1	ORDINANCE NO.
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3	AN ORDINANCE TO CONDEMN CERTAIN STRUCTURES IN THE
4	CITY OF LITTLE ROCK, ARKANSAS, AS STRUCTURAL, FIRE AND
5	HEALTH HAZARDS; TO PROVIDE FOR SUMMARY ABATEMENT
6	PROCEDURES; TO DIRECT CITY STAFF TO TAKE SUCH ACTION AS
7	IS NECESSARY TO RAZE AND REMOVE SAID STRUCTURES; TO
8	DECLARE AN EMERGENCY; AND FOR OTHER PURPOSES.
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10	WHEREAS, certain structures in the City of Little Rock, Arkansas, identified in this ordinance have
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 structures has deteriorated to the point that they are dangerous to
14	the health and safety of the occupants or other persons and, further, are in such condition as to be
15	dangerous to the lives, limbs and property of people in its vicinity or those lawfully passing thereby; and
16	WHEREAS, the condition of these structures constitutes a serious structural, fire and health hazard;
17	and
18	WHEREAS, the owners of the structures have received proper legal notice to either rehabilitate or
19	remove the structures and have failed to do so; and
20	WHEREAS, such structures are hereby declared a nuisance and immediate action is necessary to
21	demolish the structures.
22	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY
23	OF LITTLE ROCK, ARKANSAS:
24	Section 1. The conditions of the structures located on the properties described below have been
25	found to present structural, fire and health hazards and are dangerous to the health and safety of the
26	occupants or other persons, and further, the structures are in such condition as to be dangerous to the
27	lives, limbs and property of people in the vicinity or those lawfully passing thereby. The Board of
28	Directors hereby condemns the following structures, identified by street address, owner, legal description
29	and parcel number, and declares them to be public nuisances:
 30 31 32 33 34 35 	1. 4601 West 11 th Street Owner: Annie Mae Acklin Legal: Cunninghams, Block 30, N 87' of Lot 7 & N 87' of E 44' of Lot 8 Parcel No: 34L1160025800
36	

1 **2.** 214 West 26th Street

- 2 Owner: Rigina Wilton
- 3 Legal: Fletcher & Wright, Block 2, W68.4' of Lot 6
- 4 Parcel No: 34L2570001500
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6 **3. 4601 Grand Avenue**

- 7 Owner: Mar Lee Properties
- 8 Legal: Pine Forest, Block 0, Lot 171
- 9 Parcel No: 34L1230017100
- 10

11 4. 2804 Marshall Street

- 12 Owner: Tyron McGraw
- 13 Legal: Braddocks Blvd L1, Block 21 Lot 10 & S1/2 Lot 11
- 14 Parcel No: 34L2750113300
- 15

16 **5. 2723 S Tyler Street**

- 17 Owner: Steven Bobo
- 18 Legal: Cherry & Cox, Block 64, Lot 5
- 19 Parcel No: 34L1280058200
- 20

21 6. 1813 South Valentine Street

- 22 Owner: Joshua Gore / Laportia Lofton
- 23 Legal: Braddocks, Block 3, Lot 5
- 24 Parcel No: 34L1570003000

Section 2. The City Manager is hereby authorized to direct the Housing & Neighborhood Programs Department to raze and remove the structures condemned in this ordinance and to file and enforce a lien against the properties described herein for the cost of razing and removing said structures pursuant to Little Rock, Ark., Rev. Code ("LRC") §20-29 (1988).

Section 3. *Severability*. In the event any section, subsection, subdivision, paragraph, subparagraph, item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this ordinance, as if such invalid or unconstitutional provision was not originally a part of this ordinance.

33 Section 4. *Repealer*. All ordinances, resolutions, bylaws, and other matters inconsistent with this 34 ordinance are hereby repealed to the extent of such inconsistency.

Section 5. *Emergency Clause.* Unless the provisions of this ordinance are put into effect immediately, 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.

39 **PASSED: February 20, 2018**

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1	ATTEST:	APPROVED:	
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3 4	Susan Langley, City Clerk	Mark Stodola, Mayor	-
5	APPROVED AS TO LEGAL FORM:		
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8	Thomas M. Carpenter, City Attorney		
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