

The City of North Little Rock

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CODE ENFORCEMENT DEPARTMENT

February 10th, 2025

Mayor Hartwick
City Council Members

Re: 3011 E. 4th. Street
Legal: PT SW BEG INTERS E LN BALDWIN ADDN&N LN 3ST E132'N TO N LN 4TH
ST E150'TO POB E50'N146 06'TO S LN CRIP RR SW 51*5'S138 04'TO BEG 31 2N
11W
City of North Little Rock, AR

Owners: Guzman Group LLC
North Little Rock, AR

Dear Mayor Hartwick;

On November 22nd, 2024, North Little Rock Code Enforcement Officer Timothy McEuen began an investigation into 3011 E. 4th. Street due to complaints regarding the condition of this property. Code Enforcement has maintained the grass and weeds since 2019.

Upon Officer McEuen's arrival, he observed damage to the roofing, siding, fascia, and soffit. Officer McEuen verified the structure was vacant so he performed an exterior inspection to where he observed further damage to the exterior. Officer McEuen was able to see extensive interior damage from an exterior view. With the observed damage, this structure is unfit for human habitation. Officer McEuen posted a *Notice of City Council* hearing on the property, and mailed them out to all known owners and heirs.

On January 21st, 2025, Officer McEuen acquired an administrative warrant to perform an interior inspection. The front door was found open/unsecured so NLR Code personnel performed an inspection to where Officer McEuen observed extensive damage throughout the structure. This inspection confirmed the structure is not fit for human habitation.

The condemnation proceedings were started due to the condition of the structure. Owners and/or heirs and all interested parties were given notice for the City Council hearing for March 24th, 2025. Notices were mailed by certified and regular mail, legal notice ran in the newspaper, and were also posted on the property.

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



Jan 23, 2025 9:11:09 AM



Jan 23, 2025 9:11:58 AM



Jan 23, 2025 9:12:17 AM



Jan 23, 2025 9:13:14 AM



Jan 23, 2025 9:15:57 AM



Jan 23, 2025 9:16:41 AM