1	ORDINANCE NO	
2		
3	AN ORDINANCE TO CONDEMN A CERTAIN STRUCTURE, LOCATED	
4	AT 2521 WOLFE STREET, IN THE CITY OF LITTLE ROCK,	
5	ARKANSAS, AS A STRUCTURAL, FIRE AND HEALTH HAZARD; TO	
6	PROVIDE FOR SUMMARY ABATEMENT PROCEDURES; TO DIRECT	
7	CITY STAFF TO TAKE SUCH ACTION AS IS NECESSARY TO RAZE	
8	AND REMOVE SAID STRUCTURE; TO DECLARE AN EMERGENCY;	
9	AND FOR OTHER PURPOSES.	
10	AND FOR OTHER FOR OBES.	
11	WHEREAS, a certain structure in the City of Little Rock, Arkansas, identified in this ordinance has	
12	•	
13	the citizens of Little Rock; and	
14	WHEREAS, the condition of the structure has deteriorated to the point that it is dangerous to the	
15	health and safety of the occupants or other persons and, further, is in such condition as to be dangerous to	
16	the lives, limbs and property of people in its vicinity or those lawfully passing thereby; and	
17	WHEREAS, the condition of this structure constitutes a serious structural, fire and health hazard; and	
18	WHEREAS, the owners of the structure have received proper legal notice to either rehabilitate or	
19	remove the structure and has failed to do so; and	
20	WHEREAS, such structure is hereby declared a nuisance and immediate action is necessary to	
21	demolish the structure.	
22	WHEREAS, on October 18, 2016, this matter was considered for condemnation and the Board of	
23	Directors, after a personal plea from the owner, granted a 120-day extension to allow time for the	
24	rehabilitation of the structure; and,	
25	WHEREAS, when such rehabilitation did not occur the matter was set for consideration for	
26	condemnation on April 18, 2017; however, after a personal plea from the owner, the Board of Directors	
27	granted a ninety (90)-day extension to complete rehabilitation of the structure based in part upon the	
28	owner's representations that it would take Twenty-Six Thousand Dollars (\$26,000.00) to rehabilitate the	
29	house, that the owner had Thirteen Thousand Dollars (\$13,000.00) in the bank, that the contractor would	
30	finance the additional Thirteen Thousand Dollars (\$13,000.00), that a contract had been executed and	
31	presented to the Housing & Neighborhood Programs Department, and that construction would begin as	
32	soon as appropriate building and other permits were issued; and,	
33	WHEREAS, when such rehabilitation did not occur the matter was set for consideration for	

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ATTEST:	
ATTEST:	
• ,	APPROVED:
PASSED: January 16, 2018	
from and after its passage.	ist, and this ordinance shall be in full force and effect
•	ist, and this ordinance shall be in full force and effect
• •	of the citizens of Little Rock will be adversely affected;
• •	provisions of this ordinance are put into effect
ordinance are hereby repealed to the extent of such	tions, bylaws, and other matters inconsistent with this
ordinance, as if such invalid or unconstitutional pro	
•	n shall not affect the remaining provisions of this
*	ordinance is declared or adjudged to be invalid or
·	tion, subsection, subdivision, paragraph, subparagraph,
Rock, Ark., Rev. Code ("LRC") §20-29 (1988).	
	of razing and removing said structure pursuant to Little
•	demned in this ordinance and to file and enforce a lien
, ,	rized to direct the Housing and Neighborhood Programs
2521 Wolfe Street Owner: Buffalo White/Lisa Tworid Legal: Braddocks Boulevard L1, 1 Parcel No: 34L2750103300	
2524 W. 10 G.	
number, and declares it to be public nuisances	
condemns the following structure, identified by	street address, owner, legal description and parcel
property of people in the vicinity or those lawf	fully passing thereby. The Board of Directors hereby
•	h condition as to be dangerous to the lives, limbs and
	dangerous to the health and safety of the occupants or
•	ated on the property described below has been found to
OF LITTLE ROCK, ARKANSAS:	
•	BY THE BOARD OF DIRECTORS OF THE CITY
responsible to make sure those were handled;	
	problems with the contractor the owner would be
representations that substantial progress would be	e completed, that unlimited City inspections would be
	complete rehabilitation based in part upon the owner's

APPROVED AS TO LEGAL FORM: 1 2 3 4 Thomas M. Carpenter, City Attorney 5 // 6 // 7 // 8 // 9 // 10 // // 11 12 // // 13 // 14 15 // // 16 17 // 18 // 19 // 20 // 21 // 22 // 23 // 24 // // 25 26 // 27 // 28 // 29 // 30 // // 31 // 32 33 // 34 // 35 //