AN ORDINANCE TO CONDEMN CERTAIN STRUCTURES IN THE CITY OF LITTLE ROCK, ARKANSAS, AS STRUCTURAL, FIRE AND HEALTH HAZARDS; TO PROVIDE FOR SUMMARY ABATEMENT PROCEDURES; TO DIRECT THE CITY STAFF TO TAKE SUCH ACTION AS IS NECESSARY TO RAZE AND REMOVE SAID STRUCTURES; TO DECLARE AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, certain structures in the City of Little Rock, Arkansas, identified in this ordinance have become run-down, dilapidated, unsightly, dangerous, obnoxious and detrimental to the public welfare of the citizens of Little Rock; and

WHEREAS, the condition of the structures has deteriorated to the point that they 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, the condition of these structures constitutes a serious structural, fire and health hazard; and

WHEREAS, the owners of the structures have received proper legal notice to either rehabilitate or remove the structures and have failed to do so; and

WHEREAS, such structures are hereby declared a nuisance and immediate action is necessary to demolish the structures.

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

Section 1. The conditions of the structures located on the properties described below 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 condition as to be dangerous to the lives, limbs and property of people in the vicinity or those lawfully passing thereby. The Board of Directors hereby condemns the following structures, identified by street address, owner, legal description and parcel number, and declares them to be public nuisances:

1. **1909 East 8th Street**
   - **Owner:** George Kinsey
   - **Legal:** MCLEAN'S E20' OF 1-2-3 & W10' OF A STRIP OF GR FORMERLY PLATTED AS AN ALLEY LYING E & ADJ TO LTS 1-2-3
   - **Parcel No:** 34L-009-00-028-00
2. **4112 West 13th Street**  
   Owner: Ernest Theo McGill  
   Legal: Mays, Block 1; Lot 10  
   Parcel No: 34L-161-00-001-00

3. **1006 West 29th Street**  
   Owner: Wade Williams  
   Legal: Rice, Block 0; Lot 3  
   Parcel No: 34L-272-00-004-00

4. **1101 Fair Park Boulevard**  
   Owner: Transunion Financial LLC  
   Legal: PT N1/2 SW SE SW BEG 310' N OF SW COR E 160' S 145' W 160' N TO BEG 6 1N 12W LESS & EXC 2283 SQ FT FOR R/W PER DEED 2004-044082  
   Parcel No: 34L-094-00-100-00

5. **19 Frankie Lane (Mobile Home)**  
   Owner: Veronica Hernandez  
   Legal: IMPS ONLY – Sits on 35L-001-64-045-00  
   Parcel No: 35L-001-64-045-46

6. **1305 Hanger Street**  
   Owner: Ward Chapel A M E Church  
   Legal: Hanger, Block 8; S1/2 of Lot 2  
   Parcel No: 34L-027-00-077-00

7. **2600 South Gaines Street**  
   Owner: J C & Sandra Harris  
   Legal: Kimball South Park, Block 15, Lot 12  
   Parcel No: 34L-270-00-132-00

8. **1415 South Pine Street**  
   Owner: Brian Spiker  
   Legal: Worthen W B, Block 10; Lot 4  
   Parcel No: 34L-160-00-092-00

9. **2306 South Valmar Street**  
   Owner: Clarence Allen  
   Legal: Chesterfield Square, Block 6; Lot 17  
   Parcel No: 34L-178-00-134-00

**Section 2.** The City Manager is hereby authorized to direct the Housing & Neighborhood Programs Department to raze and remove the structures condemned in this ordinance and to file and enforce a lien against the properties described herein for the cost of razing and removing said structures pursuant to Little Rock, Ark., Rev. Code (“LRC”) §20-29 (1988).

**Section 3. Severability.** In the event any section, subsection, subdivision, paragraph, subparagraph, item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or
unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this ordinance, as if such invalid or unconstitutional provision was not originally a part of this ordinance.

Section 4. Repealer. All ordinances, resolutions, bylaws, and other matters inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

Section 5. Emergency Clause. 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 6, 2017

ATTEST: APPROVED:

___________________________________  __________________________________
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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