OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION DECEMBER 21, 2021 AGENDA

Subject:	Action Required:	Approved By:
Condemning four (4) residential structures as a Nuisance.	√ Ordinance Resolution	
Submitted By:		
Housing & Neighborhood Programs Department		Bruce T. Moore City Manager
SYNOPSIS	Four (4) residential structures are in a severely dilapidated, deteriorated and/or burned condition causing a negative environmental impact on the residential neighborhoods in which they are located. All Notices have been mailed in accordance with Arkansas State Law.	
FISCAL IMPACT	The estimated cost to demolish and remove these four (4) structures is \$34,000.00, and will be charged to the Demolition Account.	
RECOMMENDATION	Approval of the ordinance.	
BACKGROUND	These structures have been documented as severely dilapidated and/or burned. These structures have been abandoned by the owners or the owners have requested the City to demolish them. They are fire damaged or deteriorated to a level of being unsafe and dangerous.	

1. 716 West 32nd Street Ward: 1 Owner: Lewis Legacy Investments

Legal: Lot 9; Block 6, Ebendale E 1/3 of 9-10-11-12 6

Parcel No.: 34L2770005300

This property was originally inspected and declared unsafe in November 2018 due to deteriorating conditions, and the owner has failed to bring the structure into compliance. There are \$3,334.25 in outstanding Liens.

2. 1904 Abigail Street Ward: 1 Owner: Ellison Ventures LLC

Legal: Lot 1, 2, 3; Block 26, Subdivision of Johnson S J

Parcel No.: 341162024300

This property was originally inspected and declared unsafe in June 2003 due to deteriorating conditions, and the owner has failed to bring the structure into compliance. There are \$1,093.54 in outstanding Liens.

3. 2311 South Louisiana Ward: 1 Owner: Eli and Lynette Perez Living Trust

Street

Legal: Lot 7; Block 13, Rapley Estates Addition

Parcel No: 34L2120003500

This property was originally inspected and declared unsafe in April 2019 due to deteriorating conditions, and the owner has failed to bring the structure into compliance. There are no outstanding Liens.

4. 46 Hill Lane Ward: 2 Owner: Rigoberto Chavez

Legal: Lot: Lot 46; Block 0, Rolling Hills Subdivision

Parcel No.: 34L3250004600

This property was originally inspected and declared unsafe in December 2018 due to deteriorating conditions, and the owner has failed to bring the structure into compliance. There are no outstanding Liens.