



PULASKI COUNTY
PLANNING AND DEVELOPMENT
3200 BROWN STREET
LITTLE ROCK, AR 72204
501-340-8260

NOTICE OF PLAT EXPIRATION

TO: Mr. Rick Ferguson
Paradise Valley LLC
2228 Cottondale Lane
Little Rock, AR 72202-2058

DATE: 4-3-25

RE: Expiration of the Paradise Valley Phase I Preliminary Plat

Mr. Ferguson,

This letter is to notify you that as of April 1, 2025, Pulaski County deems the Preliminary Plat for Paradise Valley Phase I to be expired. This expiration notice is issued after review of aerial imagery as supporting evidence that work has not actively progressed on the development as required by Section 3.13 A. of the Pulaski County Subdivision and Development Code. The aerial images from December of 2022, January of 2024 and December of 2024 are attached to this document to support the County's statement that substantial progress has not been made on this development. The Pulaski County Planning Board approved this preliminary Plat in February of 2021, the Preliminary Plat was certified in December of 2021. The developer presented a request for an extension to the Pulaski County Planning Board in November of 2023 and then withdrew the application the next month. Also noted below are the following State and local permits that have expired related to this development:

- ADEQ WWTP Construction permit (SWPPP NOC is still valid)
- Pulaski County Flood development permit
- Pulaski County Driveway permit
- Pulaski County Utility permit
- AHD Water and Sewer permit

Pulaski County has also taken into consideration the delays in the adjudication of the litigation regarding this development, as well as the lack of progress in resolving the permitting of both the proposed wastewater treatment plant and the permits related to the Waters of the United States in the issuing of this expiration notice. If you wish, you may re-file the application once the litigation and permitting issues have been resolved.

Feel free to contact this office with any questions.

Thank you,

A blue ink signature of Van McClendon, written over a horizontal line.

Van McClendon, Director, Pulaski County Planning and Development

Cc: Adam Fogelman, County Civil Attorney
Reading File

Attachments: PV 12172022, PV01022024, PV 12212024 (next page)



