The City of North Little Rock

FELECIA MCHENRY
DIRECTOR

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

CODE ENFORCEMENT DEPARTMENT

April 13th , 2022

Mayor Hartwick
City Council Members

Re: 1322 E. Washington Avenue
Lot: 6 Block: 5 Sub: Loomis
City of North Little Rock, AR

Owners: William W. Morgan Jr.
Palmdale, CA

Dear Mayor Hartwick;

In October 2020, NLR Code Enforcement Officer Cedric Williams started an investigation into 1322 E. Washington Avenue due to the conditions of the property. The family of the property owner wanted to have time to repair the structure, so the investigation was halted. After many failed attempts to contact the family, Officer Williams passed the investigation onto NLR Code Enforcement Officer Timothy McEuen for possible condemnation proceedings.

On February 2nd, 2022, Officer McEuen performed an exterior inspection of the property. He determined the structure was unsafe for human occupancy. On February 8th, 2022, Officer McEuen posted a *Notice of City Council* hearing on the structure, and mailed copies to all known owners and heirs. Since he posted the notice, Officer McEuen had discovered unknown person(s) had forced the overhead door open, and had been staying in the building. He observed black marked concrete areas apparently where fires have been set.

The condemnation procedures were started due to the condition of the building 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

Feb 1, 2022 12:58:25 PM

Feb 1, 2022 12:59:17 PM

Feb 1, 2022 12:59:04 PM

Feb 1, 2022 12:59:32 PM

Feb 1, 2022 12:59:44 PM

Feb 1, 2022 1:00:10 PM

Feb 1, 2022 1:00:38 PM

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CODE ENFORCEMENT DEPARTMENT

February 8th, 2022

William W. Morgan Jr.
Or Current Occupant
1322 E. Washington Avenue
North Little Rock, AR 72114

Location: 1322 E. Washington Avenue
Lot: 6 Block: 5 Sub: Loomis
Legal Description: N/A
Parcel: 34N0050002200
North Little Rock, AR 72114

NOTICE OF CITY COUNCIL HEARING

Attention to any and all owners of, occupants of, heirs of, lien holders of and any other parties having any interest thereof: that this is your legal notice that this structure is deemed to be a public nuisance in violation of North Little Rock Nuisance Abatement/ Property Maintenance Code Articles 1 & 8 because it is an unsafe and vacant structure that is not fit for human habitation.

On **February 8th, 2022**, a North Little Rock City inspector posted a notice on your property documenting the determination that a structure on your property was unsafe to occupy.

You may request a Permit to Repair an Unsafe Structure or obtain a Demolition Permit to remove the unsafe structure at any time. North Little Rock Community Planning Office issues permits. You can consult with a licensed contractor on the specifics of the repairs.

If this matter is not resolved, it will be presented to the North Little Rock City Council on **May 23rd, 2022, @ 6:00 PM.** 300 Main Street, North Little Rock, AR., for consideration as a public nuisance and to consider condemning the above-mentioned structure. Please contact me to discuss this letter as soon as possible.

A title search of the Pulaski County Treasurer/Collector's and Court records of the above-described property indicate that you may have a legal interest in this property.

Feb 8, 2022 11:58:08 A

Feb 1, 2022 12:58:44 PM