

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 18, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>Condemning Eight (8) Residential Structures as a Nuisance.</p> <p>Submitted By:</p> <p>Housing & Neighborhood Programs Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>Eight (8) residential structures in a severely dilapidated, deteriorated and/or burned condition causing a negative environmental impact on the residential neighborhoods in which it is located. All Notices have been mailed in accordance with Arkansas State Law.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>The estimated cost to demolish and remove these structures is \$34,864.00. The charge for these Eight (8) structures will be charged to the demolition account.</p>	
CITIZEN PARTICIPATION	<p>Approval of the ordinance.</p>	
BACKGROUND	<p>These structures have been documented as severely dilapidated and/or burned. These structures have been abandoned by the owners or the owners have requested the City to demolish them. They are fire damaged or deteriorated to a level of being unsafe and dangerous.</p>	

1. 5121 West 33rd Street **Ward: 1** Owner: Mrs. Tillie T Nahlen
C/O Michael W Nehlen
Address: 8208 Ascension Road,
Little Rock, AR 72204
Legal: Inter City Block 6; Lot 6
Parcel No: 34L3040004700

This property was inspected and declared unsafe on August 12, 2009, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

2. 1712 Brown Street **Ward: 1** Owner: Emma Dora Perkins / Neta Perkins
Address: P O. Box 190511, Little Rock, AR
72219
Legal: Pt of NE ¼ SW / 14 NE 1/4, Section 8-
1N 12W
Parcel No: 34L1470001300

This property was inspected and declared unsafe on February 18, 2014, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

3. 3408 South Chester Street **Ward: 1** Owner: Carrie V M Coley
Address: P.O. Box 165482, Little Rock, AR
72206
Legal: Woodlawn Block 3; Lot 9
Parcel No: 34L2790003400

This property was inspected and declared unsafe on June 10, 2015, due to deteriorating conditions. Owners have failed to bring the structure into compliance. Property has been certified to State.

4. 2100 South Cross Street **Ward: 1** Owner: Thelma W Banks
Address: 25125 Santa Clara, Apt. 278, Hayward,
CA 94544
Legal: Weldon E Wright's Block 36; Lot 12
Parcel No: 34L2020040000

This property was inspected and declared unsafe on November 21, 2011, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

5. 2911 South Gaines Street **Ward: 1** Owner: Sharon Moore
Address: 2313 Lisbon Road, Smackover, AR
71762
Legal: Kimball South Park Block 5; Lot 4
Parcel No: 34L2700004800

This property was inspected and declared unsafe on March 20, 2007, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

6. 10225 Mann Road

Ward: 7

Owner: Jon D Gray,

Address: 1907 Breckenridge Drive, Little Rock,
AR 72227

Legal: PT SE SE SECTION 3-1S-13 MPDA COM
AT NW COR THEREOF TH S2*00'W AL WLN
634.8' TO POB TH S2*00'W262.9' S34*21'E211.2'
N55*39'E166.5' N14*00'W451.5' TH
S55*42'W166.5' TO BEG

Parcel No: 45L0450013800

This property was inspected and declared unsafe on December 10, 2014 due to burn out conditions. Owners have failed to bring the structure into compliance.

7. 43 South Wakefield Drive

Ward: 2

Owner: Walter F / Arminster R Camp

Address: 1860 South Park Street, Little Rock,
AR 72202

Legal: Wakefield Village #3 Block 0; lot 88

Parcel No: 34L4020004000

This property was inspected and declared unsafe on November 15, 2012, due to deteriorating conditions. Owners have failed to bring the structure into compliance.

8. 3300 Wynne Street

Ward: 6

Owner: Scotty / Regina Thurman

Address: 1655 South Coopers Cove, Fayetteville,
AR 72701

Legal: Barrow John 2L Block 23 N9 6' of Lot
5 & all of Lot 6

Parcel No: 44L1340205900

This property was inspected and declared unsafe on September 16, 2014, due to burn out conditions. Owners have failed to bring the structure into compliance.