



Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

AFFIDAVIT

Patricia McDaniel
Major Nauden
3508 Landsbrook Dr.
Jonesboro, AR 72401

RE: 1410 Aggie Rd Jonesboro, AR 72401

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 28th day of July, 2022.

Michael McQuay
Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 29th day of July, 2022.

Sharon McIntosh
Notary Public

My commission expires: May 20, 2032





**CITY OF JONESBORO
CODE ENFORCEMENT**

Notice of Violation

Date: 07/28/2022

Patricia McDaniel
Major Nauden
3508 Landsbrook DR
JONESBORO, AR 72401

SUBJECT: 1410 AGGIE RD
JONESBORO, AR 72401

According to county records, you are the owner of the subject property. Please be advised that the structure on this property has been inspected by the City Building and Code Enforcement inspectors and has been found to be unfit for human habitation by virtue of its dilapidated and unsanitary condition. This property poses a hazard to the public and is a nuisance against public health.

Within 10 (ten) calendar days from the date of this letter you are required to respond to this notice in writing, indicating your intention to either repair, re-inhabit, or raze and remove this structure. Should you choose to repair or rehab the structure, you will have to obtain a building permit and start work within 40 calendar days from the date of this notice. The building permit will be issued for a total of 45 calendar days at which time the repair or rehab work must be complete and able to pass all building, electrical, plumbing, and mechanical inspections.

If you decide to raze and remove this structure, removal and clean-up activities must be completed within 40 days of this notice.

If you decide not to repair or remove this structure, it will be necessary for the City Council to consider condemning the structure to ensure the repair, rehab, securing, and/or razing and removal of this nuisance. All costs involved in the condemnation process would be charged to you. Collection would be actively pursued.

We look forward to your cooperation in this matter. If you have any questions, call our office at (870)933-4658.

Sincerely,

David Cooley
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403

CE22-972

Sign if served in person

Code Enforcement Officer Signature, if delivered
in person

Property Owner/Interested Party Signature, if delivered in
person



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT



BUILDING INSPECTION REPORT

DATE OF INSPECTION:	JULY 28, 2022	CASE NUMBER: CE22-972
PROPERTY ADDRESS:	1410 AGGIE	
PROPERTY OWNER:	MAJOR L. NAUDEN & PATRICIA McDANIEL	

A FIRE DAMAGED THE BUILDING ON NOVEMBER 26, 2020. VERY LITTLE HAS BEEN DONE TO TRY TO REHAB THE PROPERTY SINCE. THE ROOF LEAKS AND NEEDS REPAIRED AND/OR REPLACED. THE FIRE DAMAGED SECTIONS OF THE ROOF HEAVILY. THE INTERIOR WALLS HAVE HOLES PLUS FIRE AND WATER DAMAGE. THE SHEETROCK IS FALLING OFF IN SECTIONS. THE CEILING, IN AREAS THAT HAD CEILING, IS FALLING DOWN. ALMOST ALL ELCTRICAL HAS BEEN TORN OUT OF THE BUILDING. ALL WINDOWS AND DOORS ARE BROKEN AND UNSECURE. A SECTION EXTERIOR WALL ON THE WEST END OF THE PROPERTY HAS FALL OFF THE FRAME. ANOTHER SECTION BY THE SOUTHEAST CORNER IS SEPERATING FROM THE FROM AND COULD FALL. THERE IS DEBRIS FROM THE BUILDING DECAYING AND GENERAL TRASH/JUNK ALL OVER THE INSIDE AND REAR OF THE PROPERTY. THE SMALL SHED IN THE REAR PARKING LOT IS IN SERIOUS DISREPAIR. THE CEILING IS FALLING IN. THE DOOR IS LAYING INSIDE THE BUILDING AND THE WINDOWS ARE BROKEN. ALL STRUCTURES ON THE PROPERTY ARE A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. ALL STRUCTURES SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY WAS NOT SECURED AT THE TIME OF INSPECTION.

In my opinion, this structure	<input type="checkbox"/>	Is	<input checked="" type="checkbox"/>	Is not	Suitable for human habitation.
In my opinion, this structure	<input type="checkbox"/>	Is	<input checked="" type="checkbox"/>	Is not	Physically feasible for rehabilitation.
In my opinion, this structure	<input type="checkbox"/>	Is	<input checked="" type="checkbox"/>	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	<input checked="" type="checkbox"/>	Is	<input type="checkbox"/>	Is not	A public safety hazard and should be condemned immediately.

EMERGENCY ACTION IS WARRANTED: YES NO

Tim Renshaw, Chief Building Inspector	David Cooley, Code Enforcement
	

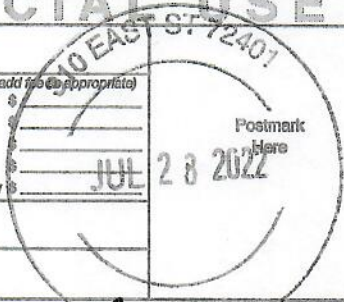
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U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee to appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent To	Major L Narden + Patricia McDaniel
Street Apt. No., or PO Box No.	3508 Landsbrook Dr.
City, State, ZIP+4®	Jonesboro, AR 72401