1 ORDINANCE NO. 2 3 AN ORDINANCE CONDEMNING A CERTAIN STRUCTURE IN THE 4 **CITY OF LITTLE ROCK, ARKANSAS, AS A STRUCTURAL, FIRE AND** HEALTH HAZARD; PROVIDING FOR SUMMARY ABATEMENT 5 6 PROCEDURES; DIRECTING THE CITY MANAGER TO TAKE SUCH 7 ACTION AS IS NECESSARY TO RAZE AND REMOVE SAID 8 STRUCTURE; TO DECLARE AN EMERGENCY; AND FOR OTHER 9 **PURPOSES.** 10 11 WHEREAS, a certain structure in the City of Little Rock, Arkansas, has become rundown, 12 dilapidated, unsightly, dangerous and detrimental to the public welfare of the citizens of Little Rock; and 13 WHEREAS, the condition of this structure constitutes a serious structural, fire and health hazard; and 14 WHEREAS, such a structure is a public nuisance and is dangerous to the health and safety of the 15 occupants or other persons and, further, is 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 structure is declared a nuisance and immediate action is necessary to remedy these

WHEREAS, such structure is declared a nuisance and immediate action is necessary to remedy these
situations and said building should be rehabilitated by the owner or razed either by the owner or the City
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 structure constitutes a public 23 nuisance. The owner of the following described property is hereby ordered either to begin rehabilitation 24 by immediately contacting the Planning & Development Department Building Codes Division and 25 entering into an agreement providing for the immediate rehabilitation of the structure or to raze and 26 remove said structure within twenty-four (24) hours and to complete such removal within seventy-two 27 (72) hours of the effective date of this ordinance. While not required by law to do so, the Planning & 28 Development Department Building Codes Division will immediately attempt to notify the owner of the 29 property listed below of the passage of this ordinance by certified mail or personal service.

30 The property on which the condemned structure is located by street address and legal description is

31 hereafter set forth with the name of the owners of record, as follows:

32 2901 Welch Street

- 33 <u>Owner</u>: James Marshall, Jr.
- 34 Zoning Class: I-2

- 2 Parcel No: 34L-245-00-039-00
- 3

4 **SECTION 2.** The conditions of the structure on the above-described property has been found to 5 present a structural, fire and health hazard and is dangerous to the health and safety of the occupants or 6 other persons, and further, the structure is in such conditions as to be dangerous to the lives, limbs and 7 property of people in its vicinity or those lawfully passing thereby.

8 **SECTION 3.** The City Attorney is hereby authorized to institute such proceedings against such 9 persons as may be necessary in order to enforce the provisions of this ordinance so as to remedy the 10 unsightly and dangerous conditions brought about as a result of the failure of the owners thereof to 11 maintain this property.

SECTION 4. The Planning & Development Department Building Codes Division of the City of Little Rock is also authorized to raze and remove said building and file and enforce a lien against said property for the cost of razing and removing said structure pursuant to Section 20-32 of the Little Rock Code of Ordinances.

16 **SECTION 5.** Unless the provisions of this ordinance are put into effect immediately, the public 17 health, safety and welfare of the citizens of Little Rock will be adversely affected; therefore, an 18 emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after 19 its passage.

20 PASSED: August 4, 2015

21	ATTEST:
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24	Susan Langley, City Clerk
25	APPROVED AS TO LEGAL FORM:
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28	Thomas M. Carpenter, City Attorney
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APPROVED:

Mark Stodola, Mayor