The City of North Little Rock

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CODE ENFORCEMENT DEPARTMENT

April 13, 2022

Mayor Hartwick
City Council Members

Re: 606 Gardenia
W 100" of N1/2 of 193 Block 0 Sub: Prothro Sub
City of North Little Rock, AR

Owners: St. Johns Rehab and Rentals LLC
Little Rock, AR

Dear Mayor Hartwick;

On January 14th, 2022, NLR Code Enforcement Officer Timothy McEuen started an investigation into 606 Gardenia Street due to the conditions of the property. Officer McEuen was knowledgeable of the property due to it being vacant for several years. The City has had to maintain the grounds due to neglect from the owners. Officer McEuen performed an exterior inspection and determined the house was unfit for human habitation.

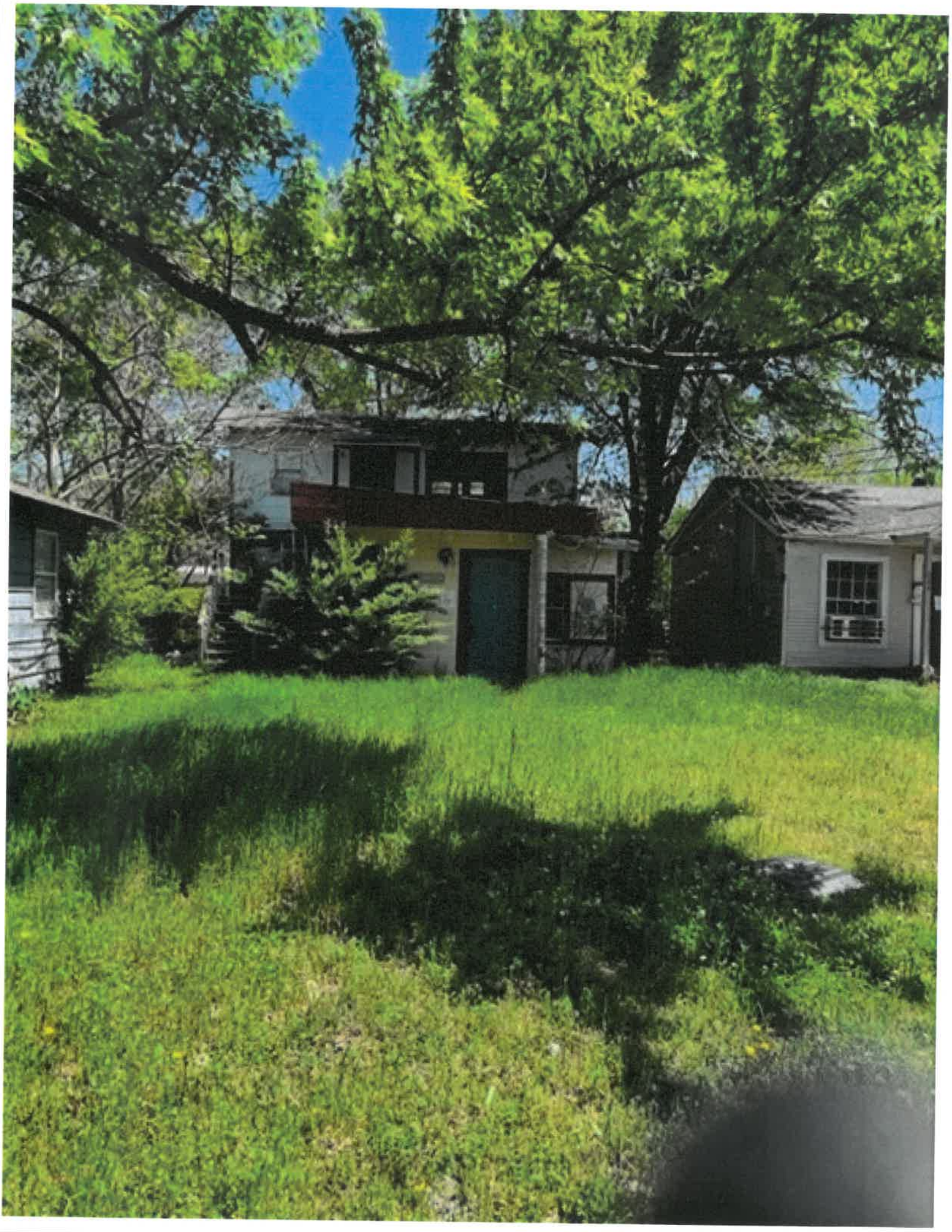
On January 26th, 2022, Officer McEuen posted a *Notice of City Council* hearing on the property. A copy of the hearing notice, as well a *Request for an Interior Inspection,* were mailed to all known owners and heirs.

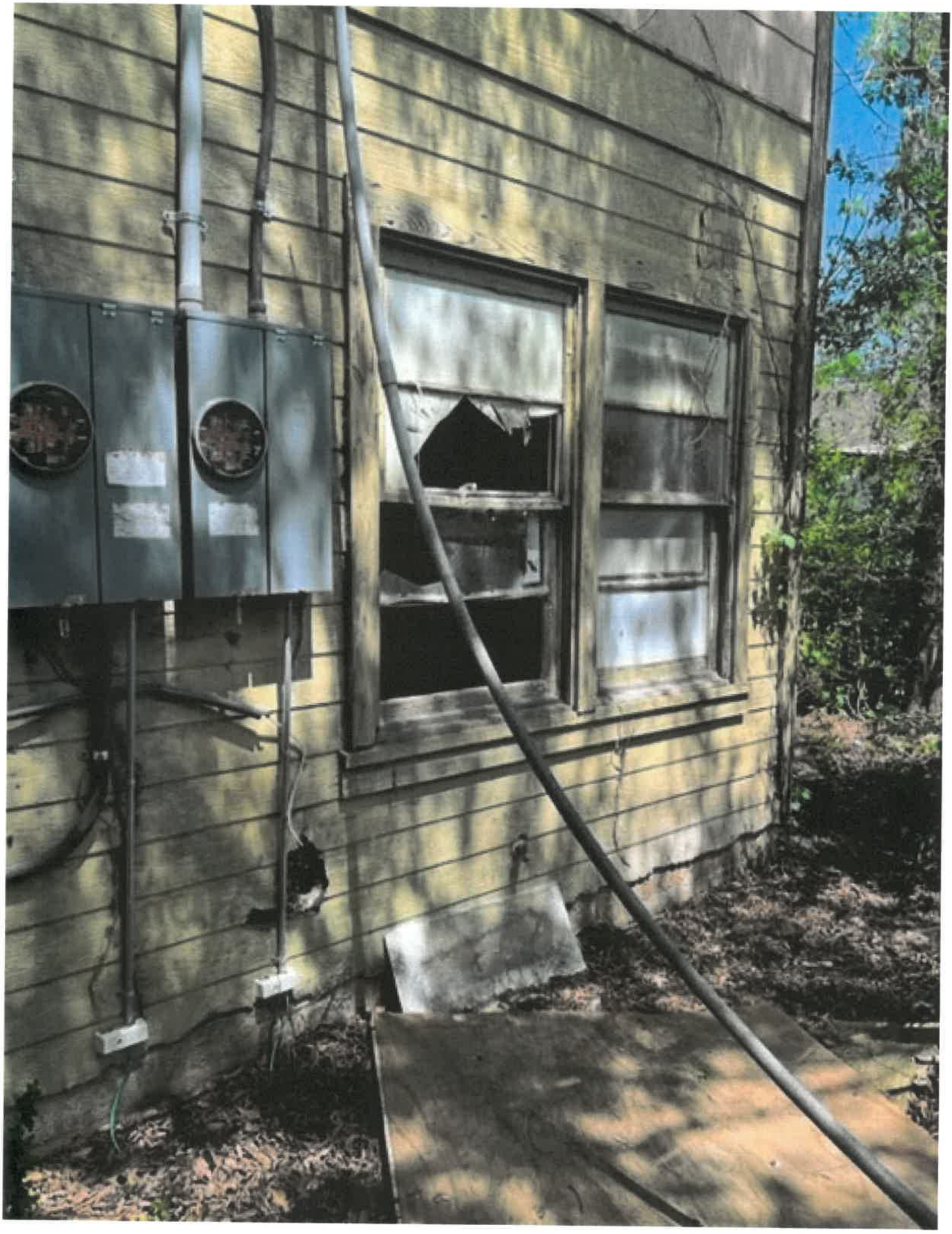
April 2022 an administrative search warrant was obtained for the purpose of an interior inspection, the inspection showed several housing code violation deteriorating ceiling and walls due to leaking roofing system. Mold and Mildew was also noted though-out the structure.

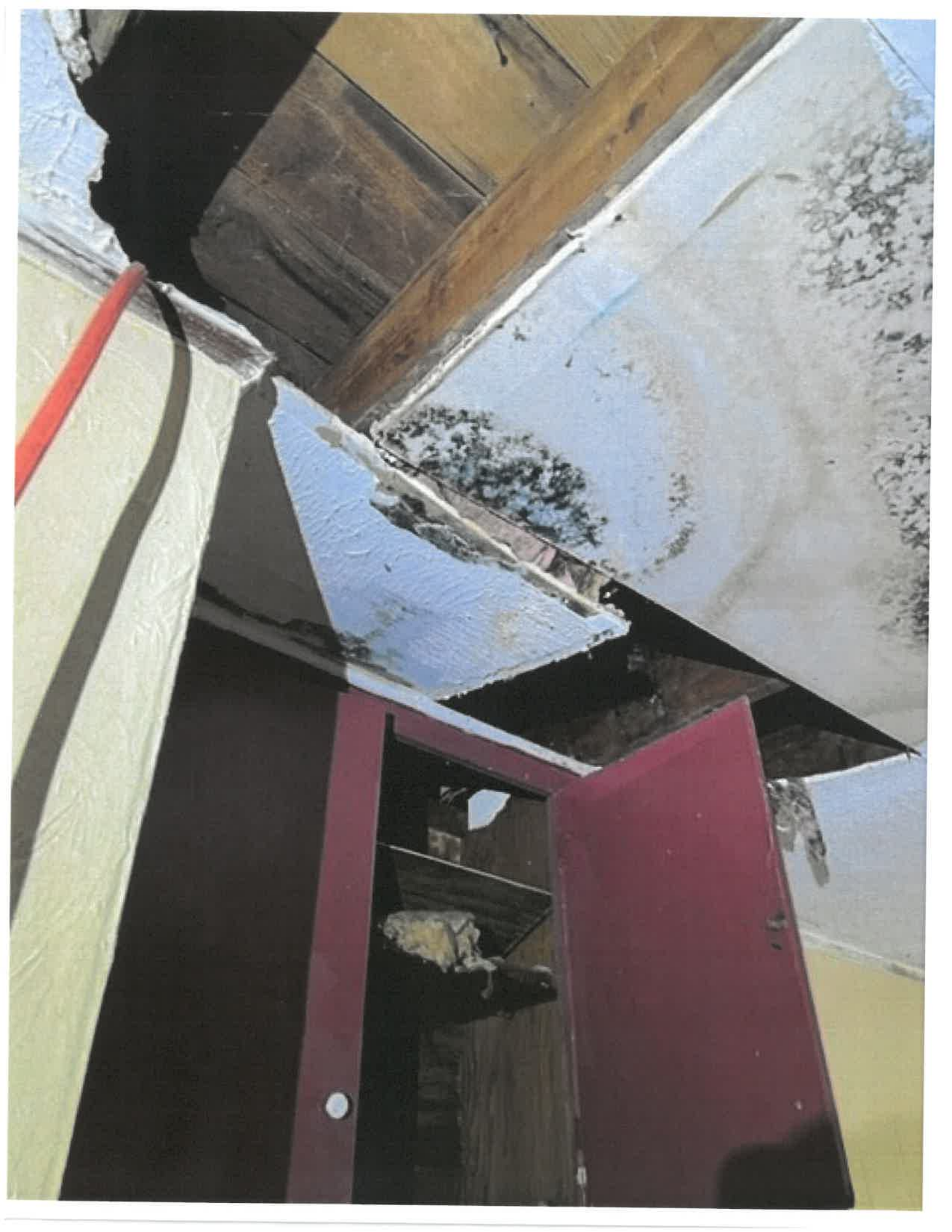
The condemnation procedures were started due to the condition of the house. Owners and/or heirs and all interested parties were given notice of City Council for the May 23rd, 2022 Hearing date. Notices were mailed by certified and regular mail, legal notice ran in the newspaper, and were also posted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

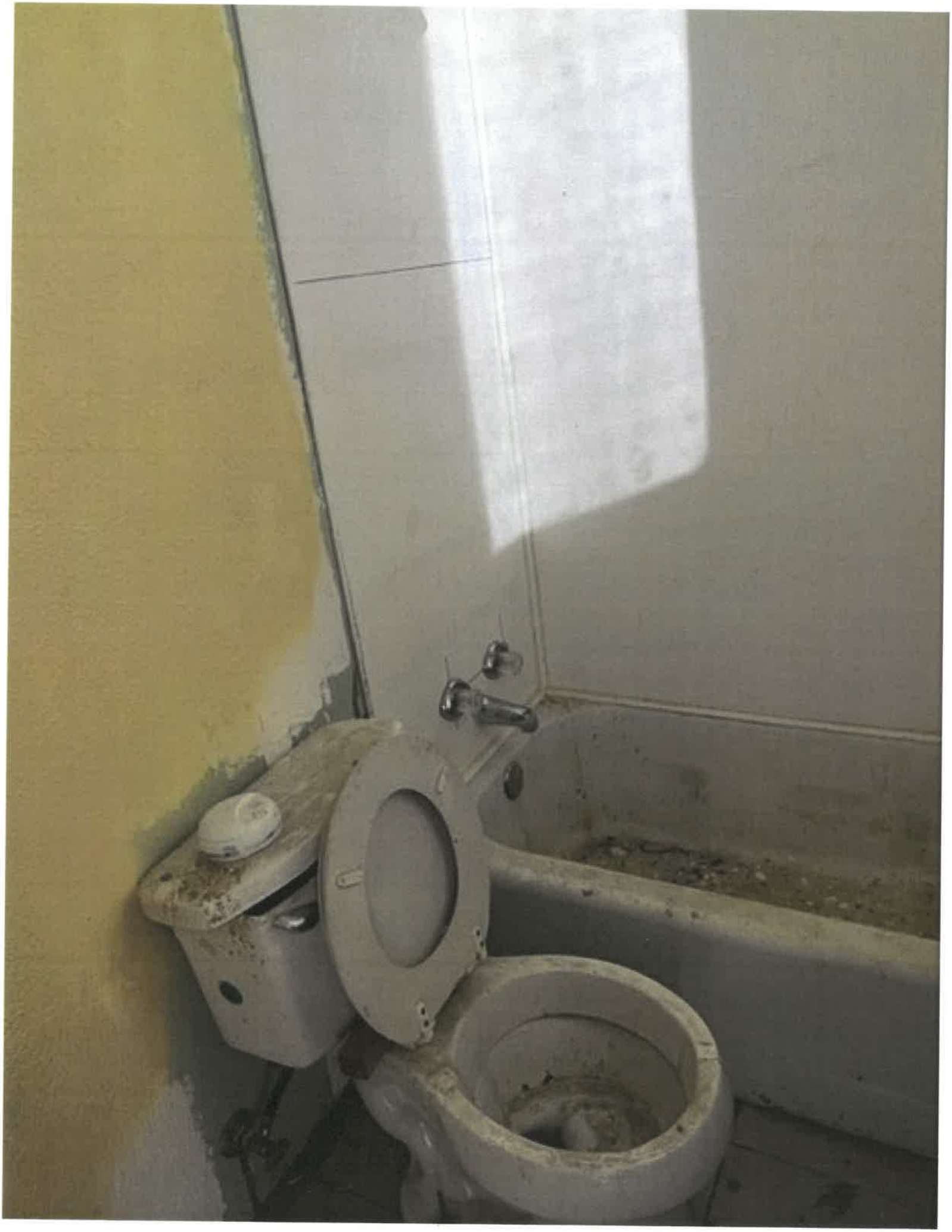
This property constitutes a public nuisance; it is the recommendation of the North Little Rock Code Enforcement Department that this structure be considered for condemnation.

Timothy McEuen
Code Enforcement Officer









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