ORDINANCE NO.

AN ORDINANCE CONDEMNING A CERTAIN STRUCTURE IN THE CITY OF LITTLE ROCK, ARKANSAS, AS A STRUCTURAL, FIRE AND HEALTH HAZARD; PROVIDING FOR SUMMARY ABATEMENT PROCEDURES; DIRECTING THE CITY MANAGER TO TAKE SUCH ACTION AS IS NECESSARY TO RAZE AND REMOVE SAID STRUCTURE; TO DECLARE AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, certain a structure in the City of Little Rock, Arkansas, has become rundown, dilapidated, unsightly, dangerous and detrimental to the public welfare of the citizens of Little Rock; and
WHEREAS, the condition of this structure constitutes a serious structural, fire and health hazard; and
WHEREAS, such structure is a public nuisance and are dangerous to the health and safety of the occupants or other persons and, further, are in such condition as to be dangerous to the lives, limbs and property of people in its vicinity or those lawfully passing thereby; and
WHEREAS, such structure has been declared a nuisance and immediate action is necessary to remedy this situation and said building should be rehabilitated by the owners or razed either by the owner or the City of Little Rock, Arkansas.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS:

SECTION 1. The Board of Directors hereby declares that the following structure constitute a public nuisance. The owner of the following described property is hereby ordered to immediately contact the Planning and Development Department, Building Codes Division and entering into an agreement providing for the immediate razing and removal of said structure within twenty-four (24) hours and to complete such removal within seventy-two (72) hours of the effective date of this ordinance. While not required by law to do so, the Planning and Development Department, Building Codes Division will immediately attempt to notify the owner of the property listed below of the passage of this ordinance by certified mail or personal service.

The property on which the condemned structure is located by street address and legal description is hereafter set forth with the name of the owner of record, as follows:

1924 Commerce Street
Owner: Jaybird Investments, Inc.
P.O. Box 1468, Little Rock, Arkansas  72203
SECTION 2. The condition of the structure on the above-described property has been found to present structural, fire and health hazards and is dangerous to the health and safety of the occupants or other persons, and further, the structure is in such conditions as to be dangerous to the lives, limbs and property of people in its vicinity or those lawfully passing thereby.

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

SECTION 4. The Planning and Development Department, Building Codes Division of the City of Little Rock, Arkansas, 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.

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

PASSED: September 15, 2015

ATTEST: APPROVED:

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Susan Langley, City Clerk    Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Tom Carpenter, City Attorney