



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 22, 2013

**A meeting of the Farmington Planning Commission will be held on
Monday, July 22, 2013 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - June 24, 2013
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARING**
 - A. **Stacey Stills - Rezoning Request from R-1 to MF-2**

Property owned by: Eugene H. Gynne Jr.
Property Location: 391 S. Hunter & adjacent 2.44 acres (parcel#760-01533-300)
Presented by: Stacey Stills

PLANNING COMMISSION MINUTES
June 24th, 2013

1. ROLL CALL:

PRESENT:

Judy Horne
Gerry Harris
Toni Bahn
Robert Mann
Matt Hutcherson
Sean Schader
Josh Clary come in at 6:05

ABSENT:

Bobby Wilson

2. APPROVAL OF THE MINUTES-MAY 28, 2013: They were unanimously approved.

3. COMMENTS FROM CITIZENS: There were none.

4. PUBLIC HEARING:

A. Renewal of Conditional Use Request(Fireworks sale)-Pettigrew Fireworks

Property owned by: Sue Bartholomew

Property Location: 233 Cimarron

Presented by Alonzo Pettigrew

Tarren Pettigrew here to represent Pettigrew Fireworks:

The City said they had on objections.

There were no Public Comments.

The Planning Commission voted unanimously to approve renewal of their Conditional Use request.

5. NEW BUSINESS:

A. Large Scale Development-Farmington High School Gym

Property owned by: Farmington High School Gym

Presented by: Bates and Associates, Inc.

The City wants to add #8 to Chris Brackett's memo (8*) detention pond be approved prior to any grading.

Geoff Bates here to speak on behalf.

Approval of LSD for FHS Gym pending items from Chris Brackett's memo dated 6-24-2013 being met, including #8 added by City. There were 5 yeses and Josh Clary abstained.

Miscellaneous Items: Housecleaning items re: Gabrielas detention pond. The City Approved the 1st reading of landscape ordinance. Plan is for Landscape Ordinance to be voted on during August City Council Meeting.

Judy Horne was publically recognized, by Mayor Penn, for all her had work for City and on Landscape Ordinance.

Motion to Adjourn by Gerry Harris and 2nd by Toni Bahn. The motion passed.

Secretary, Planning Commission

Chairman, Planning Commission

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: Stacey Stalls, Lyndee Kelly Day Phone: 479-263-0924
 Address: 196 E. Main, Farming Fax: 479-267-5912
 Representative: Stacey Stalls Day Phone: 479-263-0924
 Address: 196 E. Main, Farm Fax: 479-267-5912
 Property Owner: Eugene H Gynne Jr Day Phone: 479-409-5496
 Address: 169 Kildeer Farmington Fax: _____
AR 72730

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 -- 3915 Hunter + Adjacent 2.44 acres parcel 760-0533 - 300
 Current Zoning -- R1 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:

development MF-2, multi Family

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 14 day of June, 2013.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from R-1 to MF-2 will be held on the 22 day of July, 20013, at 600 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.

Stacy Sims Date 6-12-13
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.)

* Don L. Rose Jr Date 6-12-13
Owner/Agent Signature

CITY OF FARMINGTON
354 WEST MAIN STREET
P.O. BOX 150
FARMINGTON, AR 72730

RECEIPT

DATE 6-14-13 No. **087455**

RECEIVED FROM Stacy Steel \$ 35.00

For Rent DOLLARS

FOR RENT
 FOR

CASH
 MONEY ORDER
 CHECK
 CREDIT CARD

FROM City of Farmington TO Stacy Steel

BY [Signature]

ACCOUNT	
PAYMENT	<u>35.00</u>
BAL. DUE	

2-1182

LandTrust Title & Closing, Inc.
P.O. Box 626
Fayetteville, AR 72702-0626
(479) 231-9000

COPY

WARRANTY DEED
(INDIVIDUAL)

Doc ID: 008617100002 Type: REL
Recorded: 08/21/2005 at 01:29:42 PM
Fee Amt: \$11.00 Page 1 of 2
Washington County, AR
Bette Stamba Circuit Clerk
File 2005-00026718

KNOW ALL MEN BY THESE PRESENTS:

That Lennie M. Fisher, a single person, hereinafter called GRANTORS for and in consideration of the sum of One Dollar and no/100 (\$1.00) and other good and valuable consideration paid by Eugene H. Gwynne, Jr., a single person, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Eugene H. Gwynne, Jr., a single person, hereafter called GRANTEEES, and unto their heirs and assigns forever, the following described property situate in the County of Washington, State of Arkansas, to-wit:

A part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the SE corner of said 40 acre tract, said point being an existing pipe, thence West along the South line of said 40 acre tract 127.87 feet to an existing iron for the true Point of Beginning; thence N 00°02'18" W, 78.37 feet to an existing iron; thence N 01°19'51" W, 93.10 feet; thence N 00°02'18" W, 161.40 feet to a set iron; thence N 89°00'54" W, 177.17 feet to an existing iron; thence S 44°56'118" W, 474.39 feet to a set iron on the South line of said 40 acre tract; thence East along the South line of said 40 acre tract 384.19 feet to a set iron; thence N 02°46'00" W, 120.00 feet to a set iron; thence East 86.83 feet to a set iron; thence S 02°46'00" E, 120.00 feet to a set iron on the South line of said 44 acre tract; thence East 43.53 feet to the Point of Beginning, containing 2.42 acres, more or less.

ALSO:

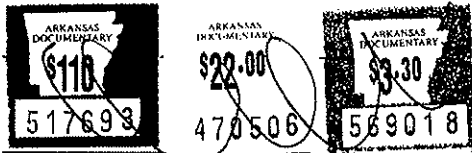
The above described 2.42 acre tract having rights of ingress and egress over and across the following described lands: A part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) and a part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), all in Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Beginning at the NW corner of said

NW1/4 of the SE1/4, said point being an existing pipe, thence East along the North line of said 40 acre tract 106.60 feet to the center of State Highway No. 170; thence S 44°39'56" E along said centerline 28.82 feet; thence leaving said highway West 297.27 feet; thence N 02°46'00" W, 20.52 feet; thence East 171.40 feet to the Point of Beginning.

Subject to all rights of way, covenants and restrictions, easements and all other reservations of record.

TO HAVE AND TO HOLD The same unto the GRANTEEES and unto his/her heirs and assigns forever, with all appurtenances thereunto belonging. And we hereby covenant with GRANTEEES that we will forever warrant and defend the title to the property against all lawful claims whatever.

WITNESS our hands this 17th day of June, 2005.



Lennie M. Fisher
Lennie M. Fisher

Shirley Delana

SHIRLEY DELANA
Notary Public - Notary Seal
STATE OF MISSOURI
Lafayette County
My Commission Expires: July 28, 2008

EXHIBIT "A"

Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-six (26) in Township Sixteen (16) North of Range Thirty-one (31) West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point which is West 26.21 feet and North 00 degrees 34 minutes 29 seconds West 177.43 feet from the Southeast corner of said forty acre tract and running thence West 100.00 feet to a set iron pin, thence North 80.00 feet to a found pipe thence East 99.13 feet to a found pipe, thence South 00 degrees 30 minutes 47 seconds East 80 feet to the Point of Beginning, containing 0.18 acres, more or less. Subject to easements and rights-of-way of record.

2523517FY

Revenue Stamps = \$ 92.40



Doc ID: 008467230003 Type: REL
Recorded: 06/11/2005 at 09:16:47 AM
Fee Amt: \$14.00 Page 1 of 3
Washington County, AR
Bette Stamps Circuit Clerk
File 2005-00020017

WARRANTY DEED

Know All Men By These Presents:

THAT I, C. Denver Kokensparger, a single person, a/k/a C. DENNER
KOKENSPARGER

for and in consideration of the sum of Ten and 00/100*****
***** (\$10.00) DOLLARS

and other valuable consideration to me in hand
paid by Eugene H. Gwynne Jr., a single person

_____, Grantee _____, the receipt of which is hereby
acknowledged, do hereby grant, bargain, sell and convey unto the said Grantee _____, and unto his
heirs and assigns forever, the following lands lying in the County of Washington and State of Arkansas, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION



Subject to existing easements, building lines, restrictions
and assessments of record, if any.

I certify under penalty of false swearing that the legally correct amount of documentary stamps
have been placed on this instrument. If none shown, exempt or no consideration paid
Grantee or Agent 169 Killdeer
Grantee's Address 301 S. Hunter, Farmington, Arkansas 72730

TO HAVE AND TO HOLD the same unto the said Grantee _____ and unto his heirs and assigns
forever, with all appurtenances thereunto belonging.

And I hereby covenant with said Grantee _____ that I will forever warrant and defend the title to said lands
against all lawful claims whatever.

WITNESS my hand and seal on this 10th day of May, 20 05

C. Denver Kokensparger

ACKNOWLEDGMENT

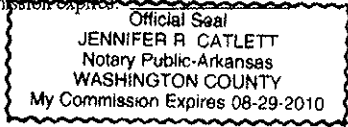
STATE OF ARKANSAS

COUNTY OF Washington

BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public, within and for the county aforesaid, duly commissioned and acting C. Denver Kokensparger, a single person to me well known as the grantor _____ in the foregoing Deed, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 10th day of May, 2005.

My commission expires 8/29/10



Jennifer R. Catlett
Notary Public Jennifer R. Catlett

Prepared Under the Supervision of:
Dan Boland
6600 N. Street
Little Rock, AR 72207

nwundeab

EXHIBIT "A"

Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-six (26) in Township Sixteen (16) North of Range Thirty-one (31) West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point which is West 26.21 feet and North 00 degrees 34 minutes 29 seconds West 177.43 feet from the Southeast corner of said forty acre tract and running thence West 100.00 feet to a set iron pin, thence North 80.00 feet to a found pipe thence East 99.13 feet to a found pipe, thence South 00 degrees 30 minutes 47 seconds East 80 feet to the Point of Beginning, containing 0.18 acres, more or less. Subject to easements and rights-of-way of record.



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

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

Location: 391 S. Hunter Farmington, AR parcel # 760-01533-807
of Adjoining 2.44 Acres to west parcel # 760-01533-302

Owned by:

Eugene H. Lynne Jr.

NOTICE IS HEREBY GIVEN THAT an application has been filed for subdivision of the above property

The purpose of this request is to subdivide this property for development.

Explanation: Rezone from R-1 to MF-2
for a multi-family development/Housing

A hearing on said application will be held by the Farmington Planning Commission in City Hall, 354 W. Main Street, on July 22, 2013 at 6:00 p.m.

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

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:

Bobby or Peggy Garner
P.O. Box 1303
Farmingdon, Ar
72730

2. Article Number

(Transfer from service label)

7006 2150 0003 5644 9837

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Peggy Garner Agent
 Address

B. Received by (Printed Name)

Peggy GARNER C. Date of Delivery
10/24/13

D. Is delivery address different from item 1? YesIf YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

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.

1. Article Addressed to:

Cox Development LLC
17973 N. Skyline Motor Rd
Cane Hill, Ar
72717

2. Article Number

(Transfer from service label)

7006 2150 0003 5644 9875

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Carla Cox Agent
 Address

B. Received by (Printed Name)

Carla Cox C. Date of Delivery
10-18-13

D. Is delivery address different from item 1? YesIf YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

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.

1. Article Addressed to:

Troy or Peggy Schader
401 S. Hunter
Farmingdon, Ar
72730

2. Article Number

(Transfer from service label)

7008 0150 0003 3501 9475

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Peggy Schader Agent
 Address

B. Received by (Printed Name)

Peggy Schader C. Date of Delivery
6-18

D. Is delivery address different from item 1? YesIf YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

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.

1. Article Addressed to:

Roth Ann Ellenbarger Trust
 1444 Blue Willow Ave
 Fayetteville, Ar
 72701

2. Article Number

(Transfer from service label)

7008 0150 0003 3501 9437

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent
 Addressee
 B. Received by (Printed Name) C. Date of Delivery
 R. E. (G) W. E. 6-19-

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

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.

1. Article Addressed to:

Chelsey E. Treat
 P.O. Box 874
 Farmington, Ar
 72730

2. Article Number

(Transfer from service label)

7008 0150 0003 3501 9468

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent
 Addressee
 B. Received by (Printed Name) C. Date of Delivery
 Chelsey E. Treat 6/20/13

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

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.

1. Article Addressed to:

Willis Lem Hornback
 24 E. Wolfdale Rd
 Farmington, Ar
 72730

2. Article Number

(Transfer from service label)

7006 2150 0003 5644 9868

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent
 Addressee
 B. Received by (Printed Name) C. Date of Delivery
 Willis Hornback 6/19/13

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

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.

1. Article Addressed to:

Denver Kokensparger
393 S. Hunter
Farmington, Ar
72730

2. Article Number

(Transfer from service label)

7006 2150 0003 5644 9820

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]

 Agent
 Address

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

6/19/07

D. Is delivery address different from item 1? YesIf YES, enter delivery address below: No

3. Service Type

 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

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.

1. Article Addressed to:

Mary E. Green
324 S. Hunter
Farmington, Ar
72730

2. Article Number

(Transfer from service label)

7006 2150 0003 5644 9851

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]

 Agent
 Address

B. Received by (Printed Name)

MARY GREEN

C. Date of Delivery

6-18

D. Is delivery address different from item 1? YesIf YES, enter delivery address below: No

3. Service Type

 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

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.

1. Article Addressed to:

Elder Rain Song Properties
P.O. Box 5143
Springdale, Ar
72704

2. Article Number

(Transfer from service label)

7007 0710 0001 2417 2043

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]

 Agent
 Address

B. Received by (Printed Name)

Elder Rain Song

C. Date of Delivery

6/18/07

D. Is delivery address different from item 1? YesIf YES, enter delivery address below: No

3. Service Type

 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

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.

1. Article Addressed to:

Sharon or Mandy Mobley
 395 S. Hunter
 Fern Ridge, Ga
 72730

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 XM Mandy Mobley Addressee
 B. Received by (Printed Name) Mandy Mobley C. Date of Delivery 2-18
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
 4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

(Transfer from service label)

7006 2150 0003 5644 9813

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154

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:

Nugget Investments
 3405 E Carterburg Cir
 Fayetteville, Ar
 72701

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 [Signature] Addressee
 B. Received by (Printed Name) David Peterson C. Date of Delivery 2/29/13
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
 4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

(Transfer from service label)

7008 0150 0003 3501 9451

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154

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

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

FAVETTEVILLE AR 72701

Postage	\$ 0.46	0254
Certified Fee	\$3.10	04
Return Receipt Fee (Endorsement Required)	\$2.55	JUN 17 2013
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.11	06/17/2013

Sent To
 Dugget Investments
 Street, Apt. No., or PO Box No. 3405 E. Canterbury Cir
 City, State, ZIP+4 Fayetteville, Ar 72701
 PS Form 3800, August 2006 See Reverse for Instructions

7008 0150 0003 3501 9475

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

Postage	\$ 0.46	0254
Certified Fee	\$3.10	04
Return Receipt Fee (Endorsement Required)	\$2.55	JUN 17 2013
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.11	06/17/2013

Sent To
 Chelsey E. Treat
 Street, Apt. No., or PO Box No. P.O. Box 874
 City, State, ZIP+4 Farmington, Ar 72730
 PS Form 3800, August 2006 See Reverse for Instructions

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

Postage	\$ 0.46	0254
Certified Fee	\$3.10	04
Return Receipt Fee (Endorsement Required)	\$2.55	JUN 17 2013
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.11	06/17/2013

Sent To
 Shawn or Mandy Mobley
 Street, Apt. No., or PO Box No. 395 S. Hunter
 City, State, ZIP+4 Farmington, Ar 72730
 PS Form 3800, August 2006 See Reverse for Instructions

7008 0150 0003 3501 9475

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Postage	\$ 0.46	0254
Certified Fee	\$3.10	04
Return Receipt Fee (Endorsement Required)	\$2.55	JUN 17 2013
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.11	06/17/2013

Sent To
 Troy or Peggy Schader
 Street, Apt. No., or PO Box No. 401 S. Hunter
 City, State, ZIP+4 Farmington, Ar 72730
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Postage	\$ 0.46	0254
Certified Fee	\$3.10	04
Return Receipt Fee (Endorsement Required)	\$2.55	JUN 17 2013
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.11	06/17/2013

Sent To
 Bobby or Peggy Garner
 Street, Apt. No., or PO Box No. P.O. Box 1303
 City, State, ZIP+4 Farmington, Ar 72730
 PS Form 3800, August 2006 See Reverse for Instructions

7006 2150 0003 5644 9820

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Postage	\$ 0.46	0254
Certified Fee	\$3.10	04
Return Receipt Fee (Endorsement Required)	\$2.55	JUN 17 2013
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.11	06/17/2013

Sent To
 Denver Koken
 Street, Apt. No., or PO Box No. 393 S. Hunter
 City, State, ZIP+4 Farmington, Ar 72730
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OFFICIAL USE
 FAYETTEVILLE AR 72701

Postage	\$ 0.46	0254
Certified Fee	\$3.10	
Return Receipt Fee (Endorsement Required)	\$2.55	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.11	

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 JUN 17 2013
 06/17/2013
 USPS 72753-9998

Sent To
 Ruth Ann Ellenberger Trust
 Street, Apt. No., or PO Box No. 1444 Blue Willow Ave
 City, State, ZIP+4 Fayetteville, Ar 72701

PS Form 3800, August 2006 See Reverse for Instructions

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OFFICIAL USE
 SPRINGDALE AR 72766

Postage	\$ 0.46	0254
Certified Fee	\$3.10	
Return Receipt Fee (Endorsement Required)	\$2.55	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.11	

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Sent To
 Elkhorn Holdings LLC
 Street, Apt. No., or PO Box No. P.O. Box 7347
 City, State, ZIP+4 Springdale, Ar 72766

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OFFICIAL USE
 WEST FORK AR 72774

Postage	\$ 0.46	0254
Certified Fee	\$3.10	
Return Receipt Fee (Endorsement Required)	\$2.55	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.11	

Postmark Here
 JUN 17 2013
 06/17/2013
 USPS 72753-9998

Sent To
 J. M. and Sheila Norrell
 Street, Apt. No., or PO Box No. P.O. Box 755
 City, State, ZIP+4 West Fork, Ar 72774

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OFFICIAL USE
 SPRINGDALE AR 72764

Postage	\$ 0.46	0254
Certified Fee	\$3.10	
Return Receipt Fee (Endorsement Required)	\$2.55	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.11	

Postmark Here
 JUN 17 2013
 06/17/2013
 USPS 72753-9998

Sent To
 Elder Rainson Properties
 Street, Apt. No., or PO Box No. P.O. Box 5143
 City, State, ZIP+4 Springdale, Ar 72764

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OFFICIAL USE
 FARMINGTON AR 72730

Postage	\$ 0.46	0254
Certified Fee	\$3.10	
Return Receipt Fee (Endorsement Required)	\$2.55	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.11	

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Sent To
 Mary E. Green
 Street, Apt. No., or PO Box No. 324 S. Hunter
 City, State, ZIP+4 Farmington, Ar 72730

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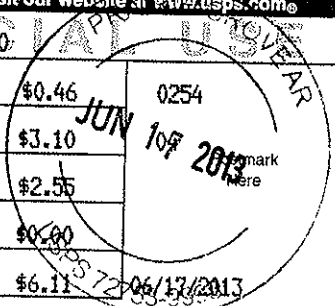
7006 2150 0003 5644 9868

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FARMINGTON AR 72730

Postage	\$	\$0.46	0254
Certified Fee		\$3.10	
Return Receipt Fee (Endorsement Required)		\$2.55	mark here
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$6.11	06/17/2013

Sent To
 Willis Lorn Hornbeck
 Street, Apt. No.,
 or PO Box No. 24 E. Wolfdale Rd
 City, State, ZIP+4
 Farmington, Ar 72730



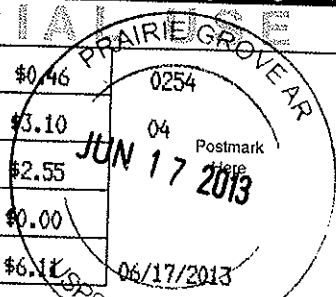
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CANEHILL AR 72717

Postage	\$	\$0.46	0254
Certified Fee		\$3.10	
Return Receipt Fee (Endorsement Required)		\$2.55	04 Postmark here
Restricted Delivery Fee (Endorsement Required)		\$0.00	
Total Postage & Fees	\$	\$6.11	06/17/2013

Sent To
 Cap Development LLC
 Street, Apt. No.,
 or PO Box No. 179730 Skyline Mtn Rd
 City, State, ZIP+4
 Caney Hill Ar 72717



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NORTHWEST ARKANSAS TIMES
BENTON COUNTY DAILY RECORD

AFFIDAVIT OF PUBLICATION

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

STACEY STILLS
Hunter Street

Was inserted in the Regular Editions on:
June 15, 2013

Publication Charges: \$ 136.80



Holly Andrews

Subscribed and sworn to before me
This 20 day of June, 2013.



Notary Public
My Commission Expires: 2/20/2014



****NOTE****

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

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 14th day of June, 2013.

A part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the SE corner of said 40 acre tract, said point being an existing pipe, thence West along the South line of said 40 acre tract 127.87 feet to an existing iron for the true Point of Beginning: thence N 00°02'18" W, 78.37 feet to an existing iron; thence N01°19'51" W, 93.10 feet; thence N 00°02'18" W, 161.40 feet to a set iron; thence N 89°00'54" W, 177.17 feet to an existing iron; thence S 44°56'118" W, 474.39 feet to a set iron on the South line of said 40 acre tract; thence East 86.83 feet to a set iron; thence S 02°46'00" E, 120.00 feet to a set iron on the South Line of said 44 acre tract; thence East 43.53 feet to the Point of Beginning, containing 2.42 acres, more or less.

ALSO:

The above described 2.42 acre tract having rights of ingress and egress over and across the following described lands: A part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) and a part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), all in Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Beginning at the NW corner of said

NW1/4 of the SE1/4, said point being an existing pipe, thence East along the North line of said 40 acre tract 106.60 feet to the center of State Highway No. 170; thence S 44°39'56" E along said centerline 28.82 feet; thence leaving said highway West 297.27 feet; thence N02°46'00" W, 20.52 feet; thence East 171.40 feet to the point of beginning.

AND:

Part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 26, Township 16N, Range 31 West, Washington County, Arkansas, being more particularly described as follows, to wit: Beginning at a point which is W 26.21 feet and N 00°34'29" W 177.43 feet from the Southeast corner of said 40 acre tract and running thence W 100.0 feet to a set iron pin, thence N 80 feet to a found pipe, thence E 99.13 feet to a found pipe, thence S 00°30'47" E 80 feet to the Point of Beginning, containing 0.18 acres, more or less.

Subject to easement and rights-of-way of record.

A public hearing to consider this request to rezone the above described property from R-1 to MF-2 will be held on the 22nd day of July, 2013, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

72075819 June 15, 2013