1	ORDINANCE NO.		
2			
3	AN ORDINANCE CONDEMNING A CERTAIN STRUCTURE IN THE		
4	CITY OF LITTLE ROCK, ARKANSAS, AS A STRUCTURAL, FIRE AND		
5	HEALTH HAZARD; PROVIDING FOR SUMMARY ABATEMENT		
6	PROCEDURES; DIRECTING THE CITY MANAGER TO TAKE SUCH		
7	ACTION AS IS NECESSARY TO RAZE AND REMOVE SAID		
8	STRUCTURE; TO DECLARE AN EMERGENCY; AND FOR OTHER		
9	PURPOSES.		
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11	WHEREAS, certain a structure in the City of Little Rock, Arkansas, has become rundown,		
12	dilapidated, unsightly, dangerous and detrimental to the public welfare of the citizens of Little Rock; and		
13	WHEREAS, the condition of this structure constitutes a serious structural, fire and health hazard; and		
14	WHEREAS, such structure is a public nuisance and are dangerous to the health and safety of the		
15	occupants or other persons and, further, are in such condition as to be dangerous to the lives, limbs and		
16	property of people in its vicinity or those lawfully passing thereby; and		
17	WHEREAS, such structure has been declared a nuisance and immediate action is necessary to		
18	remedy this situation and said building should be rehabilitated by the owners or razed either by the owner		
19	or the City of Little Rock, Arkansas.		
20	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE		
21	CITY OF LITTLE ROCK, ARKANSAS:		
22	SECTION 1. The Board of Directors hereby declares that the following structure constitute a public		
23	nuisance. The owner of the following described property is hereby ordered to immediately contact the		
24	Planning and Development Department, Building Codes Division and entering into an agreement		
25	providing for the immediate razing and removal of said structure within twenty-four (24) hours and to		
26	complete such removal within seventy-two (72) hours of the effective date of this ordinance. While not		
27	required by law to do so, the Planning and Development Department, Building Codes Division will		
28	immediately attempt to notify the owner of the property listed below of the passage of this ordinance by		
29	certified mail or personal service.		
30	The property on which the condemned structure is located by street address and legal description		
31	is hereafter set forth with the name of the owner of record, as follows:		
32 33 34	1924 Commerce Street Owner: Jaybird Investments, Inc. P.O. Box 1468, Little Rock, Arkansas 72203		

1 2 3 4 5 6	Legal: S 37 ½' OF LT 2 Block 402 Line Parcel ID#: 34L-223-00-027-00 Ward 1 Zoning Classification: R-4 Status: Closed former Grocery Store	coln & Zimmerman Addition	
7	SECTION 2. The condition of the structure on the above-described property has been found to		
8	present structural, fire and health hazards and is dangerous to the health and safety of the occupants or		
9	other persons, and further, the structure is in such conditions as to be dangerous to the lives, limbs and		
10	property of people in its vicinity or those lawfully passing thereby.		
11	SECTION 3. The City Attorney is hereby authorized to institute such proceedings against such		
12	persons as may be necessary in order to enforce the provisions of this ordinance so as to remedy the		
13	unsightly and dangerous conditions brought about as a result of the failure of the owner thereof to maintain		
14	this property.		
15	SECTION 4. The Planning and Development Department, Building Codes Division of the City of		
16	Little Rock, Arkansas, is also authorized to raze and remove said building and file and enforce a lien		
17	against said property for the cost of razing and removing said structure pursuant to Section 20-32 of the		
18	Little Rock Code of Ordinances.		
19	SECTION 5. Unless the provisions of this ordinance are put into effect immediately, the public		
20	health, safety and welfare of the citizens of Little Rock will be adversely affected; therefore, an		
21	emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after		
22	its passage.		
23	PASSED: October 20, 2015		
24	ATTEST:	APPROVED:	
25			
26 27	Susan Langley, City Clerk	Mark Stodola, Mayor	
28	APPROVED AS TO LEGAL FORM:	Mark Stodola, Mayor	
29	ATTROVED AS TO LEGAL FORM.		
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31	Thomas M. Carpenter, City Attorney		
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