The City of North Little Rock

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CODE ENFORCEMENT DEPARTMENT

June 24, 2022

Mayor Hartwick
City Council Members

Re: 816 W. 34th. Street
Lot: 4 Block: 4 Sub: Twin City
City of North Little Rock, AR

Owners: Christina Burgueno
North Little Rock, AR

Dear Mayor Hartwick;

On May 18th, 2022, North Little Rock Code Enforcement Officer Timothy McEuen began an investigation into 816 W. 34th. Street due to observed conditions of the property. Officer McEuen verified the property was vacant so he performed an exterior inspection of the property. Officer McEuen observed the front door was open/unsecured. He also observed missing windows, most of the interior flooring was missing, as well as the interior walls. The grass was extremely high, and there was trash and building materials strolled about the property. With the observed damage, this property is unfit for human habitation.

On May 20th, 2022, Officer McEuen posted a *Notice of City Council* hearing on the property, and mailed them out to all known owners and heirs. To date, the property is still in the same condition it was when the investigation began. No building permit have been obtained since 2019, according to NLR Utility Dept. there has been utilities on since 2018.

The condemnation procedures were started due to the condition of the structure. Owners and/or heirs and all interested parties were given notice of City Council for the August 22nd, 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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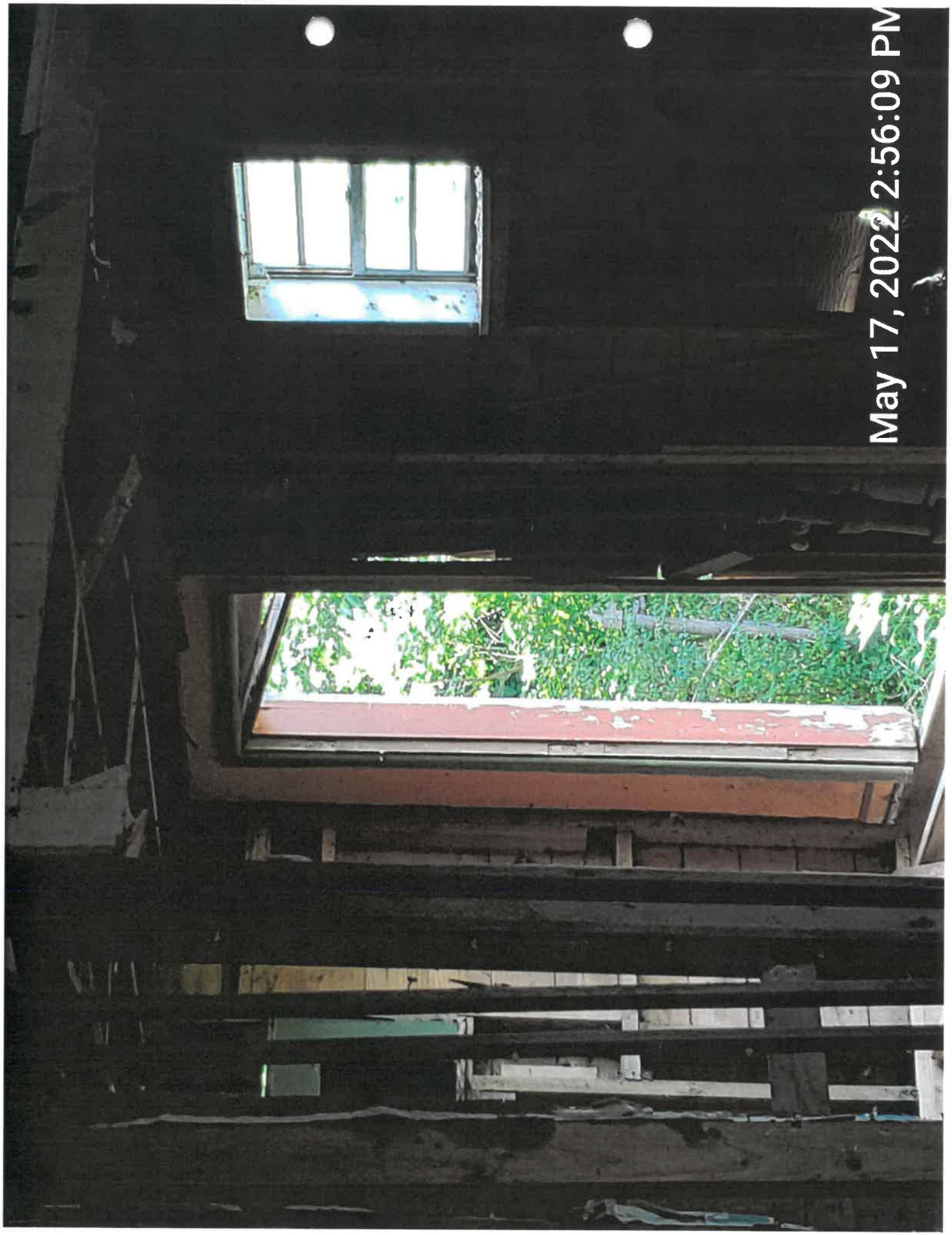
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