



**CITY OF JONESBORO
CODE ENFORCEMENT**

Notice of Violation

Date: 05/17/2022

RKC INVESTMENTS LLC
6075 POPLAR AVE STE 700
MEMPHIS, TN 38119

SUBJECT: 3016 N 141
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,

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

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


RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	11-15-2021
PROPERTY ADDRESS:	3016 HWY 141
PROPERTY OWNER:	RKC INVESTMENTS LLC

PROPERTY HAS BEEN VACANT FOR SEVERAL YEARS WITHOUT ANY UPKEEP VISIBLE. PROPERTY IS NOW A HAZARD TO THE HEALTH AND SAFETY OF THE COMMUNITY DUE TO THE OPEN DOORS AND BROKEN WINDOWS. ROOF IS FAILING AND LEAKS IN SEVERAL AREAS CAUSING MOLD AND OTHER HEALTH HAZARDS. PROPERTY HAS BEEN BOARDED SINCE INTIAL INSPECTION BUT IS ONLY GOOD UNTIL OTHER WINDOWS ARE BROKEN AND ENTRY IS GAINED BY VAGRANTS OR CHILDREN.THE PROPERTY IS ALSO BLIGHT TO THE COMMUNITY AND SHOULD BE RAZED IMMEDIATELY.

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

EMERGENCY ACTION IS WARRANTED: YES NO

Tim Renshaw, Chief Building Inspector	Other Signature
	

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





CE Case Details

[Print](#)[Close](#)

CE Case CE20-7587

CE Case #:	CE20-7587	Status:	Notice of Violation
eFM Case #:	N/A	Date Opened:	11/15/2021
Case assigned to:	Cooley, David	Follow Up Date:	05/23/2022
Case initiated by:	self-initiated	Follow Up Action:	Sent Certified Letter
Priority:	Low	Open Violations:	Boarding and Securing Nuisance property unsecured Unsafe Building/Unsecure Building Maintaining a Nuisance Property
Location:	<div style="display: flex; align-items: center;"> ✘ <div> <p>3016 N 141 Jonesboro, AR 72401 Property Type: Residential Code Enforcement District: None Owner Link: None</p></div> </div>		

Time Tracking

Employee	Date Worked	Hours	Rate Type	Date Entered	Entered By
David Cooley	05/17/2022	0.33	Regular	05/17/2022	David Cooley
Mike Mcquay	02/02/2022	1.00	Regular	02/02/2022	Mike Mcquay
Mike Mcquay	01/31/2022	0.25	Regular	01/31/2022	Mike Mcquay
Mike Mcquay	01/25/2022	1.00	Regular	01/25/2022	Mike Mcquay
Mike Mcquay	01/25/2022	1.00	Regular	01/25/2022	Mike Mcquay
Mike Mcquay	12/28/2021	0.17	Regular	12/28/2021	Mike Mcquay
Mike Mcquay	12/13/2021	0.17	Regular	12/13/2021	Mike Mcquay
Mike Mcquay	11/29/2021	0.25	Regular	11/29/2021	Mike Mcquay
Mike Mcquay	11/15/2021	1.00	Regular	11/15/2021	Aaron *Robinson
Aaron *Robinson	11/15/2021	1.00	Regular	11/15/2021	Aaron *Robinson
Total		6.17			

Location

Validated: No ✘
Last Validated on:

Address	APN	Additional Information	Census Tract	Block Group	LowModPct	CDBG Eligible	Property Type
3016 N 141 Jonesboro, AR 72401						NO	Residential

Violations

Date	Violation	Submitted By	Status	Disposition	Notes	CDBG Eligible
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05/17/2022	Nuisance property unsecured	Cooley, David	Open	Yes
05/17/2022	Unsafe Building/Unsecure Building	Cooley, David	Open	Yes
05/17/2022	Maintaining a Nuisance Property	Cooley, David	Open	Yes
11/15/2021	Boarding and Securing	Mcquay, Mike	Open	Yes

History

Date	Entered By	Action/Note/Activity
11/15/2021 04:18:09 PM	Mcquay, Mike	Added: Boarding and Securing
05/17/2022 08:58:31 AM	Cooley, David	Added: Nuisance property unsecured
05/17/2022 08:58:31 AM	Cooley, David	Added: Unsafe Building/Unsecure Building
05/17/2022 08:58:31 AM	Cooley, David	Added: Maintaining a Nuisance Property

YS Dates

Contacts

Contact Role	Name/Business	Address	Phone	Open Cases
Owner	RKC INVESTMENTS LLC,	6075 POPLAR AVE STE 700, MEMPHIS, TN 38119		1

History

Entry Date	Employee	Description
11/15/2021 04:18:09 pm	Mcquay, Mike	RKC INVESTMENTS LLC,

Status and Follow Up

Status	Follow Up Date	Follow Up Action
Notice of Violation	05/23/2022	Sent Certified Letter

History







Entry Date	Employee	Description
05/17/2022 09:21:06 AM	Cooley, David	Added .33 case hours with rate of \$0.00 for David Cooley on 2022-05-17 by David Cooley.
05/17/2022 08:58:31 AM	Cooley, David	Case Status changed to Notice of Violation
05/16/2022 04:17:47 PM	Mcquay, Mike	Case assignment change from Mike Mcquay to David, Cooley
04/21/2022 08:16:08 AM	Mcquay, Mike	Case Status changed to Obtain Title Report
03/28/2022 02:08:31 PM	Mcquay, Mike	Followup Date edited from: 02/23/2022 to 05/23/2022.
03/25/2022 04:53:07 PM	Mcquay, Mike	Case assignment change from Michael Tyner to Mike, Mcquay
02/28/2022 09:38:01 AM	Mcquay, Mike	Case assignment change from Mike Mcquay to Michael, Tyner
02/02/2022 10:57:11 AM	Mcquay, Mike	Added 1 case hours with rate of \$0.00 for Mike Mcquay on 2022-02-02 by Mike Mcquay.
02/02/2022 10:45:32 AM	Mcquay, Mike	Followup Date edited from: 02/04/2022 to 02/23/2022.

09:07:00 AM	Mike		\$675.00
01/25/2022 02:54:48 PM	Mcquay, Mike	01/25/2022	letter returned to the office meeting with Daniel Dillinger to get the property boarded and secured his price \$ 800.00 also meeting with Willie Tinzie to get a bid from him to board and secure the property .
12/28/2021 03:16:12 PM	Mcquay, Mike	12/28/2021	letter still in transit since 23 November 2021
12/13/2021 10:09:26 AM	Mcquay, Mike	12/13/2021	letter still in transit
12/09/2021 03:58:31 PM	Mcquay, Mike	12/09/2021	letter still in transit
11/29/2021 08:09:58 AM	Mcquay, Mike	11/29/2021	letter still in transit
11/15/2021 04:49:59 PM	Mcquay, Mike	11/15/2021	TRACKING 7020 0090 0000 7685 7702
11/15/2021 04:18:09 PM	Mcquay, Mike	11/15/2021	BUILDING UNSECURE AND WINDOWS BROKEN OUT, SEE PICTURES OF INSIDE AND OUTSIDE.

History

Entry Date Employee Description

Attachments

<u>Upload Date</u>	<u>Title</u>	<u>Description</u>	<u>Uploaded By</u>	<u>Selected for Printing</u>	<u>Attachments</u>
05/17/2022	Envelope.pdf		McIntosh, Sharon		Document
05/17/2022	3016_HWY_141_N.png		Cooley, David	<input checked="" type="checkbox"/>	
02/02/2022	3016_141.jpg		Mcquay, Mike	X	
02/02/2022	3016_1410.jpg		Mcquay, Mike	X	
02/02/2022	3016_1411.jpg		Mcquay, Mike	X	
02/02/2022	3016_1412.jpg		Mcquay, Mike	X	
02/02/2022	3016_1413.jpg		Mcquay, Mike	X	
02/02/2022	3016_1414.jpg		Mcquay, Mike	X	



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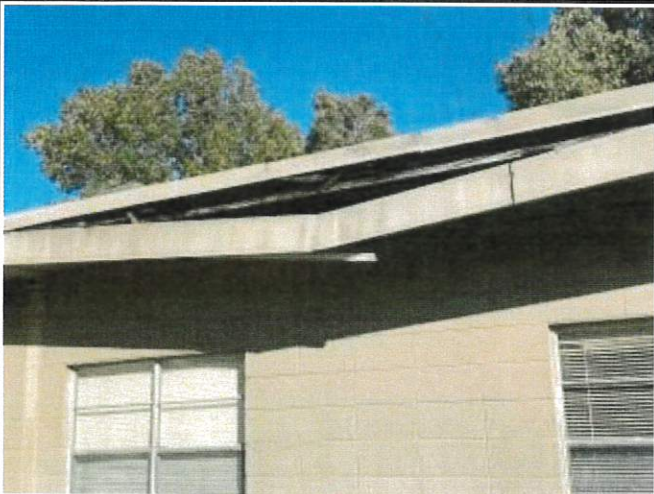
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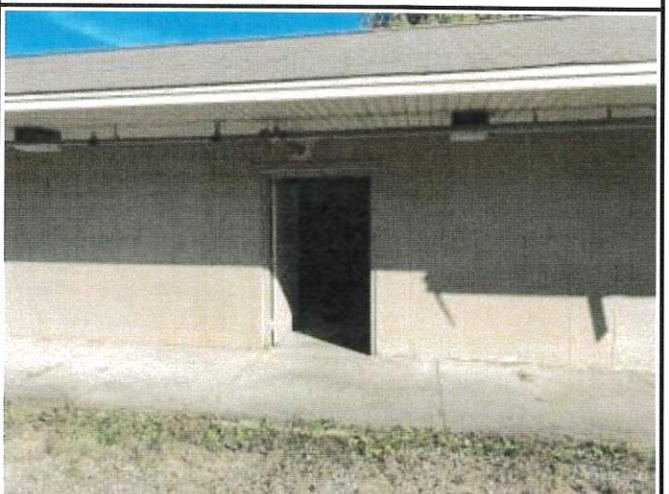
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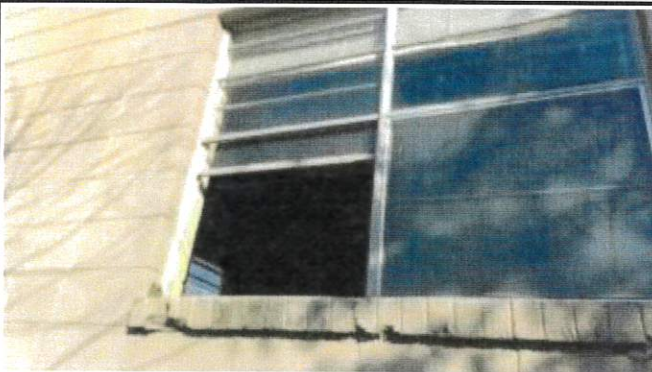
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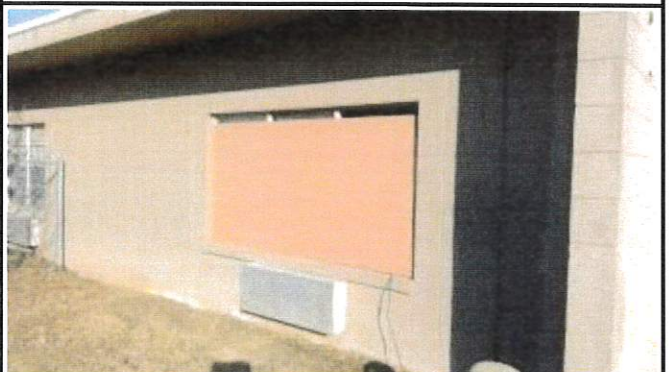
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