

CITY OF NORTH RICHLAND HILLS

Notice to Appear – Substandard Building Board

October 22, 2021

Certified/Return Receipt Requested
7017 2620 0001 0374 5304

Yvan Lopez
7220 Riviera Drive
North Richland Hills, Texas 76180

Re: SBB 2021-83; 7220 Riviera, legally described as Lot 15, Block 21 of the North Richland Hills Addition in the City of North Richland Hills, Tarrant County, Texas

According to the real property records of Tarrant County, you own or have an interest in the real property described in this notice. It has been alleged that the property described is currently in violation of Section 34-33 of the City of North Richland Hills Code, therefore the City of North Richland Hills Neighborhood Services Department will present a request to the Substandard Building Board that you be ordered to abate the nuisance, that a civil penalty in an amount not to exceed \$1,000.00 a day for each violation or, if the owner shows that the property is the owner's lawful homestead, in an amount not to exceed \$10.00 a day for each violation be assessed against your property, and that the City be granted the authority to enter on the property to remove the nuisance if not abated within a fixed period of time. This hearing will take place in the **City Council Workroom – 3rd Floor, North Richland Hills City Hall, 4301 City Point Drive, North Richland Hills, Texas 76180 at 6:00 pm on November 9, 2021.**

It is alleged that you were previously notified and requested to abate the accumulated refuse, vegetation or other matter that creates breeding and living places for insects and rodents in violation of City ordinance Chapter 34 – Environment, Section 34-33 – Specific Nuisance, and that you failed to do so in a timely manner.

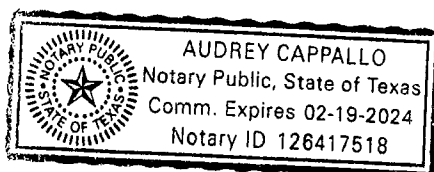
You, as the owner, lienholder, or mortgagee, shall be required to submit at the hearing proof of the scope of any work that may be required to comply with this article, and the time in calendar days in which it will take to reasonably perform the work. You have the right to request the presence of City staff for the purpose of questioning at the hearing and the right to cross-examine City staff at the hearing.

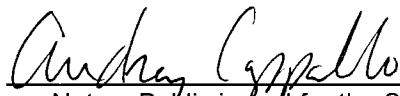
Failure to appear will be deemed as waiving your right to be heard and the Board will make their determination based on the evidence presented. A copy of the Order of the Board concerning your case will be mailed to you. Documentation of the conditions referred to above is on file with the Neighborhood Services Department, Code Compliance Division at 4301 City Point Drive, North Richland Hills, TX 76180.

All interested persons may appear and be heard.


Stefanie Martinez, Neighborhood Services Director

Given under my hand and seal of office 22nd day of October 2021.




Notary Public in and for the State of Texas
My Commission Expires: 2/19/2024