The City of North Little Rock

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CODE ENFORCEMENT DEPARTMENT

April 13, 2022

Mayor Hartwick
City Council Members

Re: 1414 Division Street
Lot: 26 Block: 5 Sub: Baring Cross
City of North Little Rock, AR

Owners: CBC Real Estate Holdings LLC
c/o Christopher Carpenter
North Little Rock, AR

Dear Mayor Hartwick;

On January 10th, 2022, NLR Code Enforcement Officer Laura Petty requested the NLR Code Enforcement Condemnation Department inspect 1414 Division Street. NLR Code Enforcement Officer Timothy McEuen arrived on scene and immediately observed visible damage to the structure. Officer McEuen performed an exterior inspection, and due to the extensive damage observed (window, major wood damage, siding, roofing, soffit, fascia) it was determined the structure is not fit for human habitation.

On January 26th, 2022, Officer McEuen posted a *Notification of City Council* hearing on the property, as well as mailed them to any known owner, or heir. As of April 13th, 2022, the property is still in the same condition as when the investigation began. Owner has stated that repairs were being made to the property, according to the planning and permits office no permit has been obtained.

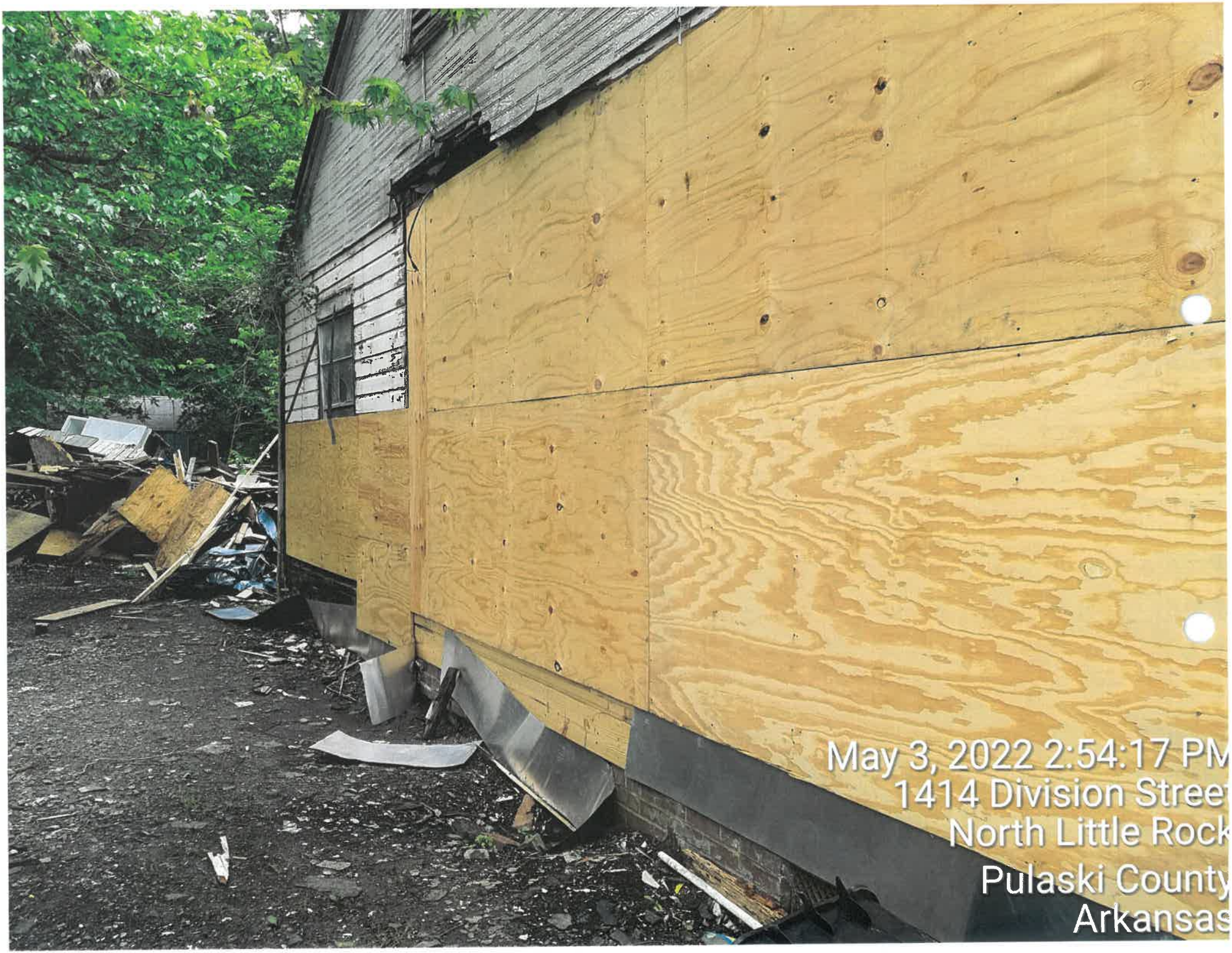
April 2022 Maria Carpenter was contacted by the Code Enforcement Department regarding the status of the structure. She stated that her son is moving into the structure (from his home in Lakewood) so no permits are required to be pulled. The rules and regulations were explained to her and she was advised to have her son obtain the necessary permits. Chris Carpenter called and stated that he would make significant progress on rehab of the property prior to the city council hearing date. Chris has stated that he is having trouble keeping Electricians and Plumbers.

The condemnation procedures were started due to the condition of the house. Owners and/or heirs and all interested parties were given notice of City Council for the May 23rd, 2022 hearing date. Notices were mailed by certified and regular mail, legal notice ran in the newspaper, and were also posted on the property. This structure is considered to be unfit for human habitation.

This property constitutes a public nuisance; it is the recommendation of the North Little Rock Code Enforcement Department that this structure be considered for condemnation.

Timothy McEuen
Code Enforcement Officer

May 3, 2022 2:55:07 PM
1414 Division Street
North Little Rock
Pulaski County
Arkansas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North Little Rock
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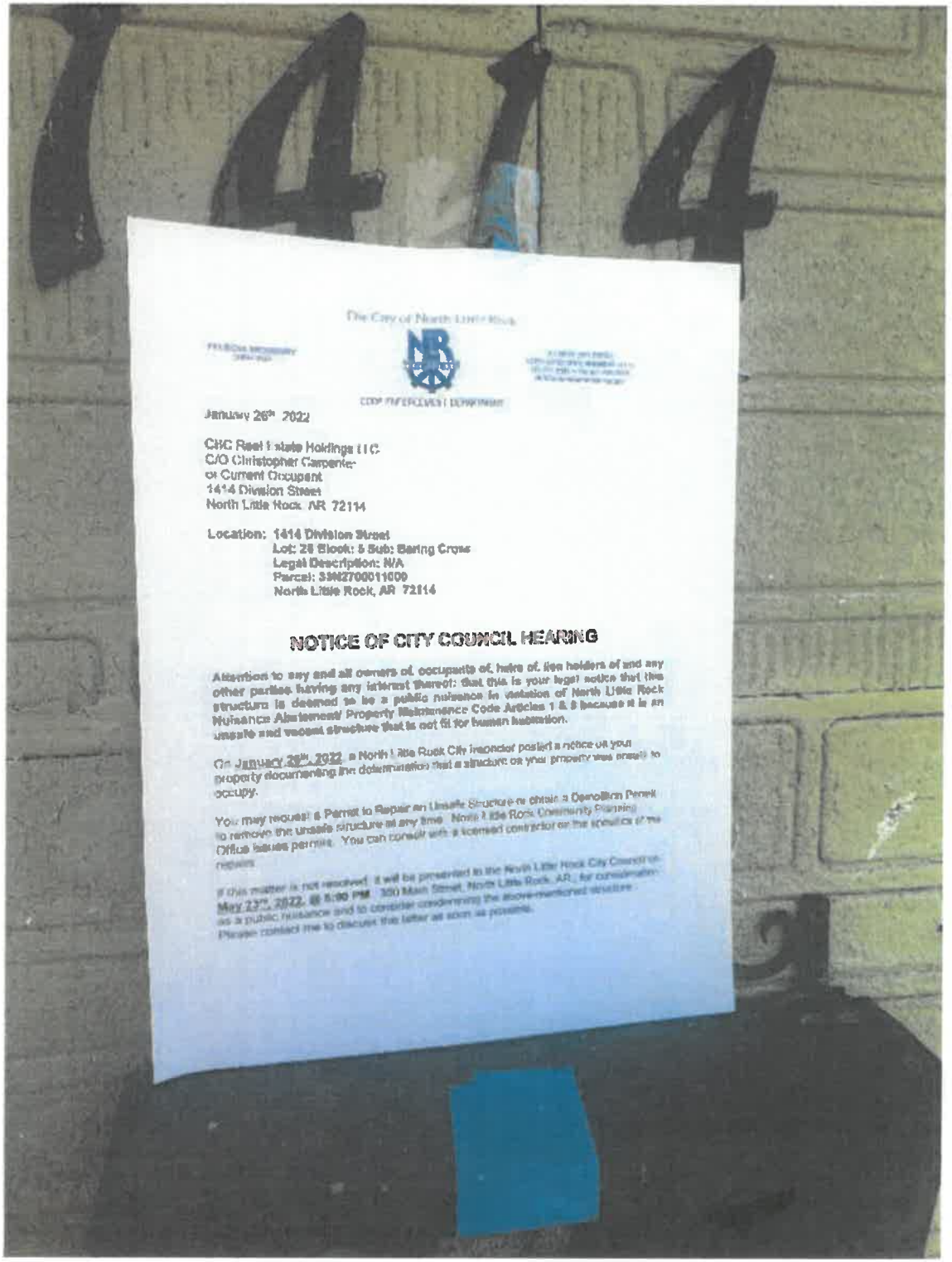
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