The City of North Little Rock

TOM WADLEY
DIRECTOR

701 WEST 29TH STREET
NORTH LITTLE ROCK, ARKANSAS 72114
501-791-8581 • Fax 501-791-8584
NLRCodeEnforcement@northlittlerock.ar.gov

CODE ENFORCEMENT DEPARTMENT

December 2, 2020

Mayor Smith
City Council Members

2541 Highway 161
Lot 2 Block 0 Strawns Subdivision
Parcel 23N0270400200
City of North Little Rock, AR

Owner: **J&P Flash Inc.**
West Memphis, AR

Dear Mayor Smith;

September 2019 after receiving a notice from the North Little Rock Fire Department regarding a fire that occurred at the J&P Flash Inc. (Valero Service Station) located at 2541 Highway 161. Code Enforcement conducted an inspection of the property, which showed fire, smoke and water damage throughout the store. Which also included electrical and plumbing damage as well. The building was Red-Tagged the building showing it to be unsafe and hazardous.

Code Enforcement mailed notices to owners of records and/or all interested parties regarding the status of the structure. They were issued a Jan 27, 2020 City Council Hearing date. We received contact from the Attorney of the owners stating the property is now under foreclosure. We also received contact from the renter of the property stating they would start the cleanup process; cleanup started but was never completed. All notices and contact info was forwarded to our legal dept. After talking with the mortgage company it has since been determined, the property is not under foreclosure. Property has also been certified to the state land office for delinquent taxes in the amount of $72,248.65.

September 2020 Follow-up inspections show the status of the structure still unchanged Code Enforcement has continued to receive complaints of the structure being unsecured. Notice of City Council Hearing for the December 14, 2020, hearing date was mailed to the owner of record and all interested parties, by certified and regular mail and posted on the premises. Notice of hearing was also ran in local newspaper.

November 2020 The Code Enforcement Department along the Sanitation Dept. secured the property, cut the grass and had all trash and debris removed from the premises

The structure is considered extremely hazardous, unsafe and unfit for human habitation and a public nuisance; it is the recommendation of the North Little Rock Code Enforcement Department that this structure is considered for condemnation.

Felecia McHenry
Code Enforcement Supervisor

Sep 17, 2019 10:24:25 AM
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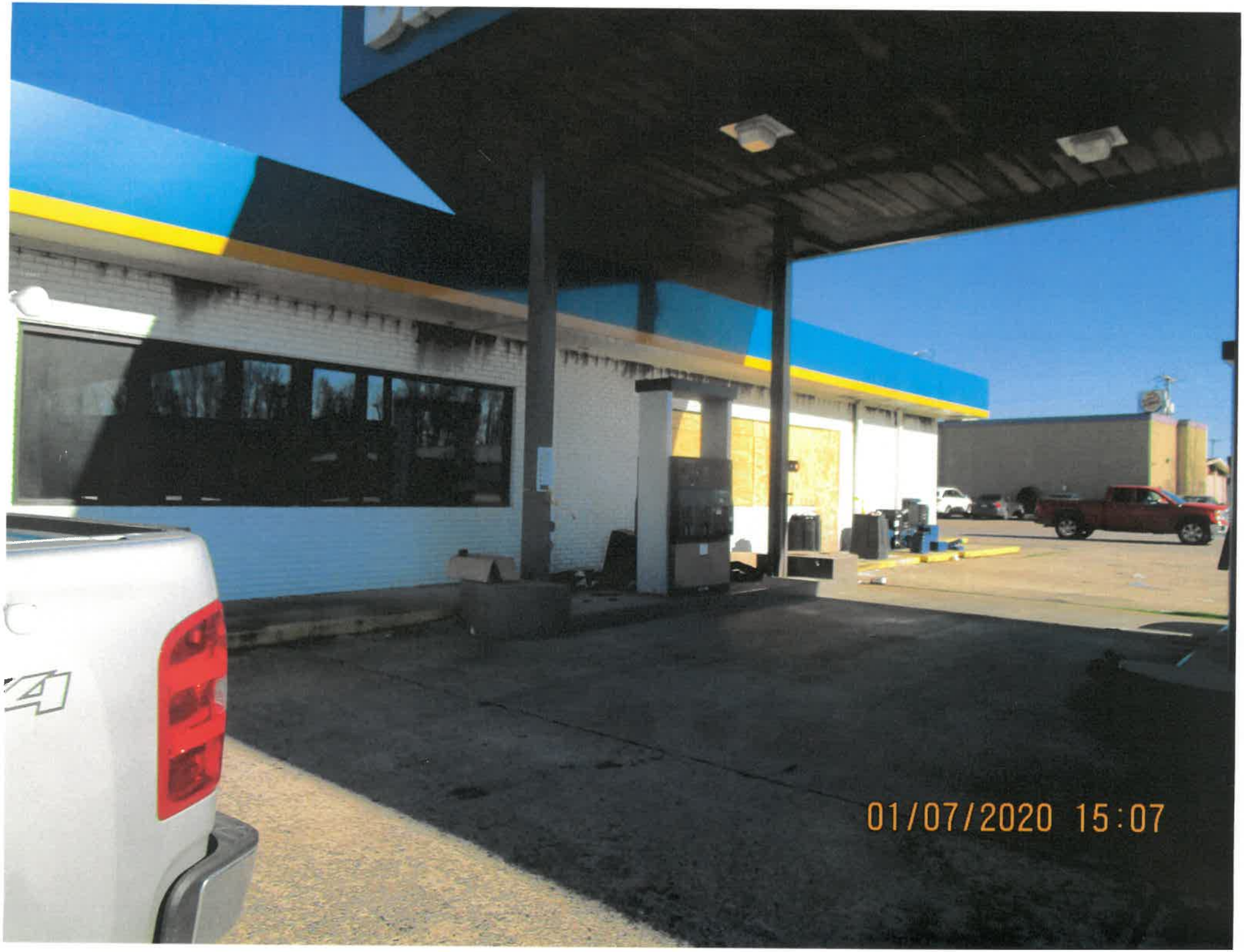
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CODE ENFORCEMENT DEPARTMENT

NOTICE OF CITY COUNCIL HEARING

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Sep 17, 2019 10:20:35 AM
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