1	ORDINANCE NO	
2		
3	AN ORDINANCE CONDEMNING CERTAIN STRUCTURES IN THE CITY	
4	OF LITTLE ROCK, ARKANSAS, AS STRUCTURAL, FIRE AND HEALTH	
5	HAZARDS; PROVIDING FOR SUMMARY ABATEMENT PROCEDURES;	
6	DIRECTING THE CITY MANAGER TO TAKE SUCH ACTION AS IS	
7	NECESSARY TO RAZE AND REMOVE SAID STRUCTURES; TO	
8	DECLARE AN EMERGENCY; AND FOR OTHER PURPOSES.	
9		
10	WHEREAS, certain structures in the City of Little Rock, Arkansas, have become rundown,	
11	dilapidated, unsightly, dangerous and detrimental to the public welfare of the citizens of Little Rock; and	
12	WHEREAS, the condition of these structures constitutes a serious structural, fire and health hazard;	
13	and	
14	WHEREAS, such structures are 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 structures are declared a nuisance and immediate action is necessary to remedy these	
18	situations and said buildings should be rehabilitated by the owners or razed either by the owners or the City	
19	of Little Rock.	
20	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY	
21	OF LITTLE ROCK, ARKANSAS:	
22	SECTION 1. The Board of Directors hereby declares that the following structures constitute public	
23	nuisances. The owners of the following described property are hereby ordered to immediately contact the	
24	Planning & Development Department, Building Codes Division and entering into an agreement providing	
25	for the immediate razing and removal of said structure within twenty-four (24) hours and to complete such	
26	removal within seventy-two (72) hours of the effective date of this ordinance. While not required by law	
27	to do so, the Planning & Development Department, Building Codes Division will immediately attempt to	
28	notify the owners of the property listed below of the passage of this ordinance by certified mail or personal	
29	service.	
30	The property on which the condemned structures are located by street address and legal description is	
31	hereafter set forth with the name of the owners of record, as follow:	
32 33 34 35 36	 2812 Asher Avenue Owners: Simmons S. Smith Address: 2420 South Broadway Street, Little Rock, Arkansas 72206 Legal: FLEMING & BRADFORD PT BLK 3 BEG NW COR TH E90' TH S130' TH E 50' TH S80' TH W 140' TH N 210' TO BEG 3 	

1 2	<u>Parcel No</u> : 34L-195-00-030-00 Ward 1		
3 4	Zoning Classification: C-3, General Comr Status: Closed Former Janitorial Business		
5 6 7 8 9 10 11 12	 2. 4729 Baseline Road Owner: Sunbelt Investment Eight. Address: 823 North Street, Little Rock, And Legal: Lot 4 & 5 Exc. 074AC Used for Base Parcel No: 35L0016200400 Ward 7 Zoning Classification: C-3 General Communications: Closed Former Mini Storage 	seline Road Block 0 South Heights Sub. Addition	
13 14 15 16 17 18 19 20	3. 6501 West 65 th Street Owner: Gregory Riggs Address: #14 Old Orchard Drive, Mabelva Legal: Lot 1 and W' LY 20' TR A, Richard Parcel No: 34L3550000100 Ward 2 Zoning Classification: C-3, General Communications: Closed Former Restaurant	d's Com' L #2 Addition	
21	SECTION 2. The conditions of the struct	ures on the above-described property have been found to	
22	present structural, fire and health hazards are dangerous to the health and safety of the occupants or other		
23	persons, and further, the structures are in such conditions as to be dangerous to the lives, limbs and property		
24	of people in its vicinity or those lawfully passing thereby.		
25	SECTION 3. The City Attorney is hereby a	uthorized to institute such proceedings against such persons	
26	as may be necessary in order to enforce the provisions of this ordinance so as to remedy the unsightly and		
27	dangerous conditions brought about as a result of the failure of the owners thereof to maintain this property.		
28	SECTION 4 . The Planning & Developmen	t Department, Building Codes Division of the City of Little	
29	Rock is also authorized to raze and remove said buildings and file and enforce a lien against said property		
30	for the cost of razing and removing said structures pursuant to Section 20-32 of the Little Rock Code of		
31	Ordinances.		
32	SECTION 5. Unless the provisions of this ordinance are put into effect immediately, the public health,		
33	safety and welfare of the citizens of the City of Little Rock, Arkansas, will be adversely affected; therefore,		
34	an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after		
35	its passage.		
36	PASSED: April 19, 2016		
37 38	ATTEST:	APPROVED:	
39 40	Susan Langley, City Clerk	Mark Stodola, Mayor	

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APPROVED AS TO LEGAL FORM: 1 2 3 4 **Thomas M. Carpenter, City Attorney** 5 // 6 // 7 // 8 // 9 // 10 // // 11 // 12 // 13 14 // // 15 // 16 // 17 18 // 19 // 20 // 21 // 22 // 23 // 24 // 25 // 26 // 27 // 28 // 29 // // 30 // 31 // 32 33 // 34 // 35

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