ORDINANCE NO. ___

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

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

WHEREAS, the condition of this structure constitutes a serious structural, fire and health hazard; and

WHEREAS, such a structure is a public nuisance and is dangerous to the health and safety of the occupants or other persons and, further, is 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 structure is declared a nuisance and immediate action is necessary to remedy these situations and said building should be rehabilitated by the owner or razed either by the owner 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 structure constitutes a public nuisance. The owner of the following described property is hereby ordered either to begin rehabilitation by immediately contacting the Planning & Development Department Building Codes Division and entering into an agreement providing for the immediate rehabilitation of the structure or to raze and remove said structure 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 Planning & Development Department Building Codes Division will immediately attempt to notify the owner of the property listed below of the passage of this ordinance by certified mail or personal service.

The property on which the condemned structure is located by street address and legal description is hereafter set forth with the name of the owners of record, as follows:

2901 Welch Street
Owner: James Marshall, Jr.
Zoning Class: 1-2
Legal: Lot 9 and 10, Block 3, Owens Subdivision of Watkins Addition
Parcel No: 34L-245-00-039-00

SECTION 2. The conditions of the structure on the above-described property has been found to present a structural, fire and health hazard and is dangerous to the health and safety of the occupants or other persons, and further, the structure is 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 building and file and enforce a lien against said property for the cost of razing and removing said structure 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: August 4, 2015

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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