



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

PLANNING COMMISSION AGENDA
July 28, 2014

**A meeting of the Farmington Planning Commission will be held on
Monday, July 28, 2014 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - June 23, 2014
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. **UNFINISHED BUSINESS**: Rezoning item tabled from the June 23, 2014 meeting.
 - Rezoning request** – Kerry Pitts is requesting rezoning from R-O/R-2 to MF-2
 - Property owned by**: Eagle Holdings and Signature Bank
 - Property Location**: Southwinds Dr.
 - Presented by**: Kerry Pitts
5. **PUBLIC HEARINGS**
 - A. **Rezoning request** – Keith Marrs
 - Property owned by**: Eagle Holdings
 - Property Location**: 403 S. Hunter
 - Presented by**: Keith Marrs
 - B. **Ordinance implementing Design Standards**
6. **NEW BUSINESS**
 - A. **Variance Request: 10 foot rear setback variance (from 25' to 15')** Scott Houston
 - Property owned by**: Scott Houston
 - Property Location**: 125 Terry
 - Presented by**: Scott Houston

- B. **Variance Request: 10 foot side set back variance** (from 10' to 0') Monica Hernandez
Property owned by: Angel & Monica Hernandez
Property Location: 114 Lark Lane
Presented by: Monica Hernandez

PLANNING COMMISSION MINUTES

JUNE 23, 2014

1. ROLL CALL

PRESENT

Sean Schader
Matt Hutcherson
Josh Clary
Judy Horne
Robert Mann
Gerry Harris

ABSENT

Bobby Wilson
Toni Bahn

2. Approval of May 27th, 2014 minutes was unanimous.
3. Comments from Citizens: None
4. PUBLIC HEARINGS

- A. Rezoning Request: Kerry Pitts
Geoff Bates-represented developer.

Public Comments:

D. Lossing- Sidewalk access: Dennis Patrick-raised concerns as to quality of life, safety, crime. He doesn't want zoning changed. He also thought traffic would be high density.

Kevin Cutter – against it because development could change too many unknowns.

Floor closed for Public Comments.

The Commission continued to discuss comments made by the citizens. Josh Clary made a motion to table and Judy Horne seconded the motion. The Rezoning request was tabled until next month's meeting on July 28, 2014.

6. New Business:
Keith Marrs –Variance Request – Ice Machine

25' to 10' - Rick Bramall, City Inspector, stated this was for safety purposes.

Public Comment- None

No landscaping around ice machine this variance is for ice machine only.

The request for Variance was approved with 4 yes votes and 1 no vote from Josh Clary.

Robert Mann made a motion for a public hearing, July 28th, 2014, on the Design Standards Ordinance. It was seconded by Sean Schader. They will discuss at work session on July 21, 2014.

Sean Schader made a motion to adjourn and Robert Mann seconded.

Secretary, Planning Commission

Chairman, Planning Commission

Agenda item #4
Unfinished
Business



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MEMO

To: Farmington Planning Commission
From: Melissa McCarville
Re: Rezoning Request by Kerry Pitts: R-O to MF-2
Date: July 23, 2014

City Attorney Steve Tennant asked that I put together a zoning history for this property. I am attaching minutes and agendas from two meetings in June and July of 2006:

- The first was a request for rezoning from RO to C-2. This request was denied by the planning commission.
- The next month the planning commission considered a request to allow "Restaurant" use in RO. This request was approved. However, the restaurant was never constructed.
- I am also attaching the definition of RO and the permitted uses that were in place at the time of this rezoning. As you will see RO allowed for multifamily.

Also, I will put a copy of the current land use plan at your place for you to review. If you have additional questions and concerns for me please let me know. I will be in the office through Friday at 5:00 pm.



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PLANNING COMMISSION AGENDA *June 19, 2006*

A meeting of the Farmington Planning Commission will be held on
Monday, June 19, 2006 at 6:30 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.

1. Roll Call
2. Approval of the minutes – May 15, 2006, May 8, 2006
3. Discussion of fence for Farmington Heights
4. Public Hearings:

Rezoning: From RO to C2,

Property Location: two lots immediately southeast of 120
Southwinds Drive.

Owners: DTS, Brokerage & Development, LLC, Tom Sims,
Managing Member.

Presented by: Tom Sims

Conditional Use: Child care and tutoring

Property Location: 116 Cynthia Avenue, Farmington

Presented by: Alice Kathryn Turner.

5. Request for Extension of Preliminary Plat Approval for Oxford Crest
Subdivision by Brad Hancock.
6. Preliminary Plat: Oxford Crest, Phase II, presented by Blew, Bates &
Associates
Waiver Request – Street improvements on Little Elm Road
7. Final Plat: Westridge, presented by Engineering Design Associates.
8. Preliminary Plat: Rolling Meadows at Valley View, presented by
Complete Design Partners.

9. Discussion of proposed draft of Planning Commission By-Laws.

Informational Items:

- Annexation work session is scheduled for Tuesday, June 20, 2006 at 6:00 p.m.
- A public hearing for the area involved in the island annexation will be held July 13, 2006 at 6:00 p.m.

FARMINGTON PLANNING COMMISSION
MEETING MINUTES
June 19, 2006

The meeting was called to order by Chairman Robert Mann.

Roll Call: Secretary Bahn

PRESENT

Gail True
Robert Mann
Toni Bahn
Kristie Ledbetter
Shannon McCuin
Freddie Ray
Gerry Harris

ABSENT

Chairman Mann made apologies because notice to public stated meeting time was 6:00pm. Actual meeting time is 6:30pm

Motion to approve minutes of the May 8, 2006 meeting as presented.

- Commissioner Ledbetter made motion to approve
- Commissioner Harris seconded motion

Motion passed with all present in favor.

Motion to approve minutes of the May 15, 2006 meeting as presented.

- Commissioner True made motion to approve with corrections to page 3 article 2 change the word Septic to Sewer.
- Commissioner Bahn seconded motion

Motion passed with all in favor.

PUBLIC HEARING

I. Rezoning RO to C2- Southwinds Road

- Representative for Rezoning, James Duncan
- Duncan presented that this area is existing land of 50 lots and request to move from Residential Office to Commercial 2. The plan is to build on two different lots. First one lot then the other lot. Strip mall on lot one as in sketch. The plan is for small businesses and small shops Build on the Northern most lot then the other with a mirror image of lot one.
- Chairman Mann asked if the business types are known at this time.
- Duncan: No specifics just smaller shops retail at this time. C2 possibility for food shops and restaurants. RO does allow for business offices to be there and this sort of building would be handy for any of us.

Chairman Mann asks for Commissioner comments.

- No Commissioner comments

Chairman Mann opens floor to public comment

- Dennis Patrick I live on Cedarbrook Place directly across from the lots in question. Strongly oppose the rezoning to C2 for a variety of reasons, quality of life issues. C2 by definition is adjacent to highway and doesn't fit in this setting and leaves to just about anything going in there. Converting C2 in residential neighborhood is the wrong thing to do. Traffic will increase that's a safety issue. Stores with lighted fronts and parking lots with lights at night time and those of us living adjacent to this will need black out curtains to sleep at night. Safety issues with kids dropped off with no parents at home and buses not able to back out into Southwinds. It's all comes down to quality of life. No upside to C2 except developer can make more money by selling it as C2.
- Robin Neumoff I live on corner of Southwinds and Countryside that's in my back yard. My bedroom window and look at those lights every night. Fred's was a problem for me too but far enough away not in my bedroom window. I have kids that live in this neighborhood. My kids play in street and the traffic is bad enough and not thinking about people in the neighborhood with no sidewalks to walk on and now move a residential neighborhood to a business neighborhood. I bought in the neighborhood for this quiet community. I don't think this should be in our back yard and I'm right on the corner so I'm going to get traffic and lights in my window. I bought to be in a bedroom community not to have a business in my back yard. Don't change it. It's meant to be a bedroom community a quiet community leave it that way. We've got Fred's and all up and down 62. I don't have a problem with that. No one wants a business in there back yard think about that. I don't want this my backyard and I don't think it should be in our backyard.
- Roy Hummel I was asked by 5 people over there about this. You have a tough decision. I just want to remind you when you change the zoning you're going to live with it all the way down. Next developer will want to do the same thing. We set commercial building 150 feet back from Highway 62 and that hasn't bothered us yet but this will bother you all the way down. Ask Steve what the difference is from RO and C2.
- Chairman Mann asked Steve to honor request of Mr. Hummel.
- Tennant: read the definition of C2 from ordinance. Basically anything and everything you would find on a major thoroughfare through the city. RO definition from ordinance. Basically what it does is a combination of residential and offices verses having everything from a Radison Hotel to you know what have you.
- Commissioner Ray asked if a filling station could go in that area.
- Tennant: Yes in a C2
- Duncan: Address increase traffic. These are access points and leaving but not necessarily going by. Traffic to and away. It gives people in these areas access to these facilities and an increase in services. The lighting concern PC or LSD could do some restrictions or directional lighting. I understand peoples concerns for things in the future put on the same properties but how far in the future is that, especially with changes in the community as it grows. That's not necessarily that far in the future.
- Commissioner Ray asked if developer had applied for building permit.
- Melissa stated they will have to go through LSD.
- Duncan: These are conceived plans. Southwinds is not highway but is a major thoroughfare.

Chair closed floor and brought back to the table

- Chairman Mann asked when that land originally became developed was it all under the same ownership of the lady who developed Southwinds.
- Commissioner True stated all under same ownership.
- Chairman Mann asked if it was RO zone originally. What was reason for RO.
- Commissioner True stated the reason for zoning in the first place is to prevent scattered and indiscriminate usage of property around the town. It's to provide for simple transition from the most congested highway use to the least residential use. We are now in transition from being a bedroom community to a full fledge community. I would like to see the commercial district expanded a lot more. We don't have the room to transition like we really should. Do we continue to creep in these residential areas? I would like to see the Northern most lot C1 and the Southern most lot RO.
- Chairman Mann stated this property was zoned RO for a reason. I don't want to get away from the original reason it was zoned RO.
- Commission McCuin asked if lot on corner of Southwinds and Cimarron was C2.
- Chairman Mann asked Tennant what the difference between a C1 and C2.
- Tennant stated C2 is highway commercial and C1 is neighborhood commercial.
- Commissioner Ledbetter stated C1 also allows for hotels and motels.
- Tennant stated C1 has a host of permitted uses and uses on appeals.
- Commissioner Harris stated we need to be real careful in changing zoning.
- Commissioner True stated what he wants to build can be done in an RO
- Melissa stated it's the uses that are controlled.
- Commissioner Ledbetter stated the only thing he can't do in an RO is restaurants.
- Commissioner True stated that if we grant this request he could do almost anything without ever having to come back to us other than LSD but couldn't control the use.
- Commissioner Ledbetter stated he could sale the property after approval.
- Melissa stated you have to look at worst case scenario.
- Commissioner True feels PC should look at new zoning to allow for growth.
- Commissioner McCuin stated she lives in Southwinds and knows Tom but doesn't feel commercial is a good idea.
- Commissioner Ledbetter asked if he could come back with a new proposal or wait a year or give waiver.
- Tennant stated you have to be very careful with commercial zoning. Commercial is still commercial.

Chair called for question.

- Commissioner Ray made motion to deny.
- Commissioner True seconded motion

Motion passes with all in favor

II Conditional Use Permit for 116 Cynthia Street

- Representative Alice Kathryn Turner, Wanting to give a better quality of care in home with fewer children. Neighbors have no problem with child care and no more than 10 children and have been in touch with DHS.
- Commissioner Ray asked how many children approved for and how many square foot in house.



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PLANNING COMMISSION AGENDA *July 17, 2006*

**A meeting of the Farmington Planning Commission will be held on
Monday, July 17, 2006 at 6:30 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call

2. Approval of the minutes – June 19, 2006

3. **Public Hearings:**

Request to allow "Restaurant" use in an RO:

Property Location: two lots immediately southeast of 120 Southwinds Drive.

Owners: DTS, Brokerage & Development, LLC, Tom Sims, Managing Member.

Presented by: Tom Sims

4. **New Business:**

A. Waiver of Subdivision Regulations

Property Location: 14400 Bethel Blacktop Road

Owners: Wade & Angela McBride

B. Conditional Use Request by Linda Masters

Property Location: 180 N. Christy Lane

Owner: Linda Masters

Request: Beauty shop in residential structure

C. Request for Variance

Property Location: Lot #5 Holland Drive

Owner: Bobby Paschal

Request: Variance of sidewalk requirement

D. Large Scale Development: Tractor Supply

Owners: The Hutton Company

Presented by: McClelland Consulting Engineers, Mike Morgan

Property Location: 2 parcels (5.15 acres total) east of the Family Clinic/Collier Drug Store on Main Street.

E. Preliminary Plat: Oxford Crest, Phase II

Owner: Brad Hancock

Presented by: Blew, Bates and Associates, Chris Waller

Property Location: West side of Little Elm Road, south of Rheas Mill.

Request for waiver of Street Improvements for Oxford Crest, Phase II

F. Concept Plan: Phillips Farm/School Site

Owners: Phillips Family

Presented by: Hawkins-Weir Engineers, Inc., Ronald Weir

Property Location: Immediately south of the Farmington city limits, south of the intersection of Tyler and Angus.

Informational Items:

- Beginning with the August meeting of the Planning Commission we will be meeting the **fourth Monday of the month at 6:30 p.m.** The August meeting will be held August 28, 2006.
- Setting a date for next work session and discussion of items for agenda.

FARMINGTON PLANNING COMMISSION
MEETING MINUTES
July 17, 2006, 2006

The meeting was called to order by Chairman Robert Mann.

Roll Call: Secretary Bahn

PRESENT

Freddie Ray
Gail True
Gerry Harris
Toni Bahn
Robert Mann
Kristie Ledbetter
Shannon McCuin

ABSENT

- Chairman Mann made announcement that the new meeting date would be the 4th Monday of every month at 6:30PM.

Motion to approve minutes of the June 19th, 2006 meeting as presented.

- Commissioner Harris made motion to approve
- Commissioner Ledbetter seconded motion

Motion passed with all in favor.

PUBLIC HEARING

- I. Request to allow "Restaurant"
 - Tom Sims, Developer and Owner of property, Steak House franchise that would like to come to Farmington. Proposed a strip mall that engineering being done on at this time with a flower shop and several other businesses pre-leased for February of 07 and would like to put the Steak House in one end of that strip mall.
 - City Comments: This is the property that came before you last month for a rezoning from R-O to C-2 and was denied. The request at this meeting stems from the part of the zoning ordinance that says, "The Planning Commission may approve other uses as either permitted or appeal uses if deemed after public hearing to be similar in nature to uses listed above." In this situation the goal of the planning commission should be to allow for development of these lots in an orderly and economically sound fashion without disturbing the adjacent uses that already exist. Allowing this use gives the planning commission the opportunity to allow for commercial development in the fashion the owner requests without opening up the opportunity for a more wide variety of uses that may not be a palatable for the adjacent property owners. Keep in mind the building can be built without any change in zoning. The request is to allow for a use that is not a permitted use in R-O, but the petitioner feels is similar in nature to those that are permitted.

- Tennant: Mr. Sims put forth a letter to PC that refers to our ordinances where it allows for use of private clubs and lodges in one section be advised the in August 1998 PC updated to exclude this language.
- Melissa stated that was her fault she had given Mr. Sims the wrong copy of the ordinance and explained that to him.
- Commissioner Ledbetter asked what the ordinance number was.
- Tennant: 7.1 B section 4, filed 1998
- Commissioner Ledbetter: Section 4, article 5 section 3 section E3 is hereby to strike from use on appeal any appeal applications for purpose of operating any private clubs and or lodges with in the zoning of classification RO. Files August 3, 98
- Tennant: August 7, 98, page number 9807658.
- Mr. Sims: The reason to bring up the private clubs and lodges because most serve food. This will be a family steak house that's interested in this building, will be good for the city.
- Chairman Mann: Original complaint was lighting have you thought about that.
- Sims: Use directional lighting when we get to technical review work the engineers on lighting. Direct lights away, the alternative was to put parking on that back property. If you look at the area we just finished with Pulse Fitness the lighting is not mass amount and doesn't shoot towards the property and shoot back to building not the street.

Chair opens the floor for public comment.

- Charlotte Balls: I am from the other side of state and just recently acquired property and doing a commercial restaurant. My question is we couldn't get past this committee with out a detailed parking and lighting before we got anything approved. My question is that going to work tonight.
- Melissa: This is not LSD. He will have to go through the same process as you did.
- Dennis Patrick: 206 Cedarbrook Place across the street from the restaurant. I feel like dejavu all over again. That's where we are at, a month ago you heard from Mr. Hummel and Mr. Tennant about opening Pandora's Box by putting in commercial highway type activities in an upscale residential area. I haven't heard anything new from the developer, last month he asked for a C2 and you gave him an unanimous no. He's simply picked one item from the menu and wouldn't take no for an answer and he's back for a yes. What business he is proposing brings to us all the bad things we talked about last time with C2 business, heavy traffic, large parking lots and business that operate well into the night, lighting with signs. Residence would have to use blackout curtains, heavy traffic of the day when we get home we are looking for a certain quality of life and not worry about traffic. Road's not designed for commercial type traffic. Concerns for the little tikes and traffic. Residence would like to have kids out without worrying about strangers. Restaurant is not similar in use at all to RO. RO is as you explained a transitional type zoning and kinds of offices that would fit into that environment would be those that low volume and when you go home they would be gone. Those of us that bought property looked at the zoning and saw the open spaces and actually talked to people before I made a financial commitment but decided that city knew what the city knew what it was doing and had a long term vision on what they wanted to do in terms of zoning and no desire to mix commercial with nice residential and so I felt like there was wisdom on city parts and a covenant with residences. I listen to all discuss this a month long and had a long range vision of

dealing with the properties your willing to bring into the city. We want services but not in our own back yard. You recognized that. Mr. Sims hasn't given us anything new he just didn't take no for an answer, it's all about money undoubtedly he could sale that property for more money but not at the expense of those who have to live with the result. Hope you will continue to have the long view, the master plan and not settle new neighbors with a mix of commercial and expensive homes.

Chair closed floor and brought back to the table

- Commissioner Harris asked where the steak house would be on these two lots.
- Sims: The north two acres, next to pulse fitness and hope to put those two parking lots together. I am also a home owner in Southwinds on Countryside Drive, the sidewalks will be added and pulse fitness is open until 10:00 at night and other business that will be open at night and I think this is a destination of traffic where the traffic will come off the main road and go back out the main road as far as that front 2 acres doesn't get back into the neighborhood like the back 2 acres also the street adjacent is across the street as well and it's zone C1 or C2. Put the steak house in the front two acres with other businesses back two acres do something else with because I'm concerned like they are maybe apartments that would fair better with the city and do what we need to do. What we don't want is a Los Vegas Strip or a Tontitown Strip going through the middle of Farmington. Tontitown has discovered that and make changes where they have no businesses off that strip. Having businesses off strip so where people can get on and off without getting hit. As Farmington grows unfortunately commercial and residential grow together. Would like to be able to put that restaurant in there but if not we'll go with that.
- Commissioner True: Why did you request an amendment in the definitions of uses in RO as apposed to a conditional use.
- Sims: We were going off the wrong ordinance and the fact that lodges serve food and that's the reason we requested that but we would ask for a variance.
- Commissioner True: I don't believe a restaurant is compatible in a RO zone and I think that if you read RO zones from any city. Restaurants don't go in RO that the reason we have RO but I would consider a conditional use but that's not what's on the agenda. You're asking to amend the definition and I don't think we can do that. I couldn't vote that way.
- Sims: a variance is what we're asking for I guess a variance could defined as conditional.
- Tennant: This is a major investment to ask for conditional use but ask to rezone this is something in place for many years so better for use on appeal.
- Melissa restated "The Planning Commission may approve other uses as either permitted or appeal uses if deemed after public hearing to be similar in nature to uses listed above." That's what I quoted him that's what's on his letter. Other uses not use on appeal. It doesn't say conditional uses or use on appeal it says other uses. You can go in and say in this situation this is an appeal use or this is a permitted use.
- Tennant: The original ordinance was modified in 98 was a use on appeal for zoning purposes it was modified in August of 98 for whatever reason before my time private clubs and lodges were taken out in 1998 as use on appeal for zoning purposes.

- Melissa forget clubs and lodges this still says "The Planning Commission may approve other uses as either permitted or appeal uses if deemed after public hearing to be similar in nature to uses listed above." Plain and simple. That's what we were using to put on agenda.
- Chairman Mann reiterated that last time they were requesting a rezoning now there will still be property between this property and the restaurant.
- Sims: Only the north front two acres.
- Chairman Mann requested PC refer to their maps to lot 1190 is the area we are discussing.
- Commissioner Ledbetter says regardless of approval there is nothing to stop him to put in office building in both areas. You suggested front lot strip center development and the back lot more of a housing facility which would basically more of a compromise. Zoning generally goes from C2 to C1 to RO. This goes from C2 to RO. If he asked for a rezone to C1 there would be less protection in two acres as appose to RO. This offers protection to businesses conducive to that area.
- Commissioner Bahn stated the agenda says two lots to southeast.
- Sims: We would be happy with just the one lot.

Chair asked for an amendment to the question.

- Commissioner Ledbetter made motion to amend the question to read the property located as being County map 760-02241-002, north of the two lots.
- Commissioner Bahn seconded motion

Motion passed with all in favor.

- Commissioner Harris asked if restaurant goes in then moves out can another restaurant can go in without coming to PC.
- Tennant: What you are saying on your vote that this piece of property is specific permitted use is not as of now not specific use on appeal. What you are saying under other uses, if it's there it's there, you're putting that category into that zoning.
- Commissioner Ray: If the restaurant goes out and someone wants to put a service station in there.
- Tennant: No
- Commissioner True: If that restaurant turned out to be a nuisance then and wanted to restrict any further restaurants then we would have to do a conditional use.
- Tennant: Totally different issue.

Chair called for the question:

- Allow restaurant use in the property location being defined as County Map Parcel 760-02241-002, commonly know as north of two lots for use on appeal.

Motion passed with Ray, Harris, True, Bahn, Ledbetter, McCuin voting yes and Mann abstaining.

NEW BUSINESS

I. Waiver of Subdivision Regulation on property 14400 Bethel Blacktop Rd

- Representative Angela McBride, 12.95 acres and had been granted a lot split earlier this year into a 5 acres lot and a 7.95 acres lot and we would like to split the 7.95 acres into two tracks, split in half.
- City Comments: If you recall *this* was on the agenda as a lot split request and was

hearing to be similar in nature to uses listed above.

(5) Minimum Area Requirements:

MHP	MINIMUM LAND AREA SQ. FT	MINIMUM LAND AREA SQ. FT./D.U.	FRONT YARD FEET	SIDE YARD FEET	REAR YARD FEET	LOT FRONTAGE FEET
Mobile Home Park	43,560	4,000	25	25	25	100
Mobile Home	4,000	4,000	20	5	15	25
All Other Uses	-	-	25	25	25	-

(6) Height Requirements;
The maximum height shall be 20 feet.

(7) Off-Street Parking Requirements:
2 per each mobile home space - which parking area will not reduce the yard area required.

(e) R-0 Residential-Office District

- (1) Purpose:
To provide areas within the city for the placement of offices or offices and residential in combination; to recognize existing offices and in some cases encourage their expansion and to provide a transition use from residential to commercial.
- (2) Permitted Uses:
Business and professional offices, business and professional services, art and teaching studios, barber and beauty shops, single-family in combination with any of the above uses, duplexes, multi-family, veterinary clinic with no overnight accommodations, governmental offices, essential government facilities and services and uses customarily accessory to permitted uses.
- (3) Uses on Appeal:
Child care facilities, nursing homes, private clubs and lodges, detention homes, utility facilities such as electric regulating stations or pressure control stations and uses customarily accessory to appeal uses.
- (4) Other Uses:
The Planning Commission may approve other uses as either permitted or appeal uses if deemed after public hearing to be similar in nature to uses listed above.

(5) Minimum Area Requirements:

R-O	MINIMUM LAND AREA SQ.FT.	MINIMUM LAND AREA SQ.FT./D.U.	FRONT YARD FEET	SIDE YARD FEET	REAR YARD FEET	LOT FRONTAGE FEET
All uses except residential	-	-	50	20	30	100
Residential uses including office and office and residential in combination						

(Same as R-2 District)

(6) Lot Coverage:
No more than 60% of the lot or parcel may be covered by structures.

(7) Height Requirements:
The maximum height shall be 40 feet.

(8) Off-Street Parking Requirements:
2 per each dwelling unit;
2 per each dwelling unit plus 1 per each 300 square feet of office space in combination;
1 per each 500 square feet of floor area for child care facilities, detention homes, nursing homes, utility facilities and private clubs and lodges, and;
1 per each 300 square feet of floor area for all other uses.

(f) C-1 General Commercial

(1) Purposes:
To provide areas within the city for the conduct of commerce and the provision of personal services; to group retail activities for the convenience of the consumer, to reduce energy costs, to take maximum advantage of public facilities and services and to reduce the impact on surrounding property; and to recognize and encourage the continuance of certain existing commercial groupings.

(2) Permitted Uses:
All uses listed in the R-0 District except residential uses, eating places, all retail and service uses; trade and repair services, cultural and recreation facilities, veterinary with inside holding pens, hotel and motel facilities and public and private uses customarily accessory to permitted uses.

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: Joseph Kerry Pitts Day Phone: 479-263-1501
Address: 2333 N Double Springs Rd Fax: _____
Representative: Bates & Associates Day Phone: 479-442-9350
Address: 91 W Colt Sq Dr Suite 3 Fax: 479-521-9350
Property Owner: Eagle Holding LLC Day Phone: 841-3596
Address: 196 E Main Farmington 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 -- Southwinds Drive
Current Zoning -- R-0 Proposed Zoning -- MF-2
R-2

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 construct a 4-plex development

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 20 day of May, 2014.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from R-0, R-2 to MF-2 will be held on the 23 day of June, 2014, 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.

[Signature] Date 4-20-14
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.)

[Signature] Date 5/20/14
Owner/Agent Signature
Eagle Holdings LLC

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: _____	Day Phone: _____
Address: _____	Fax: _____
Representative: <u>Bates & Associates, Inc.</u>	Day Phone: <u>(479) 442-9350</u>
Address: <u>91 W. Colt Sq. Suite 3, Fayetteville, AR</u>	Fax: <u>(479) 521-9350</u>
Property Owner: <u>Signature Bank</u>	Day Phone: _____
Address: <u>PO Box 8550 72702</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

Site Address -- Southwinds Drive
 Current Zoning -- R-O / R-2 Proposed Zoning -- MF-2

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 construct a four plex development

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 30 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 20 day of May, 2014.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from R-O / R-2 to MF-2 will be held on the 23 day of June, 2014, at 6:30 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.

_____ Date _____
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.)

x  Date 5/22/14
Owner/Agent Signature

SUBJECT PARCELS:

PARCEL: 760-01601-000
SIGNATURE BANK OF ARKANSAS
PO BOX 8550
FAYETTEVILLE, AR 72703
ZONED: R-0

PARCEL: 760-02242-000
EAGLE HOLDINGS LLC
PO BOX 605
FARMINGTON, AR 72730
ZONED: R-2

PARCEL: 760-01601-100
EAGLE HOLDINGS LLC
PO BOX 605
FARMINGTON, AR 72730
ZONED: R-2

ADJOINING PROPERTY OWNERS:

1) PARCEL: 760-02241-002
PLMR I LLC
PO BOX 10210
FORT SMITH, AR 72917
ZONED: R-0

2) PARCEL: 760-02241-000
CITY OF FARMINGTON
PO BOX 150
FARMINGTON, AR 72730
ZONED: C-2

3) PARCEL: 760-02242-003
CITY OF FARMINGTON
PO BOX 150
FARMINGTON, AR 72730
ZONED: C-2

4) PARCEL: 760-02242-004
CITY OF FARMINGTON
PO BOX 150
FARMINGTON, AR 72730
ZONED: R-0

5) PARCEL: 760-01596-003
FASHANK, LARRY & JO
2883 E PAR CT
FAYETTEVILLE, AR 72703-6501
ZONED: R-2

6) PARCEL: 760-01596-004
FASHANK, LARRY & JO
2883 E PAR CT
FAYETTEVILLE, AR 72703-6501
ZONED: R-2

7) PARCEL: 760-01266-000
WAGNON, DAVID L & BARBARA F
PO BOX 4
FARMINGTON, AR 72730-0004
ZONED: R-2

8) PARCEL: 760-01599-000
WOODWARD, SCOTT A
PO BOX 592
FARMINGTON, AR 72730
ZONED: R-2

9) PARCEL: 760-02073-000
BRYANT, RAYMOND H
128 W NORTHHAVEN ST
FARMINGTON, AR 72730-9720
ZONED: R-2

10) PARCEL: 760-02074-000
TAPPANA, NEIL, & KIMBERLY A
8920 COUNTY LN 213
WEBB CITY, MO 64870
ZONED: R-2

11) PARCEL: 760-02075-000
HELM LIVING TRUST
P O BOX 756
LINCOLN, AR 72744
ZONED: R-2

12) PARCEL: 760-02076-000
JONES, RICK & PAMELA
634 BUTTERFIELD
WEST FORK, AR 72774
ZONED: R-2

13) PARCEL: 760-02077-000
GUNN PROPERTIES LLC
PO BOX 1703
FAYETTEVILLE, AR 72703
ZONED: R-2

14) PARCEL: 760-02078-000
FOUR HORN PROPERTIES LLC
PO BOX 7347
SPRINGDALE, AR 72766
ZONED: R-2

15) PARCEL: 760-02079-000
JACKSON, TERRY L & BLAND S
217 WHISPERING HILLS ST
HOT SPRINGS NATIONAL, AR 71901-7318
ZONED: R-2

16) PARCEL: 760-02080-000
BARTHOLOMEW, DAVID L & LINDA S
11902 W HWY 156
WEST FORK, AR 72774
ZONED: R-2

17) PARCEL: 760-02217-000
ESTOPY, FLOYD GAYLON & LINDA L
1529 FOREST HEIGHTS
FAYETTEVILLE, AR 72703
ZONED: R-2

18) PARCEL: 760-02218-000
ESTOPY, FLOYD GAYLON & LINDA L
1529 FOREST HEIGHTS
FAYETTEVILLE, AR 72703
ZONED: R-2

19) PARCEL: 760-02219-000
LAW, BRYAN C & ELIZABETH
249 W PINE MEADOW DR
FARMINGTON, AR 72730-8624
ZONED: R-2

20) PARCEL: 760-02631-000
ALLEN, JAMES B
127 DAKOTA TRL
FARMINGTON, AR 72730-2928
ZONED: R-2

21) PARCEL: 760-02053-000
CITY OF FARMINGTON
PO BOX 150
FARMINGTON, AR 72730
ZONED: R-2

22) PARCEL: 760-02030-000
GUNN PROPERTIES LLC
PO BOX 1703
FAYETTEVILLE, AR 72703
ZONED: R-2

23) PARCEL: 760-02029-000
ODOM, SUZANNE & MATT
132 S KILLDEER DR
FARMINGTON, AR 72730
ZONED: R-2

24) PARCEL: 760-02028-000
HURST, ROGER DWAIN & LYNDIA MARIE
12700 CARTER POWELL RD
WEST FORK, AR 72774-9325
ZONED: R-2

25) PARCEL: 760-02027-000
SMITH, STANLEY W
295 LAS QUEBRADAS LN
ALAMO, CA 94507-1708
ZONED: R-2

26) PARCEL: 760-01991-000
HAMPTON, BEVERLY J
170 W COUNTRYSIDE DR
FARMINGTON, AR 72730
ZONED: R-2

27) PARCEL: 760-02176-000
VALENTINE, MEREDITH A
187 W CEDARBROOK PL
FARMINGTON, AR 72730
ZONED: R-1

28) PARCEL: 760-02171-000
ASHLEY, BOBBY & THERESA
190 W CEDARBROOK PL
FARMINGTON, AR 72730
ZONED: R-1

29) PARCEL: 760-02170-000
GRUMMER, ROBERT F & LOU ANN
201 W PINE MEADOW DR
FARMINGTON, AR 72730-8624
ZONED: R-1

Joseph K Pitts
PO Box 9075
Fayetteville, AR 72703

RETURN RECEIPT
REQUESTED



7014 0150 0001 2715 4903

VALENTINE, MEREDITH A
187 W CEDARBROOK PL
FARMINGTON, AR 72730

UTFF

NORTHWEST AIR MAIL
06 JUN 2014



1000
72730
\$6.49
00061754-06

U.S. POSTAGE
PAID
FARMINGTON, AR
JUN 06 14
AMOUNT

72703 00018

BC: 72703001875 *0855-14906-06-39

NIXIE 722 7E 1009 0006/12/14
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

CERTIFIED MAIL™

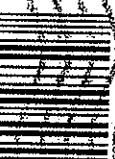


7014 0150 0001 2715 4613



1000
72730

\$6.49
00061754-06



U.S. POSTAGE
PAID
FARMINGTON, AR
JUN 06 14
AMOUNT

RETURN RECEIPT
REQUESTED

WOODWARD, SCOTT A
PO BOX 592
FARMINGTON, AR 72730

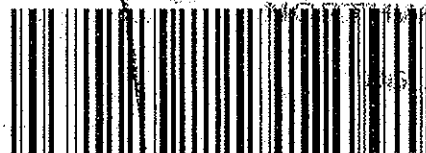
RETURN TO SENDER

72703 00018

BC: 72703001875 *0855-14906-06-39

CERTIFIED MAIL™

Joseph K Pitts
PO Box 9075
Fayetteville, AR 72703



ESTAR PRO
AR 727 11
JUN 2014



7014 0150 0001 2715 4859

1000

72730

ALLEN, JAMES B
127 DAKOTA TRL
FARMINGTON, AR 72730-2928

RETURN RECEIPT
REQUESTED

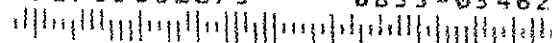
6-14

NIXIE 722 5E 1009 0006/

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

72703 @0018
7273032928

BC: 72703001875 *0855-03462



7014 0150 0001 2715 4613

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FARMINGTON, AR 72730
OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To
 Woodward, Scott
 Street, Apt. No., or PO Box No. PO Box 592
 City, State, ZIP+4 Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4941

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Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

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Sent To
 Gunn Properties Inc
 Street, Apt. No., or PO Box No. PO Box 1703
 City, State, ZIP+4 Fayetteville, AR 72703

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4965

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FDT SPRINGS NATIONAL PARK, AR 71801
OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To
 Jackson, Terry + Bland
 Street, Apt. No., or PO Box No. 217 Whispering Hills St
 City, State, ZIP+4 Hot Springs, AR 71901-0218

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4897

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Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To
 Hampton, Beverly
 Street, Apt. No., or PO Box No. 170 W. Countryside
 City, State, ZIP+4 Farmington, AR 72730

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7014 0150 0001 2715 4996

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WEBB CITY, MO 64870
OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To
 Tappana, Neil + Kimberly
 Street, Apt. No., or PO Box No. 8920 County Ln 213
 City, State, ZIP+4 Webb City, MO 64870

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4859

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Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To
 James Allen
 Street, Apt. No., or PO Box No. 127 Dakota
 City, State, ZIP+4 Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

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Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

Sent To: Grummer, Robert + Lou Ann
Street, Apt. No., or PO Box No.: 201 W. Pine meadow
City, State, ZIP+4: Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

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FAUETTEVILLE AR 72703 OFFICIAL USE

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Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

Sent To: Fashank, Larry + Jo
Street, Apt. No., or PO Box No.: 2883 E Par Ct
City, State, ZIP+4: Fayetteville, AR 72703

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Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

Sent To: Valentine, Meredith
Street, Apt. No., or PO Box No.: 187 W. Cedar brook
City, State, ZIP+4: Farmington, AR 72730

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Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

Sent To: Odom, Suzanne + Matt
Street, Apt. No., or PO Box No.: 132 S. Killdeer
City, State, ZIP+4: Farmington, AR 72730

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SPRINGDALE AR 72765 OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here 06/06/2014
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

Sent To: Four Horn Properties, LLC
Street, Apt. No., or PO Box No.: PO Box 7947
City, State, ZIP+4: Springdale, AR 72765

PS Form 3800, August 2006 See Reverse for Instructions

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ALABAMA GA 94507 OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here 06/06/2014
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

Sent To: Smith, Stanley
Street, Apt. No., or PO Box No.: 295 Las Quebradas Lane
City, State, ZIP+4: Alamo, CA 94507-1708

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4873

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WEST FORK AR 72774 OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To: Hurst, Roger Duain & Lynda
 Street, Apt. No., or PO Box No. 12700 Carter Powell
 City, State, ZIP+4 West Fork, AR 72774-9325

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4899

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LINCOLN AR 72744 OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To: Helm Living Trust
 Street, Apt. No., or PO Box No. PO Box 756
 City, State, ZIP+4 Lincoln, AR 72744

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7014 0150 0001 2715 4910

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Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To: Ashley, Bobby & Theresa
 Street, Apt. No., or PO Box No. 190 W. Cedarbrook A
 City, State, ZIP+4 Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 5009

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FARMINGTON AR 72730 OFFICIAL USE

Postage	\$ 0.49 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To: Bryant, Raymond
 Street, Apt. No., or PO Box No. 128 W. Northaven St
 City, State, ZIP+4 Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4118

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Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To: City of Farmington
 Street, Apt. No., or PO Box No. PO Box 150
 City, State, ZIP+4 Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4438

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

FORT SMITH AR 72917 OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To: Pim Rue
 Street, Apt. No., or PO Box No. PO Box 10210
 City, State, ZIP+4 Fort Smith, AR 72917

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4606

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FARMINGTON AR 72730
OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To: Wagnon, David & Barbara
Street, Apt. No.; or PO Box No.: PO Box 4
City, State, ZIP+4: Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4972

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WEST FORK AR 72774
OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To: Jones, Rick & Pamela
Street, Apt. No.; or PO Box No.: 634 Butterfield #
City, State, ZIP+4: West Fork, AR 72774

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4828

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

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

WEST FORK AR 72774
OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To: Bartholomew, David & Linda
Street, Apt. No.; or PO Box No.: 11902 W Hwy 156
City, State, ZIP+4: West Fork, AR 72774

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4842

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

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

FARMINGTON AR 72730
OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To: Law, Bryan & Elizabeth
Street, Apt. No.; or PO Box No.: 299 W Pine Meadow
City, State, ZIP+4: Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4835

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

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

FAYETTEVILLE AR 72703
OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To: Estep, Floyd Gaylon, Linda
Street, Apt. No.; or PO Box No.: 1529 Forest Heights
City, State, ZIP+4: Fayetteville, AR 72703

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Bartholomew
11902 W Hwy 56
West Fork, AR
72774

Article Number
(Transfer from service label)
S Form 3811, July 2013

7014 0150 0001 2715 4828
Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
B. Received by (Printed Name) Addressee
C. Date of Delivery
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Hurst, Roger & Lynda
12700 Carter Rowel
West Fork, AR
72774

Article Number
(Transfer from service label)
S Form 3811, July 2013

7014 0150 0001 2715 4873
Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
B. Received by (Printed Name) Addressee
C. Date of Delivery
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Bryant Raymond
128 W. Bernehaven St
Farmingham, AR
72735

Article Number
(Transfer from service label)
PS Form 3811, July 2013

7014 0150 0001 2715 5009
Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
B. Received by (Printed Name) Addressee
C. Date of Delivery
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
B. Received by (Printed Name) Addressee
C. Date of Delivery
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
B. Received by (Printed Name) Addressee
C. Date of Delivery
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Theresa
Cedarbrook
Farmingham
AR
72735

Article Number
(Transfer from service label)
S Form 3811, July 2013

0164 5122 1000 0510 41102

Domestic Return Receipt

RECIPIENT: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Law
249 W Pine Meadow Dr
Farmington, WV
25703

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
B. Received by (Printed Name) Addressee
C. Date of Delivery 6/7/14
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery
4. Restricted Delivery? (Extra Fee) Yes

Article Number 7014 0150 0001 2715 4842
(Transfer from service label)
S Form 3811, July 2013 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

City of Farmington
PO Box 1508
Farmington, WV
25730

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
B. Received by (Printed Name) Addressee
C. Date of Delivery 6/9/14
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery
4. Restricted Delivery? (Extra Fee) Yes

Article Number 7014 0150 0001 2715 4118
(Transfer from service label)
S Form 3811, July 2013 Domestic Return Receipt

RECIPIENT: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Fashank, Larry + Jo
2883 E Par Ct
Fayetteville, WV
25703

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
B. Received by (Printed Name) Addressee
C. Date of Delivery 6-7-14
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery
4. Restricted Delivery? (Extra Fee) Yes

Article Number 7014 0150 0001 2715 4620
(Transfer from service label)
PS Form 3811, July 2013 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

ES copy
1529 Forest Heights
Fayetteville, WV
25703

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
B. Received by (Printed Name) Addressee
C. Date of Delivery 6/11/14
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery
4. Restricted Delivery? (Extra Fee) Yes

Article Number 7014 0150 0001 2715 4835
(Transfer from service label)
PS Form 3811, July 2013 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
 Helm Living Trust
 PO Box 750
 Lincoln, NE 68744

COMPLETE THIS SECTION ON DELIVERY

- Signature: *John Helmer* Agent
- Received by (Printed Name): *John Helmer* Addressee
- Date of Delivery
- Is delivery address different from item 1? Yes No
- If YES, enter delivery address below:

JUN - 5 2014

- 3. Service Type:
 - Certified Mail® Priority Mail Express™
 - Registered Return Receipt for Merchandise
 - Insured Mail Collect on Delivery
- 4. Restricted Delivery? (Extra Fee) Yes No

2. Article Number
 (Transfer from service label)
 PS Form 3811, July 2013

7014 0150 0001 2725 4989
 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
 Four Horn Properties
 PO Box 7347
 Springdale, AR 72744

COMPLETE THIS SECTION ON DELIVERY

- Signature: *Keith Stiles* Agent
- Received by (Printed Name): *Keith Stiles* Addressee
- Date of Delivery
- Is delivery address different from item 1? Yes No
- If YES, enter delivery address below:

- 3. Service Type:
 - Certified Mail® Priority Mail Express™
 - Registered Return Receipt for Merchandise
 - Insured Mail Collect on Delivery
- 4. Restricted Delivery? (Extra Fee) Yes No

2. Article Number
 (Transfer from service label)
 PS Form 3811, July 2013

7014 0150 0001 2725 4989
 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
 Jones, Ricka Pamela
 634 Butler Field
 West Fork, AR 72774

COMPLETE THIS SECTION ON DELIVERY

- Signature: *Rick Jones* Agent
- Received by (Printed Name): *Rick Jones* Addressee
- Date of Delivery
- Is delivery address different from item 1? Yes No
- If YES, enter delivery address below:

- 3. Service Type:
 - Certified Mail® Priority Mail Express™
 - Registered Return Receipt for Merchandise
 - Insured Mail Collect on Delivery
- 4. Restricted Delivery? (Extra Fee) Yes No

Article Number
 (Transfer from service label)
 PS Form 3811, July 2013

7014 0150 0001 2725 4972
 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
 Wagner, David
 PO Box 4
 Farmington, AR 72730-0004

COMPLETE THIS SECTION ON DELIVERY

- Signature: *David Wagner* Agent
- Received by (Printed Name): *David Wagner* Addressee
- Date of Delivery
- Is delivery address different from item 1? Yes No
- If YES, enter delivery address below:

- 3. Service Type:
 - Certified Mail® Priority Mail Express™
 - Registered Return Receipt for Merchandise
 - Insured Mail Collect on Delivery
- 4. Restricted Delivery? (Extra Fee) Yes No

2. Article Number
 (Transfer from service label)
 PS Form 3811, July 2013

7014 0150 0001 2725 4906
 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Tappana, Neila Kinne
8920 County Ln 213
Webb City, MO 64870

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Jim Tappana* Agent
 B. Received by Printed Name Addressee
 C. Date of Delivery 10/10/14
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes



SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Jackson, Terry & Brand
217 Whispering St
Hot Springs, AR 71901

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Terry Jackson* Agent
 B. Received by Printed Name Addressee
 C. Date of Delivery 10/10/14
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

ODon, Suzannemarie
132 Skillard Dr
Farmington, AR 72730

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Suzanne ODon* Agent
 B. Received by Printed Name Addressee
 C. Date of Delivery 10/10/14
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

PIMR LLC
PO Box 16210
Fort Smith, AR 72917

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Michael Pimer* Agent
 B. Received by Printed Name Addressee
 C. Date of Delivery 6-11-14
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

Article Number 7014 0150 0001 2715 4965
(Transfer from Form 3811, July 2013) Domestic Return Receipt

Article Number 7014 0150 0001 2715 4996
(Transfer from service Form 3811, July 2013) Domestic Return Receipt

Article Number 7014 0150 0001 2715 4855
(Transfer from service PS Form 3811, July 2013) Domestic Return Receipt

Article Number 7014 0150 0001 2715 4934
(Transfer from service label) Form 3811, July 2013 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gummer, Robert
201 W Pine meadows
Farmington, AZ
72730-8024

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) Agent Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

Robert Gummer
6/13/14

- 3. Service Type
 - Certified Mail®
 - Priority Mail Express™
 - Registered
 - Return Receipt for Merchandise
 - Insured Mail
 - Collect on Delivery
- 4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label) 7014 0150 0001 2715 4927
PS Form 3811, July 2013 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gunn Properties, LLC
PO Box 1703
Fayetteville, AR
72703

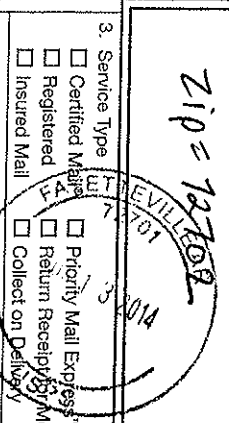
COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) Agent Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

MARY ANN GUNN
6/13/14

- 3. Service Type
 - Certified Mail®
 - Priority Mail Express™
 - Registered
 - Return Receipt for Merchandise
 - Insured Mail
 - Collect on Delivery
- 4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label) 7014 0150 0001 2715 4941



NORTHWEST AIR MAIL

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Smith, Stanley
295 Las Quebradas Ln
Alamo, CA 94502
1708

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name)
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

6-10-14

- 3. Service Type
 - Certified Mail®
 - Priority Mail Express™
 - Registered
 - Return Receipt for Merchandise
 - Insured Mail
 - Collect on Delivery
- 4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label) 7014 0150 0001 2715 4880

SUBJECT PARCELS:

PARCEL: 760-01601-000
SIGNATURE BANK OF ARKANSAS
PO BOX 8550
FAYETTEVILLE, AR 72703
ZONED: R-0

PARCEL: 760-02242-000
EAGLE HOLDINGS LLC
PO BOX 605
FARMINGTON, AR 72730
ZONED: R-2

PARCEL: 760-01601-100
EAGLE HOLDINGS LLC
PO BOX 605
FARMINGTON, AR 72730
ZONED: R-2

ADJOINING PROPERTY OWNERS:

1) PARCEL: 760-02241-002
PLMR I LLC
PO BOX 10210
FORT SMITH, AR 72917
ZONED: R-0

2) PARCEL: 760-02241-000
CITY OF FARMINGTON
PO BOX 150
FARMINGTON, AR 72730
ZONED: C-2

3) PARCEL: 760-02242-003
CITY OF FARMINGTON
PO BOX 150
FARMINGTON, AR 72730
ZONED: C-2

4) PARCEL: 760-02242-004
CITY OF FARMINGTON
PO BOX 150
FARMINGTON, AR 72730
ZONED: R-0

5) PARCEL: 760-01596-003
FASHANK, LARRY & JO
2883 E PAR CT
FAYETTEVILLE, AR 72703-6501
ZONED: R-2

6) PARCEL: 760-01596-004
FASHANK, LARRY & JO
2883 E PAR CT
FAYETTEVILLE, AR 72703-6501
ZONED: R-2

7) PARCEL: 760-01266-000
WAGNON, DAVID L & BARBARA F
PO BOX 4
FARMINGTON, AR 72730-0004
ZONED: R-2

8) PARCEL: 760-01599-000
WOODWARD, SCOTT A
PO BOX 592
FARMINGTON, AR 72730
ZONED: R-2

9) PARCEL: 760-02073-000
BRYANT, RAYMOND H
128 W NORTHHAVEN ST
FARMINGTON, AR 72730-9720
ZONED: R-2

10) PARCEL: 760-02074-000
TAPPANA, NEIL, & KIMBERLY A
8920 COUNTY LN 213
WEBB CITY, MO 64870
ZONED: R-2

11) PARCEL: 760-02075-000
HELM LIVING TRUST
P O BOX 756
LINCOLN, AR 72744
ZONED: R-2

12) PARCEL: 760-02076-000
JONES, RICK & PAMELA
634 BUTTERFIELD
WEST FORK, AR 72774
ZONED: R-2

13) PARCEL: 760-02077-000
GUNN PROPERTIES LLC
PO BOX 1703
FAYETTEVILLE, AR 72703
ZONED: R-2

14) PARCEL: 760-02078-000
FOUR HORN PROPERTIES LLC
PO BOX 7347
SPRINGDALE, AR 72766
ZONED: R-2

15) PARCEL: 760-02079-000
JACKSON, TERRY L & BLAND S
217 WHISPERING HILLS ST
HOT SPRINGS NATIONAL, AR 71901-7318
ZONED: R-2

16) PARCEL: 760-02080-000
BARTHOLOMEW, DAVID L & LINDA S
11902 W HWY 156
WEST FORK, AR 72774
ZONED: R-2

17) PARCEL: 760-02217-000
ESTOPY, FLOYD GAYLON & LINDA L
1529 FOREST HEIGHTS
FAYETTEVILLE, AR 72703
ZONED: R-2

18) PARCEL: 760-02218-000
ESTOPY, FLOYD GAYLON & LINDA L
1529 FOREST HEIGHTS
FAYETTEVILLE, AR 72703
ZONED: R-2

19) PARCEL: 760-02219-000
LAW, BRYAN C & ELIZABETH
249 W PINE MEADOW DR
FARMINGTON, AR 72730-8624
ZONED: R-2

20) PARCEL: 760-02631-000
ALLEN, JAMES B
127 DAKOTA TRL
FARMINGTON, AR 72730-2928
ZONED: R-2

21) PARCEL: 760-02053-000
CITY OF FARMINGTON
PO BOX 150
FARMINGTON, AR 72730
ZONED: R-2

22) PARCEL: 760-02030-000
GUNN PROPERTIES LLC
PO BOX 1703
FAYETTEVILLE, AR 72703
ZONED: R-2

23) PARCEL: 760-02029-000
ODOM, SUZANNE & MATT
132 S KILLDEER DR
FARMINGTON, AR 72730
ZONED: R-2

24) PARCEL: 760-02028-000
HURST, ROGER DWAIN & LYNDIA MARIE
12700 CARTER POWELL RD
WEST FORK, AR 72774-9325
ZONED: R-2

25) PARCEL: 760-02027-000
SMITH, STANLEY W
295 LAS QUEBRADAS LN
ALAMO, CA 94507-1708
ZONED: R-2

26) PARCEL: 760-01991-000
HAMPTON, BEVERLY J
170 W COUNTRYSIDE DR
FARMINGTON, AR 72730
ZONED: R-2

27) PARCEL: 760-02176-000
VALENTINE, MEREDITH A
187 W CEDARBROOK PL
FARMINGTON, AR 72730
ZONED: R-1

28) PARCEL: 760-02171-000
ASHLEY, BOBBY & THERESA
190 W CEDARBROOK PL
FARMINGTON, AR 72730
ZONED: R-1

29) PARCEL: 760-02170-000
GRUMMER, ROBERT F & LOU ANN
201 W PINE MEADOW DR
FARMINGTON, AR 72730-8624
ZONED: R-1

CITY OF FARMINGTON
354 WEST MAIN STREET
P.O. BOX 100
FARMINGTON, CT 06030

RECEIPT

DATE	5-20-14	No.	795676
RECEIVED FROM	Joseph P. Pella		
	Twenty five & no/100		
	FOR Rent - Apartments		
		\$25.00	DOLLARS
ACCOUNT			
PAYMENT	25.00		
BAL. DUE			
<input checked="" type="radio"/> CASH			
<input type="radio"/> CHECK			
<input type="radio"/> MONEY ORDER			
FROM		TO	
BY	B. Cole		

Parcel # 760-02242-000

IN THE CIRCUIT COURT OF WASHINGTON COUNTY, ARKANSAS
2nd DIVISION

FIRST FEDERAL BANK F/K/A FIRST
FEDERAL BANK OF ARKANSAS, FA


PETITIONER

v.

CASE NO. CV 2013-1048-2

DTS BROKERAGE & DEVELOPMENT,
LLC A/K/A DTS BROKERAGE AND DEV,
LLC A/K/A DTS BROKERAGE & LAND
DEVELOPMENT, LLC;
DONALD R. SIMS A/K/A DONALD SIMS;
THOMAS HENRY SIMS A/K/A THOMAS
H. SIMS A/K/A THOMAS SIMS A/K/A
TOM SIMS;
SHARON K. SIMS A/K/A SHARON SIMS;
JOHN T. LEE AS CHAPTER 7 PANEL
TRUSTEE;
WASHINGTON COUNTY TAX
COLLECTOR;
MEINRAD MICHAEL JANSEN AND
PAMELA JANSEN;
WHOLESALE LUMBER &
MATERIALS, CO.;
TENANTS OF 1791 VINEY GROVE RD.,
PRAIRIE GROVE, ARKANSAS 72753;
TENANTS OF 11435 LITTLE ELM ROAD,
FARMINGTON, ARKANSAS 72730;
TENANTS OF 256 W. COUNTRYSIDE
DR., FARMINGTON, ARKANSAS 72730;
MID-CONTINENT CONCRETE
COMPANY, INC. WHICH HAS THE
FICTITIOUS NAME OF MID-
CONTINENT CONCRETE COMPANY;
JOHN AND RANDAN HASSELL,
HUSBAND AND WIFE.

RESPONDENTS


Doc ID: 015500560008 Type: REL
Kind: COMMISSIONER DEED
Recorded: 11/25/2013 at 10:17:13 AM
Fee Amt: \$50.00 Page 1 of 8
Washington County, AR
Kyle Sylvester Circuit Clerk
File **2013-00038965**

COMMISSIONER'S DEED

THIS INDENTURE, made this 25 day of November, 2013, by and between KYLE SYLVESTER, as Commissioner, party of the first part hereto and EAGLE HOLDINGS, LLC the party of the second part hereto, WITNESSETH:

WHEREAS, the Washington County Circuit Court, on September 24, 2013, among other things adjudged and decreed in a certain civil action in equity then pending therein, between First Federal Bank f/k/a First Federal Bank of Arkansas, FA, Petitioner v. DTS Brokerage & Development, LLC a/k/a DTS Brokerage and Dev, LLC a/k/a DTS Brokerage & Land Development, LLC, et al, Respondents; that **Separate Respondent, DTS Brokerage & Development, LLC a/k/a DTS Brokerage and Dev, LLC a/k/a DTS Brokerage & Land Development, LLC**, pay to FIRST FEDERAL BANK, Petitioner, as of August 26, 2013 in **COUNT I** in the principal balance of \$156,429.50, interest in the amount of \$8,696.34, and title work fees in the amount of \$350.00, with interest thereafter at the rate of 6.5% per annum, until Judgment is entered and interest being reduced to 5.75% per annum after judgment is entered; in **COUNT II** in the principal balance of \$124,091.39, interest in the amount of \$9,332.34, late fees in the amount of \$6,314.74, and title work fees in the amount of \$350.00, with interest thereafter at the rate of 6.25% per annum, until Judgment is entered and interest being reduced to 5.75% per annum after judgment is entered; in **COUNT III**, in the principal balance of \$162,029.41, interest in the amount of \$8,780.54, late fees in the amount of \$575.84, and title work fees in the amount of \$350.00, with interest thereafter at the rate of 6.625% per annum, until Judgment is entered and interest being reduced to 5.75% per annum after judgment is entered; in **COUNT IV**, in the principal balance of \$122,136.31, interest in the amount of \$7,064.53, late fees in the amount of \$757.22, and title work fees in the amount of \$350.00, with interest thereafter at the rate of 6.5% per annum, until Judgment is entered and interest being reduced to 5.75% per annum after judgment is entered; in **COUNT V**, in the principal balance of \$500,000.00, interest in the amount of \$20,464.80, with interest thereafter at the rate of 3.0% per annum, together with court costs in the amount of \$205.00, service fees in the amount of \$243.59, and reasonable

attorneys' fees in the amount of \$10,282.50, being the amount adjudged to be due in the Decree of said action. And that in default of the payment of said sums or any portion thereof, on or before ten days after the rendition of said Decree, that all right, title, interest, and equity of redemption of said Respondents and all the right and possibility of curtesy or dower of Respondents, in and to the following described real estate, to-wit:

PROPERTY 1

LOT 11 OF PRAIRIE PINES SUBDIVISION TO THE CITY OF PRAIRIE GROVE, WASHINGTON COUNTY, ARKANSAS, AS PER THE PLAT OF SAID SUBDIVISION ON FILE IN PLAT BOOK 23 AT PAGE 116 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. THE PROPERTY IS LOCATED IN WASHINGTON COUNTY AT 1791 VINEY GROVE ROAD, PRAIRIE GROVE, ARKANSAS 72753.

PROPERTY 2

TRACT 1:

A PART OF THE FRACTIONAL NORTHEAST QUARTER (FRL. NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS S 02°30'26" W, 668.61 FEET FROM THE NE CORNER OF SAID FRL. NE ¼ OF THE NE ¼ OF SAID SECTION 5 AND RUNNING THENCE S 02°30'26" W, 126.0 FEET ALONG THE EAST LINE OF SAID TRACT; THENCE N 87°19'17" W, 255.6 FEET TO A ½ INCH REBAR; THENCE N 02°30'26" E, 126.0 FEET TO A ½ INCH REBAR; THENCE S 87°19'17" E, 255.6 FEET TO THE POINT OF BEGINNING, CONTAINING 0.74 ACRES, MORE OR LESS. SUBJECT TO THE WASHINGTON COUNTY ROAD NO. 19 (LITTLE ELM ROAD) RIGHT-OF-WAY ALONG THE EAST LINE, THE WASHINGTON WATER AUTHORITY WATER LINE EASEMENT RUNNING NORTH AND SOUTH ALONG THE WEST SIDE OF SAID COUNTY ROAD, AND ANY OTHER EASEMENT AND/OR RIGHTS-OF-WAY OF RECORD.

ALSO KNOWN AS:

TRACT 1 OF LITTLE ELM DTS SUBDIVISION TO THE CITY OF PRAIRIE GROVE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON FINAL PLAT OF SUBDIVISION RECORDED IN PLAT BOOK 23 AT PAGE 258, RERECORDED IN PLAT BOOK 23 AT PAGE 273 AMONG THE OFFICIAL RECORDS OF WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

TRACT 1: A PART OF THE FRL. NE-1/4 OF THE NE-1/4 OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 31 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS S2°30'26" W 813.64 FEET FROM THE NORTHEAST CORNER OF THE FRL. NE-1/4 OF THE NE-1/4 OF SAID SECTION 5 AND RUNNING THENCE S2°30'26" W 126.0 FEET ALONG THE EAST LINE OF SAID 40 ACRE TRACT; THENCE LEAVING SAID EAST LINE AND RUNNING N87°19'17" W 255.6 FEET TO A ½" REBAR; THENCE N2°30'26"E 126.0 FEET TO A ½" REBAR; THENCE S87°19'17" E 255.6 FEET TO THE POINT OF BEGINNING, CONTAINING 0.74 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS. SUBJECT TO WASHINGTON COUNTY ROAD NO. 19 (LITTLE ELM ROAD) RIGHT-OF-WAY ALONG THE EAST LINE, THE WASHINGTON COUNTY WATER AUTHORITY WATER LINE EASEMENT RUNNING NORTH AND SOUTH ALONG THE WEST SIDE OF COUNTY ROAD AND ANY OTHER EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

PROPERTY 3

LOT 40 OF SOUTHWINDS SUBDIVISION, PHASE I TO THE CITY OF FARMINGTON WASHINGTON COUNTY, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY ARKANSAS, WHICH CURRENTLY HAS THE ADDRESS OF 256 COUNTRYSIDE DR., FARMINGTON, ARKANSAS 72730.

PROPERTY 4

A PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SW ¼ NW ¼ OF SAID SECTION 26, THENCE S 89°56'35" E, 1319.20 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST BOUNDARY OF THE MEADOWS SUBDIVISION PHASE I AS FOLLOWS: N 00°02'12" E, 9.71 FEET; THENCE N 22°54'00" W, 124.84 FEET; THENCE N 29°06'00" W, 165.30 FEET; THENCE N 50°09'00" W, 394.40 FEET; THENCE N 30°22'00" W, 52.80 FEET; THENCE N 29°48'00" W, 117.30 FEET; THENCE N 63°38'00" W, 153.10 FEET; THENCE S 82°56'48" W, 45.35 FEET; THENCE THROUGH A PORTION OF FARMINGTON COMMERCIAL CENTER PHASE I AS FOLLOWS: N 50°28'35" W, 365.97 FEET; THENCE N 09°30'00" W, 365.00 FEET; THENCE EAST 180.97 FEET; THENCE ALONG THE EAST BOUNDARY OF FARMINGTON COMMERCIAL CENTER PHASE I SOUTH 230.33 FEET; THENCE ALONG THE WEST LINE OF SOUTH HAVEN SUBDIVISION PHASE I S 50°28'35" E, 148.83 FEET; THENCE S 89°55'47" E, 251.39 FEET; THENCE ALONG THE WEST LINE OF SOUTH HAVEN SUBDIVISION PHASE 2 S 00°04'10" W, 226.32 FEET,

THENCE S 50°28'35" E, 163.15 FEET; THENCE S 89°55'50" E, 44.02 FEET; THENCE S 00°04'10" W, 80.00 FEET; THENCE S 89°55'50 E, 130.00 FEET; THENCE S 00°04'10" W, 53.19 FEET; THENCE ALONG A CURVE TO THE LEFT 54.63 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A LONG CHORD BEARING S 15°34'48" E, 53.95 FEET; THENCE S 31°13'46" E, 357.39 FEET; THENCE ALONG A CURVE TO THE LEFT 66.46 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A LONG CHORD BEARING S 50°16'08" E, 65.24 FEET; THENCE S 22°00'00" W, 147.07 FEET TO THE POINT OF BEGINNING, CONTAINING 5.80 ACRES, MORE OR LESS.

LESS AND EXCEPT: ANY PORTION OF THE ABOVE DESCRIBED PROPERTY CONTAINED IN LOTS 23 THRU 31 OF SOUTH HAVEN SUBDIVISION PHASE III.

ALSO KNOWN AS:

A PART OF BLOCK 4 OF FARMINGTON COMMERCIAL CENTER PHASE I, A SUBDIVISION IN THE CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND A PART OF THE NORTHWEST QUARTER (NW-1/4) OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SW-1/4 NW-1/4 OF SAID SECTION 26, THENCE S89°56'35"E, 1319.20 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST BOUNDARY OF THE MEADOWS SUBDIVISION PHASE I AS FOLLOWS: N00°02'12"E 9.71 FEET; THENCE N22°54'00"W 124.84 FEET; THENCE N29°06'00"W 165.30 FEET; THENCE N50°09'00"W 394.40 FEET; THENCE N30°22'00"W 52.80 FEET; THENCE N29°48'00"W 117.30 FEET; THENCE N63°38'00"W 153.10 FEET; THENCE S82°56'48"W 45.35 FEET; THENCE THROUGH A PORTION OF FARMINGTON COMMERCIAL CENTER PHASE I AS FOLLOWS: N50°28'35"W 365.97 FEET; THENCE N09°30'00"W 365.00 FEET; THENCE EAST 180.97 FEET; THENCE ALONG THE EAST BOUNDARY OF FARMINGTON COMMERCIAL CENTER PHASE I SOUTH 230.33 FEET; THENCE ALONG THE WEST LINE OF SOUTH HAVEN SUBDIVISION PHASE I, S50°28'35"E 148.83 FEET; THENCE S89°55'47"E 251.39 FEET; THENCE ALONG THE WEST LINE OF SOUTH HAVEN SUBDIVISION PHASE 2, S00°04'10"W 226.32 FEET; THENCE S50°28'35"E 163.15 FEET; THENCE S89°55'50"E 44.02 FEET; THENCE S00°04'10"W 80.00 FEET; THENCE S89°55'50"E 130.00 FEET; THENCE S00°04'10"W 53.19 FEET; THENCE ALONG A CURVE TO THE LEFT 54.63 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A LONG CHORD BEARING S15°34'48"E 53.95 FEET; THENCE S31°13'46"E 357.39 FEET; THENCE ALONG A CURVE TO THE LEFT 66.46 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND AND A LONG CHORD

BEARING S50°16'08"E 65.24 FEET; THENCE S22°00'00"W 147.07 FEET TO THE POINT OF BEGINNING, CONTAINING 5.80 ACRES, MORE OR LESS.

LESS AND EXCEPT: ANY PORTION OF THE ABOVE DESCRIBED PROPERTY CONTAINED IN LOTS 23 THRU 31 OF SOUTH HAVEN SUBDIVISION, PHASE III TO THE CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS.

situated in Washington County, Arkansas, be foreclosed and forever barred; that after the Commissioner shall have given notice of the time, place and terms of the sale, in the manner and for time prescribed in said Decree, the said lands to be sold by KYLE SYLVESTER, party of the first part hereto (who was by said Court in said Decree nominated and appointed Commissioner of said Court for that purpose), at public venue, to the highest bidder, on a credit of three months, at the Courthouse of Washington County, Arkansas, in which said Court is held, between the hours prescribed by law for judicial sales, on a date to be fixed by said Commissioner.

AND WHEREAS, the sum of money, interest and costs aforesaid, for the period of ten dates after the rendition of said Decree did remain wholly unpaid, and said party of the first part, as such Commissioner, pursuant to the order and directions contained in said decree, gave notice for a greater period than ten days prior to the date of sale, of the time, place and terms for the sale of said parcels of land, by the publication of an advertisement thereof, the number of insertions and in the manner prescribed by the terms of said decree, in the Northwest Arkansas Newspapers, LLC, a newspaper printed and published in said County of Washington, and having a bona fide circulation therein, that the Commissioner would, on October 29, 2013 at 10:20 a.m. at the Washington County Courthouse, and on the terms set forth in said advertisement, offer said lands and premises for sale; and on that day, between the hours prescribed in law for judicial sales, the Commissioner did offer said parcels of land and premises for sale at public venue to the highest bidder, on a credit of three months, at the Washington County Courthouse, and at

such offering so made the said party of the second part did bid and offer for said parcels of land and premises known herein as **Property 3 and Property 4** for the sum of \$115,001.00 Dollars, and second party being the highest bidder the same was then and there publicly struck off and sold to the second party for that sum.

AND WHEREAS, the undersigned, as Commissioner did make a written report of the sale so made to the Circuit Court, and the same was by and it in all things approved and the sale confirmed, and the undersigned, as such Commissioner, was ordered to make a Deed to said purchaser, EAGLE HOLDINGS, LLC, as will appear by reference to the duly entered Order of said Court in said action.

NOW THEREFORE, the undersigned, as Commissioner as aforesaid, and as party for the first part of these presents, in order to carry into effect the sale made as aforesaid in pursuance of the decree of said Circuit Court, to convey the title of the parties hereinafter named to said land and premises, pursuant to the order of said Court, and in consideration of the premises and of the said sum of \$115,001.00, paid, hath granted, bargained, sold and by the premises doth grant, bargain, sell and convey unto the said party of the second party, EAGLE HOLDINGS, LLC, all the right, title, interest or claim, either in law or equity, of the above Respondents, if any, in or to said parcel of land, with all improvements, thereon, and all and singular the rights, privileges, hereditaments, and appurtenances thereunto belonging, or in any wise appertaining.

TO HAVE AND TO HOLD, the said tract or parcel of land and premises, together with all improvements thereon, and all privileges and appurtenances thereunto belonging, or in anywise appertaining, unto the party of the second part and unto its heirs, successors and assigns forever.

PARCEL # 760-0601-000

Type: REAL ESTATE
Kind: WARRANTY DEED
Recorded: 6/3/2013 11:29:17 AM
Fee Amt: \$20.00 Page 1 of 2
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2013-00018269

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

**WARRANTY DEED
(LLC)**

File #: 1303169.954

KNOW ALL MEN BY THESE PRESENTS:

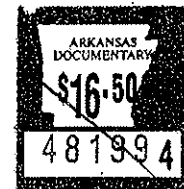
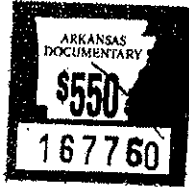
That, Pinkney Holding Company, LLC, an Arkansas limited liability company, hereinafter called GRANTOR(S), for and in consideration of the sum of ---ONE AND 00/100--- DOLLAR---(\$1.00)---and other good and valuable consideration, in hand paid by City of Farmington, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto City of Farmington, hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following described lands lying in Washington County, Arkansas to-wit:

WACO 1303169-954

A PART OF BLOCK 3 AND BLOCK 4 OF FARMINGTON COMMERCIAL CENTER IN WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 3, AND RUNNING THENCE S89°58'40"E 113.62 FEET; THENCE SOUTH 402.40 FEET; THENCE WEST 180.97 FEET; THENCE S59°51'44"W 51.81 FEET; THENCE N33°12'37"W 300.06 FEET; THENCE N56°08'19"E 141.72 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 150.01 FEET FOR A CHORD BEARING OF N31°25'45"E 126.67 FEET; THENCE S84°03'58"E 93.26 FEET TO THE POINT OF BEGINNING, CONTAINING 2.79 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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 its successors 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

WITNESS our hands and seals as such GRANTOR(S), this 29th day of May, 2013.

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.

Pinkney Holding Company, LLC

GRANTEE OR AGENT:

Emel Lew

Ralph Baltz
Ralph Baltz, Member

GRANTEE'S ADDRESS:

PO Box 150
FARMINGTON, AR 72730

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF RANDOLPH) 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 **Ralph Baltz** to me personally known, who stated that he is the authorized Member(s) of **Pinkney Holding Company, 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 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 29 day of MAY, 2013

[Signature]
Notary Public

My commission expires:

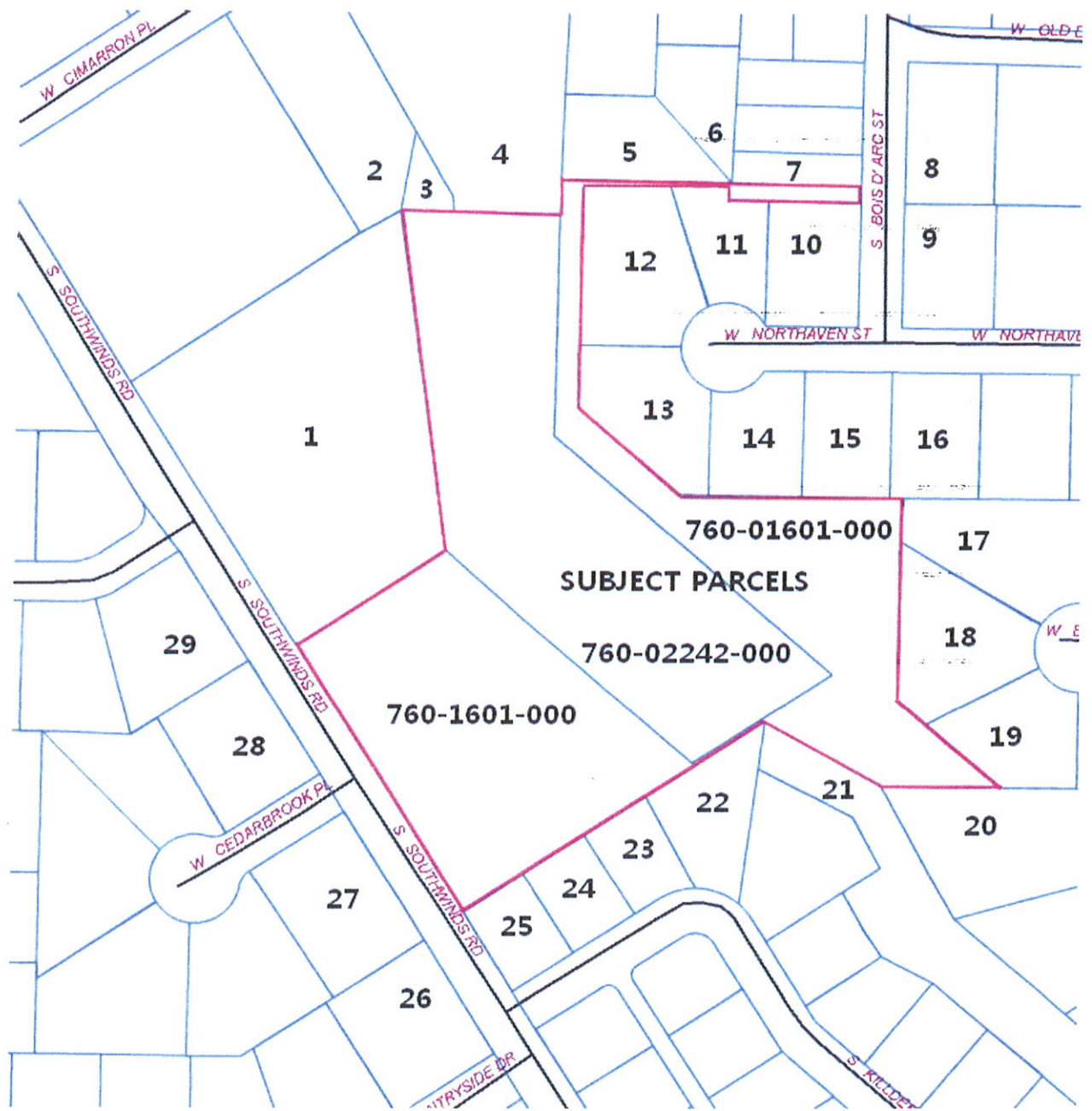
5/17/14

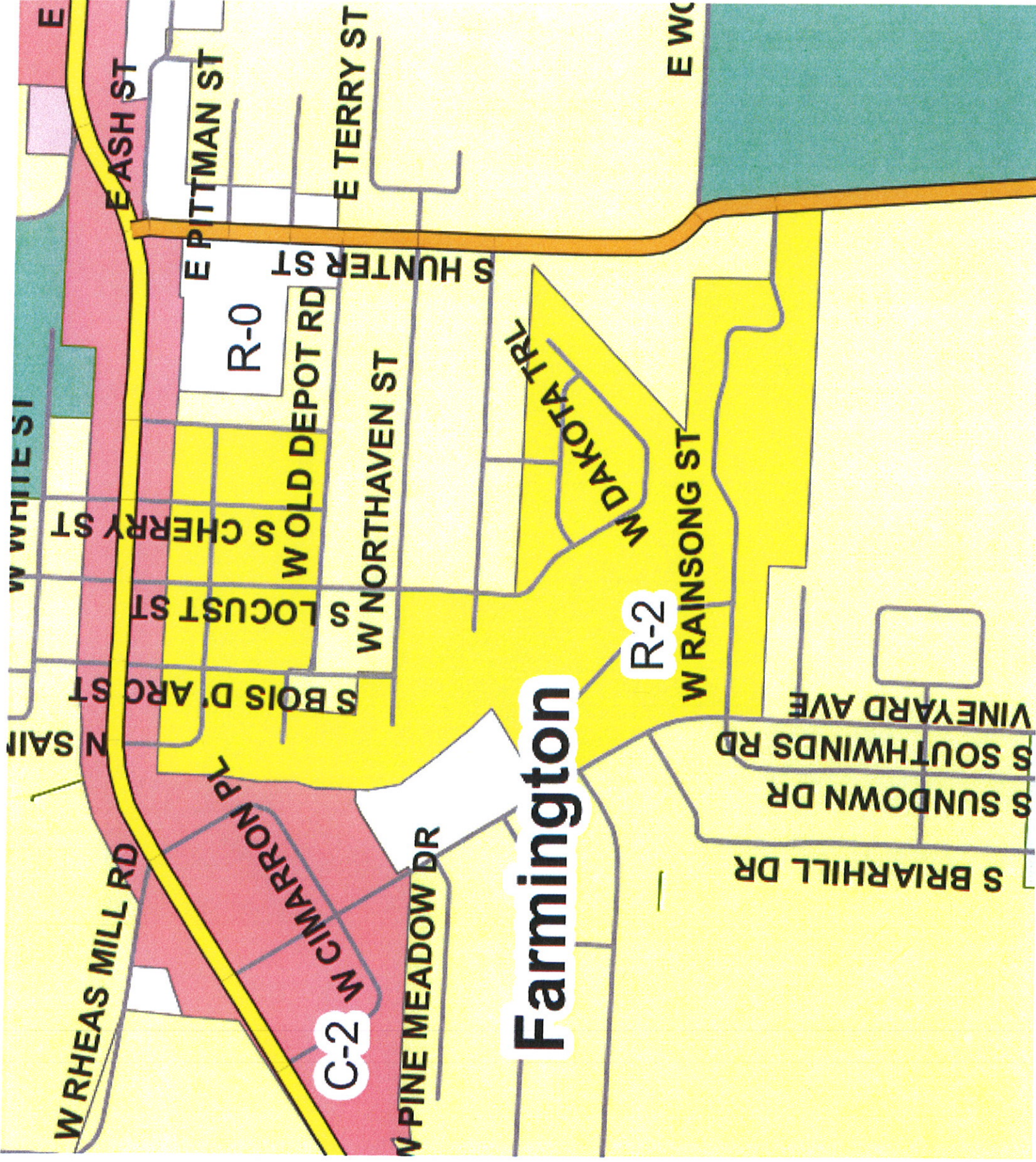


Washington County, AR
I certify this instrument was filed on
6/3/2013 11:29:17 AM
and recorded in REAL ESTATE

File# 2013-00018269
Kyle Sylvester - Circuit Clerk

[Signature]





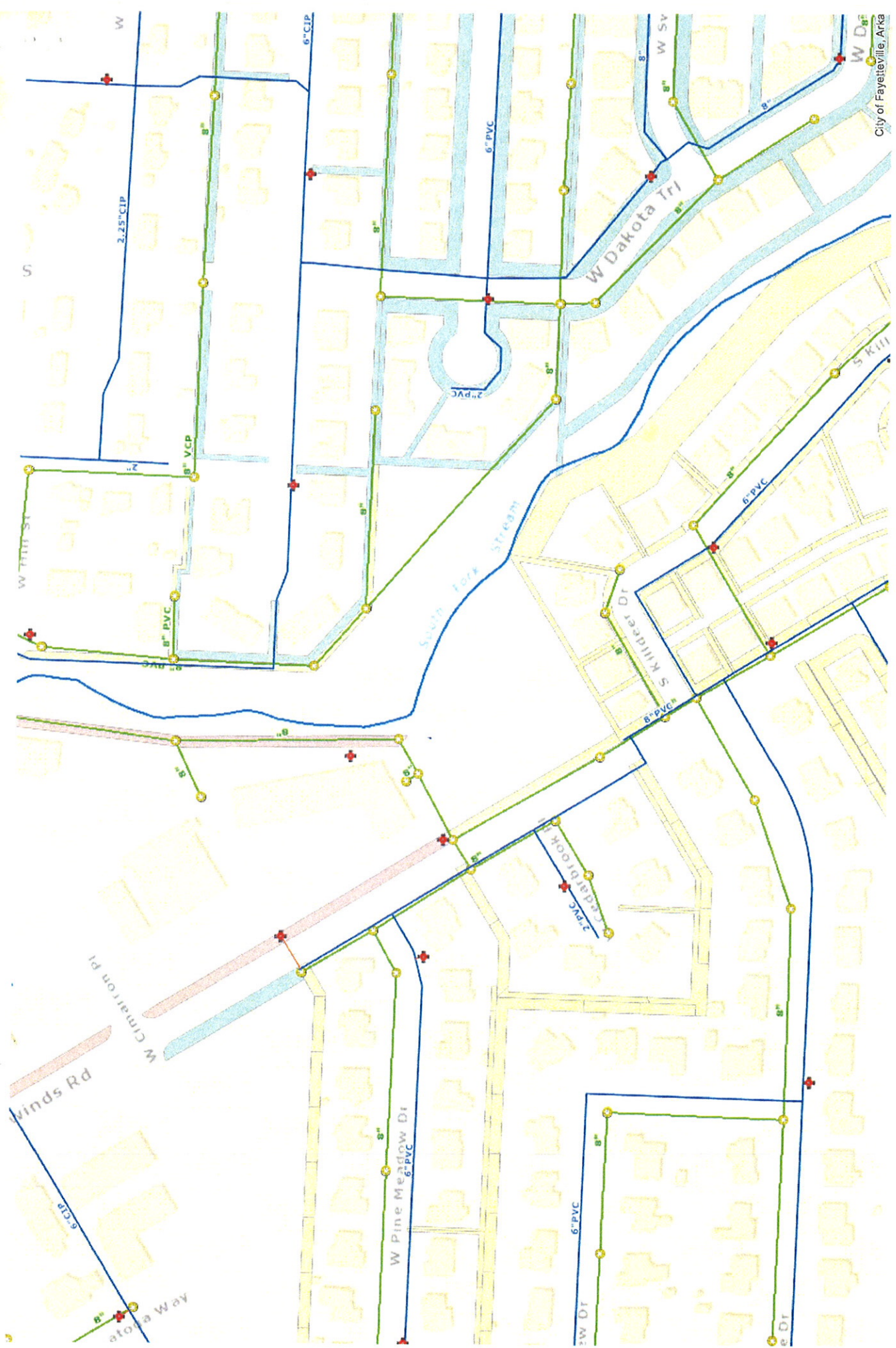
Farmington

W RHEAS MILL RD
 W CIMARRON PL
 W PINE MEADOW DR
 W DAKOTA TRL
 W RAINSONG ST
 W NORTHAVEN ST
 W OLD DEPOT RD
 W CHERRY ST
 W SUNDOWN DR
 W SOUTHWINDS RD
 W VINEYARD AVE
 W RAINSONG ST
 W DAKOTA TRL
 W NORTHAVEN ST
 W OLD DEPOT RD
 W CHERRY ST
 W SUNDOWN DR
 W SOUTHWINDS RD
 W VINEYARD AVE

R-0
 C-2
 R-2

S HUNTER ST
 S LOCUST ST
 S BOIS D'ARC ST
 S CHERRY ST
 S SUNDOWN DR
 S SOUTHWINDS RD
 S VINEYARD AVE

E PITTMAN ST
 E TERRY ST
 E W...



4000 SF Total
 2000 SF bldg footprint

Zone to MF-2



NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 20th day of May, 2014.

Parcel 760-01601-000 and 760-01601-100:

A PART OF BLOCK 4 OF FARMINGTON COMMERCIAL CENTER PHASE I, A SUBDIVISION IN THE CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND A PART OF THE NORTHWEST QUARTER (NW-1/4) OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SW-1/4 NW-1/4 OF SAID SECTION 26, THENCE S89°56'35"E, 1319.20 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST BOUNDARY OF THE MEADOWS SUBDIVISION PHASE I AS FOLLOWS: N00°02'12"E 9.71 FEET; THENCE N22°54'00"W 124.84 FEET; THENCE N29°06'00"W 165.30 FEET; THENCE N50°09'00"W 394.40 FEET; THENCE N30°22'00"W 52.80 FEET; THENCE N29°48'00"W 117.30 FEET; THENCE N63°38'00"W 153.10 FEET; THENCE S82°56'48"W 45.35 FEET; THENCE THROUGH A PORTION OF FARMINGTON COMMERCIAL CENTER PHASE I AS FOLLOWS: N50°28'35"W 365.97 FEET; THENCE N09°30'00"W 365.00 FEET; THENCE EAST 180.97 FEET; THENCE ALONG THE EAST BOUNDARY OF FARMINGTON COMMERCIAL CENTER PHASE I SOUTH 230.33 FEET; THENCE ALONG THE WEST LINE OF SOUTH HAVEN SUBDIVISION PHASE I, S50°28'35"E 148.83 FEET; THENCE S89°55'47"E 251.39 FEET; THENCE ALONG THE WEST LINE OF SOUTH HAVEN SUBDIVISION PHASE 2, S00°04'10"W 226.32 FEET; THENCE S50°28'35"E 163.15 FEET; THENCE S89°55'50"E 44.02 FEET; THENCE S00°04'10"W 80.00 FEET; THENCE S89°55'50"E 130.00 FEET; THENCE S00°04'10"W 53.19 FEET; THENCE ALONG A CURVE TO THE LEFT 54.63 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A LONG CHORD BEARING S15°34'48"E 53.95 FEET; THENCE S31°13'46"E 357.39 FEET; THENCE ALONG A CURVE TO THE LEFT 66.46 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND AND A LONG CHORD BEARING S50°16'08"E 65.24 FEET; THENCE S22°00'00"W 147.07 FEET TO THE POINT OF BEGINNING. CONTAINING 5.80 ACRES, MORE OR LESS.

LESS AND EXCEPT: ANY PORTION OF THE ABOVE DESCRIBED PROPERTY CONTAINED IN LOTS 23 THRU 31 OF SOUTH HAVEN SUBDIVISION, PHASE III TO THE CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS.

Parcel 760-02242-000:

A PART OF BLOCK 3 OF FARMINGTON COMMERCIAL CENTER PHASE I AS PER FINAL PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX- OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID BLOCK 3, THENCE N 33 DEGREES 11' 56" W, 335.31 FEET; THENCE N 56 DEGREES 09' 00" E, 300.02 FEET; THENCE N 59 DEGREES 51' 44" E, 51.77 FEET; THENCE S 09 DEGREES 30' 00" E, 365.00 FEET, THENCE S 50 DEGREES 28' 35" E, 365.97 FEET; THENCE S 56 DEGREES 45' 41" W, 313.69 FEET; THENCE N 33 DEGREES 11' 56" W, 347.94 FEET TO THE POINT OF BEGINNING, CONTAINING 4.23 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LESS AND EXCEPT:

A PART OF BLOCK 3 OF FARMINGTON COMMERCIAL CENTER PHASE I, AS PER THE FINAL PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND A PART OF THE SOUTHWEST QUARTER (SW 1A) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON AT THE SW CORNER OF SAID BLOCK 3, SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY OF SOUTHWINDS ROAD; THENCE N 33 DEGREES 09' 31" W ALONG THE WEST LINE OF SAID BLOCK 3 AND THE NORTHEASTERLY RIGHT-OF-WAY OF SAID ROAD 335.34 FEET TO AN EXISTING IRON; THENCE LEAVING SAID RIGHT-OF-WAY AND THE WEST LINE OF SAID BLOCK 3, N 56 DEGREES 1' 42" E, 300.00 FEET TO AN EXISTING IRON, THENCE N 59 DEGREES 54' 04" E, 51.86 FEET TO AN EXISTING IRON; THENCE S 09 DEGREES 26' 37" E, 365.05 FEET TO AN EXISTING IRON; THENCE S 56 DEGREES 21' 29" W, 204.96 FEET TO THE POINT OF BEGINNING, CONTAINING 2.15 ACRES MORE OR LESS. SAID TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY, WHETHER RECORDED OR NOT OF RECORD.

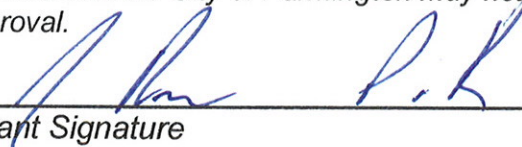
(See illustration below for visual description)

A public hearing to consider this request to rezone the above described property from R-O and R-2 to MF-2 will be held on the 23rd day of June, 2014, 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.

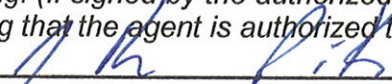
The City will post a sign on the property at a location visible to the public, notifying the public of the intent to rezone the property.

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.



Applicant Signature Date 6-6-14

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.)



Owner/Agent Signature Date 6-6-14

To whom it may concern,

Please accept this letter as my approval for Joseph K Pitts to represent Eagle Holdings for the rezoning to MF2 of Parcel 760-02242-000 and Parcel 760-01601-100 in Farmington, AR.

Thank you,

A handwritten signature in blue ink, appearing to read "K. Mann". The signature is fluid and cursive, with a long horizontal stroke at the end.

Eagle Holdings LLC

PO Box 605

Farmington, AR 72730

To whom it may concern,

Please accept this letter as my approval Joseph Pitts to represent Signature Bank for the rezoning to MF2 of Parcel 760-01601-000 in Farmington, AR.

Thank you,

A handwritten signature in black ink, appearing to read "Joseph Pitts", written over a horizontal line.

Signature Bank of Arkansas

PO Box 8550

Fayetteville, AR

To whom it may concern,

Please accept this letter as my approval for the rezoning to MF2 of Parcel 760-02242-000 and Parcel 760-01601-100 in Farmington, AR.

Thank you,



Kevin Marsh

Eagle Holdings LLC

PO Box 605

Farmington, AR 72730

NORTHWEST ARKANSAS NEWSPAPERS LLC

THE MORNING NEWS OF SPRINGDALE
THE MORNING NEWS OF ROGERS
NORTHWEST ARKANSAS TIMES
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212 NORTH EAST AVENUE, FAYETTEVILLE, ARKANSAS 72701 | P.O. BOX 1607, 72702 | 479-442-1700 | WWW.NWANNEWS.COM

AFFIDAVIT OF PUBLICATION

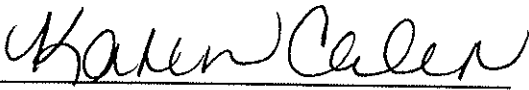
I, Karen Caler, do solemnly swear that I am the Legal Clerk of the Northwest Arkansas Newspapers, LLC, printed and published in Washington and Benton County, Arkansas, of bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement of:

KERRY PITTS
PH/Pitts rezone


Was inserted in the Regular Editions on:

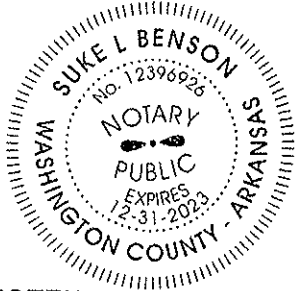
June 8, 2014

Publication Charges: \$309.40


Karen Caler

Subscribed and sworn to before me
This 10th day of June, 2014


Notary Public
My Commission Expires: 12/31/2023



****NOTE****

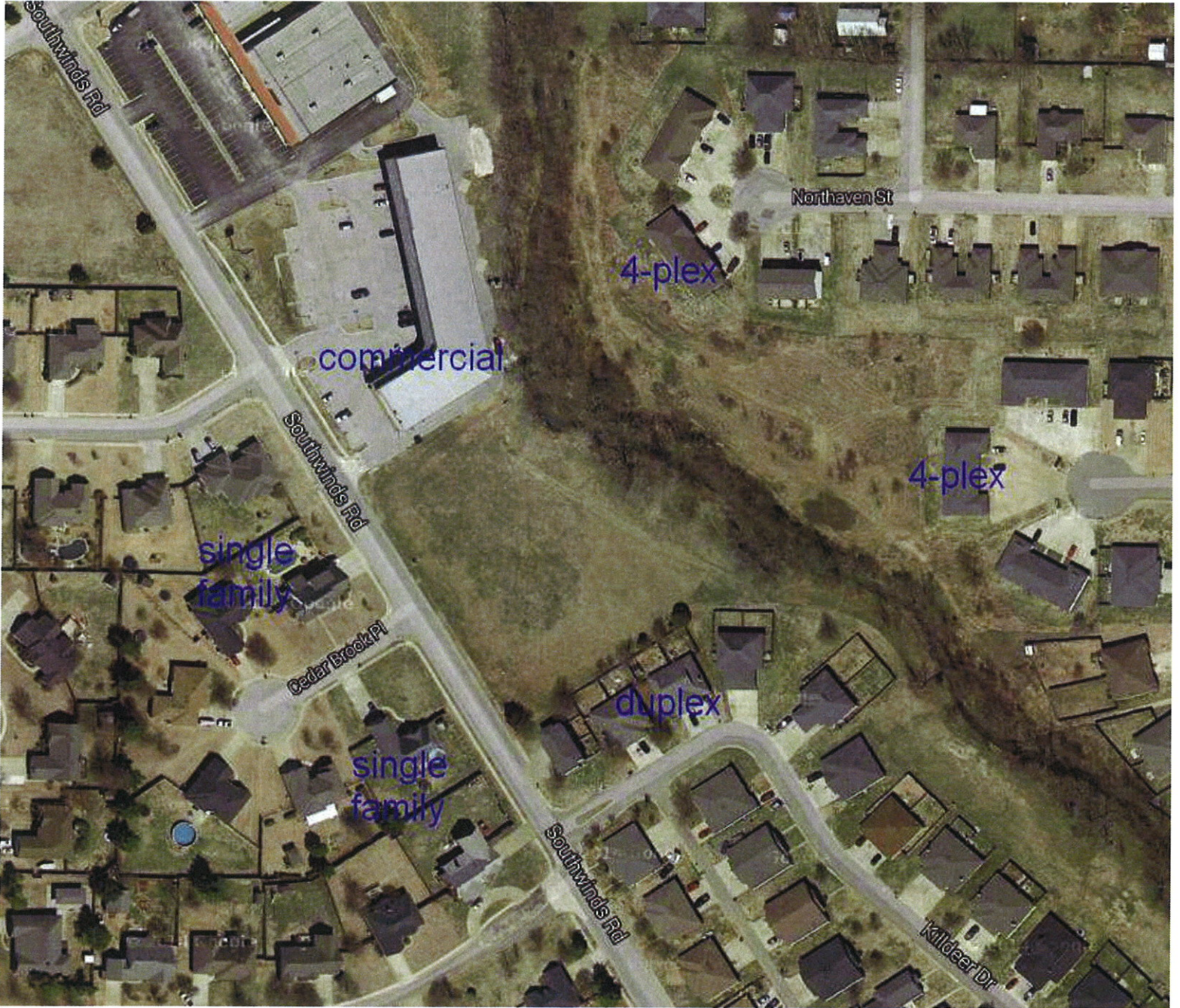
Please do not pay from Affidavit.
Invoice will follow.

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 20th day of May, 2014. Parcel 760-01601-000 and 760-01601-100: A PART OF BLOCK 4 OF FARMINGTON COMMERCIAL CENTER PHASE I, A SUBDIVISION IN THE CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND A PART OF THE NORTHWEST QUARTER (NW-1/4) OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SW-1/4 NW-1/4 OF SAID SECTION 26, THENCE S89°56'35"E, 1319.20 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST BOUNDARY OF THE MEADOWS SUBDIVISION PHASE I AS FOLLOWS: N00°02'12"E 9.71 FEET; THENCE N22°54'00"W 124.84 FEET; THENCE N29°06'00"W 165.30 FEET; THENCE N50°09'00"W 394.40 FEET; THENCE N30°22'00"W 52.89 FEET; THENCE N29°48'00"W 117.30 FEET; THENCE N63°38'00"W 153.10 FEET; THENCE S82°56'48"W 45.35 FEET; THENCE THROUGH A PORTION OF FARMINGTON COMMERCIAL CENTER PHASE I AS FOLLOWS: N50°28'35"W 365.97 FEET; THENCE N09°30'00"W 365.00 FEET; THENCE EAST 180.97 FEET; THENCE ALONG THE EAST BOUNDARY OF FARMINGTON COMMERCIAL CENTER PHASE I SOUTH 230.33 FEET; THENCE ALONG THE WEST LINE OF SOUTH HAVEN SUBDIVISION PHASE I, S50°28'35"E 148.83 FEET; THENCE S89°55'47"E 251.39 FEET; THENCE ALONG THE WEST LINE OF SOUTH HAVEN SUBDIVISION PHASE 2, S00°04'10"W 226.32 FEET; THENCE S50°28'35"E 163.15 FEET; THENCE S89°55'50"E 44.02 FEET; THENCE S00°04'10"W 80.00 FEET; THENCE S89°55'50"E 130.00

FEET; THENCE S00°04'10"W 53.19 FEET; THENCE ALONG A CURVE TO THE LEFT 54.63 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A LONG CHORD BEARING S15°34'48"E 53.95 FEET; THENCE S31°13'46"E 357.39 FEET; THENCE ALONG A CURVE TO THE LEFT 66.46 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A LONG CHORD BEARING S50°16'08"E 65.24 FEET; THENCE S22°00'00"W 147.07 FEET TO THE POINT OF BEGINNING, CONTAINING 5.80 ACRES, MORE OR LESS. LESS AND EXCEPT: ANY PORTION OF THE ABOVE DESCRIBED PROPERTY CONTAINED IN LOTS 23 THRU 31 OF SOUTH HAVEN SUBDIVISION, PHASE III TO THE CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS. Parcel 760-02242-000: A PART OF BLOCK 3 OF FARMINGTON COMMERCIAL CENTER PHASE I AS PER FINAL PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID BLOCK 3, THENCE N 33 DEGREES 11' 56" W, 335.31 FEET; THENCE N 56 DEGREES 09' 00" E, 300.02 FEET; THENCE N 59 DEGREES 51' 44" E, 51.77 FEET; THENCE S 09 DEGREES 30' 00" E, 365.00 FEET; THENCE S 50 DEGREES 28' 35" E, 365.97 FEET; THENCE S 56 DEGREES 45' 41" W, 313.69 FEET; THENCE N 33 DEGREES 11' 56" W, 347.94 FEET TO THE POINT OF

BEGINNING, CONTAINING 4.23 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD. LESS AND EXCEPT: A PART OF BLOCK 3 OF FARMINGTON COMMERCIAL CENTER PHASE I, AS PER THE FINAL PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON AT THE SW CORNER OF SAID BLOCK 3, SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY OF SOUTHWINDS ROAD; THENCE N 33 DEGREES 09' 31" W ALONG THE WEST LINE OF SAID BLOCK 3 AND THE NORTHEASTERLY RIGHT-OF-WAY OF SAID ROAD 335.34 FEET TO AN EXISTING IRON; THENCE LEAVING SAID RIGHT-OF-WAY AND THE WEST LINE OF SAID BLOCK 3, N 56 DEGREES 11'42" E, 300.00 FEET TO AN EXISTING IRON, THENCE N 59 DEGREES 54' 04" E, 51.86 FEET TO AN EXISTING IRON; THENCE S 09 DEGREES 26' 37" E, 365.05 FEET TO AN EXISTING IRON; THENCE S 56 DEGREES 21' 29" W, 204.96 FEET TO THE POINT OF BEGINNING, CONTAINING 2.15 ACRES MORE OR LESS. SAID TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY, WHETHER RECORDED OR NOT OF RECORD. A public hearing to consider this request to rezone the above described property from R-C and R-2 to MF-2 will be held on the 23rd day of June, 2014, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend. 72647038 June 8, 2014



Agenda item #5

Public Hearing:

A. Rezoning;

403 S. Hunter