1	ORDINANCE NO.		
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3	AN ORDINANCE TO CONDEMN THE PROPERTY LOCATED AT 3900		
4	ASHER AVENUE, LITTLE ROCK, ARKANSAS, AS A STRUCTURAL,		
5	FIRE AND HEALTH HAZARD; TO PROVIDE FOR SUMMARY		
6	ABATEMENT PROCEDURES; TO DIRECT CITY STAFF TO TAKE		
7	SUCH ACTION AS IS NECESSARY TO RAZE AND REMOVE SAID		
8	STRUCTURE; TO DECLARE AN EMERGENCY; AND FOR OTHER		
8 9	PURPOSES.		
	FURFUSES.		
10 11	WHEREAS the momenty leasted at 2000 Asher Averus in the City of Little Book. Arkenses has		
11	WHEREAS, the property located at 3900 Asher Avenue, in the City of Little Rock, Arkansas, has become run-down, dilapidated, unsightly, dangerous, obnoxious and detrimental to the public welfare of		
12	the residents of Little Rock; and,		
13	WHEREAS, the condition of the structure has deteriorated to the point that it is dangerous to the health		
15	and safety of the occupants or other persons and, further, is in such condition as to be dangerous to the lives.		
16	limbs and property of the people in its vicinity or those lawfully passing thereby; and,		
17	WHEREAS, the owner of the structure has received proper legal notice to either rehabilitate or remove		
18	the structure and has failed to do so; and,		
19	WHEREAS, such structure is hereby declared a nuisance and immediate action is necessary to		
20	demolish the structure.		
21	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY		
22	OF LITTLE ROCK, ARKANSAS.		
23	Section 1. The condition of the structure located on the property described below has been found to		
24	present structural, fire and health hazards and is dangerous to the health and safety of the occupants or other		
25	persons, and further, the structure is in such condition as to be dangerous to the lives, limbs and property		
26	of people in the vicinity or those lawfully passing thereby. The Board of Directors hereby condemns the		
27	following structure, identified by street address, owner, legal description and parcel number, and declares		
28	it to be public nuisances:		
29 30	<u>Address</u> : 3900 Asher Avenue, Little Rock, Arkansas Owner: Cedric Love		
31	Legal: RC Butlers Lots 3-4 & 514		
32 33	<u>Parcel No.</u> : 34L1680011500 Ward: 1		
33 34	Section 2. The City Manager is hereby authorized to direct the Planning & Development Department		

35 to raze and remove the structure condemned in this ordinance and to file and enforce a lien against the

1	property described herein for the cost of razing and removing said structure pursuant to Little Rock, Ark.,		
2	Rev. Code ("LRC") §20-29 (1988).		
3	Section 3. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or word		
4	of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication		
5	shall not affect the remaining portions of the ordinance, which shall remain in full force and effect as if the		
6	portion so declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.		
7	Section 4. Repealer. All ordinances, resolutions, bylaws, and other matters inconsistent with this		
8	ordinance are hereby repealed to the extent of such inconsistency.		
9	Section 5. Emergency Clause. Unless the provisions of this ordinance are put into effect immediately,		
10	the public health, safety and welfare of the citizens of Little Rock, Arkansas, will be adversely affected;		
11	therefore, an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from		
12	and after its passage.		
13	PASSED: May 21, 2024		
14	ATTEST:	APPROVED:	
15			
16 17	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
18	APPROVED AS TO LEGAL FORM:	Frank Scott, 51., Mayor	
19	MIROVED AS TO ELGAL FORM.		
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21	Thomas M. Carpenter, City Attorney		
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