1	ORDINANCE NO.
2	
3	AN ORDINANCE TO CONDEMN A CERTAIN STRUCTURE IN THE
4	CITY OF LITTLE ROCK, ARKANSAS, AS A STRUCTURAL, FIRE AND
5	HEALTH HAZARD; TO PROVIDE FOR SUMMARY ABATEMENT
6	PROCEDURES; TO DIRECT CITY STAFF TO TAKE SUCH ACTION AS
7	IS NECESSARY TO RAZE AND REMOVE SAID STRUCTURE; TO
8	DECLARE AN EMERGENCY; AND FOR OTHER PURPOSES.
9	DECLARE AN EMERGENCE, AND FOR OTHER FOR OSES.
10	WHEREAS, a certain structure in the City of Little Rock, Arkansas, identified in this ordinance has
11	become run-down, dilapidated, unsightly, dangerous, obnoxious and detrimental to the public welfare of
12	the citizens of Little Rock; and,
13	WHEREAS, the condition of the structure has deteriorated to the point that it is dangerous to the health
14	and safety of the occupants or other persons and, further, are in such condition as to be dangerous to the
15	lives, limbs and property of the people in its vicinity or those lawfully passing thereby; and,
16	WHEREAS, the owners of the structure have received proper legal notice to either rehabilitate or
17	remove the structure and have failed to do so; and,
18	WHEREAS, such structure is hereby declared a nuisance and immediate action is necessary to
19	demolish the structure.
20	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY
21	OF LITTLE ROCK, ARKANSAS.
22	Section 1. The conditions of the structure located on the property described below have been found to
23	present structural, fire and health hazards and are dangerous to the health and safety of the occupants or
24	other persons, and further, the structure is in such condition as to be dangerous to the lives, limbs and
25	property of people in the vicinity or those lawfully passing thereby. The Board of Directors hereby
26	condemns the following structure, identified by street address, owner, legal description and parcel number,
27	and declares it to be a public nuisance:
28 29 30 31 32 33 34 35 36 37	 8500 Castle Valley Road, Little Rock, Arkansas <u>Owner</u>: Willis Engineer, Inc., 133 South Mount Street, Grenada, MS 38901 <u>Legal</u>: PT SECT 14 MPDA COM CENTER OF SECTION TH S89* 19'E45' S1*12'19"W230' TO POB S89*19'E1331.04' TO RR R/W S56*8'W AL SD RR 1706.34'S58*20'W165.14' S64*16'W290.67' S76*9'W290.84' S87*W292.08' N89*7'W335.39'N1 *31'E1501.69' TO NW COR E1/2 SW TH CONT N1111.02' S89*28'46"E1115.75' S1 *12'19"W451' W50' S660' TO SLN SE NW W105' S170' E150' N140' E210' N30' TO CENTER OF SD SECT TH CONT N1 *8'W296.21' N89*53'2"E153.85' N0*17'33"W874.83' S88*38'30"E AL NLN SW NE 160' N02*13'44"W10' N88*38'30"E431.57' S35*27'47"E366.22' S47*52'16"E636.99'

1 2 3 4 5 6		40'W111.80' MOL S89*3'W1691.4' TO POB 5 WHISPERING OAKS SUB PH 1 SECTION 9 District	
7	Section 2. The City Manager is hereby authorized to direct the Planning & Development Department		
8	to raze and remove the structure condemned in this ordinance and to file and enforce a lien against the		
9	properties described herein for the cost of razing and removing said structure pursuant to Little Rock, Ark.,		
10	Rev. Code ("LRC") §20-29 (1988).		
11	Section 3. Severability. In the event any section, subsection, subdivision, paragraph, subparagraph,		
12	item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or		
13	unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this ordinance,		
14	as if such invalid or unconstitutional provision was not originally a part of this ordinance.		
15	Section 4. Repealer. All ordinances, resolutions, bylaws, and other matters inconsistent with this		
16	ordinance are hereby repealed to the extent of such inconsistency.		
17	Section 5. Emergency Clause. Unless the provisions of this ordinance are put into effect immediately,		
18	the public health, safety and welfare of the citizens of Little Rock, Arkansas, will be adversely affected;		
19	therefore, an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from		
20	and after its passage.		
21	PASSED: November 16, 2021		
22	ATTEST:	APPROVED:	
23			
24	Succes I an alow City Clauly	Fuerly Section Menor	
25 26	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
26	APPROVED AS TO LEGAL FORM:		
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28 29	Thomas M. Carpenter, City Attorney		
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