



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

PLANNING COMMISSION AGENDA
May 27, 2014

**A meeting of the Farmington Planning Commission will be held on
Tuesday, May 27, 2014 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - April 28, 2014
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. Police Chief Brian Hubbard to address Planning Commission regarding speed limits.
5. **PUBLIC HEARINGS**
 - A. **Conditional Use for Sale of Fireworks – Hale Fireworks**
Property owned by: Rausch Coleman
Property Location: 120 N. Holland
Presented by: Reggie Hale
 - B. **City of Farmington Rezoning Request –from Public property (park) to C-2**
Property owned by: City of Farmington
Property Location: Broyles St.
Presented by: CEI Engineering
6. **NEW BUSINESS**
 - A. **Variance Request – Larry Stephens**
Property owned by: Kyle Sherrod
Property Location: 297 W. Main
Presented by: Bates & Associates
7. Geoff Bates to present concept plan for potential development in the City of Farmington.

PLANNING COMMISSION MINUTES

APRIL 28, 2014

1. ROLL CALL

PRESENT

ABSENT

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

Toni Bahn

2. Approval of April 28, 2014 minutes. All members present voted to approve minutes except Josh Clary, who was absent from that meeting.
3. Comments from Citizens. NONE
4. NEW BUSINESS:

LARGE SCALE DEVELOPMENT- KUM & GO

- A. Nathan Street – CEI-Bentonville
See letter from Chris Brackett-McGoodwin, Williams & Yates.
(Copy of letter from Chris Brackett attached.)
CEI said no problem with second set of comments on letter.
No Public Comments.
- B. Landscape-Variance- No public comment.
- C. Sign –Variance- No public comment
A motion was made to approve A., B & C with all members present
Voting “Yes” on A & B. All members voted “Yes” on C except Judy Horne, who voted “No”.
5. Sean Schader made a motion to follow up to see preliminary plat to make a recommendation to Farmington City Council. The motion was made by Sean and seconded by Bobby Wilson to vote on rezoning the land “The Coves” subdivision, for Rausch Coleman. A yes vote is a positive confirmation and a no vote says the plan is not harmonious with the City of Farmington land use plan. All members present voted “No”.
6. Sean Schader made a motion to have a work session on May 5th, 2014 @ 5:30.

Bobby Wilson 2nd the motion. All voted yes. Bylaws will be reviewed.

Motion to adjourn by Judy Horne and 2nd by Matt Hutcherson.

Secretary, Planning Commission

Chairman, Planning Commission



*attached to
4-28-14 P.C. minutes*

memo

To: Farmington Planning Commission
From: Christopher B. Brackett, P.E. *CB*
Date: 04/28/2014
Re: Large Scale Development Plan for Kum & Go Store #423

The Large Scale Development Plan for the Kum & Go Store #423 has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. Submit two (2) copies of the filed easement plat before final approval of the plans. A copy of the proposed easement plat should be submitted to MWY for review prior to filing.
2. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any construction activities.
3. 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 one (1) set 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.
4. A grading permit will be required for this development. Please see the Stormwater Pollution Prevention, Grading and Erosion Control Ordinance.

The following comments can be addressed in the construction plan submittal.

1. The sidewalk is to be continuous through the driveways without ramps. Please see the City of Farmington's Sidewalk Specifications Ordinance 8.1(C) on the proper grading for sidewalks. There still appears to be ramp at the northern entrance off of Broyles Street and the cross slope of the sidewalk shown for the southern entrance is not correct. Please provide more details on the construction of the entrances (spot elevations).
2. The existing access easement in the southwest corner of the property is currently shown as being vacated but this easement is necessary for the Dollar General Fire access.
3. The drainage easement in the detention pond must be shown from the tributary pipes entering the pond all the way through to the outlet. Please revise.

CITY OF FARMINGTON

APPLICATION FOR CONDITIONAL USE FOR SALE OF FIREWORKS

Applicant's Name Hale Fireworks Date 4-14-14

Address 120 N. Holland

Phone # 479-381-1076

Zoning _____

Description of proposed use: For Retail Sale of Fireworks

The following information must be provided before you will be placed on the Farmington Planning Commission agenda.

1. Location approval by fire department. (form must be completed and signed by Farmington Fire Chief)
2. Payment of \$250.00 fee.
3. The applicant has provided proof that each adjacent property owner has been notified by return receipt mail or personal contact. If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum.
4. The applicant has provided a site plan showing adequate ingress, egress and parking. (No on street parking will be allowed.)
5. The applicant has provided proof that arrangements for waste collection services have been made.
6. The applicant has provided proof of premises liability insurance that covers the insured (Fireworks Manufacturer and/or Wholesaler), the Farmington property owner where the stand is located, the Fireworks Stand Owner and Operator; Sub-Operator, if applicable, and the City of Farmington, Arkansas for bodily injury and/or property damage arising out of the ownership, operation, use and maintenance of the insured retail premises, with a minimum coverage of \$1,000,000 for each occurrence and a minimum of \$3,000,000 in general aggregate coverage.
7. Must place signs in compliance with the City's sign ordinance.
8. If electricity is needed, an electrical permit must be obtained from City Building Inspector.
9. If site is not addressed contact Susan at the City of Fayetteville 575-8380, she will assign an address to the site.
10. Must have a representative present at the Planning Commission Meeting (Public Hearing).

After conditional use approval the following are required:

1. Business license. (\$50.00 for new one and \$25.00 for a renewal)
2. Site inspection prior to opening must be completed by Fire Chief.

RECEIPT

DATE	4-23-14	NO.	795562
RECEIVED FROM	Archie Quarmaker	\$ 250.00	
1000 Broadway Apt 1 - 100/1007			DOLLARS
FOR RENT			
OF FOR Conditional Offer - for lease sale			
ACCOUNT		FROM	TO
PAYMENT	250.00	BY	D. Quarmaker
BAL. DUE			
<input type="radio"/> CASH			
<input checked="" type="radio"/> CHECK			
<input type="radio"/> MONEY ORDER			
 1182			

120 North Tallard
479-381-1076 Hale Fireworks
Reggie

**LOCATION APPROVAL
OF FIREWORKS STAND**

The Farmington Fire Department must approve the location of the fireworks stand in accordance with the following requirements:

1. The fireworks are not being stored or sold in a permanent structure in the city.
2. The fireworks stand is in compliance with Arkansas and federal law and the 2000 International Fire code, and approved by the Farmington Fire Department.
3. Fireworks stand is not located within 250 feet of a fuel dispensing facility and fireworks stand has a setback of a minimum of 50 feet from the nearest street or highway and 200 feet from school grounds.


Farmington Fire Chief

4/21/14
Date

AFFIDAVIT

I hereby certify that I Reggie Hale
Print name

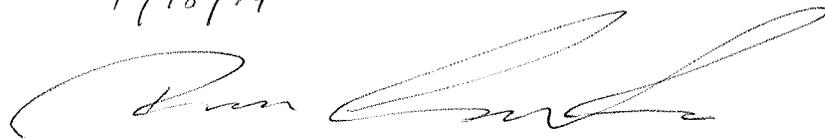
Acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: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

Reggie Hale
Signature

4-17-14
Date

The City of Farmington requires me
to notify any adjacent land owners
that we will be selling Retail Fireworks
at 120 W Holland Street From June 20th
to July 6th. Please sign confirming you
have been notified. Thank you.

Gabrillas Mexican Grill
4/18/14



The City of Farmington requires me
to notify any adjacent land owners
that we will be selling Retail Fireworks
at 120 W Holland Street From June 20th
to July 6th. Please sign confirming you
have been notified. Thank you.

Lewis Automotive 4/18/14

A handwritten signature in black ink, appearing to be 'R. Lewis', written in a cursive style.

The City of Farmington requires me
to notify any adjacent land owners
that we will be selling Retail Fireworks
at 120 N Holland Street from June 20th
to July 6th. Please sign confirming you
have been notified. Thank you.

4 Star Auto 290 E Main St

Tyler Tardiff

Hale Fireworks will keep
trash hauled off at 120
North Holland Street Farmington Ar.
in a timely manner. (3 times a
week more if needed)

Reggie Hale

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: City of Farmington Day Phone: 479-267-3865

Address: P.O.Box 150, Farmington, AR Fax: _____

Representative: CEI Engineering (Nathan Streett) Day Phone: 479-273-9472

Address: Bentonville, AR Fax: _____

Property Owner: City of Farmington Day Phone: 479-267-3865

Address: P.O. Box 150, Farmington, AR Fax: _____

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

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

Property Description

Site Address - Northwest Corner of E. Main Street and Broyles Street

Current Zoning -- Public Property-Park Proposed Zoning - C-2

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

Type of zoning requested and reason for request:

Current park property (.67 acre) will be sold to Kum & Go for proposed convenience store location. The proposed use is consistent with the use in the area.

Responsibilities of the Applicant:

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

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

2. Pay a \$25.00 application fee

3. Provide a copy of the deed of the property.

4. Written authorization from the property owner if someone other than the owner will be representing the request.

5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 30 DAYS BEFORE THE PUBLIC HEARING DATE.**

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 21st day of April, 2014

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from Public property (park) to C-2 will be held on the 27th day of May, 2014, at 600 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

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

Applicant/Representative: / 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.

Louis L. Lew Jr Date 4/21/2014
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

April 2, 2014

RE: Authorized Agent Letter – Kum & Go #423 – Farmington, AR

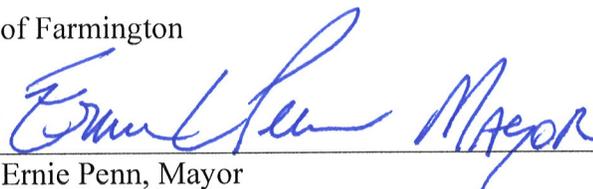
TO: Whom It May Concern

Kum & Go, L.C. is in the process of permitting a 1.82 site in the state of Arkansas, City of Fayetteville, Washington County, known as Store # 423 located on the northwest corner of W. Main St. and N. Broyles St. 0.67 acres of the 1.82 acre project site is currently owned by the City of Farmington. On behalf of the City of Farmington, I hereby authorize CEI Engineering Associates, Inc. (the “Surveyor and/or Engineer”), Kum & Go, L.C. Consultants, to act as agent of the City of Farmington for the purpose of obtaining permits and approvals related to the permitting and rezoning of the project site.

In such capacity, the consultant’s authority is expressly limited to signing and delivering plans and applications for permits and approvals that are related to the permitting and rezoning of the project site, and to advancing nominal funds on the City of Farmington’s behalf as are required to file such applications. The Consultant is not authorized to negotiate on City of Farmington behalf, or to bind or obligate the City of Farmington in any manner whatsoever, including without limitation accruing any obligations on City of Farmington behalf to pay for or construct improvements without additional authorization in writing from the City of Farmington.

Sincerely,

City of Farmington

By:  Mayor

Ernie Penn, Mayor

7013 1090 0000 6449 0413

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

OFFICIAL USE	
Postage	\$.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48
760-01506-000	
Sent To MSS I Properties LLC	
Street, Apt. No., or PO Box No. PO Box 975	
City, State, ZIP+4 Prairie Grove, AR 72753	
PS Form 3800, August 2006 See Reverse for Instructions	



7013 1090 0000 6449 0420

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OFFICIAL USE	
Postage	\$.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48
760-01381-000	
Sent To Yellow Store Holdings II, LLC	
Street, Apt. No., or PO Box No. PO Box 3546	
City, State, ZIP+4 Little Rock, AR 72203-3546	
PS Form 3800, August 2006 See Reverse for Instructions	



7013 1090 0000 6449 0390

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OFFICIAL USE	
Postage	\$.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48
760-01493-000	
Sent To Chick Properties	
Street, Apt. No., or PO Box No. PO Box 258	
City, State, ZIP+4 Farmington, AR 72730	
PS Form 3800, August 2006 See Reverse for Instructions	



7013 1090 0000 6449 0406

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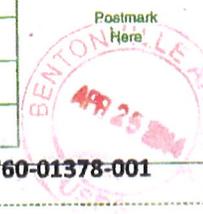
OFFICIAL USE	
Postage	\$.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48
760-1496-000	
Sent To Flora June Lyon	
Street, Apt. No., or PO Box No. PO Box 928	
City, State, ZIP+4 Farmington AR, 72730	
PS Form 3800, August 2006 See Reverse for Instructions	



7013 1090 0000 6449 0363

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com

OFFICIAL USE	
Postage	\$.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48
760-01117-000 & 760-01378-001	
Sent To Arvest Bank	
Street, Apt. No., or PO Box No. 1183 E. Joyce Blvd Ste 2	
City, State, ZIP+4 Fayetteville, AR 72703	
PS Form 3800, August 2006 See Reverse for Instructions	



7013 1090 0000 6449 0376

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

OFFICIAL USE	
Postage	\$.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48
760-01472-000	
Sent To Fayetteville McCauley LLC	
Street, Apt. No., or PO Box No. 1623 Hot Springs Hwy	
City, State, ZIP+4 Benton, AR 72019	
PS Form 3800, August 2006 See Reverse for Instructions	



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

OFFICIAL USE

7013 1090 0000 6449 0437

Postage	\$.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48

Postmark
Here
APR 25 2006

760-01378-003
Sent To **City of Farmington**
Street, Apt. No.;
or PO Box No. **PO Box 150**
City, State, ZIP+4 **Farmington, AR 72730**

AFFIDAVIT OF PUBLICATION

I, Karen Caler, do solemnly swear that I am the Legal Clerk for the Northwest Arkansas Newspapers, LLC, and do solemnly swear that the attached advertisement was published in the following weekly paper(s):

- _____ McDonald County Press
 - X Washington County Enterprise Leader
 - _____ Bella Vista Weekly Vista
 - _____ The Times of NE Benton County (Pea Ridge)
 - _____ Siloam Springs Herald Leader
 - _____ La Prensa
 - _____ Westside Eagle Observer
- of general and bona fide circulation in
(WASHINGTON COUNTY, ARKANSAS)

CEI Engineering
PH/Kum n Go

Date of Publication:
May 7, 2014

Charges: \$ 121.00



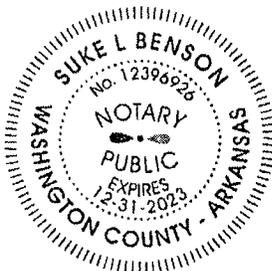
Karen Caler

Sworn to and subscribed before me

This 9th day of May, 2014.



Notary Public
My Commission Expires: 12/31/2023



PUBLIC NOTIFICATION

Project Description:

The Applicant, Kum & Go, L.C., proposes a Large Scale Development located on the northwest corner of W. Main St. and N. Broyles St. for construction of a Kum & Go Fueling Station that will consist of a 4,991.65 square foot Convenience Store building, a 6,027 square foot fuel canopy and 8 fueling positions. As a part of the LSD process, the applicant is requesting to rezone 0.67 acres of public property (park) to C-2 (Highway Commercial).

Public Hearings:

Planning Commission; 6:00 PM; Tuesday, May 27th, 2014; City Hall 354 W. Main, Farmington, AR 72730
City Council; 6:00 PM; Monday, June 9th, 2014; City Hall 354 W. Main, Farmington, AR 72730

Combined Tract Survey Description

A tract of land being a portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 23, Township 16 North, Range 31 West, Fifth Principal Meridian, Washington County, Arkansas, being described more particularly by metes and bounds as follows:

COMMENCING at a set 3 inch aluminum monument according to Certified Land Corner Restoration-Perpetuation and Filing Record No. 15510, recorded in Book G, Page 575 at the South Quarter Corner of said section; Thence along the South line of said section, South 87°47'50" East, a distance of 1093.57 feet; Thence departing said line, North 02°09'32" East, a distance of 38.85 feet to a set 1/2 inch rebar at the intersection of the North right-of-way of E. Main St a.k.a Hwy 62 and the East boundary of Deed 479-500, dated December 10, 1968 for the POINT OF BEGINNING;

Thence along said boundary, North 02°09'32" East, crossing a set 5/8 inch rebar with cap (LS 1759) at a distance of 219.84 feet, and continuing for a total distance of 357.02 feet to a set 5/8 inch rebar with cap (LS 1759); Thence South 88°17'30" East, a distance of 190.73 feet to a set 5/8 inch rebar with cap (LS 1759) at the West right-of-way of N. Broyles Street; Thence along said right-of-way the following three (3) courses:

- 1.) South 09°44'43" East, a distance of 50.99 feet to a set 5/8 inch rebar according to Plat No. 2002065462;
- 2.) South 28°24'56" East, a distance of 51.35 feet to a set 5/8 inch rebar with cap (LS 1759);
- 3.) South 01°39'47" West, crossing a set 3/8 inch rebar according to Plat 1-601 at a distance of 42.62 feet and continuing for a total distance of 262.62 feet to a set 5/8 inch rebar with cap (LS 1759) at the North right-of-way of E. Main Street;

Thence along said right-of-way, North 88°17'30" West, crossing a set 3/8" rebar according to Deed no. 2005-00021087 at a distance of 149.99 feet, and continuing for a total distance of 229.64 feet to the POINT OF BEGINNING, containing 79,322 square feet or 1.82 acres, more or less subject to any easements, covenants or restrictions of record or fact.

72584399 May 7, 2014

CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the attached written notice was placed in the U.S. mail, Priority Certified Mail with return receipt, postage prepaid this 25th day of April, 2014, and addressed as follows:

**City of Farmington
PO Box 150
Farmington, AR 72730
760-01378-003**

**Yellow Store Holdings II, LLC
P.O. Box 3546
Little Rock, AR 72203-3546
760-01381-000**

**MSS I Properties LLC
PO Box 975
Prairie Grove, AR 72753
760-01506-000**

**Flora June Lyon
PO Box 928
Farmington AR, 72730
760-1496-000**

**Chick Properties
PO Box 258
Farmington, AR 72730
760-01493-000**

**Fayetteville McCauley LLC
1623 Hot Springs Hwy
Benton, AR 72019
760-01472-000**

**Arvest Bank
1183 E. Joyce Blvd Ste 2
Fayetteville, AR 72703
760-01117-000
&
760-01378-001**

Victoria Reiter, CEI Engineering Associates, Inc.
(name of person completing the mailing)

(signature of person completing the mailing)

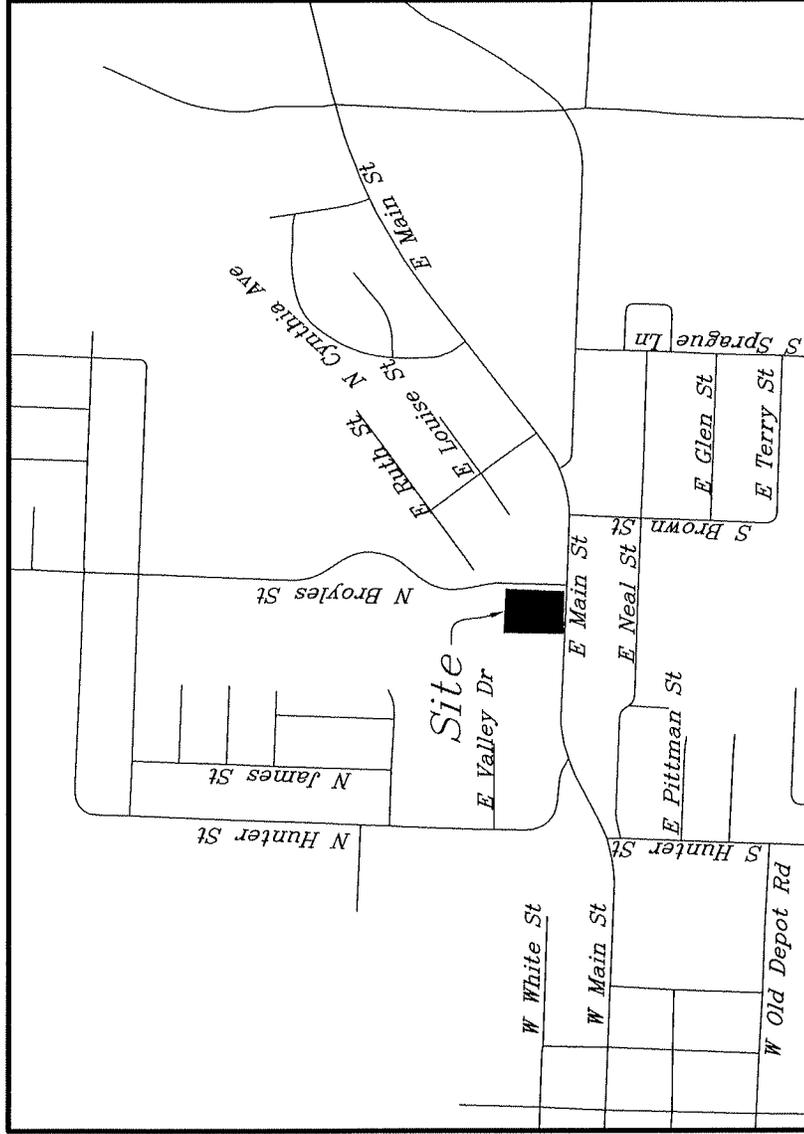
Survey Description

All of Tract "B" as shown on File 2014-00007913 of the Public Records of Washington County, Arkansas, and being a portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 23, Township 16 North, Range 31 West, Fifth Principal Meridian, being described by metes and bounds as follows:

COMMENCING at a found 3" aluminum monument at the South Quarter corner of said section, according to Certified Land Corner Restoration-Perpetuation and Filing Record No. 15510, recorded in Book G, Page 575 and dated February 9th. 1978; Thence along the South line of said section, South 87°47'50" East, a distance of 1093.57 feet; Thence departing said line, North 02°09'32" East, crossing a found 1/2" rebar at the intersection the North right-of-way of E. Main St. (HWY 62) and the East boundary of Deed Book 749, Page 500 at a distance of 38.85 feet, and continuing along said boundary, for a total distance of 258.68 feet to a found 5/8" rebar with cap (LS 1759) for the POINT OF BEGINNING;

Thence North 02°09'32" East, a distance of 137.18 feet to a set rebar with cap (LS 1759) for the northwest corner of herein described tract; Thence South 88°17'30" East, a distance of 190.73 feet to a found 5/8" rebar with cap (LS 1759) at the West right-of-way of N. Broyles St. according to Deed No. 2001170884. Thence along said right-of-way the following two (2) courses:

- 1.) South 09°44'43" East, a distance of 50.99 feet to a found 5/8" rebar with cap (LS 1759);
- 2.) South 28°24'56" East, a distance of 51.35 feet to a found 5/8" rebar with cap (LS 1759) at said right-of-way according to Deed 99072638; Thence continuing along said right-of-way, South 01°39'47" West, a distance of 42.62 feet to a found 3/8" rebar according to Plat I-601; Thence departing said right-of-way, North 88°20'04" West, a distance of 227.74 feet to the POINT OF BEGINNING, containing 29,030 square feet or 0.67 acres, more or less subject to any easements, covenants or restrictions of record or fact.



Vicinity Map

Not to Scale

City of Farmington
Application for Variance

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

Applicant Larry Stephens Day Phone 879-5117
Address P.O. Box 127 Farmington Fax _____
Representative Bates + Associates Day Phone 479-442-9350
Address 91 W. C.H. Sp. Dr. #3 Fax 479-521-9350
Property Owner Kyle Sherrod Day Phone _____
Address 12412 Scarlet Gem Ct 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 -- 297 W. Main St.

Current Zoning -- C-2

Attach legal description and site plan (include a scale and dimensions)

Type of variance and reason for request (financial concerns are not considered valid reasons when requesting a variance):

Existing structure is located within the setbacks
Requesting a 16' Variance along Angus + a 22' Variance along Main Street

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

Applicant Signature Date _____

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

X B + Z Kyle Date 5/21/14
Owner/Agent Signature

City of Farmington
Application for Variance

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

Applicant Larry Stephens Day Phone 879-5117
Address P.O. Box 127 Farmington Fax _____
Representative Bates + Associates Day Phone 479-442-9350
Address 91 W. Colt Sq. Dr. #3 Fax 479-521-9350
Property Owner Kyle Sherrod Day Phone _____
Address 12412 Scarlet Gem Ct 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 -- 297 W. Main St.

Current Zoning -- C-2

Attach legal description and site plan (include a scale and dimensions)

Type of variance and reason for request (financial concerns are not considered valid reasons when requesting a variance):

Existing structure is located within the setbacks
Requesting a 16' Variance along Angus + a 22' variance along main street

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.

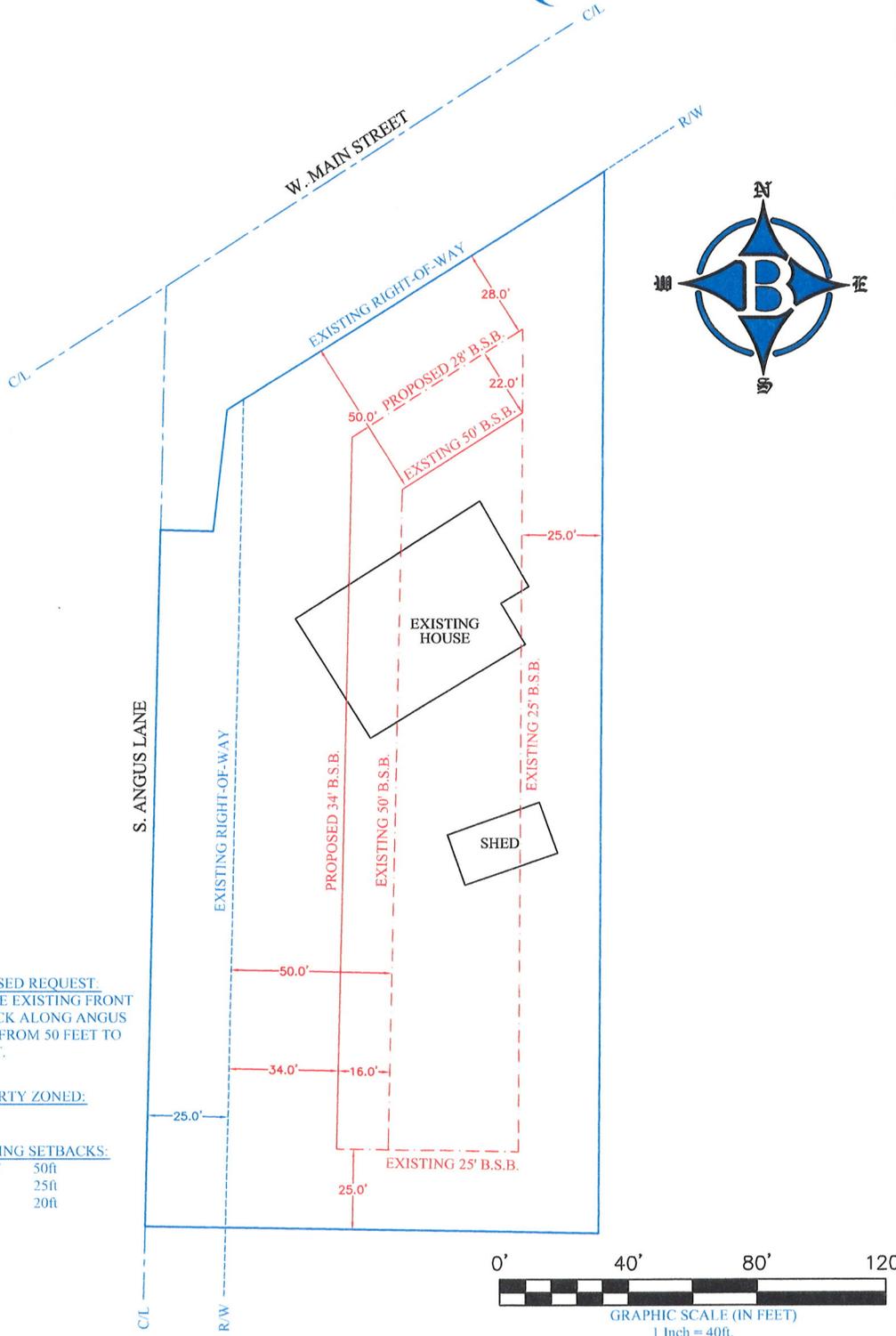
Larry Stephens
Applicant Signature

Date 5/21/2014

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

Owner/Agent Signature Date _____

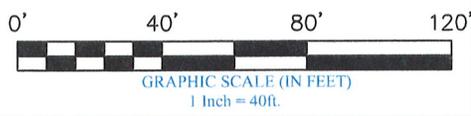
VARIANCE REQUEST



PROPOSED REQUEST:
 REDUCE EXISTING FRONT
 SETBACK ALONG ANGUS
 DRIVE FROM 50 FEET TO
 25 FEET.

PROPERTY ZONED:
 C-2

BUILDING SETBACKS:
 FRONT 50ft
 SIDE 25ft
 REAR 20ft



DRAWING# 14-141

LEGEND: THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

	BOUNDARY LINE
	CENTERLINE OF ROAD
	RIGHT-OF-WAY
	BUILDING SETBACK

FOR USE AND BENEFIT OF:
LARRY STEPHENS

ADDRESS:
**297 W. MAIN STREET
 FARMINGTON, ARKANSAS**

DATE: 5/20/2014 SCALE: 1"=40'

LOCATION:
 SEC. 27
 T-16-N, R-31-W

SURVEYED:	DRAFTED:
XX	DT
REVIEWED:	DT

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

91 W. Colt Square Dr. · Fayetteville, Arkansas 72703 · 479.442.9350 · Fax 479.521.9350

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