

Caddo Parish Commission

Property Standards

Case # 10

8310 Hwy 1

Shreveport, LA 71107

Commissioner District 1

Property Standards Board

Inspection Information: 8310 Hwy 1, Shreveport, LA

GEO # 191509-000-0018-00

Description of Property:

Two dilapidated trailer structures that are falling apart. Both structures are open to the elements. It also has an inoperable Recreation Vehicle and high vegetation creating a possible health and safety hazard for the neighbors.

The Structures are not inhabitable so nobody lives in them.

Notifications:

The owners are C & J Rental Properties, LLC and L & A Real Estate Company, LLC. The owners were sent the "Proper Notifications" informing them that the property needed to be cleaned up and was invited to the meeting today.

1st letter was sent out on 19 Jan 2024.

2nd letter was sent out on 30 Oct 2024.

3rd letter was sent out 9 Dec 2024 for the Property Standard Board meeting on 21 Jan 2025 at 2:00pm.

- All notifications were also posted in the Official Journal

12/17/2024 4:02 PM

1st Trailer Structure



01/18/2024 3:07 PM

1st Trailer Structure



12/17/2024 4:00 PM

2nd Trailer Structure



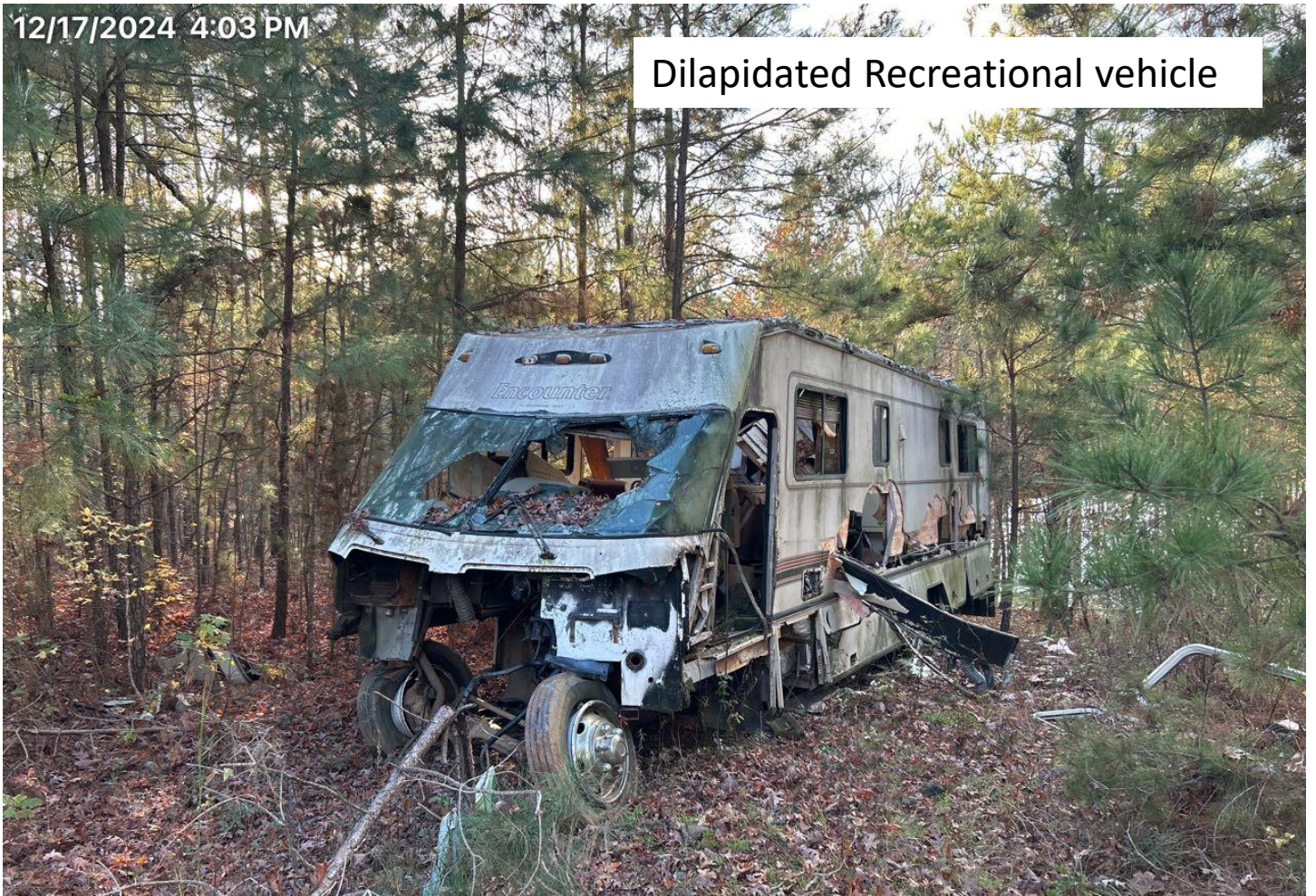
04/01/2024 11:32 AM

2nd Trailer Structure



12/17/2024 4:03 PM

Dilapidated Recreational vehicle



04/01/2024 11:33 AM





THE PARISH OF CADDO

DEPARTMENT

Tim Weaver
DIRECTOR

Dr. Ken Ward
ASST DIRECTOR

Jan 19, 2024

L & A Real Estate Company
707 Benton Road, Suite 201
Bossier City, LA 71111

Re: Property Standard

To whom it may concern:

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>1. Complete items 1, 2, and 3.</p> <p>Print your name and address on the reverse so that we can return the card to you.</p> <p>Attach this card to the back of the mailpiece.</p> <p>1. /</p> <p>L & A Real Estate Company, LLC 707 Benton Road, Suite 201 Bossier City, LA 71111</p> <p>9590 9402 7981 2305 4629 37</p>	<p>A. Signature X <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes if YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label) 9589 0710 5270 0658 4059 95</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input checked="" type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p>and Mail <input type="checkbox"/></p> <p>and Mail Restricted Delivery <input type="checkbox"/></p> <p>or \$500 <input type="checkbox"/></p>

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

We have received complaints concerning property assessed to you:

10.1 ACS. – Lot 4 Ballard Lands, As partition Recorded in Conv. Book No. 51, page 305 Odf Sec 9 TWP. 19 Range15, Less 1.22 ACRES sold W. K. Henderson. In form of a 40FT. Strip for Road, Less Roads. GEO #: (191509-000-0018-00)

Chapter 30, Violations, Code of Ordinances, regulates property standards for the Parish of Caddo. After inspection by our department, we found this property to have two abandoned and dilapidated trailer structures located on Chaffe Heights Road. It also has high grass and vegetation all over the property. In this condition, the property constitutes various and serious risks to adjoining residents, including fire and potential health problems. Parish ordinance states that it is the responsibility of the property owner to ensure compliance with all Parish Ordinances.

This letter is your **"FIRST NOTICE"** informing you of a violation of Parish Ordinance; you will have **thirty (30) days** to clean-up this property. Please provide this office with information as to what will be done and the time frame to accomplish corrections.

If you have any questions, please contact the undersig

Sincerely,

Chuck Wilson
Public Works Code Enforcement Inspector
Caddo Parish Commission

Commissioner District # 1

9589 0710 5270 0658 4059 95

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Return Receipt

Return Receipt

Certified Mail

Adult Signature

Adult Signature

Postage

Flat Postage

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions

L & A Real Estate Company, LLC
707 Benton Road, Suite 201
Bossier City, LA 71111



THE PARISH OF CADDO

DE

Tim Weaver
DIRECTOR

Dr. Ken Ward
ASST DIRECTOR

Jan 19, 2024

C & J Rental Properti
278 EK-Jon Road
Grand Cane, LA 71032

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece.

1. C & J Rental Properties, LLC
278 EK-Jon Road
Grand Cane, LA 71032



9590 9402 7981 2305 4629 44

2. Article Number (Transfer from service label)

89 0710 5270 0658 4059 88

Re: Property Sta

To whom it may concern

PS Form 3811, July 2020 PSN 7530-02-000-8053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
 B. Received by (Printed Name) Addresssee
 C. Date of Delivery 1-13-24
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

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10.1 ACS. – Lot 4 Ballard Lands, As partition Recorded in Conv. Book No. 51, page 305 Odf Sec 9 TWP. 19 Range15, Less 1.22 ACRES sold W. K. Henderson. In form of a 40FT. Strip for Road, Less Roads. GEO #: (191509-000-0018-00)

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Sincerely,

Chuck Wilson
Public Works Code Enforcement Inspector
Caddo Parish Commission

Commissioner District # 1

9589 0710 5270 0658 4059 88

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 Return Receipt (hard copy)
 Return Receipt (info)
 Certified Mail Receipt
 Adult Signature Fee
 Adult Signature Fee

Postage

Total Postage and Fees

Sent to

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

C & J Rental Properties, LLC
 278 EK-Jon Road
 Grand Cane, LA 71032

PS Form 3800, January 2023 PSN 7530-02-000-8053 See Reverse for Instructions



THE PARISH OF CADDO
DEPARTMENT OF PUBLIC WORKS

Tim Weaver
DIRECTOR

Joshua Bedgood
ASST DIRECTOR

Oct 30, 2024

L & A Real Estate Company
707 Benton Road, Suite 201
Bossier City, LA 71111

Re: Property Standard

To whom it may concern:

We have received complaints concerning property assessed to you:

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This letter is your **"SECOND NOTICE"** informing you of a violation of Parish Ordinance; you will have **thirty (30) days** to clean-up this property. Please provide this office with information as to what will be done and the time frame to accomplish corrections.

If you have any questions, please contact the undersigned at (318) 226-6934 Cell (318) 344-7157

Sincerely,

Chuck Wilson
Public Works Code Enforcement Inspector
Caddo Parish Commission

Commissioner District # 1

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece. 		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input checked="" type="checkbox"/> C. Date of Delivery 11/1/24</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>	
<p>1. L & A Real Estate Company, LLC 707 Benton Road, Suite 201 Bossier City, LA 71111</p> <p>9590 9402 7551 2098 0659 74</p>		<p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail® <input checked="" type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 1004 0674 76</p>		<p>used Mail Restricted Delivery or \$300)</p>	
PS Form 3811, July 2020 PSN 7530-02-000-9063		Domestic Return Receipt	

9589 0710 5270 1004 0674 76

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Adult Signature Req.

Adult Signature Req.

Postage

Total Postage and Fees

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

L & A Real Estate Company, LLC
707 Benton Road, Suite 201
Bossier City, LA 71111

PS Form 3800, January 2023 PSN 7530-02-000-9102 See Reverse for Instructions



THE PARISH OF CADDO DEPARTMENT OF PUBLIC WORKS

Tim Weaver
DIRECTOR

Joshua Bedgood
ASST DIRECTOR

Telephone: 318-226-6931
Fax: 318-226-6979
Government Plaza
505 Travis Street, Suite 820
P.O. Box 1127
Shreveport, LA 71163-1127

COPY

Oct 30, 2024

Certified Mail
Return Receipt Request

C & J Rental Properties, LLC
278 EK-Jon Road
Grand Cane, LA 71032

Re: Property Standards Violation – 8310 Hwy 1, Shreveport, LA

To whom it may concern:

We have received complaints concerning property assessed to you:

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Sincerely,

Chuck Wilson
Public Works Code Enforcement Inspector
Caddo Parish Commission

Commissioner District # 1

9569 0710 5270 1004 0674 69

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 Adult Signature Restr.

Postage
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Total Postage and Fees
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Sent To
C & J Rental Properties, LLC
278 EK-Jon Road
Grand Cane, LA 71032

Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



THE PARISH OF CADDO

DEPARTMENT OF PUBLIC WORKS

Tim Weaver
DIRECTOR

Joshua Bedgood
ASST DIRECTOR

Dec 9, 2024

L & A Real Estate Com
707 Benton Road, Suit
Bossier City, LA 71111

Re: Property Stand

To whom it may con

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, <i>front if reverse permits.</i> 		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Address</p> <p>B. Received by (Printed Name) <input type="checkbox"/> C. Digital Delivery</p> <p>D. Delivery address differs from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. L & A Real Estate Company, LLC 707 Benton Road, Suite 201 Bossier City, LA 71111</p>		<p>RECEIVED DEC 13 2024 PARISH OF CADDO</p>	
<p>2. Article Number (Transfer from service label) 9589 0710 5270 1134 2782 94</p>		<p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery or S200</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-0053</p>		<p>Domestic Return Receipt</p>	

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A meeting is scheduled and this matter will be presented to the **Parish of Caddo, Property Standards Board**. The meeting is scheduled on **21 January 2025 at 2:00 pm**. The dilapidated structure(s) and other issues on this property are a health and safety hazard. If you wish to address the Property Standards Board, as to why the structure(s) should be filed against the property and if no property. Please provide this office with informatic accomplish corrections.

If you have any questions, please contact the unders

Sincerely,

Chuck Wilson
Chuck Wilson
Public Works Code Enforcement Inspector
Caddo Parish Commission

Commissioner District # 1

9589 0710 5270 1134 2782 94

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Postage

Total Postage and Fees

Sent To

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City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-0000 See Reverse for Instructions



THE PARISH OF CADDO DEPARTMENT OF PUBLIC WORKS

Tim Weaver
DIRECTOR

Joshua Bedgood
ASST DIRECTOR

Telephone: 318-226-6931
Fax: 318-226-6979
Government Plaza
505 Travis Street, Suite 820
P.O. Box 1127
Shreveport, LA 71163-1127

COPY

Dec 9, 2024

**Certified Mail
Return Receipt Request**

**C & J Rental Properties, LLC
278 EK-Jon Road
Grand Cane, LA 71032**

Re: Property Standards Violation – 8310 Hwy 1, Shreveport, LA

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If you have any questions, please contact the undersigned.

Sincerely,

**Chuck Wilson
Public Works Code Enforcement Inspector
Caddo Parish Commission**

Commissioner District # 1

9569 0710 5270 1134 2763 00

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Adult Signature by Registered Mail™

Postage _____

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City, State, ZIP+4® _____

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