



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

870-933-4658

AFFIDAVIT

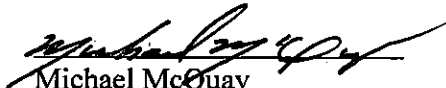
WINFORD VAIL

1411 CURTIS RD

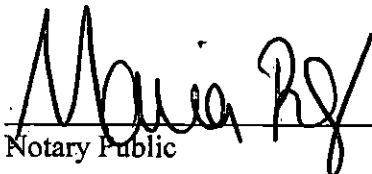
JONESBORO, AR 72404-9050

RE: 1411 CURTIS RD

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 10th day of September, 2024.

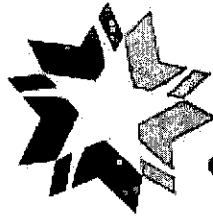
  
Michael McQuay  
Jonesboro Code Enforcement

Subscribed and sworn before me the 10th day of September, 2024.

  
Notary Public



My commission expires: 10 March 2034



# JONESBORO

## ARKANSAS

### *Notice of Violation*

09/10/2024

WINFORD VAIL  
1411 Curtis Rd  
JONESBORO AR 72404-9050

Case #: 245290  
Subject: 1411 CURTIS RD, JONESBORO, AR 72404

Dear Property Owner:

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.

Cell: 870-926-1404 Email: [dcooley@jonesboro.org](mailto:dcooley@jonesboro.org)

Sincerely,

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



DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

|                     |                    |                         |
|---------------------|--------------------|-------------------------|
| DATE OF INSPECTION: | September 10, 2024 | CASE NUMBER: 245290     |
| PROPERTY ADDRESS:   | 1411 Curtis Rd.    | Parcel: 01-143363-03200 |
| PROPERTY OWNER:     | WINFORD VAIL       |                         |

The residence is a mobile home on a pier foundation. Many of the windows and doors are damaged or broken. The front door is being held closed by a piece of wire. The property has been abandoned for years. The entire rear and left side of the trailer are not accessible due to brush overgrowth. The roof of the trailer is damaged and falling in. A large tree branch has fallen onto the home. The interior of the home is not safely accessible.

CURRENTLY THE HOME IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE HOME 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. PROPERTY WAS NOT SECURED AT TIME OF INSPECTION.

|                               |    |    |    |        |                                                             |
|-------------------------------|----|----|----|--------|-------------------------------------------------------------|
| In my opinion, this structure |    | Is | XX | Is not | Suitable for human habitation.                              |
| In my opinion, this structure |    | Is | XX | Is not | Physically feasible for rehabilitation.                     |
| In my opinion, this structure |    | Is | XX | Is not | Economically feasible for rehabilitation.                   |
| In my opinion, this structure | XX | Is |    | Is not | A public safety hazard and should be condemned immediately. |

EMERGENCY ACTION IS WARRANTED: YES NO XX

|                                                                                     |                                                                                      |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Tim Renshaw, Chief Building Inspector                                               | David Cooley, Code Enforcement                                                       |
|  |  |

Municipal Building, 300 South Church Jonesboro, AR

9589 0710 5270 1221 1985 35

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Sent To

Street and Apt. No., or PO Box

City, State, ZIP+4

Winford Vail  
1411 Curtis Rd  
Jonesboro AR 72404-9050