

ORDINANCE NO. _____

AN ORDINANCE TO CONDEMN THE PROPERTY LOCATED AT 9000 WEST 36TH STREET, LITTLE ROCK, ARKANSAS, AS A STRUCTURAL, FIRE AND HEALTH HAZARD; TO PROVIDE FOR SUMMARY ABATEMENT PROCEDURES; TO DIRECT CITY STAFF TO TAKE SUCH ACTION AS IS NECESSARY TO RAZE AND REMOVE SAID STRUCTURE; TO DECLARE AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, the property located at 9000 West 36th Street in the City of Little Rock, Arkansas has become run-down, dilapidated, unsightly, dangerous, obnoxious and detrimental to the public welfare of the residents of Little Rock (see Exhibit A); and

WHEREAS, the condition of the structure has 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 the people in its vicinity or those lawfully passing thereby; and

WHEREAS, the owner of the structure has received proper legal notice to either rehabilitate or remove the structure and has failed to do so; and

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

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

Section 1. The conditions of the structure located on the property described below has been found to present structural, fire and health hazards and is dangerous to the health and safety of the occupants or other persons, and further, the structure is 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 structure, identified by street address, owner, legal description and parcel number, and declares it to be a public nuisance:

Address: 9000 West 36th Street, Little Rock, Arkansas;

Owner: Norma Reyes-Varena

Legal Description: LT 2

Parcel ID # 44L1341205000

Ward: 6

1 **Section 2.** The City Manager is hereby authorized to direct the Planning & Development Department
2 to raze and remove the structure condemned in this ordinance and to file and enforce a lien against the
3 properties described herein for the cost of razing and removing said structure pursuant to Little Rock, Ark.,
4 Rev. Code (“LRC”) §20-29 (1988).

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

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

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

15 **ADOPTED: February 17, 2026**

16 **ATTEST:**

APPROVED:

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19 **Allison Segars, City Clerk**

Frank Scott, Jr., Mayor

20 **APPROVED AS TO LEGAL FORM:**

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

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