



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

870-933-4658

AFFIDAVIT

Arlands LLC  
2900 Percy Machin Drive  
North Little Rock, AR 72114

RE: 4205 E Nettleton 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 10<sup>th</sup> day of June, 2022.

Michael McQuay  
Michael McQuay  
Jonesboro Code Enforcement

Subscribed and sworn to before me the 10<sup>th</sup> day of June, 2022.

Tosha Moss  
Notary Public



My commission expires: Jan. 17, 2024



## CITY OF JONESBORO CODE ENFORCEMENT

### Notice of Violation

Date: 06/10/2022

Stephen Whitwell  
Arlands LLC  
2900 Percy Machin Drive  
North Little Rock, AR 72114  
Work: 501-771-6951 ext 25 (Terry)

SUBJECT: 4205 E NETTLETON  
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

CE22-266

**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

**RESIDENTIAL BUILDING INSPECTION REPORT**

DATE OF INSPECTION:	6/10/2022	CASE NUMBER: CE22-266
PROPERTY ADDRESS:	4205 E. NETTLETON Ave.	
PROPERTY OWNER:	ARLANDS LLC	

THE EXTERIOR WALLS ARE IN NEED OF REPAIR. THERE ARE PLACES YOU CAN SEE DAYLIGHT FROM HOLES. ALL WINDOWS AND DOORS (INTERIOR AND EXTERIOR) ARE BROKEN OR BOARDED AND NEED REPLACED. THE SOFFIT HAS ROTTED AND THERE ARE HOLES IN PLACES. THE INTERIOR OF THE HOME IS DESTROYED. MOST OF THE WIRING AND COPPER PIPE HAS BEEN RIPPED OUT OF THE WALLS. ALMOST EVERY WALL HAS DAMAGED AND NEEDS REPAIRED. SOME OF THE HOLES SHOW EVIDENCE OF WILDLIFE ON THE PROPERTY. ONE ROOM IS COVERED IN ANIMAL FECES. THE ENTIRE ELECTRICAL SYSTEM NEEDS REPLACED. DUE TO THE CONDITION OF THE ELECTRICAL, I AM HAVING THE METER REMOVED FOR SAFETY. THE PLUMBING IN THE KITCHEN AND BATHROOMS IS DESTROYED AND NEEDS REPAIRED OR REPLACED. ALMOST ALL PLUMBING FIXTURES ARE MISSING. THE CEILING OF EVERY ROOM IS EITHER DAMAGED OR MISSING. THE ADDITION TO THE HOME IS FULL OF JUNK. THE 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 UNSECURED AT THE 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**

<b>Tim Renshaw, Chief Building Inspector</b> 	<b>David Cooley, Code Enforcement</b> 
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<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 **Arlands LLC**  
Street and Apt. No., or PO Box No. **2900 Percy Machin Dr**  
City, State, ZIP+4® **North Little Rock, AR 72114**