Scott, Jr., Mayor**

35 **APPROVED AS TO LEGAL FORM:**

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38 **Thomas M. Carpenter, City Attorney**

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