



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

870-933-4658

AFFIDAVIT

Lyneal + Nellie Manning  
213 N Rogers  
Jonesboro, AR 72401

RE: 910 Hope 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 9<sup>th</sup> day of June, 2022.

Michael McQuay  
Michael McQuay  
Jonesboro Code Enforcement

Subscribed and sworn to before me the 9<sup>th</sup> day of June, 2022.

Joshua Moss  
Notary Public



My commission expires: Jan. 17, 2024



## CITY OF JONESBORO CODE ENFORCEMENT

### Notice of Violation

Date: 06/09/2022

LYNEAL & NELLIE MANNING  
213 N ROGERS  
JONESBORO, AR 72401  
Mobile: 870-273-0589

SUBJECT: 910 HOPE  
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

CE20-3549

**Sign if served in person**

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Code Enforcement Officer Signature, if delivered  
in person

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Property Owner/Interested Party Signature, if delivered in  
person



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

**BUILDING INSPECTION REPORT**



DATE OF INSPECTION:	<b>JUNE 9, 2022</b>	CASE NUMBER: <b>CE20-3549</b>
PROPERTY ADDRESS:	<b>910 HOPE Ave.</b>	
PROPERTY OWNER:	<b>LYNEAL &amp; NELLIE MANNING</b>	

THE HOME IS ON BLOCK PIERS, WHICH HAVE SEPARATED FROM THE HOME. FOUNDATION IS BROKEN AND FALLING DOWN IN MANY PLACES. THE WOOD ON THE FRONT PORCH IS ROTTEN AND NEEDS REPLACED. FRONT & REAR DOOR BOTH NEED REPLACED. REAR DOOR FRAME IS SAGGING DUE TO FOUNDATION FALLING. ALL WINDOWS ARE BOARDED, SO THEIR CONDITION IS UNKNOWN. THE ROOF PLYWOOD NEEDS REPLACED AS WELL AS THE SHINGLES. SOFFIT AREA IS DECAYED WITH HOLES. MAIN ROOF IS SHOWING SOME SAGGING. THE SIDING IS FALLING OFF AND MISSING IN PLACES. ALL SIDING NEEDS REPLACED. THERE ARE NO ACTIVE UTILITIES AT THE HOME. HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. HOME SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY.

HOME WAS 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**

<b>Tim Renshaw, Chief Building Inspector</b>	<b>David Cooley, Code Enforcement</b>
	

Municipal Building, 300 South Church Jonesboro, AR/ Phone 870-336-7194/Fax 870-336-1358

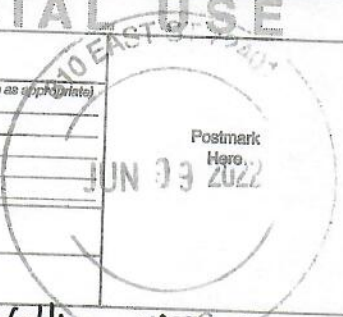
7020 1610 0001 8542 1088

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**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as 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	Lynéal + Nellie Manning
Street and Apt. No., or PO Box No.	213 N Rogers St.
City, State, ZIP+4®	Jonesboro, AR 72401