ORDINANCE NO.

AN ORDINANCE TO CONDEMN A CERTAIN STRUCTURE IN THE CITY OF LITTLE ROCK, ARKANSAS, AS A STRUCTURAL, FIRE AND HEALTH HAZARD; TO PROVIDE FOR SUMMARY ABATEMENT PROCEDURES; TO DIRECT 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, a certain 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, is 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 is declared a nuisance and immediate action is necessary to remedy these situations and said building should be rehabilitated by the owners or razed either by the owners 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 public nuisances. The owners 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 owners of the property listed below of the passage of this ordinance by certified mail or personal service.

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

1. **3523 Asher Avenue; Owner: John Wesley Hall Jr.**
300 Rice Street, Little Rock, Arkansas 72005
Legal: PT SW SE BEG AT THE SW COR, TH N 2*E 230', TH S 88* E 330' TO PT OF BEG WHICH PT IS IN AN OLD FENCE LINE 200' N OF THE N R/W LINE OF ROOSEVELT RD., TH S 88* E 150', N 7*30' W 414.4' TO S R/W LINE OF ASHER AVENUE, TH S 61* W ALONG R/W LINE OF ASHER 94' TO AN OLD FENCE LINE, TH S 2* W 363.5' TO BEG. 8 IN 12W
Parcel ID #: 34L-147-00-081-00
Ward 1
Zoning Classification: I-2, Light Industrial
Status: Closed former garage

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 structures are 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 owners thereof to maintain this property.

Section 4. The Planning and 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 structures 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 16, 2014**

ATTEST: **APPROVED:**

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Susan Langley, City Clerk **Mark Stodola, Mayor**

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney

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