



City of Farmington  
354 W. Main Street  
P.O. Box 150  
Farmington, AR 72730  
479-267-3865  
479-267-3805 (fax)

***AMENDED PLANNING COMMISSION AGENDA***

***January 25, 2021***

**A meeting of the Farmington Planning Commission will be held on  
Monday, January 25, 2021 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - December 28, 2020
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARINGS**

**~~A. Rezoning – From R-1 to R-2/MF-2~~**

**~~Property owned by: Cox Development~~**

**~~Property Location: East side of Hwy 170 & North of 170/Wolfdale Intersection~~**

**~~Presented by: Jorgensen & Associates~~**

*Removed due to untimely public hearing advertisement*

**~~B. Rezoning – From R-1 to R-2/MF-2~~**

**~~Property owned by: Cox Development~~**

**~~Property Location: West side of Hwy 170 & North of 170/Wolfdale Intersection~~**

**~~Presented by: Jorgenson & Associates~~**

*Removed due to untimely public hearing advertisement*

**C. Variance – Add a deck to the existing building**

**Property owned by: Pedal Pops**

**Property Location: 161 S. Main St.**

**Presented by: Bates & Associates**

**Planning Commission Minutes**  
**December 28, 2020 at 6 PM**

**1. ROLL CALL** – Meeting which was held using Zoom on-line service due to Corona Virus pandemic, was called to order by Chairman Robert Mann. A quorum was present.

**PRESENT**

Robert Mann, Chair  
Chad Ball, via zoom  
Keith Macedo, via zoom  
Gerry Harris  
Judy Horne, via zoom  
Howard Carter  
Bobby Wilson  
Jay Moore, via zoom

**ABSENT**

none

**City Employees Present:** Melissa McCarville, City Business Manager; Chris Brackett, City Engineer; Ernie Penn, Mayor

**2. Approval of Minutes:** November 23, 2020 Minutes were approved as written. December 10, 2020 Special Planning Commission minutes were approved as written.

**3. Comments from Citizens:** none

**Public Hearings:**

**4A. Variance of building setback for property located at 12186 Hwy 170 owned by Jeff Oxford as presented by Jeff Oxford:**

Jeff Oxford was present to discuss his request regarding property located across Highway 170 from Farmington High School. This will not be part of any subdivision and will not run into any houses. This is a pre-existing non-conforming lot. It is zoned RE-1 with 33 acres to the east of the property and 3 acres to the south. The rest of the property will be surrounded by 2 acre minimum lots due to the zoning. The major highway land acquisition of the south end of the property affects the amount of usable land. Thus request for variance to locate a shop building on the land.

Chad Ball noted that the site drawings provided by his engineer Jeff Bates were from 2018 and were confusing with what is there today. Jeff said this was what he'd been given and was unaware of the issues with the setbacks until after purchase. Chad also had concerns about drainage since proposed building will be close to a creek. Jeff said he will put in appropriate drainage.

Keith Macedo asked that on the applications that the specific reason for the request should be stated. It was determined that there will not be a drainage report required.

Having no further discussion, Robert Mann called the question to approve the Variance for building setback for property located at 12186 Hwy 170. Upon roll call, the Variance passed 6-1. Commissioner Chad Ball voted against the variance request. Ball said he did not feel comfortable with the request because the shop would be so close to the property line and would be on top of a drainage area.

**4B. Final Plat for Goose Creek Village Phase I property located off Double Springs owned by Red Canyon Development as presented by Jorgenson & Associates:**

Jared Inman with Jorgenson & Associates was present to discuss the request. They have done a walk through with City Officials and also visited Phyllis Young to make sure everything was fixed and addressed. They have almost completed the level spreader for the drainage on Mrs. Young's property. Chris Brackett read his memo dated 11/23/20. It read as follows:

"The Final Plat for the Goose Creek Subdivision- Phase 1 has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The required Payment in Lieu of Park Land Conveyance must be paid prior to the signatures on the Final Plat. This fee will be \$600 per single family unit or \$30,600 for 51 single family lots.
2. All public improvements including the sidewalk along Double Springs Road must be completed and a Final Inspection scheduled. All punch list items must be completed and accepted prior to final approval of the final plat.
3. All easements that are to be dedicated by a separate document must be recorded and a copy of the recorded document must be provided to the City prior to signatures on the Final Plat.
4. A one- year Maintenance Bond to the City of Farmington for all public improvements with the exception to the water and sanitary sewer improvements must be provided prior to the signatures on the Final Plat. The engineer must submit an itemized cost of these improvements for approval prior to obtaining the bond.
5. If the sidewalk construction is to be delayed until the home construction then the developer shall provide an escrow account in accordance with Ordinance No. 8.1 C, 3(A). the engineer shall provide a cost estimate for the construction of the sidewalk for approval.
6. If the installation of the Street Lights has not been completed at the time of Final Plat signatures, then the developer shall provide the paid invoice from the electric company for these lights.
7. Provide one original and 6 copies of the recorded plat to the City."

Mr. Inman had seen City Engineer's memo and agreed to the requests. Notes to the memo were that the Final Inspection has been done and the punch list is in the process of being completed. This will all be signed off after everything outlined in Chris's memo as well as any restrictions that we place on this development. The punch list is 60-70% complete. There is a concern that some street lights will need to be looked because they are leaning. The lights will have to be inspected and added to the punch list. The developer pays for the install of the lights, the electric company installs the light poles and the City pays the electric bill.

All of the concerns can be added to the punch list to be completed/fixed before final approval. Judy Horne wanted to make sure that they are more vigilant on Phase II. They were finishing up putting the sides to the level spreader on as well as the outfall. This should be done in the next few days.

**Public Comment:**

Diamond Olivas- 25 N. Double Springs: He had questions concerning the drainage and road extension. They have not come to fix his driveway or mailbox. The trash and very early morning noise are still an issue that needs to be addressed. He said that when he called the Police Department they said there was nothing they could do about the noise. He wanted assurance these concerns would be taken care of.

Diane Bryant- 11761 E. Creek Ln: It was asked if they could require the lights to be installed facing down and not facing up to prevent light pollution. Also, she mentioned that LED lights would be more economical for the City.

Having no further discussion, Robert Mann called the question to approve the Final Plat for Goose Creek Village Phase I subject to Chris Brackett's memo, checking of the leaning lights as well as the public's concerns to be added to the punch list. Upon roll call, the Final Plat was passed unanimously.

#### **4C. Preliminary Plat for Goose Creek Village Phase II property located off Double Springs owned by Red Canyon Development as presented by Jorgenson & Associates:**

Jared Inman was present to discuss the request. Chris Brackett read his memo dated November 23, 2020. It read as follows:

"The Preliminary Plat for the Goose Creek Subdivision Phase II has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The fire hydrant locations and Traffic Circle shown on the plat must be reviewed and approved by the Fire Department.
2. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any construction activities.
3. Payment in lieu of Park Land Conveyance will be required for this subdivision. This fee will be \$600 per single family unit (\$34,200). If Park Land Dedication is requested prior to final plat, then the dedication must be approved by the Planning Commission.
4. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for best management practices will be required to attend this conference.
5. After a final review set of plans and drainage report has been approved by Olsson, the applicant should submit to the City two (2) sets of full size plans and three (3) sets of half size plans, and two (2) more copies of the final drainage report that have been sealed by the engineer for final approval and distribution."

The Developer agreed with Chris's memo.

Gerry Harris asked about the drainage area and if it will be park land dedication or money in lieu of a park. Mr. Inman said the developer plans to pay money in lieu of a park but that Mr. Riggins might possibly create a park in the drainage area at a later date.

Chad Ball wanted to make sure that the pond banks do not have easements. There are no easements running through the drainage area. He also asked about greenery for the traffic circle. The answer is it will be stamped concrete and that would be easier for a fire truck to just drive over it instead of having to go around it. Also, he wanted to make sure that they could keep McCloud closed until the Final Plat approval to prevent construction traffic from using it as access.

Judy Horne noted that addresses need to be changed to reflect the correct directional extensions to the through roads from Phase I to Phase II. This will be addressed with 911 addressing during Final Plat.

**Public Comment:** Tommy Johnson- 441 Driftwood Drive: He requested that the plats be sent out to interested citizens or posted in higher resolution. They are almost impossible to read.

Melissa stated that City does not require a digital copy but they should be able to obtain a PDF copy from the Engineer or come in person and view the plats. Judy suggested that the contact information for the Engineer be part of the notification process.

Having no further discussion, Robert Mann called the question to approve the Preliminary Plat for Goose Creek Subdivision Phase II subject to Chris Brackett's memo. Upon roll call, the motion passed unanimously.

**4D. Final Plat for Farmington Heights Phase II property located off S. 54<sup>th</sup> Street & Woolsey Farm Rd owned by Indian Territory, LLC as presented by Civil Design Engineers, Inc.:**

Ferdie Fourie of Civil Design Engineers, Inc. was present via zoom to discuss the request. They have added four more building lots where there would have been park land dedication. The contractors will be finishing up the punch list tomorrow with most items addressed. It was mentioned they will be putting more sod in the detention pond.

Chris Brackett read his memo dated 12/28/2020. It read as follows:

“The Final Plat for the Farmington Heights Subdivision- Phase II has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The required Payment in Lieu of Park Land conveyance must be paid prior to the signatures on the Final Plat. This fee will be \$600 per single family unit or \$54,600 for 91 single lots.
2. All punch list items from the November 8<sup>th</sup> Final Inspection must be completed and accepted prior to signatures on the Final Plat.
3. Remove the drainage easement lines from Lot 91 and add a note that the entire lot is to be dedicated as a drainage easement.
4. A one- year Maintenance Bond to the city of Farmington for all public improvements with the exception to the water and sanitary sewer improvements must be provided prior to the signatures on the Final Plat. The engineer must submit an itemized cost of these improvements for approval prior to obtaining the bond.
5. If the sidewalk construction is to be delayed until the home construction then the developer shall provide an escrow account in accordance with Ordinance No. 8.1 (C), 3(A). The engineer shall provide a cost estimate for the construction of the sidewalk for approval.
6. If the installation of the Street Lights has not been completed at the time of Final Plat signatures, then the developer shall provide the paid invoice from the electric company for these lights.
7. Provide one original and 6 copies of the recorded plat to the City.”

Mr. Inman agreed with Mr. Brackett's memo. He mentioned that developer wants to request a Bond instead of an escrow account for the sidewalk construction.

**Public Comment:** Quincy Ward- 382 N. Otoe: Asked where to find Lot 91 drainage information. City has a drainage report on file that he can see. He said he could also receive a digital copy via email.

Diane Bryant: She asked if the mailbox locations will similar to Phase I having them in one area? Can we do something different due to traffic congestion as people try to pick up mail? The answer is the

Post Office prefers it to be in the one area for both phases. It is their call as to how the mail boxes will be set up.

Chad Ball asked if there would be any parking restrictions on this phase. The answer is: No.

Judy Horne asked if they are going to put any fences up on the 54<sup>th</sup> Street side of the subdivision to shield homes from the traffic. This will be left up to the home owners.

Having no further discussion, Robert Mann called the question to approve the Final Plat for Farmington Heights Phase II subdivision subject to the requirements stated in the City Engineer's memo. . Upon roll call, the motion was passed unanimously.

Chad Ball requested that the City look into improving the audio for these zoom meetings.

Keith Macedo asked if there were any updates on the City's Parks Plan. Melissa McCarville said they have spoken to a consultant.

**5. Adjournment:** Having no further business, the on-line Planning Commission meeting was adjourned.

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Judy Horne - Secretary

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Robert Mann - Chair

# City of Farmington, Arkansas

## Application for Variance/Waiver



Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission/Board of Adjustment until all information is furnished.

Applicant: Mike Thompson Day phone: 404-290-1916

Address: 161 W Main St Fax: \_\_\_\_\_

Representative: Bates and Associates Day phone: 479-521-9350

Address: 7230 S Pleasant Ridge Dr Fayetteville, AR Fax: \_\_\_\_\_

Property Owner: Mike Thompson Day phone: \_\_\_\_\_

Address: 161 W Main St Fax: \_\_\_\_\_

Indicate where the correspondence shall be sent (circle one): Applicant Representative Owner

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property description: Proposed Pedal Pops expansion

Site address: 161 S Main st

Current zoning: C-2

Attach legal description and site plan (a scaled drawing of the property showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.) Attach photos if they are helpful in describing your request.

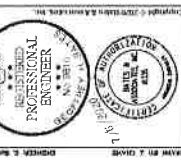
Type of variance requested and reason for request:

The Owner is requesting a front setback variance to add a deck to the existing building.

The Owner would require a setback reduction from 35' to 3'. This hardship is justified because of existing conditions along HWY 62

Responsibilities of the Applicant:

1. Complete application and pay a \$25.00 application fee. ✓
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 7 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 3 days before the meeting: ✓



DATE	REVISIONS

FARMINGTON, ARKANSAS  
 SITE AND UTILITY PLAN  
 PEDAL POPS EXTENSION PHASE 1



NOTE: THERE ARE NO MET LINES IN THIS PROPERTY.  
 GENERAL NOTES:  
 1. ALL MECHANICAL AND UTILITY EQUIPMENT LOCATED ON THE WALL OR GROUND SHALL BE CROSSLINED WITH TALL DASHES OF SPACES.  
 2. ALL EXISTING UTILITIES BELOW GROUND SHALL BE RECORDED UNDERGROUND. ALL RECORDED UTILITIES SHALL BE LOCATED UNDERGROUND.  
 3. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE OR METAL CASING AT ALL CROSSINGS AND SHALL BE PROTECTED BY CONCRETE OR METAL CASING. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CASINGS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.  
 UTILITY NOTES:  
 1. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.  
 2. ALL UTILITY LOCATIONS AND BACKFLOW PREVENTION MUST BE APPROVED BY FARMINGTON WATER DEPARTMENT.  
 3. NOTIFY THE CITY OF FARMINGTON AND CITY ENGINEERING CONSULTANT (CE/C) IN ADVANCE OF PERFORMING WORK IN THE RIGHT OF WAY OF PUBLIC INFRASTRUCTURE FACILITIES. THEIR APPROVAL IS REQUIRED.  
 4. CONNECTION OF WATER AND SEWER SERVICES SHALL BE COORDINATED WITH THE CITY ENGINEER.  
 5. EXISTING UTILITY SERVICES WILL BE USED WHERE FEASIBLE.

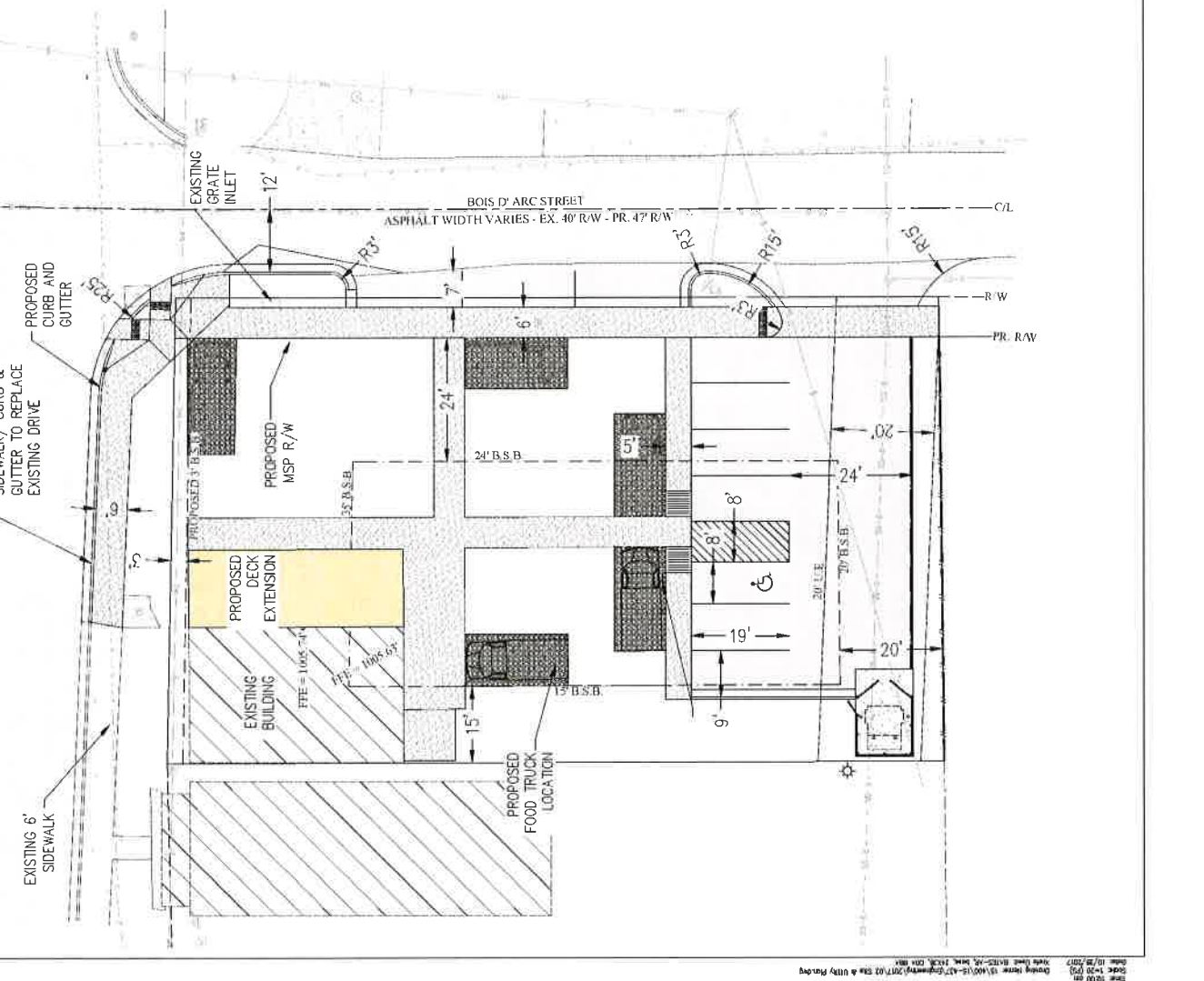
EXISTING GRADE  
 INLET  
 12'  
 BOIS D'ARC STREET  
 ASPHALT WIDTH VARIES - EX. 40' R/W - PR. 47' R/W  
 PROPOSED 6' SIDEWALK / CURB & GUTTER TO REPLACE EXISTING DRIVE  
 PROPOSED 6' SIDEWALK  
 PROPOSED DECK EXTENSION  
 EXISTING BUILDING  
 PROPOSED FOOD TRUCK LOCATION  
 PROPOSED MSP R/W  
 PROPOSED CURB AND GUTTER

EXISTING UTILITIES	DEPTH

CITY NOTE:  
 ALL WORK WITHIN THE CITY OF FARMINGTON RIGHT OF WAY SHALL COMPLY WITH THE CITY OF FARMINGTON STANDARDS AND WILL REQUIRE INSPECTION BY THE CITY OF FARMINGTON.

PROJECT NOTE:  
 ALL WORK WITHIN STATE RIGHT-OF-WAY WILL REQUIRE SEPARATE PERMIT FROM ARKANSAS DEPARTMENT OF TRANSPORTATION.

LEGAL DESCRIPTION:  
 THE EAST 41 FEET OF LOT 5 AND ALL OF LOT 6 OF BLOCK 8 IN THE TOWN OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING NAIL ON THE WEST RIGHT-OF-WAY OF BOIS D'ARC STREET MARKING THE NORTHEAST CORNER OF SAID LOT 6 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY SOUTH 89°29'34"E 148.36' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S88°22'48"W 90.34', THENCE N00°03'07"W 151.01' TO AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY S88°56'41"E 90.72' TO THE POINT OF BEGINNING, CONTAINING 0.31 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.





**Pedal Pops**  
**ADJACENT PROPERTY OWNERS LIST**

1) PARCEL #760-00891-001  
LEGACY PROPERTIES LLC  
34 PO BOX 605  
FARMINGTON, AR 72730  
ZONED: R-2

2) PARCEL #760-00892-000  
BRICKMAN, PAUL  
604 63RD PLACE  
SEAT PLEASANT, MD 20743  
ZONED: R-2

3) 3) PARCEL #760-00889-000  
THE RURALS LLC  
PO BOX 9311  
FAYETTEVILLE, AR 72703  
ZONED: R-2

4) PARCEL #760-00848-000  
LEMONS, HAROLD C & ANNETTE B  
PO BOX 726  
FARMINGTON, AR 72730-0726  
ZONED: C-2

5) PARCEL #760-00846-000  
ROBBINS INVESTMENT INC  
PO BOX 780  
FARMINGTON, AR 72730-0780  
ZONED: C-2

6) PARCEL #760-00858-000  
ABUNDANT LIFE CHURCH OF GOD  
PO BOX 461  
FARMINGTON, AR 72730  
ZONED: C-2

7) PARCEL # 760-00881-000  
ACORD, SHIRLEY B; BOYD, STEVE & ANITA  
116 W NORTHAVEN ST  
FARMINGTON, AR 72730-3156  
ZONED: C-2

8) PARCEL #760-00885-000  
O'CONNOR, LARRY D  
40 S BOIS D' ARC ST  
FARMINGTON, AR 72730-2922  
ZONED: R-2

9) PARCELS #760-00849-000, 760-00847-000, 760-00859-000, & 760-00881-001  
ARKANSAS STATE HIGHWAY COMMISSION  
PO BOX 2261  
LITTLE ROCK, AR 72203-2261  
ZONED: R/W



**Bates &  
Associates, Inc.**  
Civil Engineering · Land Surveying · Landscape Architecture

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704  
PH: 479-442-9350 \* FAX: 479-521-9350

January 8, 2021

RE: Pedal Pops Large Scale Development

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Friday, January 15. Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for a VARIANCE at the property described below has been filed with the City of Farmington on the 8<sup>th</sup> day of January 2120.

Parcel 760-00890-000:

THE EAST 41 FEET OF LOT 5 AND ALL OF LOT 6 OF BLOCK 8 IN THE TOWN OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING NAIL ON THE WEST RIGHT-OF-WAY OF BOIS D' ARC STREET MARKING THE NORTHEAST CORNER OF SAID LOT 6 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S00°00'34"E 148.36' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S89°22'48"W 90.34', THENCE N00°09'07"W 151.01' TO AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY S88°56'41"E 90.72' TO THE POINT OF BEGINNING, CONTAINING 0.31 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD

Layman's Description:

West Main Street and Bois D'Arc, Farmington AR

The Applicant requests a commercial development, associated parking lot, paving, landscape and drainage improvements.

A public meeting to consider this request for a Commercial Development at the above described property will be held on the 25th day of January, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Sincerely,

Jake Chavis, E.I.  
**Bates & Associates, Inc.**

## NOTICE OF PUBLIC HEARING

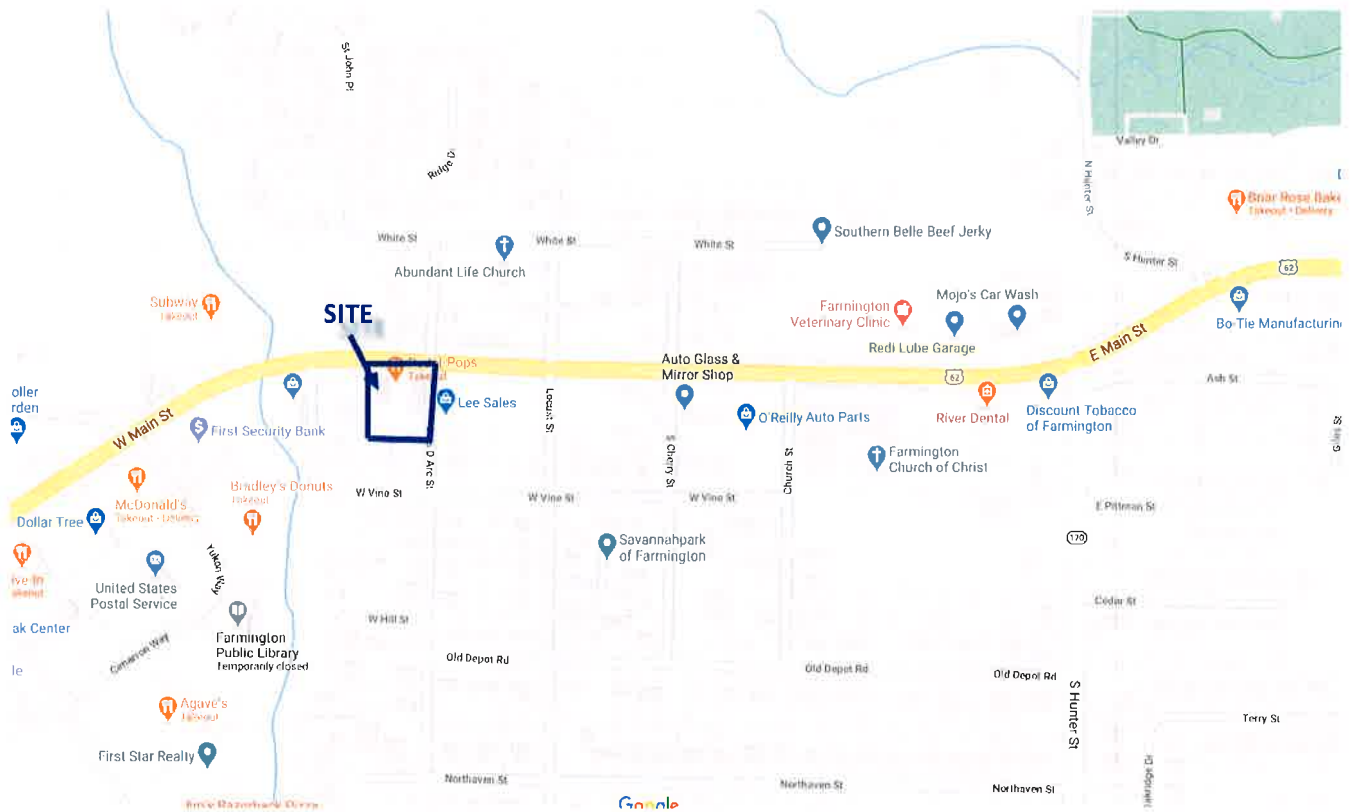
A petition for a Large Scale Development at the property as described below has been filed with the City of Farmington on the 8<sup>th</sup> day of January, 2021.

THE EAST 41 FEET OF LOT 5 AND ALL OF LOT 6 OF BLOCK 8 IN THE TOWN OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING NAIL ON THE WEST RIGHT-OF-WAY OF BOIS D' ARC STREET MARKING THE NORTHEAST CORNER OF SAID LOT 6 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S00°00'34"E 148.36' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S89°22'48"W 90.34', THENCE N00°09'07"W 151.01' TO AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY S88°56'41"E 90.72' TO THE POINT OF BEGINNING, CONTAINING 0.31 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD

### Layman's Description:

West Main Street and Bois D'Arc, Farmington AR (See vicinity map on reverse)

A public hearing to consider this Variance will be held on the 25th day of January, 2021, at six o' clock p.m. at Farmington City hall, 354 West main, Farmington, Arkansas. All interested persons are invited to attend.



**NOTICE OF PUBLIC MEETING**

A petition for a variance at the property described below has been filed with the City of Farmington on the 22 day of DEC, 2020.

**PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE**

A public meeting to consider this request for variance at the above described property will be held on 25 day of Jan, 2021, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

*Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.*

J Chavis Date 1-5-20 21  
Applicant Signature

*Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating the agent is authorized to act on their behalf.)*

[Signature] Date 1/10/21  
Owner/Agent Signature

# RECEIPT

DATE 4/19/21

No. 269829

RECEIVED FROM Pops Holdings LLC

\$ 2500

Jenny #11 Joe DOLLARS

FOR RENT  
 FOR

ACCOUNT	
PAYMENT	25 00
BAL. DUE	

CASH  
 CHECK  
 MONEY ORDER  
 CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY Wynn Jensen

3-11

UK #1559