



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

PLANNING COMMISSION AGENDA
December 18, 2017

**A meeting of the Farmington Planning Commission will be held on
Monday, December 18, 2017 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - November 27, 2017
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. Approve the 2018 schedule of Farmington Planning Commission meetings/submission deadlines.
5. **PUBLIC HEARING**
 - A. **Variance Request:** Request a variance from the front setback requirements
Property owned by: Alberta Investments, LLC
Property Location: 246 E. Anabranh Court (Lot 5)
Presented by: Jessie Fulcher
 - B. **Variance Request:** Request a variance from the front setback requirements
Property owned by: Alberta Investments, LLC
Property Location: 262 E. Anabranh Court (Lot 6)
Presented by: Jessie Fulcher
 - C. **Rezone Request:** 126.03 Acres on Double Springs Rd. from A-1 to R-1
Property owned by: Red Canyon Development, LLC.
Property Location: Double Springs Rd.
Presented by: Jorgensen & Associates
6. **NEW BUSINESS**
 - A. **Preliminary Plat:** Hillside Estates
Property owned by: Lots 101, LLC.
Property Location: North Garland McKee
Presented by: Blew & Associates, PA

Planning Commission Minutes November 27, 2017

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

PRESENT

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

ABSENT

Toni Bahn

City Employees Present: Melissa McCarville, City Business Manager; Rick Brammall, City Inspector; Steve Tennant, City Attorney

- 2. Approval of Minutes:** October 23, 2017 Minutes were approved as written.

- 3. Comments from Citizens:** No comments by citizens.

PUBLIC HEARING

4A. Rezoning Request from R-2 to MF-2 for Lot 17 on Rainsong Street, Grasslands Subdivision

Property owner is Southwinds Real Estate, Inc. Jason Young of Bates and Associates Engineers was present to discuss the request.

Representatives of the City had no comments.

At the October 2017 meeting, Mr. Jason Young asked to table the rezoning request until further review and study could be completed regarding covenants and restrictions on the property.

He explained that he had discovered there are no covenant restrictions on the property in question, therefore he was present to again ask for the rezoning from R-2 to MF-2. He said the area in question has not been subdivided into separate lots.

Nathan Ogden who wishes to develop the property was asked why he had not asked for a higher zoning designation such as MF-1 which would require 7,500 square feet per unit rather than the 6,000 square feet requirement of MF-2. This would reduce the number of units built and would result in less land being covered and less runoff from buildings. Mr. Ogden said he wished to maximize land use as much as possible to get as much out of it as he could. With MF-1 zoning, he said fewer units could be built. The MF-2 zoning classification would allow 14 units to be built.

Comments:

Gaylon Estopy, a property owner in the area (151 – 153 Rainsong) talked about the flooding and lack of good drainage at that location. He brought photos of the flooding which showed the entire street near the creek and property in question under water.

Janet Nordlie, Operating Manager of Peachtree Village, had sent a letter which had been provided to each Commissioner. A copy of the letter is **attached** to these minutes. She also was present at this meeting and spoke against the zoning request. She reiterated the main points of the letter:

- 1) The Farmington Planning Commission's purpose provides for resident safety and general welfare as well as for adequate public utilities and facilities.
- 2) The existing drainage system on Rainsong Street is inadequate and puts residents at risk during flooding.
- 3) MF-2 zoning allows for more building and parking coverage of the lot than R-2. More land coverage leaves less area for water absorption and causes more water drainage off the lot.

She concluded by noting that in April 2017 many Peachtree residents had to be moved to another area in the building due to flooding of their apartments. They could not be moved out of the building because the flooding blocked Rainsong Street in both directions.

Judy Horne said that e-mail messages from Daniel Kelsey and Cris Bartlett that expressed strong opposition to the rezoning would be **attached** to these minutes. Each Commissioner had received these e-mails prior to the meeting.

Melissa McCarville, City Business Manager, explained the process for appeal if Commission denies rezoning request. The next step would be to appeal to City Council at their December 11 meeting, which also is a public meeting. However, the City Council is not required to notify the people involved in the surrounding area.

Chairman Robert Mann called for question to rezone Lot 17 on Rainsong from R-2 to MF-2. Upon roll call vote, the vote was six "No" and zero "Aye". Motion failed.

Melissa McCarville told Mr. Young they have 15 days to appeal the decision.

4B. Rezoning Request from R-1 to R-3 for 65 North Double Springs Road – Home Star Rentals, LLC (Tom Sims) property owner

Ferdi Fourie of Civil Design Engineers, Inc. presented the request for the property located between Ridgedale St. and Wolfe Lane.

Melissa McCarville reminded that this property had been considered several months ago for multi-family zoning but they had pulled the request from the agenda to await the approval of new zone R-3.

Public Comment:

Barbara O'Brien, 336 Ridgedale, said increased density, transient renters, and increased traffic on Ridgedale and on the short stub street, Sugar Pine (when opened to the new development), would devalue the Ridgedale homeowners' property. She was also concerned about the drainage runoff onto current property owners, some who have spent considerable money to try and control the water flow. She said that she had seen Mayor Ernie Penn on TV and that he had stated Farmington was not like other communities. She felt that crowded housing would actually make Farmington just like surrounding cities.

Doug Falknor, 324 Ridgedale, also was opposed to the rezoning. He said that their area was zoned R-1; he further noted that with the R-3 zone, even more units could be built on the property than if it had been zoned for multi-family.

Pat Page, 315 Ridgedale, was concerned about a potential fire hazard due to the layout and close arrangement of the housing units. Also, she believed that rentals would deteriorate and cause a decline in the Ridgedale property values; she said the traffic on Double Springs would become very hazardous because the Middle School caused big traffic back-ups morning and afternoon; she was concerned about the increased water flow off of roofs and driveways that would flood the Ridgedale homes; and she was concerned about personal disagreement issues that might occur among renters in the proposed development.

Jay Moore asked about size of the proposed homes and Tom Sims of Trademark Homes said they would range from 1,400 to 1,800 square feet with room for 5 cars to be parked in back of each home. Jay Moore was concerned about traffic problems on Double Springs. Tom Sims said it was only a problem at the two peak times each weekday (morning and afternoon.)

Mr. Sims said that with R-3 zero-lot line designation, some of the single-family homes would be sold and would be in the \$155,000 to \$225,000 range. He felt this development would actually increase property value of homes in the area.

Chairman Mann called for question. Upon roll call, “Ayes” were Howard Carter, Judy Horne, and Bobby Wilson. “No” votes were Jay Moore, Matt Hutcherson, and Gerry Harris. With a tie vote of 3 – 3, Chairman Mann voted “Aye” to make the vote 4 “Aye” and 3 “No” and motion passed. This will go to City Council for their December 11, 2017 meeting.

4C. Request to reconsider rezoning prior to 12 months for Farmington Heights-Phase 2 S. 54th Street

Ferdi Fourie of Civil Design Engineers, Inc. was present to answer questions. He had presented a proposal recently, but Planning Commission had denied the rezoning request. The rule states that another request can’t be made for one year. However, at that time, the R-3 zone was not available to be included in the rezoning proposal. That is why this request was being made prior to the one-year waiting period.

The City had no comments regarding the request.

Jay Moore questioned if it was possible to ask for two different zones (R-2 and R-3) in one tract of land. The answer was “Yes.” Gerry Harris asked if the areas shown as R-2 could later be changed by the developer to R-3. The answer was “No. The developer would have to use the plan as presented.”

There was no public comment.

Chairman Mann called for question and motion passed 6-0 in favor of allowing the request for rezoning prior to the one-year waiting period.

4D. Rezoning Request from A-1 to R-2 and R-3 for Farmington Heights-Phase 2 – S. 54th Street Property owned by Indian Territory, LLC

Ferdi Fourie of Civil Design Engineers, Inc. stated the first phase had been the property on West Sellers Road. The rezoning request now is for Phase 2 - land south of Phase 1 - and located on South 54th Street. The R-3 (zero-lot-line) area will include 9 acres and R-2 will include 21 acres.

Jay Moore asked who would maintain the lawn areas for the R-3 zero-lot-line homes.

Mr. Fourie thought a POA would determine that. The homes in R-3 would range from 1,400 – 1,800 square feet.

Public Comment:

Ashley Swaffer, 558 Sellers Road (located just north of proposed Phase 2) said she was opposed to this rezoning. She said it does not fit in with the area nor specifically with the recently approved Phase 1 subdivision which is zoned R-1. She said she could support an R-1 zone for the entire area, but not this current proposal. She felt it was going to greatly increase traffic

Mr. Fourie said there were 125 lots (approximately 3 lots per acre) in Phase 1 that was approved previously.

Several Commissioners questioned the proposed rezoning request.

Chairman Mann called for question to rezone the property on S. 54th Street from A-1 to R-2 and R-3 however, due to the discussion, Mr. Fourie asked that this request be tabled until the December meeting. Request was granted.

4E. Variance Request - Lot Split – 814 Gibson Hill Road, Property owned by Barbara J. Mashburn Revocable Trust

The request was presented by Leonard Gabbard, surveyor for James Layout Services.

Melissa McCarville said the city had previously given three lot-splits for a total of four lots. That is why they now had to come to the Planning Commission for one additional lot split. After that, they would have to wait 10 years for any further lot splits OR they could submit subdivision plan prior to ten years.

The area in question is 75 acres with all lots greatly exceeding the R-E (Residential Estate) 2 acre minimum. These are small farms.

Public Comment:

Lance Poole, 910 Gibson Road said he was building a home on 12 acres there. He said he would have a well and a septic system; West Washington Water Authority is not allowing additional taps at this time. He was concerned about the impact on his land and also wanted clarification about the lot splitting.

Chairman Mann called for question to waive subdivision requirements and allow a lot-split into 4 lots. Motion passed unanimously, 6-0.

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

FARMINGTON PLANNING COMMISSION -- 2018 Schedule of Meetings and Submission Deadlines

SUBMISSION DEADLINE 12:00 Noon	TECHNICAL REVIEW MEETING DATES 2:00 P.M.	RESUBMISSION DEADLINE TR TO PC MEETING 12:00 Noon	PLANNING COMMISSION WORK SESSION DATES 6:00 P.M.	*PLANNING COMMISSION MEETING DATES 6:00 P.M.
December 19, 2017	January 2, 2018	January 9, 2018	January 16, 2018	January 22, 2018
January 23, 2018	February 6, 2018	February 13, 2018	February 20, 2018	February 26, 2018
February 20, 2018	March 6, 2018	March 13, 2018	March 19, 2018	March 26, 2018
March 20, 2018	April 3, 2018	April 10, 2018	April 16, 2018	April 23, 2018
April 17, 2018	May 1, 2018	May 8, 2018	May 14, 2018	May 21, 2018
May 22, 2018	June 5, 2018	June 12, 2018	June 18, 2018	June 25, 2018
June 19, 2018	July 3, 2018	July 10, 2018	July 16, 2018	July 23, 2018
July 24, 2018	August 7, 2018	August 14, 2018	August 20, 2018	August 27, 2018
August 21, 2018	September 4, 2018	September 11, 2018	September 17, 2018	September 24, 2018
September 18, 2018	October 2, 2018	October 9, 2018	October 15, 2018	October 22, 2018
October 23, 2018	November 6, 2018	November 13, 2018	November 19, 2018	November 26, 2018
November 13, 2018	November 27, 2018	December 4, 2018	December 10, 2018	December 17, 2018

*Planning Commission normally meets on the 4th (fourth) Monday of the month. In 2018 this will be adjusted for the May meeting which falls on Memorial Day and the December meeting which falls on Christmas Eve. Work sessions are normally the week before the meeting, this year in January we will meet on Tuesday January 16th, the Monday is MLK Day, and in February we will meet Tuesday, February 20th to avoid the the third Monday which is President's Day

City of Farmington, Arkansas

Application for Variance/Waiver



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

Applicant: Rausch Coleman Homes

Day phone: 301-6639

Address: 4058 N. College Ave.

Fax: _____

Representative: Jesse Fulcher

Day phone: 301-6639

Address: " "

Fax: _____

Property Owner: Alberte Investments LLC

Day phone: 301-6639

Address: 4058 N. College Ave.

Fax: _____

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

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

Property description: 760-03870-005 (Lot 5)

Site address: 246 E. Anabronch Court

Current zoning: MF-1

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

Type of variance requested and reason for request:

see letter & exhibit attached.

Responsibilities of the Applicant:

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

NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the _____ day of _____, 20____.


PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

A public meeting to consider this request for variance at the above described property will be held on _____ day of _____, 20____, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

 _____ Date 11/10/17
Applicant Signature

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

 _____ Date 11-10-17
Owner/Agent Signature

RECEIPT

DATE 11/14/17

No. 1377

RECEIVED FROM RAULSCH COLEMAN

\$ 25.00

yearly fire policy

DOLLARS

☐ FOR RENT

☐ FOR

vacation request 246 Andean

ACCOUNT

PAYMENT

BAL. DUE

☐ CASH

☒ CHECK

☐ MONEY

☐ ORDER

☐ CREDIT

☐ CARD

FROM _____ TO _____

BY SNCS7A

November 13, 2017

City of Farmington Board of Adjustment

Holland Crossing – Front Setback Variance (Lot 5)

Please accept this letter and the attached variance application as our request for a variance from the front setback requirement for a planned two-family unit located on Lot 5 of Holland Crossing. Lots 1-5 of Holland Crossing are platted along Alberta Street and all are impacted by a 100-foot wide overhead power line easement. Development of any structure within this easement is prohibited and the power company is unwilling to vacate any portion of the easement. In order to develop these lots, all of the homes have been constructed at or near the required 25-foot front setback along Anabranh Court.

Our plan is to construct the unit on Lot 5 in line with the units already constructed on Lots 1-4. However, Lot 5 is also adjacent to the cul-de-sac and therefore the right-of-way and front setback lines begin to curve rather than run in a continuous straight line. Placing the unit on Lot 5 in line with the previous units and outside of the 10-foot side building setback results in the front setback clipping the corner of the structure.

The 100-foot power line easement impacts over 35% of the lot and when combined with the curving setback line, creates a unique hardship that is a burden for this lot. A small reduction in the building setback is still in keeping with the spirit and intent of the zoning ordinance. Given the minimal encroachment into the front setback, which will be unnoticeable, we are requesting approval of a setback variance of approximately 4.60 feet for a width of approximately 6 feet.

Thanks,



Jesse Fulcher

WACO Title Company

TRUSTEE WARRANTY DEED

Doc ID: 008837680002 Type: REL
Recorded: 10/24/2003 at 08:04:38 PM
Fee Amt: \$11.00 Page 1 of 2
Washington County, AR
Bette Stamps Circuit Clerk
File 2003-00056112

KNOW ALL MEN BY THESE PRESENTS:

That Sam Ray Welborn and Nancy Ann Welborn,
First Successor Co-Trustees of the Mary Holland
Welborn Trust u/t/a dated November, 2000
hereinafter called GRANTORS, for and in consideration of the sum of One (1.00,
dollar and other good and valuable consideration, in hand paid by _____
Rausch-Coleman Homes, LLC

the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and
convey unto Rausch-Coleman Homes, LLC

hereinafter called GRANTEE(S), and unto its successors and assigns
forever, the following lands lying in Washington County,
to-wit:

The NW1/4 of the NW1/4, the E1/2 of the SW1/4 of the NW1/4, a part of the SE1/4
of the NW1/4, and a part of the N1/2 of the SW1/4, all in Section 24, Township
16 North, Range 31 West, being more particularly described as follows:
Beginning at a stone marking the Northwest corner of the NW1/4 of the NW1/4 of
said Section 24, and running thence S89°19'38"E 1323.86 feet to an iron pin
located at the Northeast corner of said 40 acre tract; thence S0°18'48"W
1316.35 feet to an iron pin located at the Southeast corner of said 40 acre
tract; thence S89°46'28"E 825.0 feet along the North line of the SE1/4 of the
NW1/4 of said Section 24 to an iron pipe; thence leaving said North line and
running S0°33'55"E 1805.22 feet to the Northeast corner of the Stapleton
Subdivision; thence S65°47'W 141.44 feet along the North line of said
subdivision; thence S80°36'W 190.41 feet along said North line of the
of said subdivision; thence leaving said North line and running North 25.0
feet, more or less, to the centerline of the North Fork of the Farmington

Continued

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 we hereby covenant with said GRANTEE(S) that we will forever warrant and defend the title to the said
lands against all claims whatever.

Witness our hand(s) and seal(s) as such GRANTORS, this 22nd day of September, 2003

Sam Ray Welborn Co-trustee
Sam Ray Welborn, co-trustee
The Mary Holland Welborn Trust u/t/a dated November 2000

Nancy Ann Welborn co-trustee
Nancy Ann Welborn, co-trustee
The Mary Holland Welborn Trust u/t/a dated November 2000

THIS DEED IS BEING RE-RECORDED TO SCRIVENOR'S ERROR IN LEGAL DESCRIPTION.

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF Washington

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the County
aforesaid, duly commissioned and acting, Sam Ray Welborn, co-trustee and Nancy Ann
Welborn, co-trustee, in their capacity(ies) as Trustee of The Mary Holland Welborn
Trust u/t/a dated November 2000

to me well known as the Grantors in the foregoing Deed, and stated that they had executed the same for the
consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public this 22nd day of September, 2003

My Commission Expires: January 2, 2009

Lela Reddekopp
Notary Public
Lela Reddekopp
Official Seal

Prepared under the supervision of Walter P. Mayo, Attorney

WACO Title Company
212 West Emma Avenue
Springdale, AR 72764

LELA REDDEKOPP
Notary Public Arkansas
WASHINGTON COUNTY
My Commission Expires 01-02-09

CONTINUATION OF LEGAL DESCRIPTION

Branch; thence Northwesterly along said centerline the following: West 20.0 feet, N46°43'26"W 112.52 feet, N80°00'W 30.0 feet, N40°00'W 50.0 feet, N75°00'W 35.0 feet, S82°00'W 20.0 feet, S61°00'W 55.0 feet, S45°00'W 45.0 feet, S77°50'28"W 160.9 feet, S62°25'57"W 15.12 feet, S62°25'58"W 49.88 feet, S40°00'W 20 feet, S30°00'W 35.0 feet, S47°00'W 15.0 feet, S80°00'W 20.0 feet, N75°00'W 75.00 feet, N65°00'W 30.0 feet, N36°34'42"W 94.92 feet, N48°00'W 80.0 feet, S75°00'W 33.0 feet, S55°00'W 25.0 feet, S25°0'W 25.0 feet, S52°07'42"W 92.95 feet; thence leaving said centerline and running N0°24'36"W 550.0 feet to the South line of the E1/2 of the SW1/4 of the NW1/4 of said Section 24; thence N89°46'W 241.21 feet to the Southwest corner of said 20 acre tract; thence N0°19'29"W 1319.73 feet to the Northwest corner of said 20 acre tract; thence N89°46'22"W 651.68 feet to the Southwest corner of the NW1/4 of said Section 24; thence N0°34'15"W 1326.81 feet to the point of beginning, containing 99.41 acres, more or less, Washington County, Arkansas. Subject to the Arkansas Western Gas line easement running Southeasterly through the running East and West through the West side, the Arkansas Western Gas line and the SWEPSCO transmission line easements running East and West through the South side, and any other easements and/or right of ways of record. AND

A part of the NW1/4 of the SW1/4 and a part of the NE1/4 of the SW1/4 all in Section 24 Township 16 North, Range 31 West, being more particularly described as follows: Beginning at a point that is N0°22'52"W 1460.67 feet from the Southeast corner of the SW1/4 of the SW1/4 of said Section 24, said point of beginning being located on the North right of way line of East Main Street (U.S. Highway No. 62) and running thence S71°58'55"W 95.1 feet along said right of way to an iron pin; thence leaving said right of way and running N2°27'35"W 321.56 feet to an iron pin at a fence corner; thence S84°04'33"W 312.55 feet along a fence line to an iron pin; thence N0°24'36"W 415.0 feet, more or less, to the centerline of the North Fork of the Farmington Branch; thence Easterly along said centerline the following N52°07'42"E 92.95 feet, N25°00'E 25.0 feet, N55°00'E 25.0 feet, N75°00'E 33.0 feet, S48°00'E 80.0 feet, S36°34'42"E 94.92 feet, S65°00'E 30.0 feet, S75°00'E 76.0 feet, N80°00'E 20.0 feet, N47°00'E 15.0 feet, N30°00'E 35.0 feet, N40°00'E 20.0 feet, N62°25'58"E 49.88 feet, N62°25'57"E 15.12 feet, N77°50'28"E 160.9 feet, N45°00'E 45.0 feet, N61°00'E 55.0 feet, N82°00'E 20.0 feet, S75°00'E 35.0 feet, S40°00'E 50.0 feet, S80°00'E 30.0 feet, S46°43'26"E 112.52 feet, East 20.0 feet; thence leaving said centerline and running South 25.0 feet to the Northwest corner of the Stapleton Subdivision; thence South 490.58 feet along the West line of said Subdivision to the North right of way of said East Main Street; thence Southwesterly along said right of way the following: S73°40'50"W 30.5 feet, S65°11'33"W 40.3 feet, S73°40'50"W 459.6 feet more or less to the point of beginning.

Subject to easements, rights-of-way, and protective covenants of record, if any.

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Grantees BAUSEH COLEMAN HOMES LLC

Address P.O. Box 23422
BARLING, AR 72923

Subject to Protective Covenants and easements, if any.

1/2

This instrument prepared by:
Charles Edward Young III, Attorney
After recording, return to:
Elite Title Company, Inc.
1526 Plaza Place
Springdale, Arkansas 72764
(Reference #ETC 3-11731W)

TRUSTEE'S WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARILYN R. BURDETTE, TRUSTEE OF THE MARILYN R. BURDETTE TRUST U/T/D JANUARY 20, 1984, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration paid by RAUSCH-COLEMAN HOMES, LLC, GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantees and unto its successors and assigns forever, the following described lands situated in the County of Washington, State of Arkansas:

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST, WASHINGTON COUNTY, ARKANSAS.

ALSO: PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST, WASHINGTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 528.0 FEET NORTH AND 176.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT, AND RUNNING THENCE NORTH 792.0 FEET, THENCE EAST 724.11 FEET, THENCE SOUTH 792.0 FEET, THENCE WEST 724.11 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND OTHER RESTRICTIONS OF RECORD, IF ANY.

To have and to hold the same unto the said Grantee and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And Grantor hereby covenants with said Grantee that Grantor will forever warrant and defend the title to said lands against all lawful claims whatsoever.

And Grantor does hereby release and relinquish unto the said Grantee and unto its successors and assigns forever, all rights and possibility of homestead, statutory or otherwise, in and to the above-described real property.

WITNESS my official hand and seal this 13th day of November, 2003.

Marilyn R. Burdette TTE &
Marilyn R. Burdette, Trustee of the
Marilyn R. Burdette Trust u/t/d
January 20, 1984 - Grantor

I hereby certify under penalty of false swearing
That the legally correct amount of documentary
stamps have been placed on this instrument

Rausch-Coleman Homes, LLC

[Grantee]

Post Office Box 23423

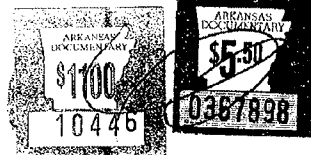
Barling, AR 72923

Mail Tax Statements to Addressee/Address above



Doc ID: 006703570002 Type: REL
Recorded: 11/18/2003 at 11:26:16 AM
Fee Amt: \$11.00 Page 1 of 2
Washington County, AR
Bette Stamps Circuit Clerk

File 2003-00059573



STATE OF ARKANSAS

COUNTY OF WASHINGTON

}
} ss.
}

ACKNOWLEDGEMENT

On this 13th day of November, 2003, before me, the undersigned officer, personally appeared, **Marilyn R. Burdette**, well known to me (or satisfactorily proven) to the person whose name is subscribed to the within instrument and acknowledged that she had executed the same for the consideration and purposes therein contained and that she was duly authorized and acting in her capacity as **TRUSTEE OF THE MARILYN R. BURDETTE TRUST U/T/D JANUARY 20, 1984**, to sign the above and foregoing instrument for and on behalf of said Trust entity and that her signature was sufficient to accomplish the intended conveyance on behalf of said Trust entity.

IN TESTIMONY WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

2-21-2005


Notary Public

Charles E. Young, III, Notary Public
Washington County, Arkansas
My Commission Expires 2/21/2005

**Certificate of Resolution
Of
Alberta Investments, LLC**

The undersigned hereby certifies, that the member of Alberta Investments, LLC, a limited liability Company organized under the laws of the State of Arkansas, that a meeting of the Board of Managers of said Limited Liability Company was duly called and held on the 9th day of October, 2014, and the following Resolution was adopted, to wit: Rausch Coleman Homes, LLC is the only member of the company.

The following persons were present:

Name	Title
John R. Rausch	Manager
David C. Frye	Manager

Signature

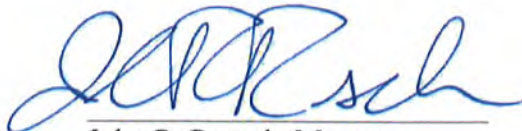

BE IT HEREBY RESOLVED, that any one of these individuals are authorized and directed as Managers to execute any and all instruments, deeds, mortgages, bonds, contracts, agreements, promissory notes, affidavits, and other documents necessary to carry out and further the overall business objectives of the limited liability company. Only one signature is required for these transactions.

WHEREAS, the Company desires to engage in various business activities including the purchase and sale of real property;

WHEREAS, these activities may require the Company to execute contracts, documents, agreements, leases, affidavits, and other documents from time to time;

IT IS HEREBY FURTHER RESOLVED, that the foregoing is a full and correct copy of the Resolution as it appears in the book of the Company and that the said Resolution has not been rescinded, modified or amended and is now in full force and effect.

In Witness Whereof, I hereby set my hand this 9th day of October, 2014.



John R. Rausch, Manager
Rausch Coleman Homes, LLC
(Member)

NOTICE OF PUBLIC HEARING

A petition for a variance at the property described below has been filed with the City of Farmington on the 14th day of November, 2017.

Legal Description:

Lot 5 and Lot 6 of the Holland Crossing Subdivision

Variance Description:

The request is for a front setback reduction along Lot 5 and Lot 6, from 25 feet to 20 feet.

A public meeting to consider this request for variance at the above described property will be held on 18th day of December, 2017, at 6:00 PM at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

City of Farmington, Arkansas

Application for Variance/Waiver



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

Applicant: Raush Coleman Homes

Day phone: 301-6639

Address: 4058 N. College Ave.

Fax: _____

Representative: Jesse Fulcher

Day phone: 301-6639

Address: " " _____

Fax: _____

Property Owner: Alberte Investments LLC

Day phone: 301-6639

Address: 4058 N. College Ave.

Fax: _____

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

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

Property description: 740-03870-006 (Lot 6)

Site address: 202 E. Anabronch

Current zoning: MF-1

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

Type of variance requested and reason for request:

see letter & exhibit attached.

Responsibilities of the Applicant:

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

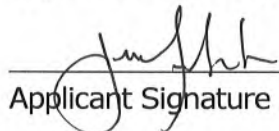
NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the _____ day of _____, 20____.

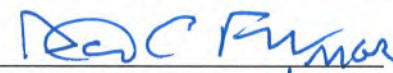
PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

A public meeting to consider this request for variance at the above described property will be held on _____ day of _____, 20____, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

 _____ Date 11/10/17
Applicant Signature

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

 _____ Date 11-10-17
Owner/Agent Signature

RECEIPT

DATE 11/14/17

No. 540320

RECEIVED FROM Rausch Coleman

\$ 75.00

Twenty five dollars

DOLLARS

☐ FOR RENT

☒ FOR

Variance 2620 national

ACCOUNT	
PAYMENT	25.00
BAL. DUE	

☐ CASH

☒ CHECK

☐ MONEY ORDER

☐ CREDIT CARD

FROM

TO

BY

Sheila

November 13, 2017

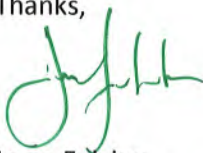
City of Farmington Board of Adjustment

Holland Crossing – Front & Side Setback Variance (Lot 6)

Please accept this letter and the attached variance application as our request for a variance from the front and side setback requirements for a planned two-family unit located on Lot 6 of Holland Crossing. Lot 6 is severely impacted by an existing 80-foot wide high-pressure gas line easement. This easement eliminates approximately 6,400 square feet of usable area from the property, or about 43% of the property. The easement coupled with a 25-foot front setback results in 64% of the property being unbuildable. The gas company will not vacate any amount of the existing easement and no structures can be built within the easement.

The amount of lot area that is dedicated to easements and setbacks is an undue hardship that is unique to this property. Granting a setback variance to allow a minor encroachment of 1.32 feet into the side setback and approximately 5 feet into the front setback does not diminish the spirit and intent of the zoning ordinance. Adequate building setbacks will be provided and development will be in compliance with building codes.

Thanks,

A handwritten signature in green ink, appearing to read 'Jesse Fulcher', is written over the printed name.

Jesse Fulcher

WACO Title Company

TRUSTEE WARRANTY DEED

Doc ID: 008637850002 Tyde: REL
Recorded: 10/24/2003 at 08:04:39 PM
Fee Amt: \$11.00 Page 1 of 2
Washington County, AR
Bette Stamps Circuit Clerk
File 2003-00056112

KNOW ALL MEN BY THESE PRESENTS:

That Sam Ray Welborn and Nancy Ann Welborn,
First Successor Co-Trustees of the Mary Holland
Welborn Trust u/t/a dated November, 2000
hereinafter called GRANTORS, for and in consideration of the sum of One (1.00
dollar and other good and valuable consideration, in hand paid by _____
Rausch-Coleman Homes, LLC

File 2003-00050847

the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and
convey unto Rausch-Coleman Homes, LLC

hereinafter called GRANTEE(S), and unto its successors and assigns
forever, the following lands lying in Washington County,
to-wit:

The NW1/4 of the NW1/4, the E1/2 of the SW1/4 of the NW1/4, a part of the SE1/4
of the NW1/4, and a part of the N1/2 of the SW1/4, all in Section 24, Township
16 North, Range 31 West, being more particularly described as follows:
Beginning at a stone marking the Northwest corner of the NW1/4 of the NW1/4 of
said Section 24, and running thence S89°19'38"E 1323.86 feet to an iron pin
located at the Northeast corner of said 40 acre tract; thence S0°18'48"W
1316.35 feet to an iron pin located at the Southeast corner of said 40 acre
tract; thence S89°46'28"E 825.0 feet along the North line of the SE1/4 of the
NW1/4 of said Section 24 to an iron pipe; thence leaving said North line and
running S0°33'55"E 1805.22 feet to the Northeast corner of the Stapleton
Subdivision; thence S65°47'W 141.44 feet along the North line of said
subdivision; thence S80°36'W 190.41 feet along said North line of the
of said subdivision; thence leaving said North line and running North 25.0
feet, more or less, to the centerline of the North Fork of the Farmington

Continued

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 we hereby covenant with said GRANTEE(S) that we will forever warrant and defend the title to the said
lands against all claims whatever.

Witness our hand(s) and seal(s) as such GRANTORS, this 22nd day of September, 2003

Sam Ray Welborn, co-trustee
Sam Ray Welborn, co-trustee
The Mary Holland Welborn Trust u/t/a dated November 2000

Nancy Ann Welborn co-trustee
Nancy Ann Welborn, co-trustee

THIS DEED IS BEING RE-RECORDED TO SCRIVENOR'S ERROR IN LEGAL DESCRIPTION.

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF Washington

10650 10383 10352

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the County
aforesaid, duly commissioned and acting, Sam Ray Welborn, co-trustee and Nancy Ann
Welborn, co-trustee, in their capacity(ies) as Trustee of The Mary Holland Welborn
Trust u/t/a dated November 2000

to me well known as the Grantors in the foregoing Deed, and stated that they had executed the same for the
consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public this 22nd day of September, 2003

My Commission Expires: January 2, 2009

Lela Reddekopp
Notary Public
Lela Reddekopp

Prepared under the supervision of Walter P. Mayo, Attorney

WACO Title Company
212 West Emma Avenue
Springdale, AR 72764

LELA REDDEKOPP
Notary Public Arkansas
WASHINGTON COUNTY
My Commission Expires 01-02-09

CONTINUATION OF LEGAL DESCRIPTION

Branch; thence Northwesterly along said centerline the following: West 20.0 feet, N46°43'26"W 112.52 feet, N80°00'W 30.0 feet, N40°00'W 50.0 feet, N75°00'W 35.0 feet, S82°00'W 20.0 feet, S61°00'W 55.0 feet, S45°00'W 45.0 feet, S77°50'28"W 160.9 feet, S62°25'57"W 15.12 feet, S62°25'58"W 49.88 feet, S40°00'W 20 feet, S30°00'W 35.0 feet, S47°00'W 15.0 feet, S80°00'W 20.0 feet, N75°00'W 75.00 feet, N65°00'W 30.0 feet, N36°34'42"W 94.92 feet, N48°00'W 80.0 feet, S75°00'W 33.0 feet, S55°00'W 25.0 feet, S25°0'W 25.0 feet, S52°07'42"W 92.95 feet; thence leaving said centerline and running N0°24'36"W 550.0 feet to the South line of the E1/2 of the SW1/4 of the NW1/4 of said Section 24; thence N89°46'W 241.21 feet to the Southwest corner of said 20 acre tract; thence N0°19'29"W 1319.73 feet to the Northwest corner of said 20 acre tract; thence N89°46'22"W 651.68 feet to the Southwest corner of the NW1/4 of the NW1/4 of said Section 24; thence N0°34'15"W 1326.81 feet to the point of beginning, containing 99.41 acres, more or less, Washington County, Arkansas. Subject to the Arkansas Western Gas line easement running Southeasterly through the running East and West through the West side, the Arkansas Western Gas line and the SWEPCO transmission line easements running East and West through the South side, and any other easements and/or right of ways of record. AND

A part of the NW1/4 of the SW1/4 and a part of the NE1/4 of the SW1/4 all in Section 24 Township 16 North, Range 31 West, being more particularly described as follows: Beginning at a point that is N0°22'52"W 1460.67 feet from the Southeast corner of the SW/4 of the SW1/4 of said Section 24, said point of beginning being located on the North right of way line of East Main Street (U.S. Highway No. 62) and running thence S71°58'55"W 95.1 feet along said right of way to an iron pin; thence leaving said right of way and running N2°27'35"W 321.56 feet to an iron pin at a fence corner; thence S84°04'33"W 312.55 feet along a fence line to an iron pin; thence N0°24'36"W 415.0 feet, more or less, to the centerline of the North Fork of the Farmington Branch; thence Easterly along said centerline the following N52°07'42"E 92.95 feet, N25°00'E 25.0 feet, N55°00'E 25.0 feet, N75°00'E 33.0 feet, S48°00'E 80.0 feet, S36°34'42"E 94.92 feet, S65°00'E 30.0 feet, S75°00'E 76.0 feet, N80°00'E 20.0 feet, N47°00'E 15.0 feet, N30°00'E 35.0 feet, N40°00'E 20.0 feet, N62°25'58"E 49.88 feet, N62°25'57"E 15.12 feet, N77°50'28"E 160.9 feet, N45°00'E 45.0 feet, N61°00'E 55.0 feet, N82°00'E 20.0 feet, S75°00'E 35.0 feet, S40°00'E 50.0 feet, S80°00'E 30.0 feet, S46°43'26"E 112.52 feet, East 20.0 feet; thence leaving said centerline and running South 25.0 feet to the Northwest corner of the Stapleton Subdivision; thence South 490.58 feet along the West line of said Subdivision to the North right of way of said East Main Street; thence Southwesterly along said right of way the following: S73°40'50"W 30.5 feet, S65°11'33"W 40.3 feet, S73°40'50"W 459.6 feet more or less to the point of beginning.

Subject to easements, rights-of-way, and protective covenants of record, if any.

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Grantees BAUSEH COLEMAN HOMES LLC

Address P.O. Box 23422
BARLING, AR 72923

Subject to Protective Covenants and easements, if any.

1/2
This instrument prepared by:
Charles Edward Young III, Attorney
After recording, return to:
Elite Title Company, Inc.
1526 Plaza Place
Springdale, Arkansas 72764
(Reference #ETC 3-11731W)

TRUSTEE'S WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARILYN R. BURDETTE, TRUSTEE OF THE MARILYN R. BURDETTE TRUST U/T/D JANUARY 20, 1984, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration paid by RAUSCH-COLEMAN HOMES, LLC, GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantees and unto its successors and assigns forever, the following described lands situated in the County of Washington, State of Arkansas:

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST, WASHINGTON COUNTY, ARKANSAS.

ALSO: PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST, WASHINGTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 528.0 FEET NORTH AND 176.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT, AND RUNNING THENCE NORTH 792.0 FEET, THENCE EAST 724.11 FEET, THENCE SOUTH 792.0 FEET, THENCE WEST 724.11 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND OTHER RESTRICTIONS OF RECORD, IF ANY.

To have and to hold the same unto the said Grantee and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And Grantor hereby covenants with said Grantee that Grantor will forever warrant and defend the title to said lands against all lawful claims whatsoever.


And Grantor does hereby release and relinquish unto the said Grantee and unto its successors and assigns forever, all rights and possibility of homestead, statutory or otherwise, in and to the above-described real property.

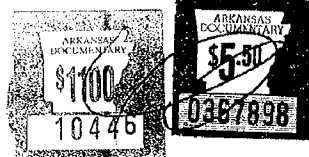
WITNESS my official hand and seal this 13th day of November, 2003.

Marilyn R. Burdette TTE &
**Marilyn R. Burdette, Trustee of the
Marilyn R. Burdette Trust u/t/d
January 20, 1984 - Grantor**

*I hereby certify under penalty of false swearing
That the legally correct amount of documentary
stamps have been placed on this instrument*

Rausch-Coleman Homes, LLC
[Grantee]
Post Office Box 23423
Barling, AR 72923
Mail Tax Statements to Addressee/Address above


Doc ID: 006703570002 Type: REL
Recorded: 11/18/2003 at 11:26:16 AM
Fee Amt: \$11.00 Page 1 of 2
Washington County, AR
Bette Stamps Circuit Clerk
File **2003-00059573**



STATE OF ARKANSAS

COUNTY OF WASHINGTON

}
} ss.
}

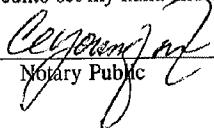
ACKNOWLEDGEMENT

On this 13th day of November, 2003, before me, the undersigned officer, personally appeared, **Marilyn R. Burdette**, well known to me (or satisfactorily proven) to the person whose name is subscribed to the within instrument and acknowledged that she had executed the same for the consideration and purposes therein contained and that she was duly authorized and acting in her capacity as **TRUSTEE OF THE MARILYN R. BURDETTE TRUST U/T/D JANUARY 20, 1984**, to sign the above and foregoing instrument for and on behalf of said Trust entity and that her signature was sufficient to accomplish the intended conveyance on behalf of said Trust entity.

IN TESTIMONY WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

2-21-2005


Notary Public

Charles E. Young, III, Notary Public
Washington County, Arkansas
My Commission Expires 2/21/2005

**Certificate of Resolution
Of
Alberta Investments, LLC**

The undersigned hereby certifies, that the member of Alberta Investments, LLC, a limited liability Company organized under the laws of the State of Arkansas, that a meeting of the Board of Managers of said Limited Liability Company was duly called and held on the 9th day of October, 2014, and the following Resolution was adopted, to wit: Rausch Coleman Homes, LLC is the only member of the company.

The following persons were present:

Name	Title
John R. Rausch	Manager
David C. Frye	Manager

Signature

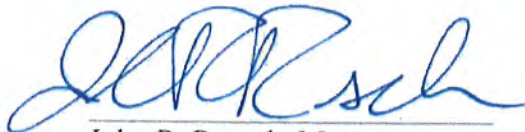

BE IT HEREBY RESOLVED, that any one of these individuals are authorized and directed as Managers to execute any and all instruments, deeds, mortgages, bonds, contracts, agreements, promissory notes, affidavits, and other documents necessary to carry out and further the overall business objectives of the limited liability company. Only one signature is required for these transactions.

WHEREAS, the Company desires to engage in various business activities including the purchase and sale of real property;

WHEREAS, these activities may require the Company to execute contracts, documents, agreements, leases, affidavits, and other documents from time to time;

IT IS HEREBY FURTHER RESOLVED, that the foregoing is a full and correct copy of the Resolution as it appears in the book of the Company and that the said Resolution has not been rescinded, modified or amended and is now in full force and effect.

In Witness Whereof, I hereby set my hand this 9th day of October, 2014.



John R. Rausch, Manager
Rausch Coleman Homes, LLC
(Member)

NOTICE OF PUBLIC HEARING

A petition for a variance at the property described below has been filed with the City of Farmington on the 14th day of November, 2017.

Legal Description:

Lot 5 and Lot 6 of the Holland Crossing Subdivision

Variance Description:

The request is for a front setback reduction along Lot 5 and Lot 6, from 25 feet to 20 feet.

A public meeting to consider this request for variance at the above described property will be held on 18th day of December, 2017, at 6:00 PM at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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: Red Canyon Dev LLC Day Phone: _____

Address: 1204 E. Joyce Fayette 72703

Representative: Jagerson & Assoc Day Phone: 442-4127

Address: 124 W. Scrubridge Fax: _____

Property Owner: Red Canyon Dev LLC Day Phone: _____

Address: 1204 E. Joyce 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 -- See Attached

Current Zoning -- A-1 Proposed Zoning -- R-1

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

Type of zoning requested and reason for request:

R-1 Single Family For A subdivision

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

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 7th day of Nov, 2017.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from R-1 to R-1 will be held on the 18th day of Dec, 2017, 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 11-7-17
Applicant Signature

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

[Signature] Date 11-7-17
Owner/Agent Signature

RECEIPT

DATE 11-7-17No. 540338RECEIVED FROM Dorgensen & Assoc \$25.00Twentyfive & no/100 DOLLARS☒ FOR RENT Rozone Red Canyon Prop.
☐ FOR

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

- ☐ CASH
- ☒ CHECK
- ☐ MONEY ORDER
- ☐ CREDIT CARD

FROM _____ TO _____
BY B. Coleman

AGENT AUTHORIZATION

I (We), Kevin Riggins "Red Canyon LLC", the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), David Jorgensen, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.


Property Owner – Signature

Kevin Riggins
Property Owner - Print

Property Owner – Signature

Property Owner - Print

AFFIDAVIT

I hereby certify that I Kevin Higgins "Red Canyon LLC"
Print name

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

Signature: _____



Date: _____

11-7-17

1/4
This instrument prepared by:
Charles Edward Young III, Attorney
After recording, return to:
Elite Title Company, Inc.
1526 Plaza Place
Springdale, Arkansas 72764
(Reference #ETC 3-13663W)

Doc ID: 007504290003 Type: REL
Recorded: 07/28/2004 at 08:51:03 AM
Fee Amt: \$14.00 Page 1 of 3
Washington County, AR
Bette Stamps Circuit Clerk
File 2004-00030063

TRUSTEE'S WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

13663W
THAT WE, BILL G. SELLERS, TRUSTEE OF THE BILL G. SELLERS INTER VIVOS REVOCABLE TRUST (U/T/D 10-16-1990) AND RUTH ANN SELLERS, TRUSTEE OF THE RUTH ANN SELLERS INTER VIVOS REVOCABLE TRUST (U/T/D 10-16-1990), GRANTORS, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration paid by RED CANYON DEVELOPMENT, L.L.C., GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantee and unto its successors and assigns forever, the following described lands situated in the County of Washington, State of Arkansas:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY ITS REFERENCE.

SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, RESTRICTIVE COVENANTS AND OTHER RESTRICTIONS OF RECORD, IF ANY.

To have and to hold the same unto the said Grantee and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

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

And Grantors do hereby release and relinquish unto the said Grantee and unto its successors and assigns forever, all rights and possibility of homestead, statutory or otherwise, in and to the above-described real property.

WITNESS our official hands and seals this 23rd day of June, 2004.

Bill G. Sellers, Trustee
Bill G. Sellers, Trustee of the Bill G.
Sellers Inter Vivos Revocable Trust
(u/t/d 10-16-1990) - Grantor

Ruth Ann Sellers, Trustee
Ruth Ann Sellers, Trustee of the Ruth
Ann Sellers Inter Vivos Revocable Trust
(u/t/d 10-16-1990) - Grantor

Exhibit "A"
[legal description]

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, AND A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE NORTH 88 DEGREES 48' 02" WEST-197.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 42 DEGREES 23' 07" WEST- 1,629.86 FEET; THENCE NORTH 01 DEGREES 13' 46" EAST- 1,456.41 FEET; THENCE SOUTH 89 DEGREES 41' 28" EAST-1,327.99 FEET; THENCE SOUTH 89 DEGREES 10' 19" EAST-1,321.57 FEET; THENCE SOUTH 01 DEGREES 27' 04" WEST-1,126.81 FEET; THENCE NORTH 87 DEGREES 36' 15" WEST-463.25 FEET; THENCE SOUTH 03 DEGREES 07' 21" WEST-1,292.65 FEET; THENCE SOUTH 67 DEGREES 22' 09" WEST-148.32 FEET; THENCE SOUTH 00 DEGREES 22' 09" WEST-193.40 FEET; THENCE NORTH 89 DEGREES 07' 26" WEST-294.91 FEET; THENCE NORTH 00 DEGREES 51' 45" EAST-144.66 FEET; THENCE NORTH 89 DEGREES 11' 35" WEST-591.11 FEET; THENCE SOUTH 00 DEGREES 42' 13" EAST-142.88 FEET TO THE POINT OF BEGINNING, CONTAINING 126.03 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY.

TOGETHER WITH:

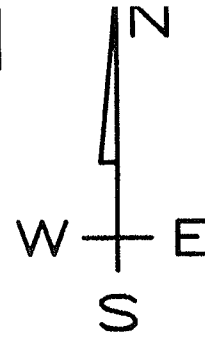
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE SOUTH 01 DEGREES 01' 48" WEST-214.50 FEET; THENCE NORTH 41 DEGREES 29' 52" WEST-291.86 FEET; THENCE SOUTH 88 DEGREES 48' 02" EAST-197.28 FEET TO THE POINT OF BEGINNING, CONTAINING 0.49 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY.

DEED RESTRICTION: ANY SUBDIVISION DEVELOPED UPON THE AFOREMENTIONED LANDS BY THE GRANTEE, ITS SUCCESSORS OR ASSIGNS SHALL BE ACCOMPANIED BY RECORDED PROTECTIVE COVENANTS FOR SAID SUBDIVISION REQUIRING AT LEAST 70% OF ANY HOMES BUILT THEREON TO BE NO LESS THAN 2,000 SQUARE FEET WITH THE REMAINING 30% OF ANY HOMES BUILT THEREON TO BE NO LESS THAN 1,850 SQUARE FEET. ADDITIONALLY, TO THE EXTENT NOT PRECLUDED BY ANY GOVERNMENTAL BODIES HAVING AUTHORITY TO APPROVE THE DEVELOPMENT AND ESTABLISHMENT OF ANY SUCH SUBDIVISION ON THE AFOREMENTIONED LANDS, THE SUBDIVISION SHALL (I) BE NAMED "SELLERS" OR AS PROVIDED BY GRANTORS AND APPROVED BY GRANTEE AND ANY GOVERNMENTAL BODIES HAVING AUTHORITY OVER THE SAME, AND (II) ALL STREET NAMES SHALL BE NAMED AFTER THE CHILDREN AND GRANDCHILDREN OF BILL G. SELLERS AND RUTH ANN SELLERS OR AS PROVIDED BY GRANTORS AND APPROVED BY GRANTEE AND ANY GOVERNMENTAL BODIES HAVING AUTHORITY OVER THE SAME.



(IN FEET)
1 inch = 150 ft.



ADJOINING PROPERTY OWNERS:

PARCEL: 760-02350-000
297 N. DOUBLE SPRINGS RD.
297 N. DOUBLE SPRINGS RD.
FARMINGTON, AR 72730

PARCEL: 760-02350-800
THERESA McDERMOTT
117 N. DOUBLE SPRINGS RD.
FARMINGTON, AR 72730

PARCEL: 760-02351-200
DAVID & MICHELE McCONNELL
14489 DRAIN RD.
FARMINGTON, AR 72730-8707

PARCEL: 760-02358-000
ROGER & DOLLIE McCRATIC
434 GOOSE CREEK RD.
FARMINGTON, AR 72730-8505

PARCEL: 760-02382-000
GOOSE CREEK PROPERTIES LLC
P.O. BOX 1346
FAYETTEVILLE, AR 72702

PARCEL: 760-02743-000
MOHAMMAD & ROSHAN ISMAIL
471 W. HYDRANGAEA DR.
FARMINGTON, AR 72730

PARCEL: 760-02747-000
SHANNON SHRUM
429 W. HYDRANGAEA DR.
FARMINGTON, AR 72730

PARCEL: 765-16214-000
PFALZGRAF FAMILY TRUST
KELLYE & CHARLOTTE PFALZGRAF
20 N. DOUBLE SPRINGS RD.
FARMINGTON, AR 72730

PARCEL: 765-16225-500
GARY & KELLE HAMBLIN
102 S. DOUBLE SPRINGS RD.
FARMINGTON, AR 72730

PARCEL: 765-16225-800
PURETT FAMILY TRUST
GARY PURETT, KEVIN PURETT, STEPHEN PURETT
438 RIVER PARK DR.
REDDING, CA 96003

PARCEL: 760-02350-700
25 N. DOUBLE SPRINGS RD.
25 N. DOUBLE SPRINGS RD.
FARMINGTON, AR 72730-2515

PARCEL: 760-02351-000 & 765-02352-000
PHYLLIS YOUNG
546 GOOSE CREEK RD.
FARMINGTON, AR 72730-8506

PARCEL: 760-02356-000
MATTHEW & LORI BURNS
464 W. GOOSE CREEK RD.
FARMINGTON, AR 72730

PARCEL: 760-02360-000
JOHN & AMY PURIFOY
585 N. COUNTRY FARM RD
FAYETTEVILLE, AR 72704

PARCEL: 760-02741-000
JAY & HAVEN PEARCY
483 W. HYDRANGAEA DR.
FARMINGTON, AR 72730

PARCEL: 760-02745-000
BEAU THOMPSON
433 W. HYDRANGAEA DR.
FARMINGTON, AR 72730

PARCEL: 760-02748-000
KEVIN & KRISTEN KIGORE
592 M. MCLEOD DR.
FARMINGTON, AR 72730-2951

PARCEL: 765-1625-400
GHOST RIDER DEVELOPMENT INC.
9524 WEY BRIDGE DR.
FORT SMITH, AR 72916

PARCEL: 765-16225-600
WALTER BURNETT II
62 S. DOUBLE SPRINGS RD.
FARMINGTON, AR 72730

124 W Sunbridge Drive,
Fayetteville, AR 72703

Office: 479 442 0127



LEGEND

- ✕ CALCULATED POINT
- ⊙ FOUND RAILROAD
- SET IRON PIN & CAP
- ⚡ POWER POLE
- △ CENTERLINE MAP
- ⊙ SEWER MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ SL STREET LIGHT
- EXISTING 8" SS-8
- PROPOSED 8" SS-8
- EXISTING WATER
- PROPOSED 8" WL-8
- CENTERLINE
- BUILDING SIDE
- UTILITY EASEMENT
- NEW 5' SIDE
- UTILITY CROSSING
- EXISTING CROSSING
- FINISHED CROSSING

PROJECT DATA



**JORGENSEN
+ASSOCIATES**
Civil Engineering • Surveying
Landscape Architecture Services

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703

Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

11/8/17

To Whom It May Concern;

On behalf of the owners of property located on the west side of Double Springs Rd and south of Silverthorne, we are requesting to rezone the property from A-1 to R-1 single family. This is for 126 acres. This will be reviewed by the Farmington Planning Commission on Dec 18 at 6:00 at City Hall. You are welcome to attend.

Thank you

David L. Jorgensen, P.E.

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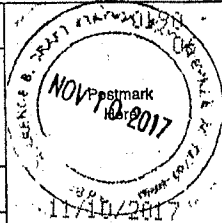
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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.59

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Street and Apt. K KELLYE & CHARLOTTE PFALZGRAF
City, State, ZIP+4 20 N. DOUBLE SPRINGS RD.
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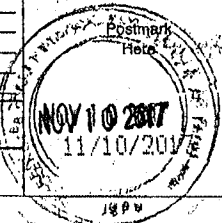
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Postage \$0.49

Total Postage and Fees \$6.59

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Street and Apt. 592 M. MCLEOD DR.
City, State, ZIP+4 FARMINGTON, AR 72730-2951

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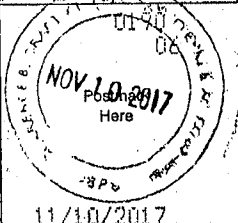
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Postage \$0.49

Total Postage and Fees \$6.59

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Street and Apt. K GARY PURETT, KEVIN PURETT, STEPHEN
City, State, ZIP+4 PURETT
438 RIVER PARK DR.
REDDING, CA 96003

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Street and Ap. JOHN & AMY PURIFOY

City, State, Zip 585 N. COUNTRYSIDE FARM RD
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Street and Ap. MATTHEW & LORI BURNS

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Street and Ap. PHYLLIS YOUNG

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Postage	\$0.49
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$8.59

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Postage	\$0.49
Total Postage and Fees	\$8.59

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Street and Apt. GARY & KELLE HAMBLIN
City, State, ZIP 102 S. DOUBLE SPRINGS RD.
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FORT SMITH, AR 72916

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$8.59

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Street and Apt. GHOST RIDER DEVELOPMENT INC.
City, State, ZIP 9524 WEY BRIDGE DR.
FORT SMITH, AR 72916

PS Form 380

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**City of Farmington
Application and Checklist
Preliminary Plat**

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Technical Plat Review or Planning Commission until all information is furnished.

Applicant: Lots 101, LLC Day Phone: (479) 267-9900
Address: PO Box 1527, Farmington, AR 72730 Fax: (479) 267-5616
Representative: Blew & Associates, PA Day Phone: (479) 443-4506
Address: 108 Crossover Ave, Lowell, AR 72745 Fax: (479) 582-1883
Property Owner: Lots 101, LLC Day Phone: (479) 267-9900
Address: PO Box 1527, Farmington, AR 72730 Fax: (479) 267-5616

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

Fee: A non-refundable review fee of **\$2,000** is required at the time the application is accepted. In the event engineering review fees and costs exceed \$2,000, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the subdivision plat and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the plat is resubmitted to the Farmington Planning Commission.

For office use only:

Fee paid \$ 2000.00 Date 12-20-16 Receipt # 519493

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

Property Description

Site Address -- North Garland McKee Road

Current Zoning -- RE-2/A-1

Attach legal description

(Hillside Estates)

Financial Interests

The following entities or people have a financial interest in this project:

Lots 101, LLC

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 2016-06-20

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.)

Date _____

Owner/Agent Signature

Development Checklist:

	Yes	No	N/A, why?
1. Completed application form.	X		
2. Payment of application fee.	X		
3. One AutoCAD drawing – 1"=100' or larger, using layer, symbols and line types as required by City Engineer.	X		
4. Fifteen (15) copies of the plat folded to a size of no greater than 10" X 10 ½ ".	X		
The Following Shall Appear on the Plat:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addressed and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Curve data for any street which forms a project boundary.	X		
10. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
11. Status of regulatory permits:			
a. NPDES Storm water Permit			X
b. 404 Permit			X
c. Other			X
12. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure abutment, etc.			
13. Spot elevations at grade breaks along the flow line of drainage swales.			
14. A general vicinity map of the project at a scale of 1" = 2000' taken from the City of Farmington Street Base Map (1" = 2000').	X		
15. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.		X	
16. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
17. Existing topographic information with source of the information noted. Show:	X		

a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.	X		
18. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.			No existing easements on subject property
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems			Septic proposed
a. Provide pipe locations, sizes and types.			
b. Manhole locations.			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			No known sanitary sewer overflow
4. If a septic system is to be utilized, not that on the plat. Show the location and test data for all percolation tests.	X		
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.			No main proposed
b. Note the static pressure and flow of the nearest hydrant.			Nearest fire hydrant not located
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			No additional utilities proposed
a. Locations of all related structures.			
b. Locations of all lines above and below ground.			
c. A note shall be placed where streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.			No easements proposed
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and	X		

all curb return radii. Private streets shall be clearly identified and named.			
2. A Layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.			No proposed streets
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)			No proposed street lights
Easement Plat – LSD Only			
1. A final easement plat (in the same form as a final plat) must be submitted and recorded before the issuance of a building permit.			Preliminary plat submittal - No large scale development proposed
Subdivision of Land			
1. The lot layout, the dimensions of each lot and total area in square footage or acreage to the nearest on-hundredth (1/100 th) acre of each lot. Lots shall be numbered consecutively for all phases. The total number of lots shall be indicated on the plat.	X		
2. The designation of all "outlots" and anticipated uses, if known.			No outlots proposed
3. For phased development, a plat showing all phases is required.			No phased development planned
Site Specific Information			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			No water wells, sumps, cesspools, or other underground structures located
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)			No existing or proposed lease or access agreements
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)			No potentially dangerous areas
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			No existing or proposed public areas
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			Large scale development not proposed
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			Large scale development not proposed
8. The location and size of existing and proposed signs, if any.			No proposed signs
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			No parking/loading areas proposed
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			No buffer strips, fences, or screen walls required
12. Location of existing and purposed sidewalks.			No sidewalks proposed
13. Finished floor elevation of existing and purposed structures.	X		
14. Indicate location and type of garbage service (Large Scale			Large scale development not proposed

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.			No commonly held areas
16. Draft of covenants, conditions and restrictions, if any.			No covenants
17. Draft POA agreements, if any.			No POA agreement
18. A written description of requested variances and waivers from any city requirements.	X		
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	X		
20. Preliminary drainage plan as required by the consulting engineer.	X		
Data on Diskette			
1. Magnetic Media or CD with all information in AutoCAD or a similar format must be submitted with application. Questions concerning this requirement may be directed to Building Inspection.	X		

**All applicants submitting preliminary plats and Large Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office. (A sample notification and affidavit is attached.) Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be submitted seven (7) days prior to the regular or special meeting of the planning commission.*

RECEIPT

DATE 12-20-16

No. 519403

RECEIVED FROM LOTS 101 LLC

\$ 2000.00

Two Thousand & 00/100 DOLLARS

☐ FOR RENT

☐ FOR Warranty that Reuben J. Hillale Estates

ACCOUNT	
PAYMENT	<u>2000.00</u>
BAL DUE	

☐ CASH

☒ CHECK

☐ MONEY ORDER

☐ CREDIT CARD

FROM

TO

#5062 (on enclosed M.R.)

BY B. Coleman

Doc ID: 012825180002 Type: REL
Kind: WARRANTY DEED
Recorded: 04/22/2009 at 03:28:03 PM
Fee Amt: \$20.00 Page 1 of 2
Washington County, AR
Bette Stamps Circuit Clerk
File 2009-00012300

WARRANTY DEED
With Relinquishment of Dower and Curtesy

KNOW ALL MEN BY THESE PRESENTS:

THAT IRA ELLIS LEWIS and OLA JEAN LEWIS, husband and wife, hereinafter called GRANTOR, whether one or more, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid by IRA ELLIS LEWIS and OLA JEAN LEWIS, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the LEWIS TRUST AGREEMENT DATED APRIL 29TH, 1999, IRA ELLIS LEWIS AND OLA JEAN LEWIS CO-TRUSTEES, hereinafter called GRANTEE, whether one or more, and unto GRANTEE'S heirs, successors

and assigns forever, the following lands lying in Washington County, Arkansas, to-wit:

The South half of the Southwest Quarter of the Southwest Quarter of Section Two (2), and the South Half of the Southeast Quarter of the Southeast Quarter, and Five (5) acres off the West side of the North Half of the Southeast Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section Three (3) in Township Fifteen (15) North, Range Thirty-One (31) West of the Fifth P.M. containing Eighty Five (85) acres, more or less.

TO HAVE AND TO HOLD the same unto the said GRANTEE, and unto Grantee's heirs, successors and assigns forever, with all appurtenances thereunto belonging.

GRANTOR hereby covenants with the said GRANTEE that Grantor will forever warrant and defend the title to the said lands against all claims whatever.

UNDERSIGNED hereby further conveys all rights of dower, curtesy, and homestead undersigned may have in and to said lands for and in consideration of the said sum of money.

WITNESS Grantor's hand and seal this _____ day of _____, 2009.

Ira Ellis Lewis
IRA ELLIS LEWIS, Grantor

Ola Jean Lewis
OLA JEAN LEWIS, Grantor

ACKNOWLEDGMENT

STATE OF Arkansas)
COUNTY OF Benton)SS

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, within and for the State and County aforesaid, duly commissioned and acting, IRA ELLIS LEWIS and OLA JEAN LEWIS, Husband and Wife, to me well known as the Grantor in the foregoing Deed, and stated that the same had been executed for the consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public this 30 day of March, 2009.

My Commission Expires:
3/12/12

Sharon Bell
Notary Public



Prepared by: Wade A. Williams
Attorney at Law
P.O. Box 350
Eureka Springs, AR 72632

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this document.

Grantee/Agent

Grantee's Address

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Lots 101, LLC
Project Name: Hillside Estates Subdivision – Preliminary Plat
Engineer/Architect: Blew and Associates, PA.

Date: February 7, 2017

Following are **recommendations** from the Technical Plat Review Committee which **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12:00 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A **narrative** addressing each comment must be submitted along with the revised plat.

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. The improvements to North Garland McKee Road are not complete, please show sidewalk and street lights.
3. A minimum finished floor elevation must be set for all lots adjacent to as per the requirements of the Farmington Drainage Criteria Manual.
4. A determination from the U.S. Army Corps of Engineers on whether the stream is considered waters of the US and if so whether the improvements shown will be permitted. This determination will be required prior to this project moving forward to the Planning Commission.
5. Drainage Report – Due to the redesign of the detention, more discussion will be required concerning the detention design concept.. It would be best if a meeting was scheduled to discuss the necessary changes to the report prior to resubmittal of this project.

CITY OF FARMINGTON TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Lots 101, LLC

Date: 2-7-17

Project Name: Hillside Estates Subdivision— Preliminary Plat

Engineer/Architect: Blew & Associates, PA

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.** The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: Fire Dept. Name: Mark Cunningham

1. good location of fire Hydrant that was requested.
2. Just add the other hydrant where we indicated.

Received By: _____

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Lots 101, LLC

Date: 2-7-17

Project Name: Hillside Estates Subdivision- Preliminary Plat

Engineer/Architect: Blew & Associates, PA

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: City of Farmington Name: Melissa McCarville

- Engineering fees will continue to accrue until development is complete
 - An ad must be in a local paper on or prior to February 13th containing a notice of "Public Hearing". A sample is with the application. Proof of publication must be provided 10 days prior to planning commission meeting
 - Adjacent property owners must be notified & proof of notification must be provided to the city 7 days prior to the planning commission meeting
-
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-
-
-

Received By: _____

CITY OF FARMINGTON

Applicant: Lots 101, LLC

Date: 2-7-17

Project Name: Hillside Estates Subdivision— Preliminary Plat

Engineer/Architect: Blew & Associates, PA

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.** The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: UWA Name: JOSH MOORE

- 1) Lots need 911 ADDRESS on final plat
- 2) Developer to pay for all meter services for all lots.
- 3) Any relocation at owners expense
- 4) Need to verify location of water main near lot 9 to see if it can be serviced w/o a water main extension.
- 5) Anything up THE HILL may require water main extension.

Received By: _____

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Lots 101, LLC

Date: 2-7-17

Project Name: Hillside Estates Subdivision- Preliminary Plat

Engineer/Architect: Blew & Associates, PA

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.** The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: AEP / Swepeco Name: RON BERTRAM

- 1) Any relocation will be @ owners expense.
- 2) This property is split between AEP & OZARKS ELEC
- 3) Need 20' UE between Lot 8 & Lot 9
- 4) Need Easements to extend to
Other Easements along North side of road.
- 5) Service to Lot 4 will be from
pole in front of Lot
- 6) Service to Lots 5 & 6 will be from
pole on Lot 5
- 7) Service to Lot 8 will be from
The south

Received By: _____

Received By: _____

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Lots 101, LLC

Date: 2-7-17

Project Name: Hillside Estates Subdivision– Preliminary Plat

Engineer/Architect: Blew & Associates, PA

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.** The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: CITY OF FAYETTEVILLE Name: _____

Reviewed by Jonathan Ely
Engineering Division
jely@fayetteville-ar.gov
479-444-3424

The city of Fayetteville will not be reviewing this project for water service as it is located within the jurisdiction of Washington Water Authority per our records.

This subdivision is outside the city's sewer service area, and no sewer system is included on the proposed plans. No further comment.

Received By: _____

landscaping

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Lots 101, LLC

Date: 1-3-17

Project Name: Hillside Estates Subdivision-- Preliminary Plat

Engineer/Architect: Blew & Associates, PA

Following are recommendations from the Technical Plat Review Committee that must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting. The information must be submitted to the Planning Office before 12 noon the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: City - Planning Commission Name: Judy Horne, Commissioner

- ① Article IV Landscape Site Plan Requirements
(5) "...Trees preserved & trees requested to be removed shall be clearly indicated..."
If there are any large trees with DBH (Diameter at Breast Height) of 8 inches or greater, you are encouraged to preserve them if at all possible.
- ② Article V I. (1) "As is practical, do not remove healthy, disease-free vegetation & environmentally sensitive or significant, natural areas such as woodlands, prairie, and wetlands on the development site."
- ③ please refer to Article XII - Dedication & Landscaping of Neighborhood Parks (attached) to determine whether neighborhood park will be incorporated into the Plan or instead fee payment in lieu of Land Conveyance (Article B. through E.) shall be made to City of Farmington.

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Lots 101, LLC.

Date: 7-5-16

Project Name: Tom Sims Subdivision, Lots 101. LLC. – Preliminary Plat

Engineer/Architect: Blew & Associates, PA.

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: SWepco / AEP Name: RON BERTRAM

- 1) Need 20' UE Along North side of Lot 1
- 2) Need 20' UE Along West side of Lots 1-6
- 3) Need 20' UE Along North property line.
- 4) Need 20' UE Along North property Line of lot 7
- 5) Need to show existing power poles along east side of Garland McKee Rd.
- 6) Any relocation will be at the owners expense.
- 7) Need 20' UE Along West side lot 7
- 8) Need 20' UE Along South property line.
- 9) Show existing power lines Along West side of property.

Received By: _____

Date: 06-22-2016
City: Farmington
Name: Tom Sims Subd.

Comments:

1. Any relocation or extension of the existing facilities that have to be built for this subdivision will be at full cost to the developer.
2. All lot corners must be marked with lot numbers clearly written on the stakes before construction will begin.
3. There will be extra charges to the Developer when extra time and materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
4. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat.
5. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared the developer may be subject to extra charges from Ozarks for clearing the easement.
6. Please contact Ozarks Electric when construction begins and again when construction is within three months of completion.
Wes Mahaffey At (479)263-2167 Or wmahaffey@ozarksecc.com

Additional Comments:

1. Well need 30' U.E along single phase on south east side of property

CITY OF FARMINGTON

Applicant: Lots 101, LLC.

Date: 7-5-16

Project Name: Tom Sims Subdivision, Lots 101. LLC. – Preliminary Plat

Engineer/Architect: Blew & Associates, P.A.

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.** The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: Ozark Electric Name: Wesley Mahaffey
Need 30ft U.E. on South East corner
of Subcl. along existing single phase line

Received By: _____

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Lots 101, LLC.

Date: 7-5-16

Project Name: Tom Sims Subdivision, Lots 101. LLC. – Preliminary Plat

Engineer/Architect: Blew & Associates, PA.

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: WASHINGTON WATER LUTHERY Name: JOSEPH MAONE

- 1) Lot 7 will be a single water meter service
- 2) Developer needs to pay to have all meters installed at 1 time.
- 3) Need Septic System Approval for all lots before water meter services will be installed
- 4) Need 911 addresses for each lot on the plat.
- 5) Elevation of existing ground on top of existing water mains cannot be lowered.
- 6) There is possibly an existing 3" or 4" water main between the road and the 12" shown on the plan. Call Ankeny Area Call for locating to get a more accurate depiction on the drawings, ~~if necessary~~.
- 7) Any relocating of lines or abandonment possibilities will be at Developer's cost.
- 8) Don't add additional water onto pump station site.
- 9) Existing water main (12") needs to be in private easement show existing easements.

Received By: _____

CITY OF FARMINGTON

Applicant: Lots 101, LLC.

Date: 7-5-16

Project Name: Tom Sims Subdivision, Lots 101, LLC. – Preliminary Plat

Engineer/Architect: Blew & Associates, P.A.

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.** The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: PGTELCO Name: SHANE BELL
479-846-7255

Exemptions requested by SWEPCC/AEP are sufficient for PG&EC

Please be aware of Fiber Optic cable running along the West side as the cutting of driveways may conflict with depth. Please contact the above before any excavation occurs.

Received By: _____



Jacob Rennick <jacob@blewinc.com>

16-190 Hillside Estates SD (SWL-2017-00034 Resubmittal)

CESWL-Regulatory <PR-R.CESWL-PR-R@usace.army.mil>
To: Jacob Rennick <jacob@blewinc.com>

Mon, Jun 5, 2017 at 9:49 AM

Thank you, your information has been received.

Cynthia Blansett

Cynthia Blansett
Environmental Protection Specialist
US Army Corps of Engineers, Little Rock District
Regulatory Division
PO Box 867
Little Rock, Arkansas 72203-0867
(501) 324-5295

-----Original Message-----

From: Jacob Rennick [mailto:jacob@blewinc.com]
Sent: Friday, June 02, 2017 4:54 PM
To: CESWL-Regulatory <PR-R.CESWL-PR-R@usace.army.mil>
Cc: Jorge Du Quesne <jorge@blewinc.com>; tsims44@aol.com
Subject: [Non-DoD Source] 16-190 Hillside Estates SD (SWL-2017-00034 Resubmittal)

To whom it may concern,

We are resubmitting our permit application for the Hillside Estates Subdivision (SWL-2017-00034), along with a revised set of plans for your review in the Google Drive Link below. Please let us know if you have any questions or comments, or if you need anything further.

Thank you,

Jacob Rennick, E.I.
Blew & Associates, PA
108 Crossover Ave, Ste B
Lowell, AR
Ph: 479-443-4506
Fax: 479-582-1883

16-190 Hillside Estates SD <Blocked<https://drive.google.com/drive/folders/0B24BFaD9-dMbY2tUdVJQMhZ4UHM>>



To: Farmington Planning Commission
From: Christopher B. Brackett, P.E. *CB*
Date: July 24, 2017
Re: Preliminary Plat for the Hillside Estates

The Preliminary Plat for the Hillside Estates has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The owner has come to an agreement in principle with the City to build the regional detention pond in exchange for the City waiving the street improvements to and allowing a gravel drive to the tandem lots to the east. After the agreement has been finalized, a waiver must be submitted and approved by the Planning Commission prior to final plat approval of the subdivision.
2. The fire hydrant locations shown on the plat and the utility plans must be reviewed and approved by the Fire Department.
3. The water improvements must be reviewed and approved by Washington Water Authority and the Arkansas Department of Health prior to any construction activities.
4. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
5. After a final review set of plans and drainage report has been approved by MWY, the applicant should submit to the City three (3) sets of full size plans and two (2) sets of half size plans, and two (2) more copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

7015 1730 0001 3262 0031

U.S. Postal ServiceTM CERTIFIED MAIL[®] RECEIPT *Domestic Mail Only*

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

FARMINGTON, AR 72730

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total P \$6.59

\$

Sent To

Street

City, St

Ronald K & Carla D Bond
11088 N Hwy 170
Farmington, AR 72730-9531

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

11/28/2017

Postmark
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7015 1730 0001 3261 5235

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FARMINGTON, AR 72730

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total \$6.59

\$

Sent To

Street

City

Washington Water Authority
PO BOX 178
Farmington, Ar 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

11/28/2017

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7013 2250 0001 5162 9051

U.S. Postal ServiceTM CERTIFIED MAILTM RECEIPT *(Domestic Mail Only; No Insurance Coverage Provided)*

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PRAIRIE GROVE, AR 72753

Postage	\$3.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.59

Sent To

Street, or PO

City, St

Wiley W & Donna S Vaughn
10744 N Garland McKee Rd
Prairie Grove, Ar 72753

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

11/28/2017

Postmark
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FARMINGTON, AR 72730

Postage	\$3.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.59

Sent To

Street, or PO

City

Danny B & Linda B Willkie
Trustees Willkie Family Trust
PO BOX 264
Farmington, Ar 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

11/28/2017

Postmark
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PRAIRIE GROVE, AR 72753

Postage	\$3.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.59

Sent To

Street, or PO

City, State

Ethel McKee Trust
10725 N Garland McKee Rd
Prairie Grove, Ar 72753

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

11/28/2017

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PRAIRIE GROVE, AR 72753

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total \$6.59

\$

Sent To

Street

City

Robert T & Sara J. McCoy
11155 Rosebay Lane
Prairie Grove, Ar 72753

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

11/28/2017

Postmark
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7015 1730 0001 3261 5716

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FAYETTEVILLE, AR 72702

Certified Mail Fee	\$3.35
Postage	\$0.49
Total P	\$6.59

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$2.75
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postmark Here

11/28/2017

Sent To:
Street:
City, State:

Ame Holdings, LLC
PO Box 447
Fayetteville, Ar 72702

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7013 2250 0001 5162 9020

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FARMINGTON, AR 72730

Postage	\$3.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.59

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11/28/2017

Sent To:
Street:
City, State:

Rural Development Authority Of Washington Co,
AR
PO Box 178
Farmington, Ar 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7013 2250 0001 5162 8955

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FARMINGTON, AR 72730

Postage	\$3.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.59

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Sent To:
Street:
City, State:

Tessa Latta
11703 Effie Way
Farmington, Ar 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1730 0001 3261 5725

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PRAIRIE GROVE, AR 72753

Certified Mail Fee	\$3.35
Postage	\$0.49
Total Postage and Fees	\$6.59

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$2.75
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postmark Here

11/28/2017

Sent To:
Street:
City, State:

Oren G & Erika K Stokes
10850 Stonecrop Ln
Prairie Grove, Ar 72753

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1730 0001 3261 5730

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PRAIRIE GROVE, AR 72753

Certified Mail Fee	\$3.35
Postage	\$0.49
Total Post	\$6.59

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$2.75
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postmark Here

11/28/2017

Sent To:
Street:
City, State:

James D Bryars
10862 Stonecrop Lane
Prairie Grove, AR 72753

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7013 2250 0001 5162 9044

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FARMINGTON, AR 72730

Postage	\$3.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.59

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11/28/2017

Sent To:
Street:
City, State:

Stacey Wright
11411 Frisco Drive
Farmington, Ar 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7013 2250 0001 5162 9037

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PRAIRIE GROVE, AR 72753

Postage	\$3.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.59

Sent To
 Street, Apt. 1 or PO Box #
 City, State, Z

Dennis W & Ellen F Moore
 10750 Garland McKee Rd
 Prairie Grove, AR 72753

PS Form 38

7013 2250 0001 5162 8924

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FARMINGTON, AR 72730

Postage	\$3.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.59

Sent To
 Street, Apt. 1 or PO Box #
 City, State, Z

valley view Golf, LLC
 11520 Clubhouse Pkwy
 Farmington, AR 72730

PS Form 38

7013 2250 0001 5162 8979

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FARMINGTON, AR 72730

Postage	\$3.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.59

Sent To
 Street, Apt. 1 or PO Box #
 City, State, Z

Travis & Treva K Ratchford
 PO Box 326
 Farmington, Ar 72730

PS Form 38

7013 2250 0001 5162 8962

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FARMINGTON, AR 72730

Postage	\$3.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.59

Sent To
 Street, Apt. 1 or PO Box #
 City, State, Z

Michael J & Shannon Blanchard
 11695 Effie Way
 Farmington, Ar 72730

PS Form 38

7013 2250 0001 5162 9013

U.S. Postal ServiceTM
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For delivery information visit our website at www.usps.com

FORT SMITH, AR 72917

Postage	\$3.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.59

Sent To
 Street, Apt. 1 or PO Box #
 City, State, Z

Lots 101, LLC
 PO Box 10210
 Fort Smith, AR 72917

PS Form 38

7013 2250 0001 5162 8993

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FARMINGTON, AR 72730

Postage	\$3.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.59

Sent To
 Street, Apt. 1 or PO Box #
 City, State, Z

Silva Properties, LLC
 12198 Little Elm Road
 Farmington, Ar 72730

PS Form 38

7013 2250 0001 5162 9006

U.S. Postal Service™
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For delivery information visit our website at www.usps.com
FAYETTEVILLE, AR 72701

Postage	\$3.35	\$2.75
Certified Fee	\$0.00	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00
Total Postage & Fees	\$6.59	

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11/28/2017

William Canfield
 627 N Skyline Dr
 Fayetteville, Ar 72701

for Instructions

7013 2250 0001 5162 8948

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FARMINGTON, AR 72730

Postage	\$3.35	\$2.75
Certified Fee	\$0.00	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00
Total Postage & Fees	\$6.59	

Postmark Here

11/28/2017

James C & Sarah Smith
 11863 Effie Way
 Farmington, Ar 72730

Instructions

7015 1730 0001 3261 5778

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com
PRAIRIE GROVE, AR 72753

Certified Mail Fee	\$3.35	\$2.75
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total	\$6.59	

Postmark Here

11/28/2017

Rodney H & Lauren A Bailey
 10910 Stone Crop Ln
 Prairie Grove, AR 72753

Instructions

7013 2250 0001 5162 8931

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For delivery information visit our website at www.usps.com
FARMINGTON, AR 72730

Postage	\$3.35	\$2.75
Certified Fee	\$0.00	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00
Total Postage & Fees	\$6.59	

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11/28/2017

John G & Debra K Jenkins
 11114 N Hwy 170
 Farmington, AR 72730

Instructions

7013 2250 0001 5162 8986

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FARMINGTON, AR 72730

Postage	\$3.35	\$2.75
Certified Fee	\$0.00	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00
Total Postage & Fees	\$6.59	

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11/28/2017

Bill & Linda Catt Living Trust
 PO BOX 604
 Farmington, AR 72730

Instructions

7015 1730 0001 3261 5747

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

For delivery information, visit our website at www.usps.com
SPRINGDALE, AR 72762

Certified Mail Fee	\$3.35	\$2.75
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total	\$6.59	

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11/28/2017

L&L Builders, Inc
 1800 Willard Street
 Springdale, Ar 72762

Instructions

7015 1730 0001 3261 9882

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

PRAIRIE GROVE, AR 72753

OFFICIAL USE

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total P&C	\$6.59

Sent To: Scott W & J Alesha Crouch
11160 Waterleaf Lane
Prairie Grove, Ar 72753

City, Sta

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7015 1730 0001 3261 5754

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PRAIRIE GROVE, AR 72753

OFFICIAL USE

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total P&C	\$6.59

Sent To: David & Kelly Melancon
10886 Stonecrop Lane
Prairie Grove, AR 72753

City, Sta

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7015 1730 0001 3261 5761

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

LINCOLN, AR 72744

OFFICIAL USE

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total P&C	\$6.59

Sent To: John W & Darlene Cheatham
PO BOX 394
Lincoln, AR 72744

City, Sta

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



PARCEL #760-02911-000
VALLEY VIEW GOLF LLC
11520 CLUBHOUSE PKWY
FARMINGTON, AR 72730

PARCEL #760-02923-000
JOHN G & DEBRA K JENKINS
11114 N HWY 170
FARMINGTON, AR 72730

PARCEL #760-02922-000
TRAVIS & TREVA K RATCHFORD
PO BOX 326
FARMINGTON, AR 72730

PARCEL #760-02920-000
JAMES C. & SARAH SMITH
11863 EFFIE WAY
FARMINGTON, AR 72730

PARCEL #760-02919-001
MICHAEL J & SHANNON BLANCHARD
11695 EFFIE WAY
FARMINGTON, AR 72730

PARCEL #760-02927-000
TESSA LATTA
11703 EFFIE WAY
FARMINGTON, AR 72730

PARCEL #760-02958-000; #760-02954-000
BILL & LINDA CATT LIVING TRUST
PO BOX 604
FARMINGTON, AR 72730

PARCEL #001-07529-000; #001-07784-001
SILVA PROPERTIES LLC
12198 LITTLE ELM RD
FARMINGTON, AR 72730

PARCEL #001-07531-000
WILLIAM C CANFIELD
627 N SKYLINE DR
FAYETTEVILLE, AR 72701

PARCEL #001-07530-000
LOTS 101 LLC
PO BOX 10210
FORT SMITH, AR 72917

PARCEL #001-07801-001; #001-07802-001
RURAL DEVELOPMENT AUTHORITY OF WASHINGTON COUNTY, AR
PO BOX 178
FARMINGTON, AR 72730

PARCEL #001-07802-000; #001-07785-001
DENNIS W & ELLEN F MOORE
10750 GARLAND MCKEE RD
PRAIRIE GROVE, AR 72753

PARCEL #405-03806-000
STACY WRIGHT
11411 FRISCO DR
FARMINGTON, AR 72730

PARCEL #405-03805-000
WILEY W & DONNA S VAUGHN
10744 N GARLAND MCKEE RD
PRAIRIE GROVE, AR 72753

PARCEL #001-07784-002
DANNY B & LINDA B WILLKIE
TRUSTEES WILLKIE FAMILY TRUST
PO BOX 264
FARMINGTON, AR 72730

PARCEL #001-07784-000
ETHEL MCKEE TRUST
10725 N. GARLAND MCKEE RD.
PRAIRIE GROVE, AR 72753

PARCEL#760-02961-000
WASHINGTON WATER AUTHORITY
PO BOX 178
FARMINGTON, AR 72730

PARCEL #760-03370-000
ROBERT T. & SARA J. MCCOY
11155 ROSEBAY LN.
PRARIE GROVE, AR 72753

PARCEL #760-03436-000
AME HOLDINGS LLC
PO BOX 447
FAYETTEVILLE, AR 72702

PARCEL #760-03435-000
OREN G & ERIKA K STOKES
10850 STONECROP LN
PRAIRIE GROVE, AR 72753

PARCEL #760-03434-000
JAMES D BRYARS
10862 STONECROP LN
PRAIRIE GROVE, AR 72753

PARCEL #760-03433-000
L & L BUILDERS, INC.
1800 WILLARD ST
SPRINGDALE, AR 72762

PARCEL #760-03432-000
DAVID & KELLY MELANCON
10886 STONECROP LN
PRAIRIE GROVE, AR 72753

PARCEL #760-03431-000
JOHN W & DARLENE CHEATHAM
P O BOX 394
LINCOLN, AR 72744

PARCEL #760-03430-000
RODNEY H & LAUREN A BAILEY
10910 STONE CROP LN
PRAIRIE GROVE, AR 72753

PARCEL #760-03400-000
SCOTT W & J ALESHA CROUCH
11160 WATERLEAF LN
PRAIRIE GROVE, AR 72753

PARCEL #760-03732-000
RONALD K & CARLA D BOND
11088 N HWY 170
FARMINGTON, AR 72730-9531

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

NOTICE OF PUBLIC HEARING

A petition for Preliminary Plat for the property as described below has been filed with the City of Farmington on the 18th day of December, 2017.

Part of the South Half of the Southeast Quarter of Section 3, and part of the Southwest Quarter of the Southwest Quarter of Section 2, Township 15 North, Range 31 West, Washington County, Arkansas being more particularly described as follows:

Beginning at an existing stone marking the Southeast Corner of the Southeast Quarter of the Southeast Quarter of Section 3. Thence along the South line of said Forty, North 87 degrees 03 minutes 46 seconds West, 1,331.98 feet to an existing rebar marking the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 3. Thence along the South line of said Forty, North 87 degrees 00 minutes 08 seconds West, 1,184.78 feet to a set nail. Thence leaving said South line and along a fence line the following bearings and distances: North 02 degrees 15 minutes 16 seconds East, 200.00 feet to a set rebar with cap. North 87 degrees 00 minutes 08 seconds West, 140.00 feet to a set rebar with cap on the West line of the Southwest Quarter of the Northwest Quarter. Thence North along the West line of said Forty, North 02 degrees 15 minutes 16 seconds East, 1,114.76 feet to a set rebar with cap marking the Northwest Corner of the Southwest Quarter of the Southeast Quarter. Thence along the North line of said Forty, South 87 degrees 36 minutes 20 seconds East, 1,661.96 feet to an existing stone. Thence leaving said North line, South 02 degrees 00 minutes 15 seconds West, 661.46 feet to an existing rebar. Thence South 87 degrees 22 minutes 58 seconds East, 1,001.48 feet to a 1" iron pipe. Thence South 86 degrees 59 minutes 09 seconds East, 1,292.33 feet to a flagged steel post on the East line of the Southwest Quarter of the Southwest Quarter of Section 2. Thence along the East line of said Forty, South 02 degrees 23 minutes 04 seconds West, 660.02 feet to an existing stone marking the Southeast Corner of the Southwest Quarter of the Southwest Quarter of Section 2. Thence along the South line of said Forty, North 87 degrees 41 minutes 36 seconds West, 1,300.47 feet to the Point of Beginning containing 85.20 acres and subject to Road Rights of Way and any Easements of Record.

A public hearing to consider this Preliminary Plat will be held on the 24th day of July, 2017 at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested parties are invited to attend.

**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION FOR PRELIMINARY PLAT**

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

On the east side of North Garland McKee Road just south of Highway 257, as shown on vicinity map
Location

Lots 101, LLC
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for PRELIMINARY PLAT of the above property.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on December 18th, 2017 at 6:00 p.m.

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



VICINITY MAP
N.T.S.