1	ORDINANCE NO		
2			
3	AN ORDINANCE TO CONDEMN THE STRUCTURE LOCATED AT #2		
4	OVERLOOK CIRCLE, IN THE CITY OF LITTLE ROCK, ARKANSAS, AS		
5	A STRUCTURAL, FIRE AND HEALTH HAZARD; TO PROVIDE FOR		
6	SUMMARY ABATEMENT PROCEDURES; TO DIRECT CITY STAFF TO		
7	TAKE SUCH ACTION AS IS NECESSARY TO RAZE AND REMOVE		
8	SAID STRUCTURE; TO DECLARE AN EMERGENCY; AND FOR		
9	OTHER PURPOSES.		
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11	WHEREAS, the structure located at #2 Overlook Drive, in the City of Little Rock, Arkansas, has		
12	become run-down, dilapidated, unsightly, dangerous, obnoxious and detrimental to the public welfare		
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 health		
15	and safety of the occupants or other persons and, further, are in such condition as to be dangerous to the		
16	lives, limbs and property of the people in its vicinity or those lawfully passing thereby; and,		
17	WHEREAS, the owners of the structure have received proper legal notice to either rehabilitate of		
18	remove the structure and have failed to do so; and,		
19	WHEREAS, such structure is hereby declared a nuisance and immediate action is necessary t		
20	demolish the structure.		
21	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY		
22	OF LITTLE ROCK, ARKANSAS.		
23	Section 1. The conditions of the structure located on the property described below have been found to		
24	present structural, fire and health hazards and are dangerous to the health and safety of the occupants of		
25	other persons, and further, the structure is in such condition as to be dangerous to the lives, limbs and		
26	property of people in the vicinity or those lawfully passing thereby. The Board of Directors hereby		
27	ondemns the following structure, identified by street address, owner, legal description and parcel number,		
28	and declares it to be a public nuisance:		
29 30 31 32 33 34	1. #2 Overlook Drive, Little Rock, AR  Owner: Natural State Contractors, 840 Fleetwood Drive, Hot Springs, AR, 71913  Zoning Class: R-2, Single-Family District  Legal: Overlook Park Subdivision, Sec. 23 TWP 2N RUG 13W, Lot 122 Block 0  Parcel No.: 43L-045-00-103-11  Status: Vacant Residential Structure		

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 section, subsection, subdivision, paragraph, subparagraph		
5	item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or		
7	unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this ordinance		
3	as if such invalid or unconstitutional provision was not originally a part of this ordinance.		
)	Section 4. Repealer. All ordinances, resolutions, bylaws, and other matters inconsistent with this		
)	ordinance are hereby repealed to the extent of such inconsistency.		
l	Section 5. Emergency Clause. Unless the provisions of this ordinance are put into effect immediately,		
2	the public health, safety and welfare of the citizens of Little Rock, Arkansas, will be adversely affected;		
;	therefore, an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from		
	and after its passage.		
	PASSED: October 2, 2023		
	ATTEST:	APPROVED:	
	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
	APPROVED AS TO LEGAL FORM:		
	Thomas M. Carpenter, City Attorney		
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