



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

PLANNING COMMISSION AGENDA
August 28, 2017

**A meeting of the Farmington Planning Commission will be held on
Monday, August 28, 2017 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - July 24, 2017
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 HEARING**
 - A. **Variance Request:** requesting variance of lot size.
Property owned by: Jeremy Scott & Jennifer Sharpshair
Property Location: Lot 9 in Twins Falls Addition, Phase I
Presented by: Donna Stewart
 - B. **Variance Request:** requesting variance from street improvement on Old Farmington Rd.
Property owned by: Cedar Mountain Properties, LLC.
Property Location: .94 acres on Old Farmington Rd, south of Collier Drug Building
Presented by: Geoff Bates – Bates & Associates
 - C. **Rezone Request:** 30.19 Acres, S. 54th St & Woolsey Farm Rd.. (Farmington Heights Phase 2) from A-1 to MF-1.
Property owned by: Indian Territory, LLC.
Property Location: 30.19 Acres, S. 54th St. & Woolsey Farm Rd.
Presented by: Ferdi Fourie, P.E.

5. **NEW BUSINESS**

A. Large Scale Development: Old Farmington Rd. Townhouses

Property owned by: Cedar Mountain Properties, LLC.

Property Location: .94 acres on Old Farmington Rd, south of Collier Drug Building

Presented by: Geoff Bates - Bates & Associates

B. Large Scale Development: Farmington Village (Briar Rose Expansion)

Property owned by: Larry Bowden

Property Location: 60 E. Main

Presented by: Geoff Bates – Bates & Associates

Planning Commission Minutes
July 24, 2017

1. **ROLL CALL** – Meeting was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Howard Carter
Jay Moore
Matt Hutcherson
Toni Bahn
Robert Mann, Chair
Gerry Harris
Judy Horne
Bobby Wilson

ABSENT

No Planning Commission Members were absent.

City Employees Present: Melissa McCarville, City Business Manager; Rick Brammall, City Inspector; Chris Brackett – Engineer/ McGoodwin, Williams, Yates

2. **Approval of Minutes:** June 26, 2017 minutes were approved as written.
3. **Comments from Citizens:** No comments by citizens.

PUBLIC HEARING

4A. Variance Request – Lot 9 – Twin Falls Addition, Phase 1; owners, Jeremy Scott & Jennifer Sharpshair. Presented by Donna Stewart.

The owners wish to split Lot 9 which currently has a house on a portion of the land to create a new building lot of .86 acre, which is less than what is currently required. Donna Stewart pointed out that some of the other original lots are less than one acre. Each lot in Twin Falls has its own septic system. For this proposal, the owners had percolation test done to see if another septic system could be installed on the proposed split lot.

Dean Houser who lives just east of proposed lot split expressed concern about drainage because water does run off that piece of land onto his property. City's Engineer Chris Brackett noted that there is a definite hole in the front of the lot where it does not drain. Other Commissioners questioned the lot level and drainage. They were concerned also about the precedent that would be set if lot split were allowed.

Chairman called for question to approve variance for Lot 9 in Twin Falls Addition, Phase 1 to be split. Motion failed after the following vote: Moore- yes, Carter-recused, Bahn-Abstain, and No votes: Hutcherson, Harris, Horne, and Wilson.

Any appeal process would go to the Washington County Circuit Court.

4B. Variance request for building setbacks. Location: 295 & 297 Kelli - Property owned by Stewart Ong. Presented by Project Engineer Larry Grelle.

Mr. Grelle had appeared at the June Planning Commission meeting but had requested to pull the request from the agenda so they could come back to the July meeting and ask for a setback variance and also rezoning request. The property in question once had been a duplex that was totaled by the gas main fire accident earlier in the year.

City representatives had no comments. No citizens were present to comment. Chairman Mann pointed out that when Highway 62 was widened by the Arkansas Highway Department that a portion of the property had been taken.

Chairman Mann called for question to approve variance of building setbacks for the Kelli Street property. Passed unanimously.

4C. Rezoning request from R-2 to C-2. Location: 295 & 297 Kelli - Property owned by Stewart Ong. Presented by Project Engineer Larry Grelle.

The City representatives had no comments. No citizen comments. Upon vote, request to rezone passed unanimously.

4D. Proposal to Amend Farmington Zoning Ordinance to Add R-3 Single-Family Residential

Melissa McCarville presented the proposed R-3 zone which would allow for Zero-Lot-Line residential construction where a single family structure is built up to, or very near the edge, of the property line. Types of construction might include garden homes, patio homes, rowhouses, and townhomes. She presented a comparison of lot sizes and setbacks.

	R-1	R-2	R-O	Proposed R-3
Single-Family	10,000 sq. ft.	7,500 ft.	7,500 ft.	5,400 sq. ft.
Min. land area per unit	10,000	7,500	7,500	5,400
Front setback	25 ft.	25 ft.	25 ft.	20 ft.
Side setback	10	10	10	0/10
Rear setback	20	20	30	20
Lot frontage	75	75	100	35

Non-permitted uses would include duplexes, triplexes, 4-plexes (and larger), churches, schools. Permitted uses would include single-family detached dwellings and essential government facilities.

After discussion, and with no comment from citizens, Chairman Mann called for question to add R-3 Single Family Residential zone classification. Motion passed unanimously.

NEW BUSINESS

5.A. Large Scale Development – Old Farmington Rd. Townhouses – behind 197 E. Main (Colliers Drug) , property owned by Collier Diversification Specialties, LLC. *Was not presented.*

5.B. Preliminary Plat – Hillside Estates – North Garland McKee Rd. – Property owned by Lots 101 LLC. Presented by Joe Orr of Blew & Associates.

There was lengthy discussion on this proposal.

Melissa McCarville said that the City representatives and City Engineer Chris Brackett have been working with the developer on this matter and have agreed in principle to certain requirements. As a result, the original approximately 1-acre detention pond had now been greatly enlarged to approximately 7 acres (and will be 7 feet deep) and location had been moved to hopefully better accommodate water flow. The purpose is to try and lessen the downstream drainage/flooding issue on Rosebay Street in Meadowsweet Subdivision. City also will agree to pay for some of installation because the proposed pond is much larger than any requirement for just the Hillside development and the much larger pond is intended to try and alleviate flooding in Meadowsweet Subdivision.

Further, in exchange for the donated land by Tom Sims, Lots 101 LLC, the City will waive the usual street improvements of curb and gutter in front of the 3 proposed lots on Garland McKee. Also, Mr. Sims will be allowed to construct a gravel access drive up the hill for two Agricultural zoned lots.

The City has further agreed that upon completion, the detention pond will be dedicated to the City of Farmington which will take responsibility for maintaining the pond.

However, it was made clear that all of this proposal shall be contingent upon final written agreement between the parties and also must have approval by the Farmington City Council. Also, he stated that if they can't come to an agreement, the subdivision development shall not proceed. And further, no further houses can be built until the entire infrastructure (including the detention pond) is completed. Upon completion, then Mr. Sims would be allowed to submit a final plat for approval.

Jay Moore expressed his great concern for the residents who live on Rosebay which received major flooding in April. In answer to his questions, it was determined that only 3 more houses will be built facing Garland McKee. There are two agricultural lots east of the proposed homes on Garland McKee (Lots 7 and 8). Lot 7 is approximately 13 acres and Lot 8 is approximately 21 acres. If at a later date Mr. Sims wished to create a subdivision there, he would have to build the street to City standards which would be very expensive and any proposal would be required to follow the usual required steps for any subdivision.

Howard Carter noted that there have been two "100-year" floods recently and wondered about the capacity of the pond to alleviate the residential flooding in the future. Chris Brackett said that the size of this proposed detention pond makes it a "regional pond" and will catch some of the water from the creek and allow slower release of the water downstream. In the huge rains, there will still be runoff, but the hope is that it will be slowed by the pond and thus decrease the amount and force of water that flows onto Rosebay.

Judy Horne stated that further drainage work also needs to be done with perhaps larger drainage tiles and ditches at the south end of Garland McKee just south of the Rosebay Lane intersection and before the road makes a sharp turn to the east.

Public Comment:

Robert McCoy, 11155 Rosebay Lane, showed Commissioners photos of flooding on Rosebay and said when the additional houses are built on Garland McKee, that will increase both the water flow velocity and also the amount of water.

Diana Lee, 690 Garland McKee, said that when the lot splits were allowed and the 3 houses were built at the north end of Garland McKee that the Garland McKee and Highway 170 intersection now floods when it rains.

Dennis Moore, 10750 Garland McKee, was concerned about the construction of the detention pond. Chris Brackett explained that berms will be built up on the lower side of the pond.

Bryan Snyder, 10831 Foxglove Lane, was concerned about the drainage at the south end of Garland McKee, just south of entrance onto Rosebay Lane. He said that needs to be fixed prior to the detention pond and construction of more homes. He said that the property values in this neighborhood have declined since the recent flooding. Jay Moore agreed that further major work is needed at the Rosebay/ G McKee intersection.

Russell Pease, 11047 Rosebay, said he had \$42,000 damage in the April flood. He said "hogs, dogs, and logs" were floating in their street. He said that the Hillside Subdivision and the Meadowsweet subdivision were being treated as two separate items, but that the common denominator was Tom Sims. He urged that Mr. Sims should pay for the detention pond.

Robert Mann noted again that this would be a regional detention pond and reassured again that Mr. Sims can't construct homes until all infrastructure is completed, including the detention pond, and it has been tested in rainfall to see if it eases flooding problems. This proposed pond will be about 10 times larger than first proposal.

City Engineer Chris Brackett made the following recommendations to be made part of the motion:

1. Note that the instructions on the Plat Review form say that technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. The improvements to North Garland McKee Road are not complete; please show sidewalk and street lights.
3. A minimum finished floor elevation must be set for all lots adjacent to as per the requirements of the Farmington Drainage Criteria Manual.
4. A determination from the U.S. Army Corps of Engineers on whether the stream is considered waters of the U.S. and if so, whether the improvements shown will be permitted. This determination will be required prior to this project moving forward to the Planning Commission.

5. Drainage Report – Due to the redesign of the detention, more discussions will be required concerning the detention design concept. It would be best if a meeting was scheduled to discuss the necessary changes to the report prior to resubmittal of this project.

Chairman Mann called for question to approve Preliminary Plat for Hillside Estate, contingent upon a final agreement between the City of Farmington and Tom Sims and upon compliance with all of the City Engineer’s recommendations listed above. All commissioners voted “Aye” and preliminary plat was approved.

6. Adjournment: Having no further business, meeting was adjourned.

Judy Horne - Secretary

Robert Mann - Chair

City of Farmington Application for Variance



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: Jeremy Scott Sharpshair Day Phone: 479-582-9383 or 479-841-4337

Address: 390 Eagle Ridge Dr. Farmington AR 72730 Fax: 479-582-2925

Representative: DONNA STEWART Day Phone: 479-263-2060

Address: P.O. Box 201 Winslow AR 72959 Fax: 479-582-9383

Property Owner: Jeremy Scott + Jennifer Doniance Sharpshair Day Phone: 479-582-9383 or 479-841-4337

Address: 390 Eagle Ridge Dr. Farmington AR 72730 Fax: 479-582-2925

Indicate where correspondence should be sent (circle one): Applicant — Representative -- Owner

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

Property Description LOT 9, Twin Falls Addition Ph I

Site Address - 390 Eagle Ridge Dr.

Current Zoning

RE-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:

Request variance of lot size. When lot is split, lot 9 will become lot 9A being .87 acres (containing already constructed home at 390 Eagle Ridge Dr), lot 9B will be .86 acres. The variance request is to approve both lots to be under RE-2 requirement. See attached plat showing 49 of the 68 lots in subdivision do not conform to RE-2 requirements of 1 acre. The average lot size is equivalent to the average lot size being requested. Working on resolution with neighbor to the East.

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 :

RECEIPT

DATE 8-9-17

No. 564588

RECEIVED FROM Jessy Sharp Hair \$ 2.00

Two \$ bills & no tax DOLLARS

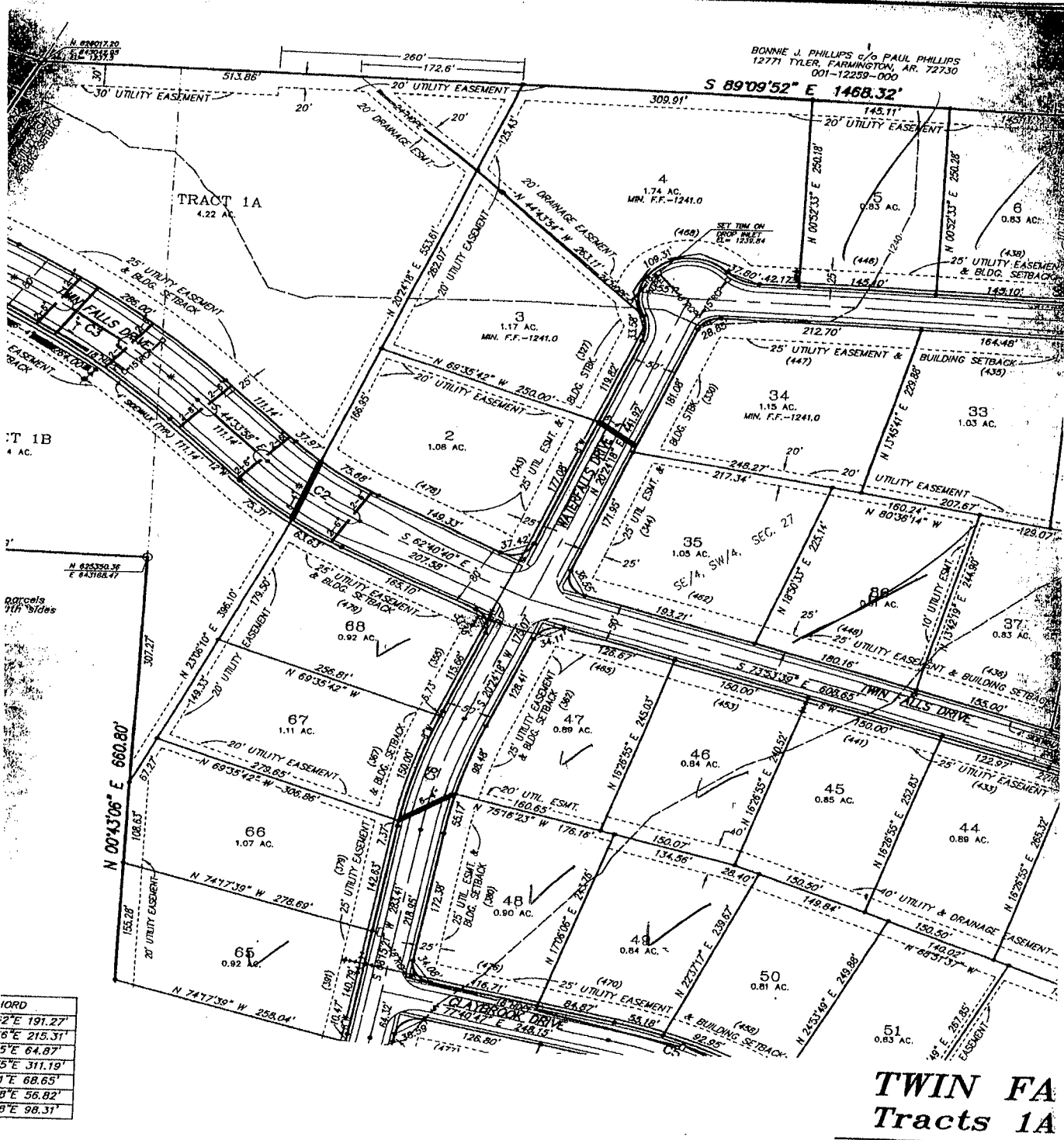
FOR RENT
 FOR Variance Request - 119 Two tables

ACCOUNT	
PAYMENT	<u>500</u>
BAL. DUE	

CASH
 CHECK
 MONEY ORDER
 CREDIT CARD

FROM _____ TO _____

BY B. Cohen



BONNIE J. PHILLIPS & PAUL PHILLIPS
 12771 TYLER, FARMINGTON, AR. 72730
 001-12259-000

S 89°09'52" E 1468.32'

TRACT 1A
 4.22 AC.

TRACT 1B
 4 AC.

1000	
2°E	191.27'
6°E	215.31'
5°E	64.87'
5°E	311.19'
1°E	68.65'
8°E	56.82'
8°E	98.31'

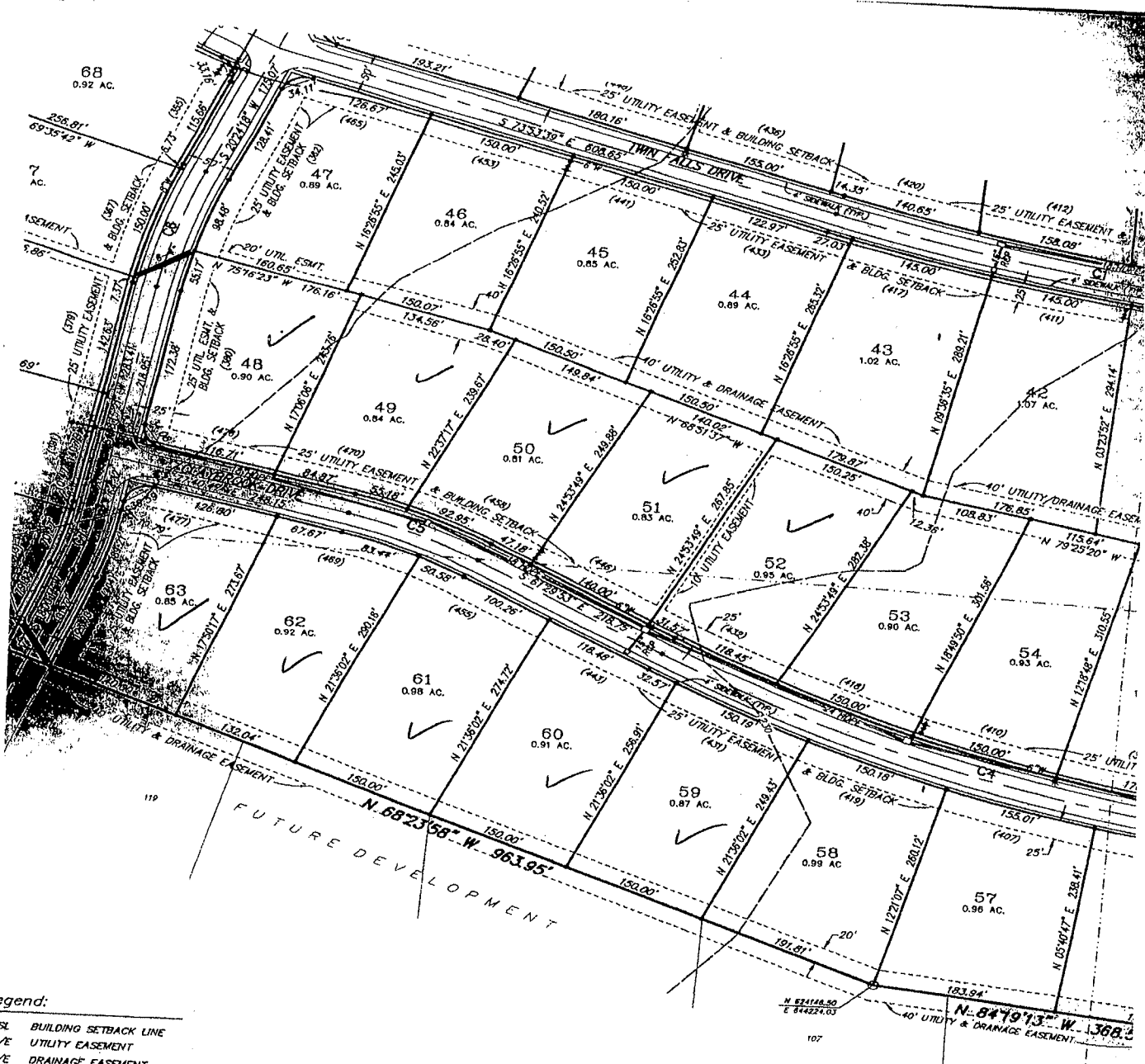
TWIN FALLS
 Tracts 1A



HAWKINS-WEIR ENGINEERS, INC.
 Engineers • Surveyors • Consultants

110 South 7th Street
 P.O. Box 648

(479) 474-1227
 DAY 1200 474 6004



Legend:

- 3SL BUILDING SETBACK LINE
- 1/E UTILITY EASEMENT
- 1/E DRAINAGE EASEMENT
- 208) STREET ADDRESS
- 10.5' MINIMUM FINISHED FLOOR ELEVATION
- * STREET LIGHT LOCATION
- ⊕ FIRE HYDRANT ASSEMBLY
- LAND LINE
- CONDUIT LOCATIONS
- IRON PIN
- ALUMINUM CAP

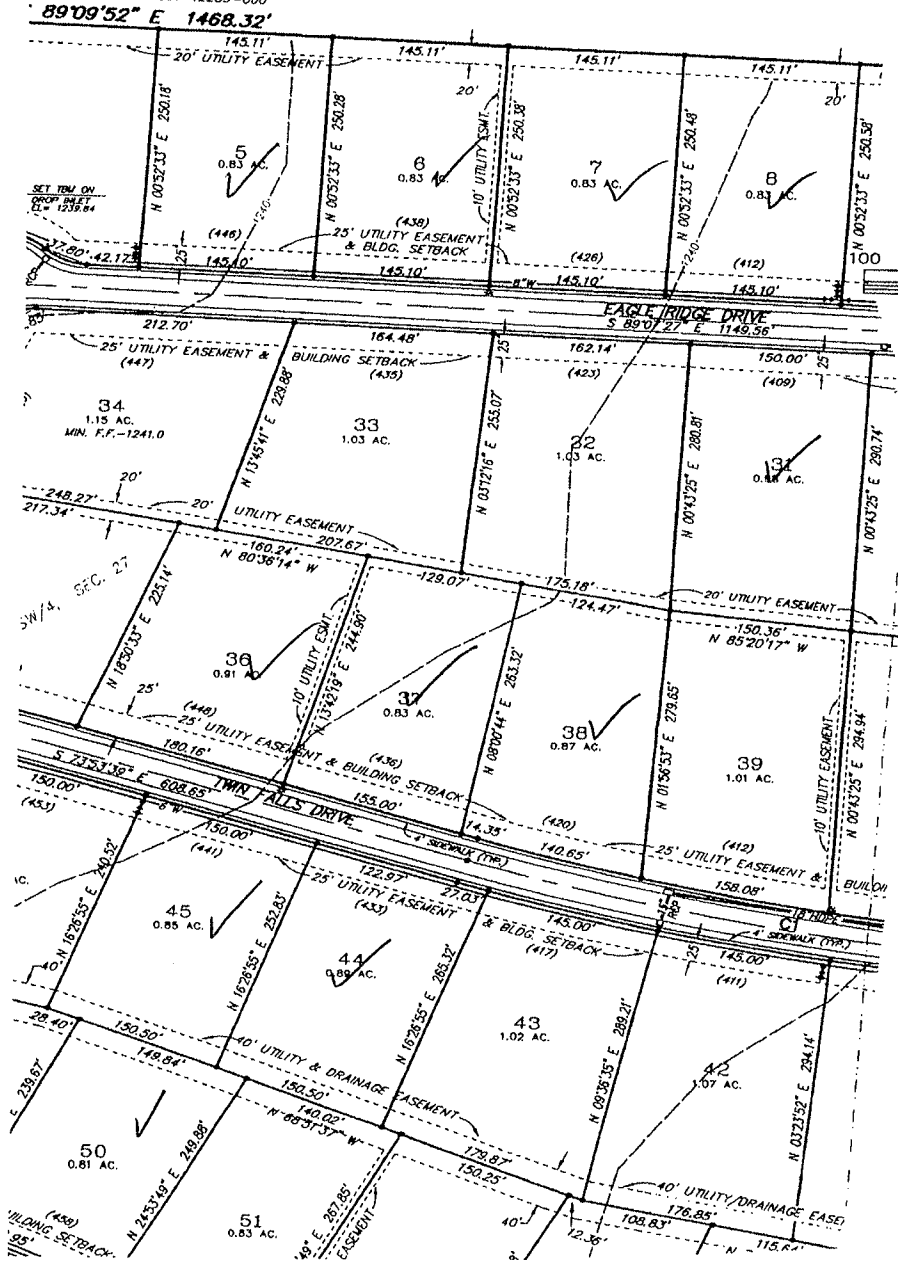
**TWIN
Tracts**



HAWKINS-WEIR ENGINEERS, INC.
 Engineers • Surveyors • Consultants
 110 South 7th Street
 P.O. Box 648

(479) 474-1227
 FAX (479) 474-8631

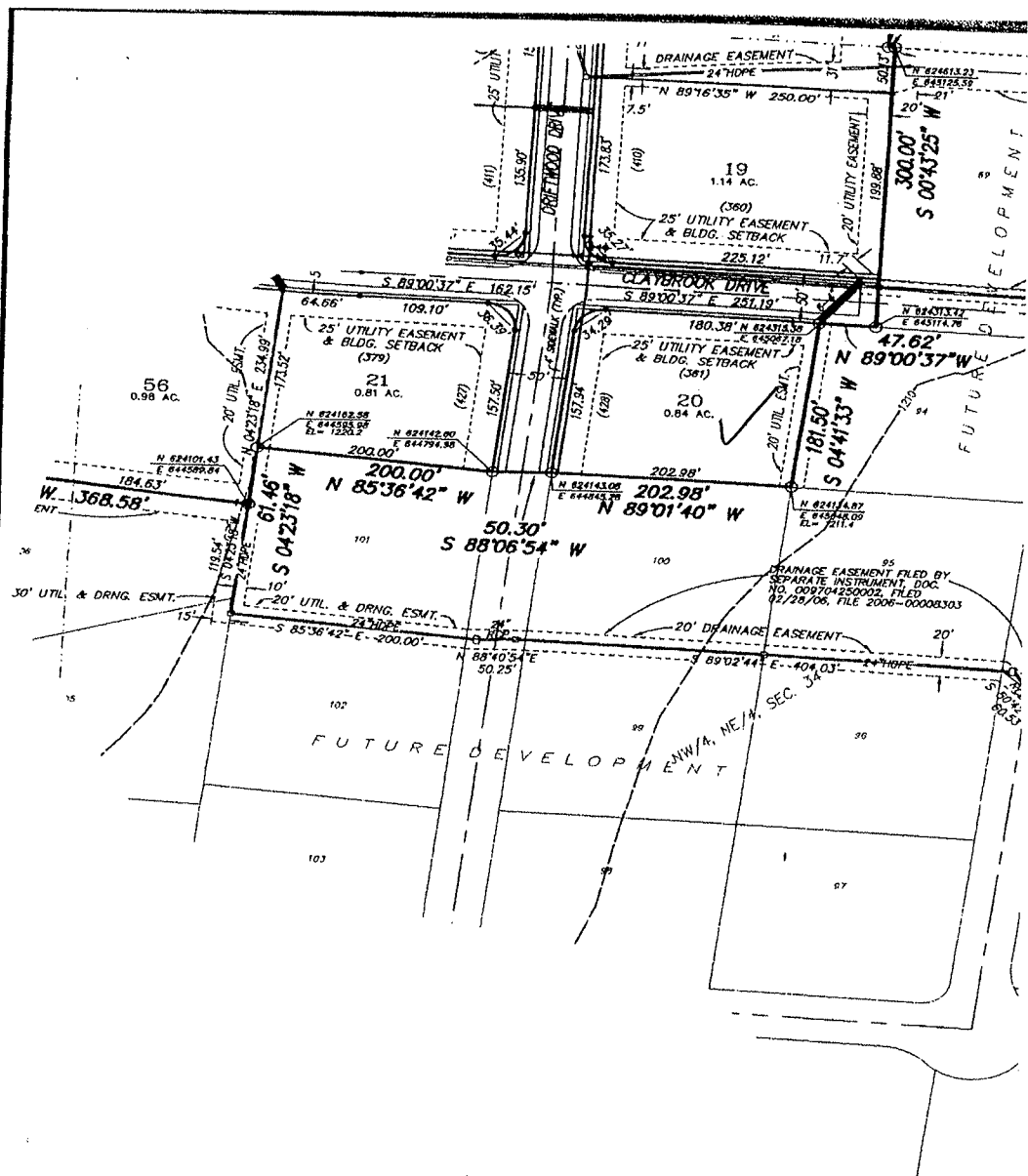
BONNIE J. PHILLIPS c/o PAUL PHILLIPS
 12771 TYLER, FARMINGTON, AR, 72730
 001-12259-000



- Legend:**
- BSL BUILDING SETBACK LINE
 - U/E UTILITY EASEMENT
 - D/E DRAINAGE EASEMENT
 - (1208) STREET ADDRESS
 - 1300.5' MINIMUM FINISHED FLOOR ELEVATION
 - * STREET LIGHT LOCATION
 - ⊕ FIRE HYDRANT ASSEMBLY
 - LAND LINE
 - CONDUIT LOCATIONS
 - IRON PIN
 - ALUMINUM CAP

TWIN FALLS ADDITION, PHASE I
Tracts 1A, 1B & 2 & Lots 2 through 68

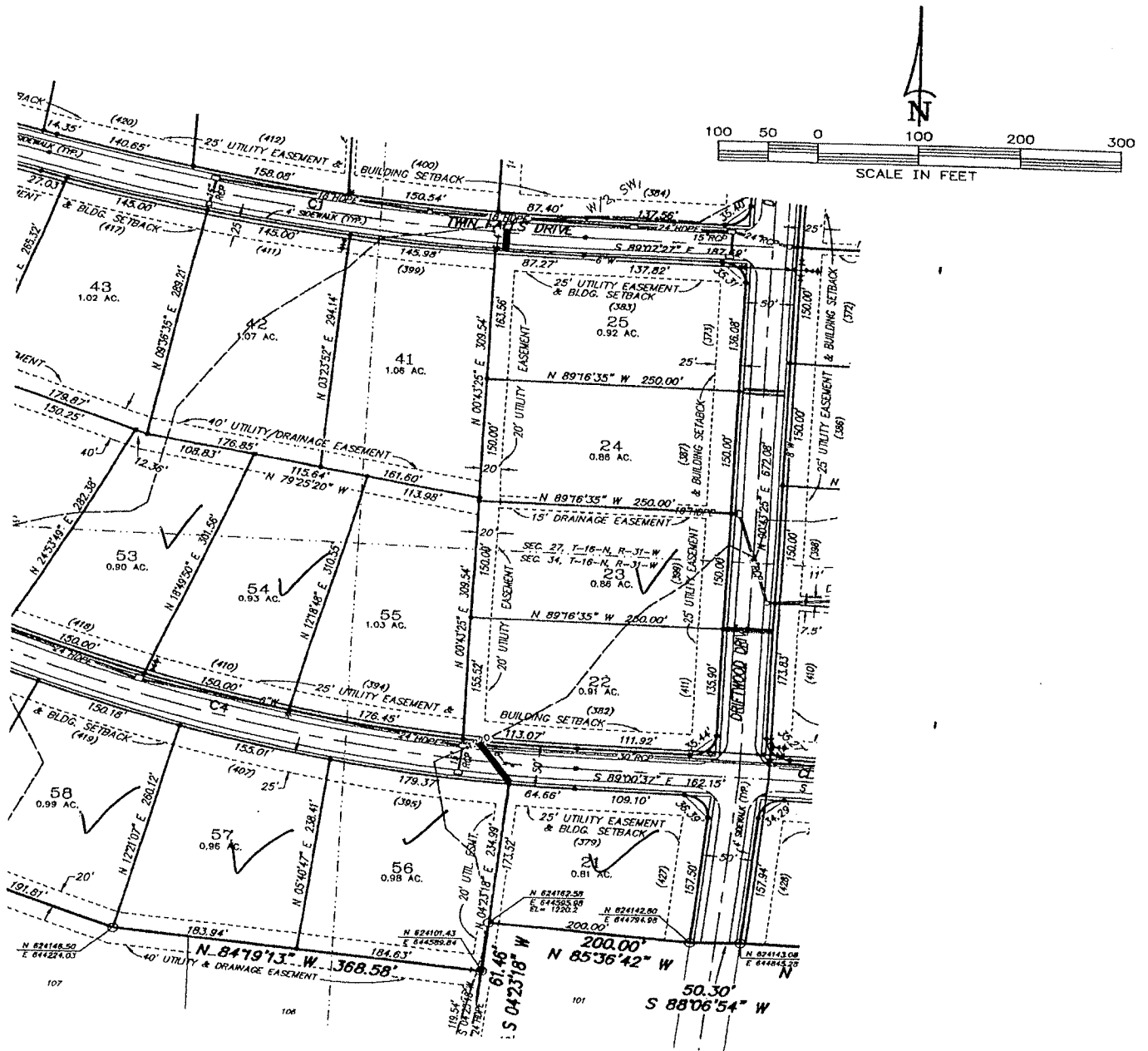
ENGINEERS, INC.
 Surveyors • Consultants
 (479) 474-1227
 FAX (479) 474-8531



Legend:

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- D/E DRAINAGE EASEMENT
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- LAND LINE
- ==== CONDUIT LOCATIONS
- IRON PIN
- ALUMINUM CAP

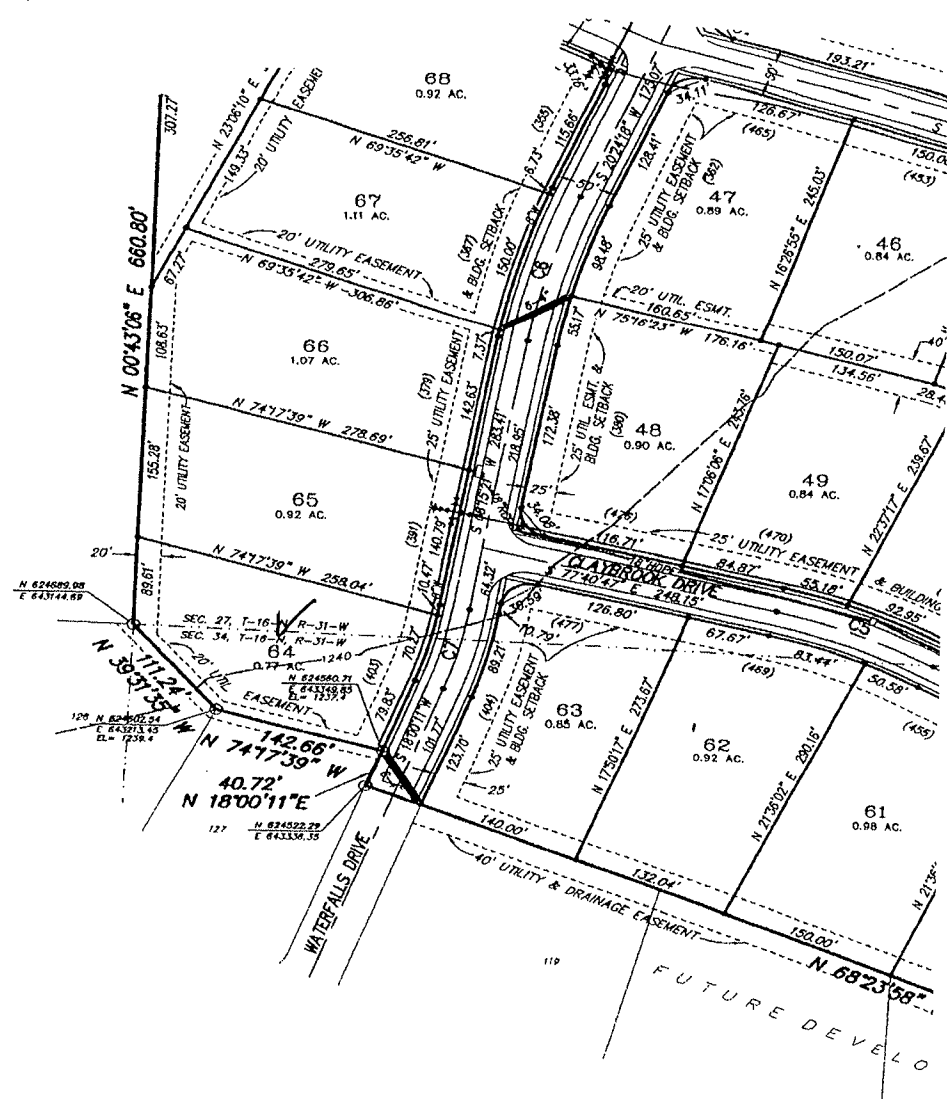




TWIN FALLS ADDITION, PHASE I
Tracts 1A, 1B & 2 & Lots 2 through 68

R ENGINEERS, INC.
 Surveyors • Consultants

(479) 474-1227
 FAX (479) 474-8531



Legend:

- BSL BUILDING SETBACK LINE
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- D/E DRAINAGE EASEMENT
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- 1300.5* MINIMUM FINISHED FLOOR ELEVATION
- * STREET LIGHT LOCATION
- ⊕ FIRE HYDRANT ASSEMBLY
- LAND LINE
- CONDUIT LOCATIONS
- IRON PIN
- ALUMINUM CAP

Daniel Smith,
Registered Sanitarian
Designated Representative, State of Arkansas

Sent from my iPhone

From : danielleesmith49@gmail.com

Tue, Jun 13, 2017 01:32 PM

Subject : Soils analysis, east half lot 9

To : jjsharpshair@pgtc.com

390 Eagle Ridge Dr
Farmington Ar 72730
Jeremy And Jennifer Sharpshair

I reviewed the 5 pits on the above lot and address today. Following are my professional interpretations of the pits, as dug;

Pit 1, near west front

Matrix 10 yr 7/5

Top 8 inches is "fill" with red chroma 10 yr 5/3 and Mn concentrations, black, 10 yr 2/1 at 9 inches

Grey 10 yr 6/2 at 19 inches but at 22 inches returns to the matrix 10 YR 7/5, silty loam in all.

Pit two,

downslope east near road; red mottled 5/3 at 6 inches, grey depletions at 15 inches but returns to matrix 10 YR 7/5 below, indicating fill on to 8-12 in.

Pit 3, middle, not suitable

Pit 4, back northeast corner, near corner of lot:

Brief at 19 in, red 10 YR 5/3 concentrations

Moderate at 34 in, 10YR 6/2, no long swt seen.

Pit 5, near gas line, Nw of the lot;

Brief at 22 in, 10 YR 5/3

Moderate at 34-36 in, grey 10YR 6/2 depletions, Mn concentration 2/1, 5/3.

In summary;

The front and rear parts of this lot, provided laid properly when designed and installed, should support a standard subsurface septic system, based on soils' characteristics I witnessed this day, June 12/ 2017

Daniel Smith,
Registered Sanitarian
Designated Representative, State of Arkansas

Sent from my iPhone

After recording please return to:
Waco Title Company
6815 Isaac's Orchard Rd, Ste D
Springdale, AR 72762

File# 2014-00009635

**WARRANTY DEED
(LLC)**

File #: 1401728-103

KNOW ALL MEN BY THESE PRESENTS:

That, **Twin Falls Development, LLC**, an Arkansas limited liability company, hereinafter called **GRANTOR(S)**, for and in consideration of the sum of ---ONE AND 00/100--- DOLLAR---(\$1.00)---and other good and valuable consideration, in hand paid by **Jeremy Scott Sharpshair and Jennifer Doniace Sharpshair, husband and wife**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Jeremy Scott Sharpshair and Jennifer Doniace Sharpshair, husband and wife**, hereinafter called **GRANTEE(S)**, and unto their heirs and assigns forever, the following described lands lying in Washington County, Arkansas to-wit:

LOT 9, TWIN FALLS ADDITION, PHASE I, AS PER PLAT OF SAID SUBDIVISION ON FILE IN PLAT BOOK 23A AT PAGE 216 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS.

Subject to easements, rights-of-way, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases.

TO HAVE AND TO HOLD the same unto the said Grantee(s) and unto their heirs and assigns forever, with all appurtenances thereunto belonging. And the Grantor(s) hereby covenants with said Grantee(s) that it will forever warrant and defend the title to the said lands against all claims whatsoever.

Prepared under the supervision of
Katy M. Sager, Attorney
6815 Isaac's Orchard Road
Springdale, AR. 72762

Waco 1401728-103

WITNESS our hands and seals as such GRANTOR(S), this 18th day of April, 2014.

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

GRANTEE OR AGENT: S. Hickerson

GRANTEE'S ADDRESS: 518 Aster Ave.
Farmington AR 72730

Twin Falls Development, LLC
by: [Signature]
Keith Marrs, Member

ACKNOWLEDGMENT

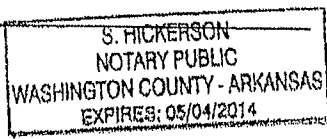
STATE OF AR)
COUNTY OF Washington) SS.

On this day before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Keith Marrs, to me personally known, who stated that he is the authorized Member of Twin Falls Development, LLC, an Arkansas limited liability company, and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that he/she had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 18th day of April, 2014.

[Signature]
Notary Public

My commission expires:





STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp
Proof of Tax Paid



File Number: 1401728-103

Grantee: JEREMY SCOTT SHARPSHAIR AND JENNIFER DONIACE
Mailing Address: SHARPSHAIR
518 ASTER AVE
FARMINGTON AR 727300000

Grantor: TWIN FALLS DEVELOPMENT, LLC
Mailing Address: P.O. BOX 605
FARMINGTON AR 727300000

Property Purchase Price: \$49,000.00
Tax Amount: \$161.70

County: WASHINGTON
Date Issued: 04/23/2014
Stamp ID: 753451008

Washington County, AR
I certify this instrument was filed on
4/23/2014 11:43:26 AM
and recorded in REAL ESTATE

File# 2014-00009635
Kyle Sylvester - Circuit Clerk

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Jeremy Scott Sharpshair

Grantee or Agent Name (signature): Jeremy Scott Sharpshair Date: 4-23-14

Address: Kyle Waco Title as Agent

City/State/Zip: _____

Jeremy Sharpshair

From: Melissa McCarville <mccarville60@yahoo.com>
Sent: Friday, August 4, 2017 8:15 AM
To: Jeremy Sharpshair
Subject: Re: Variance Request

Yes, everything needs to be done as if it were the first application. To save money you can put it in the Washington County Enterprise Leader. It is published on Wednesday only.

Sent from my iPhone

> On Aug 4, 2017, at 8:06 AM, Jeremy Sharpshair <JSharpshair@realtytitleinc.com> wrote:

>

> Thank you for responding on your time off. We have the survey corrected with leach field and I will attached the soil testing information from the DR. If the application is accepted will we need to file Notice in the paper again?

>

> Thank you

>

> Jeremy Sharpshair

> Title Examiner

> Realty Title & Closing Services, LLC

> 3866 W. Sunset

> Springdale, AR 72762

> 479-582-9383 Ex. 2614

> Fax 479-582-2925

> Visit our website @ www.realtytitleinc.com

>

> The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential or privileged material. Any review, distribution, or other unauthorized use of the information by persons or entities other than the intended recipient is prohibited. If you received this communication in error, please contact the sender and delete the material from any computer.

>

>

>

> -----Original Message-----

> From: Melissa McCarville [mailto:mccarville60@yahoo.com]

> Sent: Friday, August 4, 2017 7:57 AM

> To: Jeremy Sharpshair <JSharpshair@realtytitleinc.com>

> Subject: Variance Request

>

> This is Melissa McCarville from the city of Farmington. For some reason I can't send email from my work email address from my phone, so I'm sending it from my personal email. If you respond, please copy my work email also.

>

> Just apply as if it were your first application. Add the leach field drawing if you have it and your information about the other lot being able to handle septic. Whatever you can provide that would speak to the issues the planning commission addressed would be helpful. The application needs to be in by August 8th. I'll be back to work Wednesday and I'll take a look at it. Let me know if you have other questions.

>

> Sent from my iPhone

Jeremy Sharpshair

From: Jeremy Sharpshair
Sent: Friday, August 4, 2017 7:31 AM
To: 'Melissa McCarville'
Subject: 390 Eagle Ridge Dr

Melissa,

What do we need to do to get back on the agenda for our variance request? Do we need to fill out the application and submit again and the file notice in paper again? And will we be able to get onto this month's meeting agenda?

Thank you

Jeremy Sharpshair
Title Examiner
Realty Title & Closing Services, LLC
3866 W. Sunset
Springdale, AR 72762
479-582-9383 Ex. 2614
Fax 479-582-2925
Visit our website @ www.realtytitleinc.com

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential or privileged material. Any review, distribution, or other unauthorized use of the information by persons or entities other than the intended recipient is prohibited. If you received this communication in error, please contact the sender and delete the material from any computer.

AFFIDAVIT OF PUBLICATION

I, Karen Caler, solemnly swear that I am the Legal Advertising Clerk for the Northwest Arkansas Newspapers, LLC, and I do solemnly swear that the attached advertisement

JEREMY SHARPSHAIR

Notice of Public Meeting


was published in the following weekly paper(s):

 x Washington County Enterprise Leader


Of general and bona fide circulation in Washington County, Arkansas

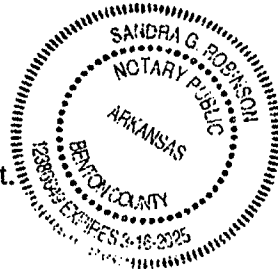
Date(s) of Publication August 16, 2017

Publication Charges: \$17.75


Karen Caler

Subscribed and sworn to before me
This 17 day of August, 2017.


Notary Public
My Commission Expires:



****NOTE****
Please do not pay from Affidavit.
Invoice will be sent.

NOTICE OF PUBLIC MEETING
CITY OF FARMINGTON
A public meeting regarding a petition for a variance at the property located at 390 Eagle Ridge Dr., Farmington, Arkansas, being described a Lot 9, Twin Falls Addition, Phase I, Farmington, Washington County, Arkansas, is being held on August 28, 2017 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.
74236559 August 16, 2017

City of Farmington Application for Variance



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: Jerry Coyle - Coyle Enterprises Day Phone: 479-267-5847

Address: 930 East Parks Street, Prairie Grove Fax: _____

Representative: Geoff Bates - Bates & Associates Day Phone: 479-442-9350

Address: 7230 S. Pleasant Ridge Dr, Fayetteville Fax: _____

Property Owner: Cedar Mountain Properties, LLC Day Phone: _____

Address: P.O. Box 1194, Fayetteville, AR Fax: _____

Indicate where correspondence should be sent (circle one): Applicant **Representative** Owner

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

Property Description

Site Address - East Old Farmington Rd

Current Zoning -- MF-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:

Applicant requests a variance from the Master Street Plan Improvement requirement, as there is no other portion of Old Farmington Road that conforms to the Master Street Plan.

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:

RECEIPT

DATE 8-10-17

No. 564591

RECEIVED FROM Jerry Boyle \$ 25.00

Twentyfive Dollars DOLLARS

FOR RENT
 FOR Variance - Old Farmington PD

ACCOUNT	
PAYMENT	<u>25.00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY B. Coleman

File# 2017-00012750

Prepared by:
Joshua B. Hite, Attorney
Hite Law Firm, PLLC
1450 E. Zion Road, Suite 7
Fayetteville, AR 72703

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, **Collier Diversification Specialties, LLC, an Arkansas limited liability company**, hereinafter called Grantor, for and in consideration of the sum of One and No/100-----Dollars---(\$1.00) and other good and valuable consideration in hand paid by **Cedar Mountain Properties, LLC, an Arkansas limited liability company**, hereinafter called Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto said Grantee and unto Grantee's successors and assigns, forever, the following described land, situated and being in the County of Washington, State of Arkansas, to-wit:

A part of the Southeast Quarter of the Southeast Quarter of Section 23, Township 16 North, Range 31 West, Washington County, Arkansas being more particularly described as follows, to-wit: Beginning at the southeast corner of said Section 23, said point being a found iron pin, and running thence N89°58'41"W 253.23 feet to a found cotton spindle, thence N00°15'14"W 160.69 feet to a set iron pin, thence East 254.03 feet to a found iron pin, thence South 160.78 feet to the Point of Beginning, containing 0.94 acres, more or less. Subject to easements and rights-of-way of record. The above described property being the same property described as Tract 2 on Survey filed for record as Land Document No. 2009-00037767 in the land records of Washington County, Arkansas.

TO HAVE AND TO HOLD the same unto said Grantee and unto the successors and assigns of Grantee, forever, with all appurtenances thereunto belonging. And Grantor hereby covenants with said Grantee that Grantor will forever warrant and defend the title to the said lands against all claims whatsoever.

WITNESS our hands and seals on this 27 day of April, 2017.

Collier Diversification Specialties, LLC,
an Arkansas limited liability company

By: 
C. Mel Collier, Member

Waco 1703820-131

ACKNOWLEDGMENT

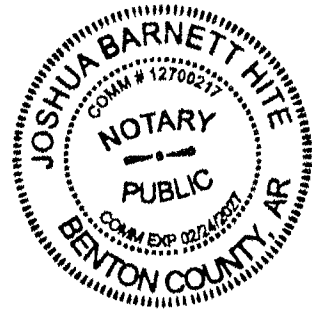
STATE OF ARKANSAS)
) SS
COUNTY OF Washington)

On this day before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Mel Collier** to me personally known (or satisfactorily proven), who stated that he was the Member of **Collier Diversification Specialties, LLC**, an Arkansas limited liability company, and stated that he was duly authorized in such capacity to execute the foregoing instrument for and in the name and behalf of said entity and further stated and acknowledged that he had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

In Testimony Whereof, I have hereunto set my hand and official seal this 27th day of April, 2017.

[Signature]
Notary Public

My Commission Expires: 2/24/2027





STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 1703820-131

Grantee: CEDAR MOUNTAIN PROPERTIES
Mailing Address: P.O. BOX 1194
FAYETTEVILLE AR 727020000

Grantor: COLLIER DIVERSIFICATION SPECIALTIES, LLC
Mailing Address: 100 W. DICKSON STREET
FAYETTEVILLE AR 727010000

Property Purchase Price: \$90,000.00
Tax Amount: \$297.00

County: WASHINGTON
Date Issued: 05/01/2017
Stamp ID: 1717559296

Washington County, AR
I certify this instrument was filed on
5/1/2017 1:13:30 PM
and recorded in REAL ESTATE

File# 2017-00012750
Kyle Sylvester - Circuit Clerk

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Cedar Mountain Properties

Grantee or Agent Name (signature): by Wau Title, as agent Date: 5-1-17

Address: _____

City/State/Zip: _____



**Bates &
Associates, Inc.**

Civil Engineering - Land Surveying - Landscape Architecture

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

PH: 479-442-9350 * FAX: 479-521-9350

August 10, 2017

NOTICE OF PUBLIC HEARING

Dear Adjacent Property Owner,

An Application for a Large Scale Development has been applied for by Coyle Enterprises. The proposed 1.00 acre development is located South of 197 E Main St, on the portion of the property that fronts Old Farmington Rd, Farmington, Arkansas (South of Collier Drug). The proposed multi-family development consists of one 4-plex and one 3-plex, and associated parking lot, asphalt paving, landscaping, and drainage improvements. The property resides under the MF-2 zoning district designation. Please see the attached Parcel Map for reference to where this proposed development will be located in relation to your property.

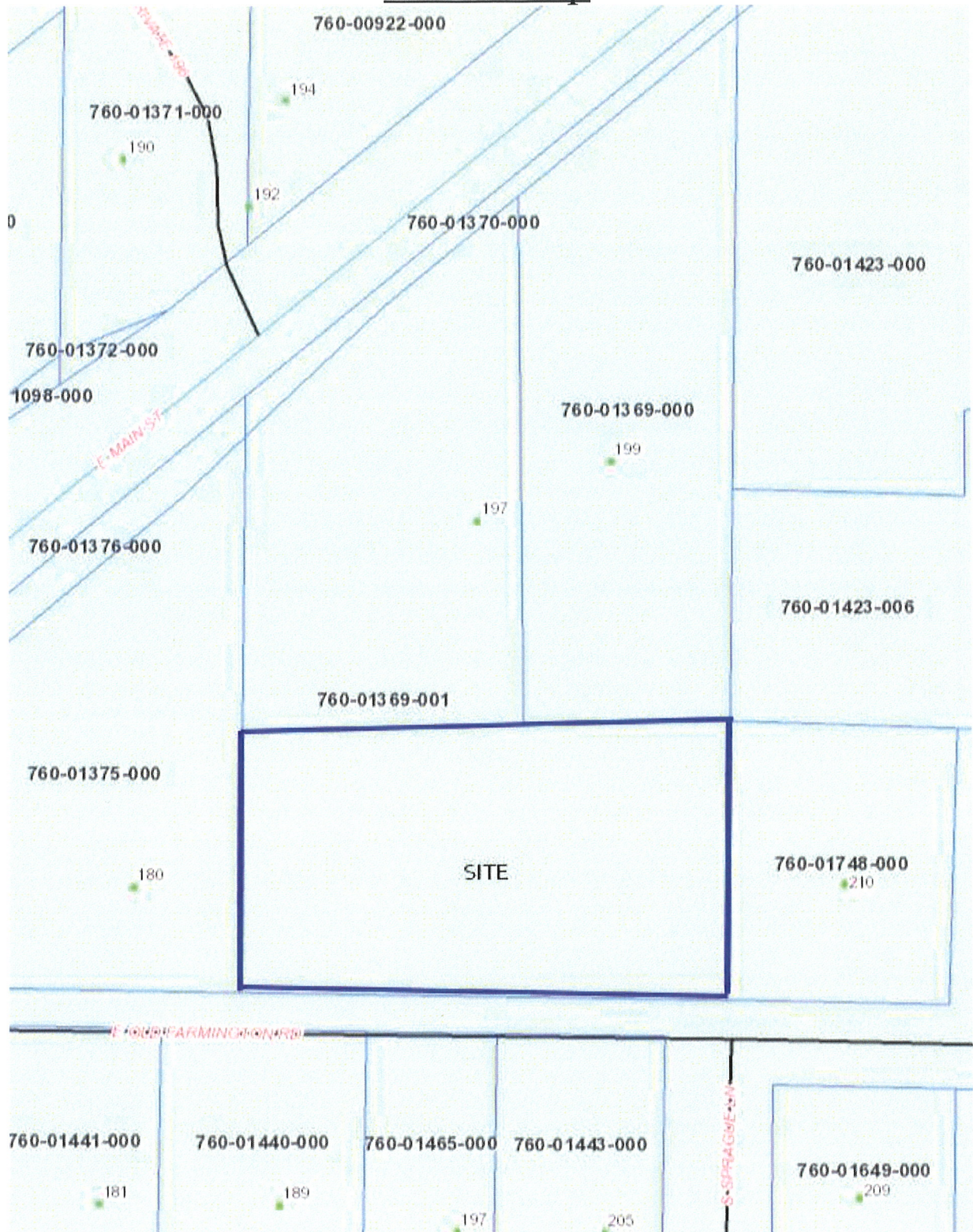
A hearing on these applications will be held by the Farmington Planning Commission on Monday, August 28th, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.

Parcel Map





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

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

August 10, 2017

RE: Old Farmington Road Townhomes 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 Sunday, August 13. Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for a Large Scale Development at the property described below has been filed with the City of Farmington on the 23rd day of May, 2017.

Parcel 760-01369-002:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ALUMINUM STATE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 23 AND RUNNING THENCE N89°58'41"W 253.08' TO AN EXISTING REBAR, THENCE N00°13'31"W 207.93', THENCE S89°56'47"E 51.78', THENCE S16°51'21"E 49.28', THENCE S89°56'47"E 187.93' TO AN EXISTING REBAR, THENCE S00°02'11"W 160.64' TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRE, MORE OR LESS. SUBJECT TO THAT PORTION IN EAST OLD FARMINGTON ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

1.00 Acre, located on Old Farmington Road, south of the existing Collier Drug building.

The Applicant requests a multi-family residential development, consisting of one 4-plex and one 3-plex, as well as associated parking lot, paving, landscape and drainage improvements. The Applicant also requests a Variance from the Master Street Plan improvements.

A public meeting to consider this request for a Residential Development & Variance at the above described property will be held on the 28th day of August, 2017, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

PH: 479-442-9350 * FAX: 479-521-9350

August 10, 2017

City of Farmington
354 W. Main St
Farmington, AR 72730

RE: Old Farmington Rd Townhomes

Dear City Staff,

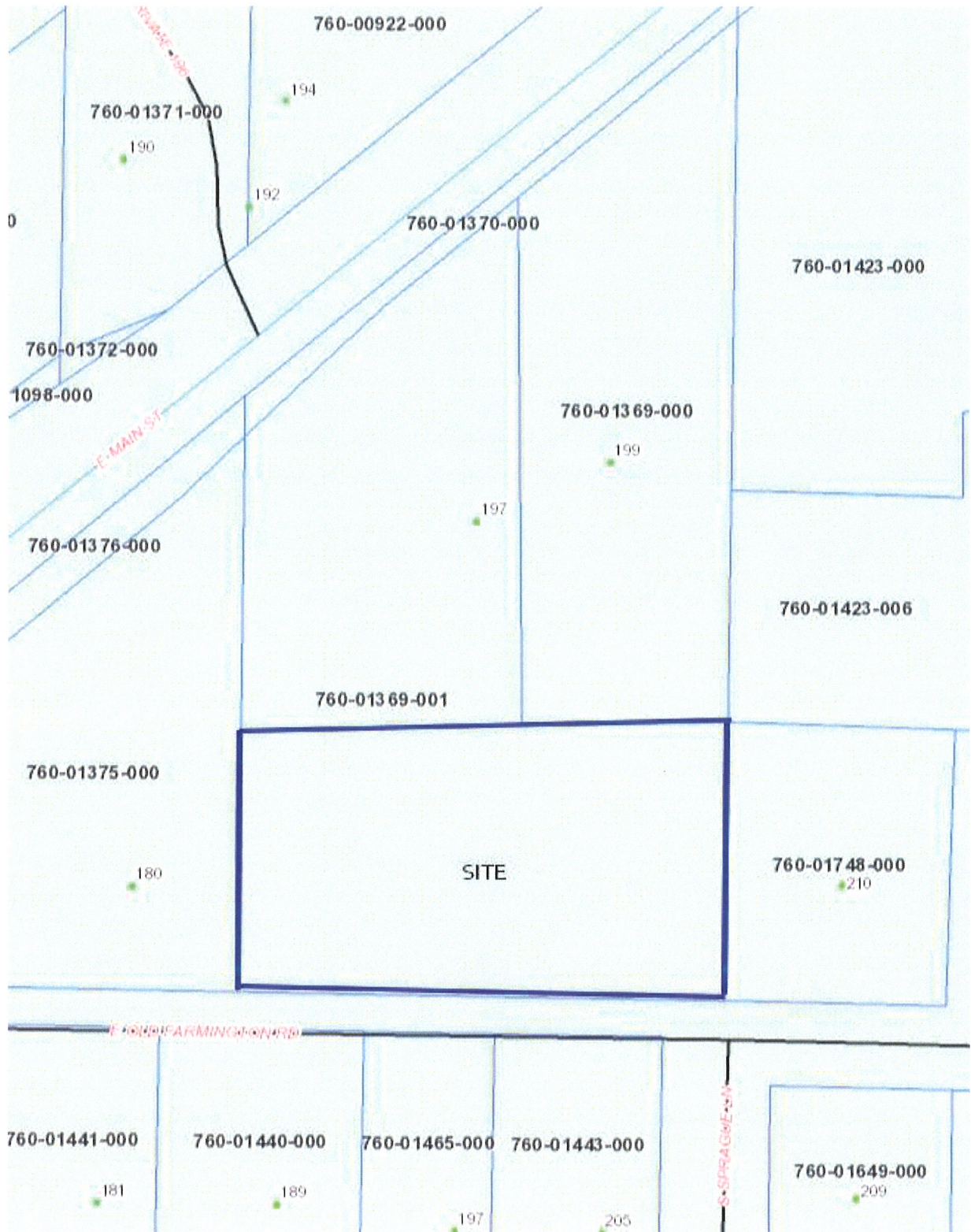
Please see the attached Parcel Map and list of Adjoining Property owners for the Old Farmington Rd Townhomes Large Scale Development and Variance Request.

ADJACENT LAND OWNERS (PT. PARCEL 760-01369-001):

- 1) 760-01369-000
FFM REAL PROPERTY LLC
P O BOX 1628
FARMINGTON, AR 72730
ZONED: C-2
- 2) 760-01423-006
GOLDSTEIN FARMINGTON LLC ; OSUR FARMINGTON LLC
150 METRO PARK
ROCHESTER, NY 14600
ZONED: C-2
- 3) 760-01748-000
COMBS, VERNON L & LORETTA
210 E. OLD FARMINGTON RD
FARMINGTON AR 72730-4008
ZONED: R-2
- 4) 760-01649-000
GUTHRIE, SILAS L & LINDA L
209 E. OLD FARMINGTON RD
FARMINGTON, AR 72730-4009
ZONED: R-2

- 5) 760-01443-000
SAMS, CLIFFORD G
205 E. OLD FARMINGTON RD
FARMINGTON AR 72730
ZONED: R-1
- 6) 760-01465-000
DENNIS, WARREN L & ANNA MARY
501 STELLE DR
FAYETTEVILLE AR 72701
ZONED: R-1
- 7) 760-01440-000
KILPATRICK, BILLY JOE & JANE A
189 E. OLD FARMINGTON RD
FARMINGTON AR 72730
ZONED: R-1
- 8) 760-01375-000
CAMPBELL, BOBBY
48 N. ST. JOHN PL
FARMINGTON AR 72730
ZONED: R-O & C-2
- 9) 760-01369-001
COLLIER DIVERSIFICATION SPECIALTIES, LLC
100 W. DICKSON
FAYETTEVILLE AR 72701
ZONED: C-2

PARCEL MAP



City of Farmington Application for Rezoning

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 until all information is furnished.

Applicant: <u>Indian Territory, LLC.</u>	Day Phone: <u>479-530-2778</u>
<u>PO Box 1527</u>	
Address: <u>Farmington, AR 72730</u>	Fax: _____
Representative: <u>Ferdi Fourie, P.E.</u>	Day Phone: <u>479-381-1066</u>
<u>4847 Kaylee Ave, Suite A</u>	
Address: <u>Springdale, AR 72762</u>	Fax: _____
Property Owner: <u>Indian Territory, LLC.</u>	Day Phone: <u>479-530-2778</u>
<u>PO Box 1527</u>	
Address: <u>Farmington, AR 72730</u>	Fax: _____

Indicate where correspondence should be sent (circle one): Applicant - Representative - Owner

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

Property Description Unassigned, S. 54th Street
 Site Address -- _____
 Current Zoning -- A-1 Proposed Zoning -- MF-1

Attach legal description and site plan (a scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.)

Type of zoning requested and reason for request:

To allow for the construction of duplex lots.

Responsibilities of the Applicant:

1. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit (see attached), that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the City of Farmington has accepted the application and the date of the public hearing has been confirmed. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy

of notice) shall be filed with the City of Farmington no later than seven (7) days prior to the meeting date. A sample notice is attached.

2. Pay a \$25.00 application fee
3. Provide a copy of the deed of the property.
4. Written authorization from the property owner if someone other than the owner will be representing the request.
5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 31 day of July, 2017.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from _____ to _____ will be held on the _____ day of _____, 201____, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

The City will post a sign on the property at a location visible to the public, notifying the public of the intent to rezone the property.

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.

Melissa _____ Date 7/31/17
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 that the agent is authorized to act on his behalf.)

Melissa _____ Date 7/31/17
Owner/Agent Signature

RECEIPT

DATE 7/20/17

No. 564584

RECEIVED FROM Ferd: Fournie \$ 25.00

Twenty five dollars and ^{no}/₁₀₀ DOLLARS

FOR RENT
 FOR Rezone request Farmington Heights phase II

ACCOUNT	
PAYMENT	25 00
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY Shasta

LEGAL DESCRIPTION – FARMINGTON HEIGHTS PHASE 2 – REZONING

ALL OF THE SE1/4 OF THE SE1/4 OF THE SW1/4 OF SECTION 14 AND ALL OF THE E1/2 OF THE NW1/4 OF SECTION 23, ALL IN TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAPPED STATE MONUMENT AT THE SE CORNER OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF SAID NE1/4 OF THE NW1/4 N87°50'38"W 661.20 FEET TO AN IRON PIN FOUND AT THE SW CORNER OF SAID E1/2 OF THE NW1/4; THENCE ALONG THE WEST LINE OF SAID E1/2 N02°26'48"E 1330.42 FEET TO AN IRON PIN FOUND AT THE NW CORNER OF SAID E1/2; THENCE ALONG THE WEST LINE OF SAID SE1/4 OF THE SE1/4 OF THE SW1/4 OF SECTION 14 N02°36'48"E 661.33 FEET TO THE NW CORNER OF SAID SE1/4 OF THE SE1/4 OF THE SW1/4; THENCE ALONG THE NORTH LINE OF SAID SE1/4 OF THE SE1/4 OF THE SW1/4 S87°41'00"E 660.16 FEET TO THE NE CORNER OF SAID SE1/4 OF THE SE1/4 OF THE SW1/4; THENCE ALONG THE EAST LINE OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 14 S02°35'14"W 661.96 FEET TO AN ALUMINUM CAPPED STATE MONUMENT AT THE SE CORNER OF SAID SE1/4 OF THE SW1/4; THENCE ALONG THE EAST LINE OF SAID NE1/4 OF THE NW1/4 OF SECTION 23 S02°24'54"W 1327.93 FEET TO THE POINT OF BEGINNING, CONTAINING 30.19 ACRES, MORE OR LESS AND SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

AFFIDAVIT

I hereby certify that I Frieda Bell
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature: Frieda Bell Date: 8-8-17

7016 2140 0000 4451 7176

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

FARMINGTON, AR 72730

Certified Mail Fee	\$3.35	0718
Extra Services & Fees (check box, add fee)	\$2.75	04
Return Receipt (hardcopy)	\$0.00	
Return Receipt (electronic)	\$0.00	
Certified Mail Restricted Delivery	\$0.00	
Adult Signature Required	\$0.00	
Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	08/08/2017

Indian Territory
 P.O. Box 1527
 Farmington AR 72730

7016 2140 0000 4451 7176

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

FAYETTEVILLE, AR 72701

Certified Mail Fee	\$3.35	0718
Extra Services & Fees (check box, add fee)	\$2.75	04
Return Receipt (hardcopy)	\$0.00	
Return Receipt (electronic)	\$0.00	
Certified Mail Restricted Delivery	\$0.00	
Adult Signature Required	\$0.00	
Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	08/08/2017

S.H. Holdings LLC
 1063 N. Valley View Dr.
 Fayetteville, AR 72701

7016 2140 0000 4451 7121

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

FAYETTEVILLE, AR 72701

Certified Mail Fee	\$3.35	0718
Extra Services & Fees (check box, add fee)	\$2.75	04
Return Receipt (hardcopy)	\$0.00	
Return Receipt (electronic)	\$0.00	
Certified Mail Restricted Delivery	\$0.00	
Adult Signature Required	\$0.00	
Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	08/08/2017

City of Fayetteville
 113 W Mountain St
 Fayetteville AR 72701

7016 2140 0000 4451 7169

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

FAYETTEVILLE, AR 72703

Certified Mail Fee	\$3.35	0718
Extra Services & Fees (check box, add fee)	\$2.75	04
Return Receipt (hardcopy)	\$0.00	
Return Receipt (electronic)	\$0.00	
Certified Mail Restricted Delivery	\$0.00	
Adult Signature Required	\$0.00	
Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	08/08/2017

Yates Family Charitable Remembrance Trust
 P.O. Box 10558
 Fayetteville AR 72703

7016 2140 0000 4451 7145

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

SPRINGDALE, AR 72764

Certified Mail Fee	\$3.35	0718
Extra Services & Fees (check box, add fee)	\$2.75	04
Return Receipt (hardcopy)	\$0.00	
Return Receipt (electronic)	\$0.00	
Certified Mail Restricted Delivery	\$0.00	
Adult Signature Required	\$0.00	
Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	08/08/2017

Pitts Eldest Trust
 2790 S. Thompson St
 Springdale AR 72764

7016 2140 0000 4451 7121

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

FARMINGTON, AR 72730

Certified Mail Fee	\$3.35	0718
Extra Services & Fees (check box, add fee)	\$2.75	04
Return Receipt (hardcopy)	\$0.00	
Return Receipt (electronic)	\$0.00	
Certified Mail Restricted Delivery	\$0.00	
Adult Signature Required	\$0.00	
Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	08/08/2017

Snyder David Alan Snyder Douglas Lee
 516 Roper Mill Rd
 Farmington AR 72730



☰ 1 Result(s)

Parcel: 760-02349-200 RPID: 96466 Prev.Parcel:001-11818-001 Type: Res. Vacant

Owner:

INDIAN TERRITORY LLC

Address:

N/A

Mail Address:

**PO BOX 1527
FARMINGTON, AR 72730**

Sub:

14-16-31 FARMINGTON OUTLOTS 98 ANNEX

City:

Farmington

Assessed Value:

\$16,750

S-T-R:

14-16-31

Block / Lot:

-- / --

Acres:

10.000

Legal:

SW SE SW 10.00AC



☰ 1 Result(s)

Parcel: 760-02400-100 RPID: 96469 Prev.Parcel:001-12093-001 Type: Res. Vacant

Owner:

INDIAN TERRITORY LLC

Address:

N/A

Mail Address:

**PO BOX 1527
FARMINGTON, AR 72730**

Sub:

23-16-31 FARMINGTON OUTLOTS 98 ANNEX

City:

Farmington

Assessed Value:

\$21,750

S-T-R:

23-16-31

Block / Lot:

- / -

Acres:

20.000

Legal:

W/2 NE NW 20.00AC



☰ 1 Result(s)

Parcel: 760-02349-100 RPID: 96465 Prev.Parcel:001-11818-000 Type: Res. Vacant

Owner:**INDIAN TERRITORY LLC****Address:****W SELLERS****Mail Address:****PO BOX 1527****FARMINGTON, AR 72730****Sub:****14-16-31 FARMINGTON OUTLOTS 98 ANNEX****City:****Farmington****Assessed Value:****\$16,760****S-T-R:****14-16-31****Block / Lot:****-- / --****Acres:****10.020****Legal:**

PT SE SW 10.02 A. FURTHER DESCRIBED FROM 2014-23977 AS: A part of the N (1/2) of the (SE 1/4) of the (SW 1/4) of Section 14, Township 16 North, Range 31 West being more particularly described as follows: Beginning at the Northwest corner of the (SE 1/4) of the (SW 1/4) of said Section 14 and running thence S 89 degrees 52'49" E 664.77 feet along the North line of said 40 acre tract; thence leaving said North line and running to and along an existing fence line the following: S 1 degrees 04' W 193.9 feet, S 88 degrees 12' 44" E 15.72 feet, S 2 degrees 00' W 465.91 feet to the South line of the (N 1/2) of the (SE 1/4) of the (SW 1/4) of said Section 14; thence N 89 degrees 52' 49" W 660.5 feet to the Southwest corner of said 20 acre tract; thence North 660.0 feet to the point of beginning, containing 10.11 acres, more or less, Washington County, Arkansas.



☰ 1 Result(s)

Parcel: 760-02400-200 RPID: 101427 Prev.Parcel:001-12091-000 Type: Agri Use/Vacant

Owner:

YATES FAMILY CHARITABLE REMINDER TRUST

Address:

941 S BROYLES AVE

Mail Address:

PO BOX 10558

FAYETTEVILLE, AR 72703-0044

Sub:

23-16-31 FARMINGTON OUTLOTS

City:

Farmington

Assessed Value:

\$1,550

S-T-R:

23-16-31

Block / Lot:

-- / --

Acres:

40.000

Legal:

**ANNEXED TO CITY OF FARMINGTON FOR 2006 & FOLLOWING YEARS PER ANNEXATION ORDER
2006-9 NW NE 40.00AC**



1 Result(s)

Parcel: 765-16201-030 RPID: 53975 Prev.Parcel:001-11819-000 Type: Ex. Government

**Owner:
CITY OF FAYETTEVILLE**

**Address:
696 S BROYLES AVE, 535 S BROYLES AVE**

**Mail Address:
113 W MOUNTAIN ST
FAYETTEVILLE, AR 72701-6083**

**Sub:
14-16-31 FAYETTEVILLE OUTLOTS ANNEX 2000**

**City:
Fayetteville**

**Assessed Value:
\$0**

**S-T-R:
14-16-31**

**Block / Lot:
- / -**

**Acres:
53.414**

**Legal:
CC 99-16 S/2 NE SE PT SE SE PT SW SE 53.414 A ANNEXED FOR 2000, ORD. #4209**



☰ 1 Result(s)

Parcel: 760-01368-000 RPID: 34649 Prev.Parcel:121988-000-00 Type: Agri Use/Vacant

Owner:

PITTS, ELDEST TRUST

Address:

2 E WILSON ST

Mail Address:

**2790 S THOMPSON ST
SPRINGDALE, AR 72764-6354**

Sub:

23-16-31 FARMINGTON OUTLOTS

City:

Farmington

Assessed Value:

\$10,310

S-T-R:

23-16-31

Block / Lot:

-- / --

Acres:

39.870

Legal:

PT SE NW 39.87A FMDS2 372 B



☰ 1 Result(s)

Parcel: 760-01353-000 RPID: 34628 Prev.Parcel:121974-000-00 Type: Agri Use/Vacant

Owner:

S H HOLDINGS LLC

Address:

N/A

Mail Address:

**1063 N VALLEY VIEW DR
FAYETTEVILLE, AR 72701**

Sub:

23-16-31 FARMINGTON OUTLOTS

City:

Farmington

Assessed Value:

\$680

S-T-R:

23-16-31

Block / Lot:

-- / --

Acres:

16.590

Legal:

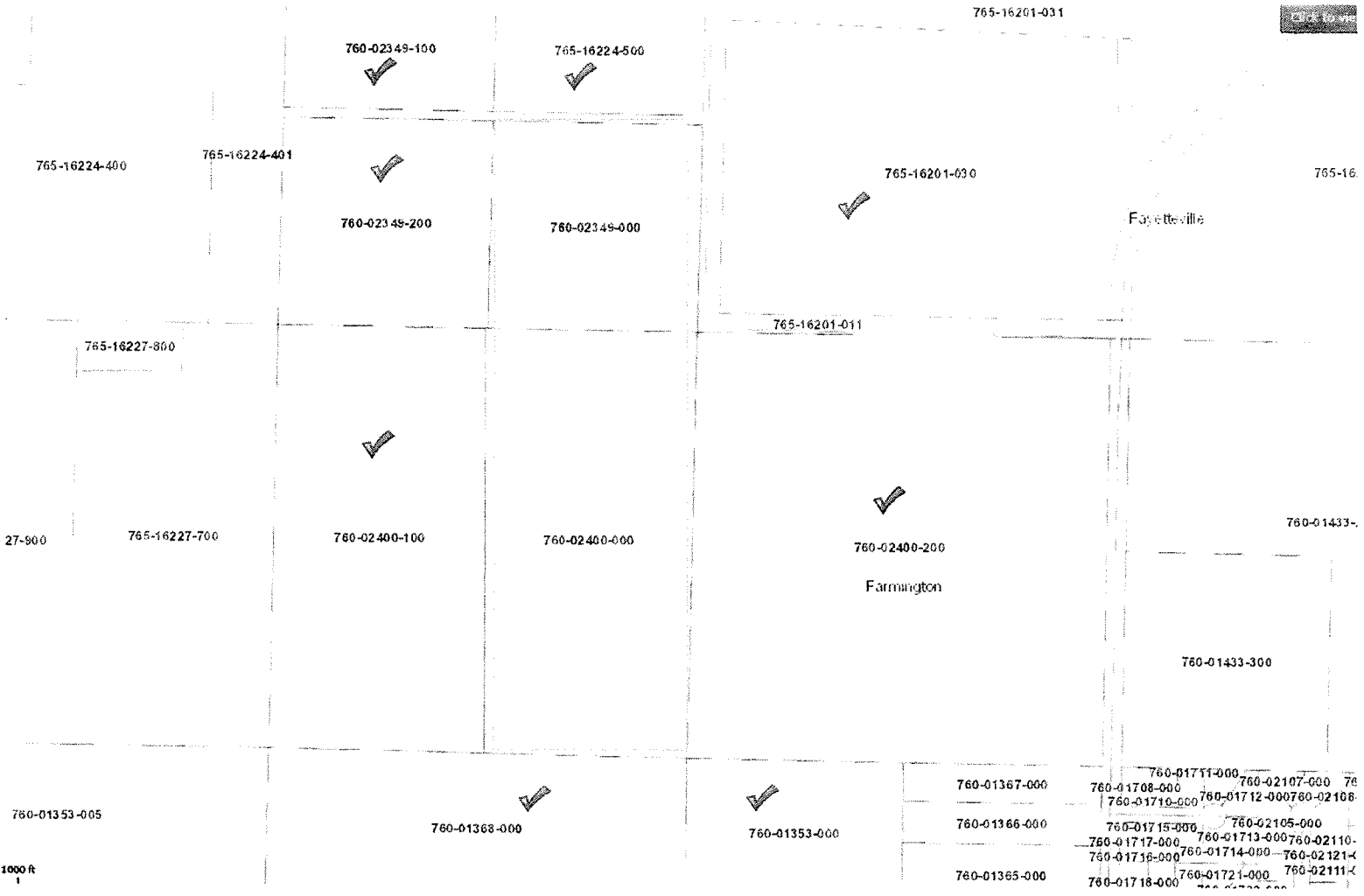
PT SW NE 16.59 A.



1 Result(s)

Parcel: 765-16224-500 RPID: 102494 Prev.Parcel:001-11818-003 Type: Agri Improved**Owner:****SWAFFAR, DAVID ALAN; SWAFFAR, DOUGLAS LEE****Address:****5581 W SELLERS RD****Mail Address:****516 RHEAS MILL RD
FARMINGTON, AR 72730****Sub:****14-16-31 FAYETTEVILLE OUTLOTS ANNEX 2000****City:****Fayetteville****Assessed Value:****\$18,926****S-T-R:****14-16-31****Block / Lot:****-- / --****Acres:****9.980****Legal:**

ANNEXED TO CITY OF FAYETTEVILLE FOR 2006 & FOLLOWING YEARS PER ISLAND ANNEXATION ORDINANCE #4923 PT N/2 SE SW 9.98 A. FURTHER DESCRIBED FROM 72PR-17-293-1 AS: PART OF THE N ½ OF THE SE1/4 OF THE SW ¼ OF SECTION 14, TOWNSHIP NORTH 16, RANGE 31 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF THE SE ¼ OF THE SW ¼ OF SAID SECTION 14 AND RUNNING THENCE SO°15'55"W 660.0 FEET TO THE SOUTHEAST CORNER OF SAID 20 ACRE TRACT; THENCE LEAVING SAID EAST LINE AND RUNNING N89°52'49"W 663.6 FEET ALONG THE SOUTH LINE OF SAID 20 ACRE TRACT; THENCE LEAVING SAID SOUTH LINE AND RUNNING NORTHERLY TO AND ALONG A FENCE LINE THE FOLLOWING; N2°00'E 465.91 FEET, N88°12'44"W 15.72 FEET, N1°04'E 193.9 FEET TO THE NORTH LINE OF SAID 40 ACRE TRACT; THENCE S89°52'49"W 15.72 FEET, N1°04'E 193.9 FEET TO THE NORTH LINE OF SAID 40 ACRE TRACT; THENCE S89°52'49"E 662.51 FEET TO THE POINT OF BEGINNING, CONTAINING 9.98 ACRES, MORE OR LESS.



**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION TO REZONE PROPERTY**

To All Owners of land lying adjacent to the property at:

S54th Street and Woolsey Farm Road

Location

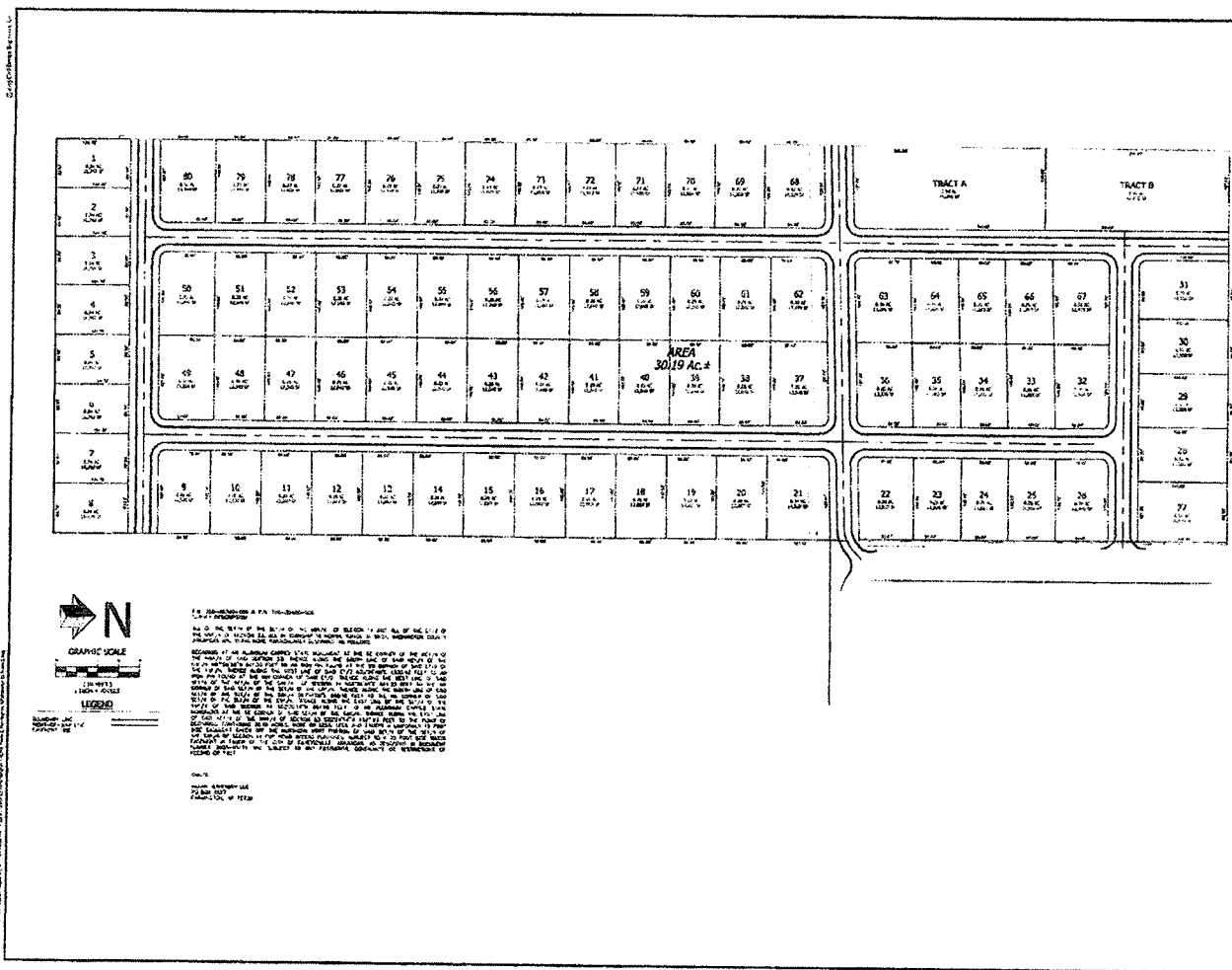
Indian Territory, LLC.

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from A-1 to MF-1.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on August 28, 2017 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main. 479-267-3865.



FARMINGTON HEIGHTS PHASE 2
 FARMINGTON, ARKANSAS
 CONCEPTUAL 2



DATE:	12/15/2011
BY:	[Signature]
SCALE:	AS SHOWN
PROJECT NO.:	160
SHEET:	160-1

C1



1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

DATE: 12/15/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]