1	ORDINANCE NO
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3	AN ORDINANCE TO CONDEMN THE STRUCTURE LOCATED AT 4500
4	ASHER AVENUE, 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.
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11	WHEREAS, a certain structure in the City of Little Rock, Arkansas, identified in this ordinance has
12	become run-down, dilapidated, unsightly, dangerous, obnoxious and detrimental to the public welfare of
13	the citizens of Little Rock; and,
14	WHEREAS, the condition of the structure has deteriorated to the point that it is dangerous to the health
15	and safety of the occupants or other persons and, further, is in such condition as to be dangerous to the lives,
16	limbs and property of the people in its vicinity or those lawfully passing thereby; and,
17	WHEREAS, the owner of the structure has received proper legal notice to either rehabilitate or remove
18	the structure and has failed to do so; and,
19	WHEREAS, such structure is hereby declared a nuisance and immediate action is necessary to
20	demolish the structure.
21	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY
22	OF LITTLE ROCK, ARKANSAS.
23	Section 1. The conditions of the structure located on the property described below has been found to
24	present structural, fire and health hazards and is dangerous to the health and safety of the occupants or other
25	persons, and further, the structure is in such condition as to be dangerous to the lives, limbs and property
26	of people in the vicinity or those lawfully passing thereby. The Board of Directors hereby condemns the
27	following structure, identified by street address, owner, legal description and parcel number, and declares
28	them to be a public nuisance:
29 30 31 32 33	1. 4500 Asher Avenue Owner: Sylvester Brown Legal: SEC 18 TEP 1N RNG 12W LOT: 14 BLOCK: 10 SUBDIVISION: RIFFEL & HOLDER 2ND Parcel ID No: 34L2970108800 Comm. Imp #1

1	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
3	property described herein for the cost of razing and removing said structure pursuant to Little Rock, Ark.,
4	Rev. Code ("LRC") §20-29 (1988).
5	Section 3. Severability. In the event any section, subsection, subdivision, paragraph, subparagraph,
6	item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or
7	unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this ordinance,
8	as if such invalid or unconstitutional provision was not originally a part of this ordinance.
9	Section 4. Repealer. All ordinances, resolutions, bylaws, and other matters inconsistent with this
10	ordinance are hereby repealed to the extent of such inconsistency.
11	Section 5. Emergency Clause. Unless the provisions of this ordinance are put into effect immediately,
12	the public health, safety and welfare of the citizens of Little Rock, Arkansas, will be adversely affected;
13	therefore, an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from
14	and after its passage.
15	PASSED: May 3, 2022
16	ATTEST: APPROVED:
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19	Susan Langley, City Clerk Frank Scott, Jr., Mayor
20	APPROVED AS TO LEGAL FORM:
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22 23	Thomas M. Carpenter, City Attorney
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