| 1 | ORDINANCE NO. | |
|----------------|--|--|
| 2 | | |
| 3 | AN ORDINANCE TO CONDEMN CERTAIN STRUCTURES IN THE | |
| 4 | CITY OF LITTLE ROCK, ARKANSAS, AS STRUCTURAL, FIRE AND | |
| 5 | HEALTH HAZARDS; TO PROVIDE FOR SUMMARY ABATEMENT | |
| 6 | PROCEDURES; TO DIRECT CITY STAFF TO TAKE SUCH ACTION AS | |
| 7 | IS 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, identified in this ordinance have | |
| 11 | become run-down, dilapidated, unsightly, dangerous, obnoxious and detrimental to the public welfare of | |
| 12 | the citizens of Little Rock; and | |
| 13 | WHEREAS, the condition of the structures has deteriorated to the point that they are dangerous to | |
| 14 | the health and safety of the occupants or other persons and, further, are in such condition as to be | |
| 15 | dangerous to the lives, limbs and property of people in its vicinity or those lawfully passing thereby; and | |
| 16 | WHEREAS, the condition of these structures constitutes a serious structural, fire and health hazard; | |
| 17 | and | |
| 18 | WHEREAS, the owners of the structures have received proper legal notice to either rehabilitate or | |
| 19 | remove the structures and have failed to do so; and | |
| 20 | WHEREAS; such structures are hereby declared a nuisance and immediate action is necessary to | |
| 21 | demolish the structures. | |
| 22 | NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY | |
| 23 | OF LITTLE ROCK, ARKANSAS: | |
| 24 | Section 1. The conditions of the structures located on the properties described below have been | |
| 25 | found to present structural, fire and health hazards and are dangerous to the health and safety of the | |
| 26 | occupants or other persons, and further, the structures are in such condition as to be dangerous to the | |
| 27 | lives, limbs and property of people in the vicinity or those lawfully passing thereby. The Board o | |
| 28 | Directors hereby condemns the following structures, identified by street address, owner, legal description | |
| 29 | and parcel number, and declares them to be public nuisances: | |
| 30 31 32 | 3400 West 14th Street <u>Owner</u>: Bethesda Missionary Baptist Church | |

- Legal: Jones & Worthen, Block 19; Lot 12 Parcel No: 34L0920018400 2. 4801 West 23rd Street 33 34 35

- 1 <u>Owner</u>: Melida E Douglas
- 2 Legal: Walthour Sub of Hyde Park, Block 3; Lot 1
- 3 <u>Parcel No</u>: 34L1340002500
- 4

5 **3. 4810** West **24**th Street

- 6 <u>Owner</u>: Lorene Anderson
- 7 Legal: Walthour Sub of Hyde Park, Block 3, E 33 1/3 FT of Lot 9
- 8 <u>Parcel No</u>: 34L1340003400

10 **4. 5121** West 33rd Street

- 11 <u>Owner</u>: Anita L Castelberry / Joan E Nahlen ET AL
- 12 <u>Legal</u>: Inter City, Block 6; Lot 6
- 13 <u>Parcel No</u>: 34L3040004700
- 14

15 **5. 2313 Center Street**

- 16 <u>Owner</u>: Jordan, Inc.
- 17 Legal: Fultons South, Block 28, Bal of Lot 1 & N10' of Lot 2
- 18 Parcel No: 34L2090002400
- 19

20 6. 2103 Dennison Street

- 21 <u>Owner</u>: Johnny Cloird
- 22 Legal: Adams Rep #1, Block 0; Lot 128
- 23 Parcel No: 34L1930014000
- 24

25 **7. 2521 Wolfe Street**

- 26 <u>Owner</u>: Buffalo White / Lisa C Tworivers
- 27 <u>Legal</u>: Braddocks Blvd L1, Block 12; Lot 5
- 28 <u>Parcel No</u>: 34L2750103300 29

30 Section 2. The City Manager is hereby authorized to direct the Housing and Neighborhood Programs 31 Department to raze and remove the structures condemned in this ordinance and to file and enforce a lien

32 against the properties described herein for the cost of razing and removing said structures pursuant to

33 Little Rock, Ark., Rev. Code ("LRC") §20-29 (1988).

Section 3. *Severability.* In the event any section, subsection, subdivision, paragraph, subparagraph, item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this ordinance, as if such invalid or unconstitutional provision was not originally a part of this ordinance.

Section 4. *Repealer*. All ordinances, resolutions, bylaws, and other matters inconsistent with this
 ordinance are hereby repealed to the extent of such inconsistency.

40 Section 5. *Emergency Clause*. Unless the provisions of this ordinance are put into effect 41 immediately, the public health, safety and welfare of the citizens of Little Rock will be adversely affected; 42 therefore, an emergency is hereby declared to exist, and this ordinance shall be in full force and effect 43 from and after its passage.

44

| 1 | PASSED: September 19, 2017 | | |
|--------|------------------------------------|---------------------|---|
| 2 | ATTEST: | APPROVED: | |
| 3 | | | |
| 4 5 | Susan Langley, City Clerk | Mark Stodola, Mayor | _ |
| 6 | APPROVED AS TO LEGAL FORM: | | |
| 7 | | | |
| 8 | | | |
| 9 | Thomas M. Carpenter, City Attorney | | |
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