1	ORDINANCE NO		
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3	AN ORDINANCE TO CONDEMN THE STRUCTURE LOCATED AT 11001		
4	CHICOT ROAD, LITTLE ROCK, ARKANSAS, AS A STRUCTURAL,		
5	FIRE AND HEALTH HAZARD; TO PROVIDE FOR SUMMARY		
6	ABATEMENT PROCEDURES; TO DIRECT CITY STAFF TO TAKE		
7	SUCH ACTION AS IS NECESSARY TO RAZE AND REMOVE SAID		
8	STRUCTURE; TO DECLARE AN EMERGENCY; AND FOR OTHER		
9	PURPOSES.		
10	TURI USES.		
11	WHEREAS, a certain structure in the City of Little Rock, Arkansas, identified in this ordinance is		
12	dangerous and detrimental to the public welfare of the citizens of Little Rock; and,		
13	WHEREAS, the structure was built in a designated City floodway without Building Permits and is		
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15	limbs and property of the people in its vicinity; and,		
16	WHEREAS, the owner of the structure has received proper legal notice to remove the structure and		
17	has 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 has been found to		
23	present structural, fire, flood and health hazards and is dangerous to the health and safety of the occupants		
24	or other persons, and further, the structure is in a City-designated floodway and poses a danger to the lives		
25	limbs and property of people in the vicinity or those lawfully passing thereby. The Board of Directors		
26	hereby condemns the following structure, identified by street address, owner, legal description and parcel		
27	number, and declares them to be public nuisance:		
28 29 30 31 32	1. 11001 Chicot Road  Owner: Lesly Guevara and Jack Tyler Engineering  Legal: PT SW NW BEG 125'S OF NW COR E411 44 'S375 71 'W411 44 'N376 TO BEG EXC W 30' FOR RD R/W 12 1S 13  Parcel ID No: 45L0770003300		
33	Section 2. The City Manager is hereby authorized to direct the Planning & Development Department		
2/	to raze and remove the structure condemned in this ordinance and to file and enforce a lien against the		

1	property described herein for the cost of razing and removing said structure pursuant to Little Rock, Ark.		
2	Rev. Code ("LRC") §20-29 (1988).		
3	Section 3. Severability. In the event any section, subsection, subdivision, paragraph, subparagraph		
4	item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or		
5	unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this ordinance		
6	as if such invalid or unconstitutional provision was not originally a part of this ordinance.		
7	Section 4. Repealer. All ordinances, resolutions, bylaws, and other matters inconsistent with this		
8	ordinance are hereby repealed to the extent of such inconsistency.		
9	Section 5. Emergency Clause. Unless the provisions of this ordinance are put into effect immediately.		
10	the public health, safety and welfare of the citizens of Little Rock, Arkansas, will be adversely affected		
11	therefore, an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from		
12	and after its passage.		
13	PASSED: May 3, 2022		
14	ATTEST:	APPROVED:	
15			
16		E I C W I M	
17	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
18	APPROVED AS TO LEGAL FORM:		
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20 21	Thomas M. Carpenter, City Attorney	_	
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