1	ORDINANCE NO
2	
3	AN ORDINANCE TO AMEND LITTLE ROCK, ARK., ORDINANCE NO.
4	21,252 (JUNE 7, 2016) TO CONDEMN CERTAIN STRUCTURES IN THE
5	CITY OF LITTLE ROCK, ARKANSAS, AS STRUCTURAL, FIRE AND
6	HEALTH HAZARDS; TO REMOVE ONE (1) STRUCTURE ORIGINALLY
7	LISTED FOR CONDEMNATION; TO PROVIDE FOR SUMMARY
8	ABATEMENT PROCEDURES; TO DIRECT CITY STAFF TO TAKE
9	SUCH ACTION AS IS NECESSARY TO RAZE AND REMOVE SAID
10	STRUCTURES; TO DECLARE AN EMERGENCY; AND FOR OTHER
11	PURPOSES.
12	Tem oszs.
13	WHEREAS, certain structures in the City of Little Rock, Arkansas, identified in this ordinance have
14	become run-down, dilapidated, unsightly, dangerous, obnoxious and detrimental to the public welfare of
15	the citizens of Little Rock; and
16	WHEREAS, the condition of the structures has deteriorated to the point that they are dangerous to the
17	health and safety of the occupants or other persons and, further, are in such condition as to be dangerous to
18	the lives, limbs and property of people in its vicinity or those lawfully passing thereby; and
19	WHEREAS, the condition of these structures constitutes a serious structural, fire and health hazard
20	and
21	WHEREAS, the owners of the structures have received proper legal notice to either rehabilitate or
22	remove the structures and have failed to do so; and
23	WHEREAS; such structures are hereby declared a nuisance and immediate action is necessary to
24	demolish the structures; and,
25	WHEREAS, due to special circumstances the Board of Directors has decided not to demolish the
26	structure at 2207 Boulevard Avenue at this time, to remove it from the list for demolition if certain
27	requirements are met as discussed in an open meeting on June 28, 2016, but to reaffirm that all other
28	properties originally listed in Little Rock, Ark., Ordinance No. 21,252 (June 7, 2016), notwithstanding a
29	vote to expunge the vote, are still to be listed for condemnation and possible demolition;
30	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY
31	OF LITTLE ROCK, ARKANSAS:
32	Section 1. The conditions of the structures located on the properties described below have been found
33	to present structural fire and health hazards and are dangerous to the health and safety of the occupants of

- other persons, and further, the structures are in such condition as to be dangerous to the lives, limbs and
- 2 property of people in the vicinity or those lawfully passing thereby. The Board of Directors hereby
- 3 condemns the following structures, identified by street address, owner, legal description and parcel number,
- 4 and declares them to be public nuisances:
- 5 1) 3721 West 21st Street
- 6 **Owner:** Josephine Ingram
- 7 <u>Legal</u>: NEIMEYERS BLOCK 15 LOT 1-4 W47' OF E94' OF LTS 1,2,3, & 4 BEING SAME
- 8 PROP DESCRIBED AS FOLLOWS: BEG 46' E OF NW COR OF BLK 15 TH E47' TH S100' TH
- 9 W47' N1OO' TO POB
- 10 **Parcel No:** 34L1640015400
- 11 2) 3309 Katherine Street
- 12 **Owner:** Alice L Southall
- 13 **Legal:** John Barrow 2L Block 23 S28.8' of Lot 9 & N 28.8 FT of Lot 10
- 14 **Parcel No:** 44L1340206200
- 15 **3) 1522 South Oak Street**
- 16 Owner: Cheap Homes, LLC
- 17 <u>Legal</u>: Worthen W B Block 15; Lot 7
- 18 **Parcel No:** 34L1600015700
- 19 4) 1402 South Valentine Street
- 20 **Owner:** Berry Delanor Maurice Trust
- 21 **Legal:** Schaefer CL Sub Block 1 Lot 2
- 22 **Parcel No:** 34L1500000200
- 23 **5) 7212 Yarberry Lane**
- Owner: Thomas C Poe / Bruce Poe
- 25 <u>Legal</u>: THE E1/2 OF THE FOLLOWING PROPERTY: PT NW SW SECTION 12-1S-13 MPDA
- 26 BEG 10' N & 1045' E OF SW NW SW TH E285.03' N33' E16.5 N297'W301.83' S330' TO BEG.
- 27 (Bruce Wayne Poe conveyed the West 150.5' representing approximately the exact West (1/2) of
- part of the following land): Part of the NW ¼ SW¼ of Section 12, Township 1 South, Range 13
- West, more particularly described as follows, to wit: Commencing at the southwest corner of the
- NW \(\frac{1}{4} \) of Section 12; run thence east 1,045 feet to a point; thence north ten (10) feet to an
- iron pipe, the point of beginning of this description: from the point of beginning thus established,
- run thence east a distance of 185.03 feet; thence north thirty-three (33) feet; thence east 16.5 feet;
- thence north 297 feet to an iron pipe; thence west 301.83 feet to an iron pipe thence south 330 feet
- to an iron pipe, the point of beginning, containing 2.147 acres, more or less.

1	<u>Parcel No</u> : 45L0770004400	
2	Section 2. The City Manager is hereby authorized to direct the Housing and Neighborhood Program	ıs
3	Department to raze and remove the structures condemned in this ordinance and to file and enforce a lie	n
4	against the properties described herein for the cost of razing and removing said structures pursuant to Little	le
5	Rock, Ark., Rev. Code ("LRC") §20-29 (1988).	
6	Section 3. Severability. In the event any section, subsection, subdivision, paragraph, subparagraph	h,
7	item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or	or
8	unconstitutional, such declaration or adjudication shall not affect the remaining provisions of th	is
9	ordinance, as if such invalid or unconstitutional provision was not originally a part of this ordinance.	
10	Section 4. Repealer. All ordinances, resolutions, bylaws, and other matters inconsistent with the	is
11	ordinance are hereby repealed to the extent of such inconsistency.	
12	Section 5. Emergency Clause. Unless the provisions of this ordinance are put into effect immediately	y,
13	the public health, safety and welfare of the citizens of Little Rock will be adversely affected; therefore, a	ın
14	emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after i	ts
15	passage.	
16	PASSED: July 5, 2016	
17	ATTEST: APPROVED:	
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20	Susan Langley, City Clerk Mark Stodola, Mayor	
21	APPROVED AS TO LEGAL FORM:	
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23 24	Thomas M. Carpenter, City Attorney	
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