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 residents of Little Rock; and,
13	WHEREAS, the condition of these structures have deteriorated to the point that it is dangerous to the
14	health and safety of the occupants or other persons and, further, is in such condition as to be dangerous to
15	the lives, limbs and property of people in its vicinity, or those lawfully passing thereby; and,
16	WHEREAS, the condition of these structures constitutes serious structural, fire and health hazards;
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 condition 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 a public nuisance:
30 31 32 33 34	1. 1324/1326 West 19 th Street Owner: Jason Oliver Legal: Lot 7; Block - 1 LT 7 & W28' OF LOT 8; BLOCK 1 9 1N 12W Parcel No.: 34L1950000500
35 36 37 38	2. 916 West 34 th Street Owner: Randy D. Shorter Legal: Lot 6; Block 7 - Woodlawn E64' OF LOT 6 7 Parcel No.: 3471600011100

1 2 3 4 5	3.	1215 West 34 th Street Owner: Gaerielle Stewart Legal: Lot 4; Block 52 - Braddock Blvd L3 Parcel No.: 34L2750304600		
6 7 8 9	4.	813 Allis Street Owner: A.D. Hawkins Enterprise, LLC Legal: Lot 3; Block 4 - Powers Pat Parcel No.: 34L09000002900		
11 12 13 14	5.	2702 Brown Street Owner: A.D. Hawkins Enterprise, LLC Legal: Lot 3; Block 4 - Powers Pat Parcel No.: 34L09000002900		
16 17 18 19 20	6.	821 Jefferson Street Owner: Dos Friends Investment Properties, LLC Legal: Lot 2-3; Block 3 - S 12 1/2' LT 2 & ALL OF LT 3 BLK 3 Cunninghams 6-1N-12 Parcel No.: 34L116000017000		
21 22 23 24 25	7.	2701 Peyton Street Owner: Silvia E. Mateo Gracia Legal: Lot 4-6; Block 4 - Landreth & Cox N45' of 4 thru 6 4 Parcel No.: 34L1700003900		
26 27 28 29 30	8.	3923 Burris Street, Lot 2 Owner: Catrina Boswell Legal: Lot 2 sits on 34L-432.00-071.01 Burris LN MHP I/O Parcel No.: 34P4320200200 Section 2. The City Manager is hereby authorized to direct the Housing & Neighborhood Programs		
32	De	partment to raze and remove the structures condemned in this ordinance and to file and enforce a lien		
33	against the properties described herein for the cost of razing and removing of said structures pursuant to			
34	Little Rock, Ark., Rev. Code §20-29 (1988).			
35		Section 3. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or		
36	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration of			
37	adjudication shall not affect the remaining portions of the ordinance, which shall remain in full force an			
38	eff	effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the		
39	orc	inance.		
40	Section 4. Repealer. All ordinances, resolutions, bylaws, and other matters inconsistent with this			
41	orc	ordinance are hereby repealed to the extent of such inconsistency.		
42	Section 5. Emergency Clause. Unless the provisions of this ordinance are put into effect			
43	immediately, the public health, safety and welfare of the residents of Little Rock will be adversely			

affected; therefore, an emergency is hereby declared to exist, and this ordinance shall be in full force and

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effect from and after its passage.

PASSED: April 16, 2024	
ATTEST:	APPROVED:
Susan Langley, City Clerk	Frank Scott, Jr., Mayor
APPROVED AS TO LEGAL FORM:	
Thomas M. Carpenter, City Attorney	
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