

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 THE 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 citizens of Little Rock; and,

WHEREAS, the condition of the structures has deteriorated to the point that they are dangerous to the health and safety of the occupants or other persons and, further, are 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 a serious structural, fire and health hazard; 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 conditions 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 public nuisances:

- 1. 3410 West 13th Street**
Owner: Tyrone McGraw
Legal: Jones & Worthen Lot 10; Block 16
Parcel No: 34L0920015200

1 **2. 3407 West 13th Street**

2 Owner: Entropy Systems, Inc. C/O Imran Bohra

3 Legal: Jones & Worthen Lot 3; Block 19

4 Parcel No: 34L0920017500

6 **3. 1614 West 26th Street**

7 Owner: M and O Investments LLC

8 Legal: Braddocks Blvd E 45 FT OF S 20 FT OF LOT 4 & E 45 FT OF LOTS 5 & 6 11

9 Parcel No: 34L2750102100

11 **4. 1710 Boyce Street**

12 Owner: Troy L Bush

13 Legal: Garden Homes Addn Lot 53; Block 0

14 Parcel No: 34L2290003000

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

20 **Section 3. Severability.** In the event any section, subsection, subdivision, paragraph, subparagraph,
21 item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or
22 unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this
23 ordinance, as if such invalid or unconstitutional provision was not originally a part of this 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 citizens of Little Rock will be adversely affected;
28 therefore, an emergency is hereby declared to exist, and this ordinance shall be in full force and effect
29 from and after its passage.

30 **PASSED: May 7, 2019**

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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