ORDINANCE NO. __________

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

WHEREAS, certain structures in the City of Little Rock, Arkansas, have become rundown, dilapidated, unsightly, dangerous and detrimental to the public welfare of the citizens of Little Rock; and

WHEREAS, the condition of these structures constitutes a serious structural, fire and health hazard; and

WHEREAS, such structures are 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 structures are declared a nuisance and immediate action is necessary to remedy these situations and said buildings should be rehabilitated by the owners or razed either by the owners or the City of Little Rock.

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 structures constitute public nuisances. The owners of the following described properties are hereby ordered either to begin rehabilitation by immediately contacting the Department of Planning and Development, Building Codes Division and entering into an agreement providing for the immediate rehabilitation of the structures or to raze and remove said structures 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 Department of Planning and Development, 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. **1003 East Roosevelt Road**  
   **Owner:** Thelma Banks  
   **Zoning Class:** I-2  
   **Legal:** PT SW N OF E 26TH & S OF ROOSEVELT BEG 25’N OF SW COR ON N LN 26TH N52’ 2  
   **FT TO S LN ROOSEVELT E 285’ S47’ W285’ TO BEG 1 N 12W  
   **Parcel No:** 34L-216-00-021-00

2. **2901 Welch Street**  
   **Owner:** James Marshall, Jr.  
   **Zoning Class:** I-2  
   **Legal:** Lot 9 and 10, Block 3, Owens Subdivision of Watkins Addition  
   **Parcel No:** 34L-245-00-039-00

3. **4413 Baseline Road**  
   **Owner:** Lones RT 92 INC.  
   **Zoning Class:** R-2  
   **Legal:** Rinke Garden W 105’ of N210’ of LT 11  
   **Parcel No:** 35L-001-30-025-00

**SECTION 2.** The conditions of the structures on the above-described property have been found to present structural, fire and health hazards and are 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 & Development Department, Building Codes Division of the City of Little Rock is also authorized to raze and remove said buildings 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:** June 16, 2015

**ATTEST:**  

[Signature]

**APPROVED:**  

[Signature]

Susan Langley, City Clerk  
Mark Stodola, Mayor
APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney