**OFFICE OF THE CITY MANAGER**  
**LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION**  
**FEBRUARY 7, 2023 AGENDA**

<table>
<thead>
<tr>
<th>Subject:</th>
<th>Action Required:</th>
<th>Approved By:</th>
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</thead>
</table>
| To condemn and remove one (1) residential structure located at #2 Overlook Circle. | ✓ Ordinance Resolution | Bruce T. Moore  
City Manager |

**Submitted By:**  
Planning & Development Department

**SYNOPSIS**
The residential structure located at #2 Overlook Circle has become run-down, dilapidated, unsightly, dangerous and detrimental to the public welfare of the citizens of the City of Little Rock.

**FISCAL IMPACT**
None.

**RECOMMENDATION**
Approval of the ordinance.

**BACKGROUND**
Residents in the vicinity of the property and those passing by have complained that the structure is a public nuisance and a danger to the health and safety of persons in the area and their property.

The structure has become run-down, dilapidated, unsightly, dangerous and is detrimental to the public welfare of the citizens of Little Rock. The City has contacted the owners by Certified and Regular Mail outlining the conditions of the structure, and they have failed to meet the timelines to either repair or demolish the structure. The structure has deteriorated because of a lack of maintenance and age. Also, there is a garage that has collapsed and a swimming pool that is not being maintained.
Owner: Natural State Contractors, 840 Fleetwood Drive, Hot Springs, AR, 71913
Zoning Class: R-2, Single-Family District
Legal: Overlook Park Subdivision, Sec. 23 TWP 2N RUG 13W, Lot 122 Block 0
Parcel No.: 43L-045-00-103-11
Status: Vacant Residential Structure