



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

***PLANNING COMMISSION AGENDA***  
***June 26, 2017***

**A meeting of the Farmington Planning Commission will be held on  
Monday, June 26, 2017 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - May 22, 2017
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARING**
  - A. **Rezone Request:** 295-297 Kelli from R-2 to C-2.  
**Property owned by:** Stewart Ong  
**Property Location:** 295-297 Kelli  
**Presented by:** Larry Grelle
  - B. **Large Scale Development:** Taco Bell  
**Property owned by:** Oakland Farms, LLC.  
**Property Location:** W. Hwy. 62 (between Casey's and Walmart), parcel #760-1626-000  
**Presented by:** Bates & Associates, Inc.
5. Set a public hearing for the July Planning Commission meeting to amend zoning ordinance.

**Planning Commission Minutes**  
**May 22, 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 Bramall, City Inspector; Steve Tennant, City Attorney

- 2. Approval of Minutes:** April 24, 2017 minutes were approved as written.

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

**4. Public Hearing**

**4A. Conditional Use for Sale of Fireworks – Hale Fireworks – Property owned by Rausch Coleman, 120 N. Holland Ave.**

Reggie Hale, representing the company, said the location is same as last year: 120 N. Holland Avenue.. All required paperwork appeared to be in order. Commissioners had no questions and there was no public comment. Chairman Mann called for question and the conditional use request passed unanimously.

**5. Public Hearing Set for Ordinance Regarding Parking Lots and Paving – June 2017 meeting**

Gerry Harris moved to set a Public Hearing for the June 2017 Planning Commission meeting for the proposed Parking Lot and Paving Requirements Ordinance. Motion seconded by Bobby Wilson and passed unanimously.

- 7. Adjournment:** Having no further business, motion was made, seconded, and passed to adjourn.

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Judy Horne - Secretary

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Robert Mann - Chair

## 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: Stewart Ong Day Phone: 479-236-4987

Address: 11 Mountain Brook Court, Bentonville AR Fax: \_\_\_\_\_

Representative: Larry Grelle Day Phone: 479-273-2209

Address: 2407 SE Cottonwood St. Bentonville, AR Fax: \_\_\_\_\_

Property Owner: Stewart Ong Day Phone: 479-236-4987

Address: 11 Mountain Brook Court, Bentonville 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 295-297 and 298 W. Kelli Ave.  
Site Address -- \_\_\_\_\_  
Current Zoning -- R-2 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: see attached

### Responsibilities of the Applicant:

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

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

2. Pay a \$25.00 application fee

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

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

5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

### NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 23 rd day of May, 2017.

### PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from

R-2 to C-2 will be held on the 26 th day of June, 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.*

  
Applicant Signature \_\_\_\_\_ Date May 11, 2017

*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 May 17, 2017

City of Farmington, AR

RECEIPT

DATE 5-19-17

No. 564562

05/23/2017 3:42PM 01  
000000#1358 CLERK01

Development Fees \$25.00

ITEMS  
CHECK 10  
\$25.00

PAID FROM *Miriam Shipley*

\$25.00

*twenty five & no/100*

DOLLARS

RENT *Rezone 295-297 & 298 Kellie Ave*

AMOUNT	
AMOUNT	<i>25.00</i>
BAL. DUE	

- ☐ CASH  
☒ CHECK  
☐ MONEY ORDER  
☐ CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY *B. Coleman*

*CK# 0366*

Stewart Ong

295 W. Kelli Avenue

## Application for Rezoning, City of Farmington

*Type of zoning requested and reason for request:*

We are respectfully requesting a rezoning from R2 Single Family Residential to C2 Highway Commercial for the property listed above.

This decision was necessitated by the tragic occurrence in December of last year which caused us to reevaluate our options about the future of the property. This careful and diligent evaluation determined that replacing the prior structure with another residential structure was not in our nor the city's best interest given the increased traffic and commercial build up in the immediate surrounding area within the last 10 years. We now have 2 major retail developments on opposing corners to the property as well as a large development (Walmart) just down the street which is poised to expand as well. It became apparent to us that rezoning to commercial was the most appropriate use for this property going forward which will allow us to increase our investment, create jobs and increase commercial / retail services to the city and community. While we have not made a final decision yet, one of the options we are heavily evaluating for this location is the owner's expansion of his very successful rehabilitation business, Mountaincrest Rehab Facility in Bella Vista (<http://www.mountaincrestrehab.net/>). This alternative along with others currently under evaluation will better serve the location and community at large.

## AFFIDAVIT

I hereby certify that I Rebecca Carolan  
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: R Carolan Date: 5.31.17

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

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

295 W. Kelli Avenue, Farmington, AR

Location

Stewart Ong

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from   R-2   to   C-2  .

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on   June 26th, 2017   at 6:00 p.m.

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



760-01619-000 - C. Rental Properties LLC

Part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Twenty-Seven (27) Township Sixteen (16) North, Range Thirty-One (31) West, and being more particularly described as follows, to-wit: Beginning at a point which is 214.5 feet south and S89°51'E 906.58 feet from the Northwest corner of said 40 acre tract, said point being the Southeast corner of Lot Numbered Fifty (50) in Red Bird Estates, an Addition to the City of Farmington, Arkansas, as per plat of said addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and running North 164.5 feet to the Northeast corner of said Lot 50, said point being on the South right of way line of Kelli Avenue; thence along the right of way line of Kelli Avenue S36°36' E 205.32 feet to a point on the North right of way line of Highway No. 62; thence leaving said right of way line and running West 122.44 feet to the point of beginning, LESS AND EXCEPT that portion conveyed to the Arkansas Highway Commission in Land Document 2004-00044741 of the records of Washington County, Arkansas.

760-01249-000 – C. Rental Properties, LLC

Part of Lot Numbered Fifty (50) in Red Bird Estates an Addition to the City of Farmington, Arkansas, as per plat of said addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and being more particularly described as fifteen (15) feet of equal and uniform width off of the East side thereof.



Parcel #	Owner	Address
1	Terry & Patty Neal	10345 S HWY 265, Fayetteville, AR 72701
2	760-01619-001	PO Box 2261, Little Rock, AR 72203
3	760-01911-101	
4	760-02403-000	PO Box 150, Farmington AR 72730
5	760-01248-000	11 Mountain Brook CT, Bentonville AR 72712
6	760-01226-000	302 W Kelli Ave, Farmington AR 72730

7015 1730 0001 6635 7057

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://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 Postage and Fees \$6.59

Sent To

City of Farmington

PO Box 150

Farmington AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

0712  
05Postmark  
Here

05/31/2017

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

FAYETTEVILLE, AR 72701

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 Postage and Fees \$6.59

Sent To

Terry &amp; Patty Neal

10345 S. Hwy 265

Fayetteville AR 72701

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

0712  
05Postmark  
Here

05/31/2017

7015 3430 0001 0972 5735

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://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 Postage and Fees \$6.59

Sent To

Charles Levi &amp; Stephanie Carpenter

302 W Kelli Ave

Farmington AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

0712  
05Postmark  
Here

05/31/2017

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

LITTLE ROCK, AR 72203

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 Postage and Fees \$6.59

Sent To

Arkansas State Hwy Commission

PO Box 2261

Little Rock AR 72203

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

0712  
05Postmark  
Here

05/31/2017

7015 3430 0001 0972 5759

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

BENTONVILLE, AR 72712

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 Postage and Fees \$6.59

Sent To

CRental Properties LLC

11 Mountain Brook Ct.

Bentonville AR 72712

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

0712  
05Postmark  
Here

05/31/2017



## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Terry & Patty Neal  
10345 S. Hwy 265  
Fayetteville AR 72701



9590 9402 2164 6193 9325 78

2. Article Number (Transfer from service label)

7015 1730 0001 6635 7026

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Terry Neal

☐ Agent☐ Addressee

B. Received by (Printed Name)

Terry Neal

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

AR State Hwy Commission  
PO Box 2261  
Little Rock AR 72203



9590 9402 2164 6193 9325 61

2. Article Number (Transfer from service label)

7015 1730 0001 6635 7040

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Theresa Neely

☐ Agent☐ Addressee

B. Received by (Printed Name)

Theresa Neely

C. Date of Delivery

6/2/17

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Charles Levi & Stephanie  
Carpenter  
302 W Kelli Ave.  
Farmington AR 72730



9590 9402 2164 6193 9333 15

2. Article Number (Transfer from service label)

7015 3430 0001 0972 5735

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Stephanie Carpenter

☐ Agent☐ Addressee

B. Received by (Printed Name)

Stephanie Carpenter

C. Date of Delivery

6/13/17

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

1 Mail  
1 Mail Restricted Delivery  
500)

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt



## SENDER: COMPLETE THIS SECTION

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

## 1. Article Addressed to:

City of Farmington  
PO Box 150  
Farmington AR 72730



9590 9402 2164 6193 9325 54

## 2. Article Number (Transfer from service label)

7015 1730 0001 6435 7057

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X Brenda Coleman ☒ Agent  
☒ Addressee

## B. Received by (Printed Name)

Brenda Coleman

## C. Date of Delivery

6/11/17

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

## 3. Service Type

- ☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

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

## 1. Article Addressed to:

C Rental Properties LLC  
11 Mountain Brook CT.  
Bentonville AR 72712



9590 9402 2164 6193 9325 85

## 2. Article Number (Transfer from service label)

7015 3430 0001 0972 5759

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X Vince Oney ☐ Agent  
☒ Addressee

## B. Received by (Printed Name)

Vince Oney

## C. Date of Delivery

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

## 3. Service Type

- ☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

741677934

**NOTICE OF PUBLIC HEARING**

A petition to rezone the property as described below has been filed with the City of Farmington on the 23rd day of May, 2017.

760-01619-000 - C. Rental Properties LLC

Part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Twenty-Seven (27) Township Sixteen (16) North, Range Thirty-One (31) West, and being more particularly described as follows, to-wit: Beginning at a point which is 214.5 feet south and S89°51'E 906.58 feet from the Northwest corner of said 40 acre tract, said point being the Southeast corner of Lot Numbered Fifty (50) in Red Bird Estates, an Addition to the City of Farmington, Arkansas, as per plat of said addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and running North 164.5 feet to the Northeast corner of said Lot 50, said point being on the South right of way line of Kelli Avenue, thence along the right of way line of Kelli Avenue S36°36'E 205.32 feet to a

**Meetings/  
Hearings**

1230

point on the North right of way line of Highway No. 62; thence leaving said right of way line and running West 122.44 feet to the point of beginning, LESS AND EXCEPT that portion conveyed to the Arkansas Highway Commission in Land Document 2004-00044741 of the records of Washington County, Arkansas. 760-01249-000 - C. Rental Properties, LLC

Part of Lot Numbered Fifty (50) in Red Bird Estates an Addition to the City of Farmington, Arkansas, as per plat of said addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and being more particularly described as fifteen (15) feet of equal and uniform width off of the East side thereof.

A public hearing to consider this rezoning request to rezone the above described property from R-2 to C-2 will be held on the 26th day of June, 2017, at 6:00 P.M. at Farmington City Hall, 345 West Main, Farmington, Arkansas. All interested persons are invited to attend.

74165916 June 9, 2017

NOTICE REFUSAL TO REZONE

**Meetings/  
Hearings**

1230

Written comments may be submitted through July 12, 2017, by mailing them to the Arkansas Economic Development Commission, Strategic Planning and Research Division, 900 West Capitol, Little Rock, Arkansas 72201 or by faxing them to (501) 682-7499. Comments will also be accepted via email at knaumann@ArkansasEDC.com. 74167912f

**Environmental  
Permits**

1250

**Public Notice**  
Pursuant to Act 163 of the 1993 Legislative Session, the Arkansas Department of Environmental Quality gives the following notice:

3M Company - 3M Industrial Mineral Products Division (AFIN-60-00003) has submitted an application for a modification of their existing air permit under the Department's Regulation 26 (Title VI). This facility is located at Highway 365 and Walters Drive, Little Rock, AR 72216. This application was declared administratively complete on 6/8/2017 and is

**Environmental  
Permits**

1250

draft permitting decision during the public comment period. The public comment period shall begin on the day this notice is published and shall expire at 4:30 p.m. Central Time on the thirtieth (30th) calendar day after publication of this notice.

The Director shall make a final decision to issue or deny this application or to impose special conditions in accordance with Section 8.211 of the Arkansas Pollution Control and Ecology Commission's Administrative Procedures (Regulation #8) and Regulation #26.

Dated this 11th day of June, 2017.

Becky W. Keogh  
Director  
74167958f

**Foreclosures**

1290

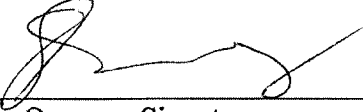
**COMMISSIONER'S SALE**

**NOTICE**

NOTICE IS HEREBY GIVEN that pursuant to the authority and directions contained in the decretal order of the Circuit Court of Newton County, Arkansas, made and entered on April 27, 2017, in a

## AGENT AUTHORIZATION

I (We), Stewart Ong, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Morrison Shipley Engineers, Inc., 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

Stewart Ong  
\_\_\_\_\_  
Property Owner - Print

\_\_\_\_\_  
Property Owner – Signature

\_\_\_\_\_  
Property Owner - Print



Parcel: 760-01619-000  
 Prev. Parcel: 122108-001-00  
 As of: 4/20/2017

## Washington County Report

ID: 34980

## Property Owner

Name: C RENTAL PROPERTIES LLC

Mailing Address: 11 MOUNTAIN BROOK CT  
 SPRINGDALE, AR 72712

Type: (RM) - Res. Misc. Improv.

Tax Dist: (061) - FARMINGTON SCH, FARM

Millage Rate: 53.60

## Property Information

Physical Address: 295 W KELLI AVE, 297 W KELLI AVE

Subdivision: 27-16-31 FARMINGTON OUTLOTS

Block / Lot: -- / --

S-T-R: 27-16-31

Size (in Acres): 0.000

## Legal:

PT SW NE 0.207A FURTHER DESCRIBED FROM 2012-5465 AS: Part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-seven (27), Township Sixteen 16) North, Range Thirty-one (31) West, and being more particularly described as follows, to-wit: Beginning at a point which is 214.5 feet South and S 89°51' E 906.58 feet from the Northwest corner of said 40 acre tract, said point being the Southeast corner of Numbered Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and running North 164.5 feet to the Northeast corner of said Lot 50, said point being on the South right of way line of Kelli Avenue; thence along the right of way line of Kelli Avenue S 36°36' E 205.32 feet to a point on the North right of way line of Highway No. 62; thence leaving said right of way line and running West 122.44 feet to the point of beginning.

## Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$18,750	\$3,750	\$3,750
Building	\$0	\$0	\$0
Total	\$18,750	\$3,750	\$3,750

Homestead Credit: 0.00 Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

## Land:

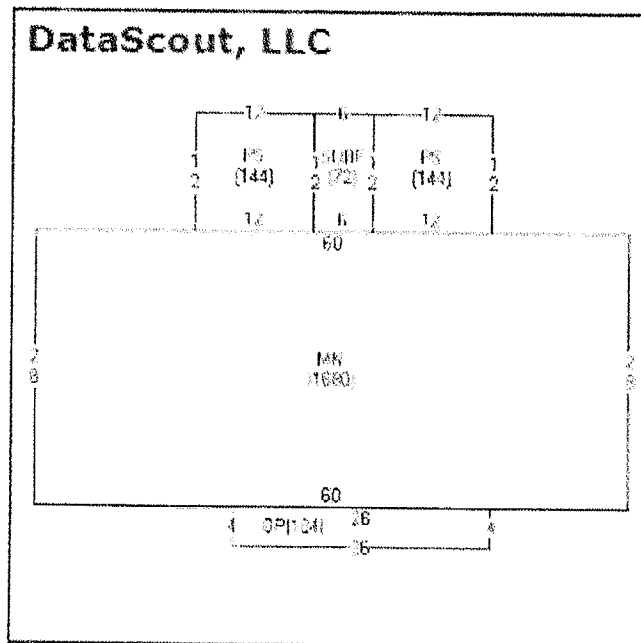
Land Use	Size	Units
	1.000	House Lot

## Deed Transfers:

Document Images brought to you by your County Circuit Clerk, Kyle Sylvester

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
2/25/2012		2012	5465	Quit Claim			C RENTAL PROPERTIES LLC		
1/2/2004		2004	470	Warr. Deed	297.00	\$90,000	NGO, CHRISTINA L	Valid	Improved
9/17/1999		99	84762	Warr. Deed	445.50	\$135,000	RACHETER, DEBRA K	Additional Properties	Improved
10/13/1993		93	71150	Quit Claim	0.00	\$0			

Occupancy	Story	Finish	1st Liv Area	Other Liv Area	Total Liv Area	Grade	Year Built	Age	Condition	Beds
Duplex	ONE	Masonry Veneer	1680	0	1680	4	1981	34	Average	N/A
Exterior Wall:	BRICK				Plumbing:	Full: 2				
Foundation:	Slab				Fireplace:	N/A				
Floor Struct:	ElevSlab				Heat/Cool	Central				
Floor Cover:	Carpet & Tile				Basement:	N/A				
Insulation:	Ceilings Walls				Basement Area:	N/A				
Roof Cover:	Asphalt Shingle				Year Remodeled:	N/A				
Roof Type:	Gable				Style:	N/A				



Item	Label	Description	Area
A	MN	Main Living Area	1680

B	PS	Patio slab	144
C	SUBF	Storage/utility bldg. frame	72
D	PS	Patio slab	144
E	OP	Porch, open	104

Outbuildings and Yard Improvements:

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Item	Type	Size/Dim	Unit Multi.	Quality	Age
Driveway, concrete		12x35	2		
Fence, wood 6'		70			

Map:

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Doc ID: 014457090001 Type: REL  
 Kind: QUITCLAIM DEED  
 Recorded: 02/29/2012 at 04:15:39 PM  
 Fee Amt: \$15.00 Page 1 of 1  
 Washington County, AR  
 Bette Stamps Circuit Clerk

File **2012-00005465**

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT CHRISTINE L. NGO, a married individual, hereinafter called GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by GRANTOR, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and quit claim unto C. RENTAL PROPERTIES, LLC, a limited liability corporation registered with the State of Arkansas, hereinafter called GRANTEE, and unto its heirs and assigns forever, the following described lands in Washington County, Arkansas, to-wit:

Part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Twenty-seven (27), Township Sixteen (16) North, Range Thirty-one (31) West, and being more particularly described as follows, to-wit: Beginning at a point which is 214.5 feet South and S 89°51' E 906.58 feet from the Northwest corner of said 40 acre tract, said point being the Southeast corner of Numbered Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and running North 164.5 feet to the Northeast corner of said Lot 50, said point being on the South right of way line of Kelli Avenue; thence along the right of way line of Kelli Avenue S 36°36' E 205.32 feet to a point on the North right of way line of Highway No. 62; thence leaving said right of way line and running West 122.44 feet to the point of beginning.

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

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

That the undersigned GRANTOR hereby conveys all rights of dower, curtesy, and homestead in and to said lands for and in consideration of the sum of money.

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

  
 GRANTEE OR AGENT

WITNESS my hand and seal on this 29 day of Feb, 2012.

  
 CHRISTINE L. NGO

### ACKNOWLEDGMENT

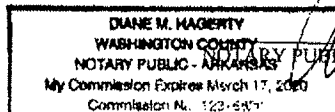
STATE OF ARKANSAS )  
 ) ss.  
 COUNTY OF WASHINGTON )

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, within and for the County and State aforesaid, duly commissioned and acting, CHRISTINE L. NGO, a single person, to me well known as the GRANTOR in the foregoing Deed, and stated that she had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal on this 29 day of Feb, 2012.

My Commission expires:

3/12/20



Doc ID: 007819310003 Type: REL  
Recorded: 10/29/2004 at 09:57:44 AM  
Fee Amt: \$14.00 Page 1 of 3  
Washington County, AR  
Bette Stamps Circuit Clerk  
File **2004-00044741**

JOB NO. R40082  
TRACT NO. 112

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT we, Christine (a/k/a Christina) L. Ngo and Stewart Ong, her husband, Grantors, for and in consideration of the sum of EIGHT HUNDRED AND NO/100 DOLLARS (\$800.00), and other good and valuable consideration, cash in hand paid by the Arkansas State Highway Commission, Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the **Arkansas State Highway Commission, Grantee** and unto its successors and assigns forever the following lands, save and except such minerals therein and thereunder, as oil, gas, distillate, condensate, salt water and its component parts, and all other hydrocarbons which do not interfere with the surface use for highway purposes, said land being more particularly described as follows, to-wit:

Part of the Southwest Quarter of the Northeast Quarter of Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

Starting at a 1 ½ inch square metal in concrete being used as the Center North 1/16 corner of Section 27; thence South 87° 48' 56" East along the North line of the Southwest Quarter of the Northeast Quarter of Section 27 a distance of 1,299.86 feet to a point on the Northerly right of way line of U. S. Highway 62 as established by AHTD Job 4705-2; thence South 02° 09' 16" West along said right of way line a distance of 12.78 feet to a point; thence South 58° 27' 52" West along said right of way line a distance of 344.96 feet for the point of beginning; thence continue South 58° 27' 52" West along said right of way line a distance of 21.50 feet to a point on the Northerly right of way line of U. S. Highway 62 as established by AHTD Job R40082; thence North 22° 01' 45" East along said right of way line a distance of 26.34 feet to a point on the Westerly right of way line

*This instrument prepared under the  
Supervision of J. Ted Blagg, Title Attorney  
Arkansas State Highway & Transportation Dep  
P.O. Box 2261, Little Rock, Arkansas 72209*

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

Arkansas State Highway Commission  
Post Office Box 2261  
Little Rock, Arkansas 72203

of Kelli Avenue as established by the plat of Red Bird Estates date filed March 28, 1978; thence South 32° 39' 11" East a distance of 15.65 feet to the point of beginning and containing 168 square feet more or less as shown on plans prepared by the AHTD referenced as Job R40082.  
RA/ras04/07/04

TO HAVE AND TO HOLD the same unto the said Arkansas State Highway Commission and unto its successors and assigns forever.

And we, Christine L. Ngo and Stewart Ong for and in consideration of the said sum of money, do hereby release and relinquish unto the said Arkansas State Highway Commission, all our right of dower, curtesy, homestead or survivorship in and to said lands.

And Grantors hereby covenant with the said Grantee that Grantors will forever warrant and defend the title to said lands and property against the lawful claims of any and all persons whomsoever.

WITNESS our hands on this 15 day of October, 2004.

  
\_\_\_\_\_  
Christine L. Ngo

  
\_\_\_\_\_  
Stewart Ong

ACKNOWLEDGMENT

STATE OF Arkansas  
COUNTY OF Washington

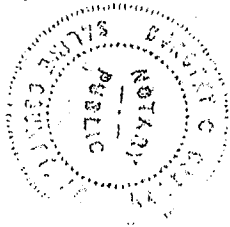
BE IT REMEMBERED, that on this day before the undersigned, a Notary Public, within and for the County and State aforesaid, duly commissioned and acting, appeared in person, Christine L. Ngo and Stewart Ong to me well known as the Grantors in the foregoing instrument, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 15 day of October, 2004.

Dorothy C. Burns  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

May 2, 2006



Parcel: 760-01249-000  
 Prev. Parcel: 121874-001-00  
 As of: 4/20/2017

## Washington County Report

ID: 34519

## Property Owner

Name: C RENTAL PROPERTIES LLC

Mailing Address: 11 MOUNTAIN BROOK CT  
 SPRINGDALE, AR 72712

Type: (RV) - Res. Vacant

Tax Dist: (061) - FARMINGTON SCH, FARM

Millage Rate: 53.60

## Property Information

Physical Address:

Subdivision: RED BIRD ESTATES

Block / Lot: -- / --

S-T-R: 27-16-31

Size (in Acres):

Legal: PT LOT 50 FURTHER DESCRIBED FROM 2012-5463 AS: Part of Lot Numbered Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and being more particularly described as fifteen ( 15) feet of equal and uniform width off of the East side thereof.

## Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$7,500	\$1,500	\$1,500
Building	\$0	\$0	\$0
Total	\$7,500	\$1,500	\$1,500

Homestead Credit: 0.00 Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

## Land:


Land Use	Size	Units
	1.000	House Lot

## Deed Transfers:

Document Images brought to you by your County Circuit Clerk, Kyle Sylvester

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
2/29/2012		2012	5463	Quit Claim			C RENTAL PROPERTIES LLC	Unval.	
1/2/2004		2004	314	Warr. Deed	264.00	\$80,000	NGO, CHRISTINA L	Additional Properties	Improved
9/17/1999		99	84782	Warr. Deed	445.50	\$135,000	RACHETER, DEBRA K	Additional Properties	Land Only
10/13/1993		93	71150	Quit Claim	0.00	\$0	HOLLAND, ALLEN H.		
1/15/1993		93	3608	Warr. Deed	110.00	\$50,000	HOLLAND, ALLEN H. & THERESA K.	Additional Properties	Improved



Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
9/26/1982		1069	137	Warr. Deed	0.00	\$0	BYRAM, T.J. & WILLIE MAE		

Map:

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Parcel: 760-01248-000  
 Prev. Parcel: 121874-000-00  
 As of: 4/20/2017

## Washington County Report

ID: 34518

### Property Owner

Name: C RENTAL PROPERTIES LLC

Mailing Address: 11 MOUNTAIN BROOK CT  
 SPRINGDALE, AR 72712

Type: (RI) - Res. Improv.

Tax Dist: (061) - FARMINGTON SCH, FARM

Millage Rate: 53.60

### Property Information

Physical Address: 299 W KELLI AVE, 301 W KELLI AVE

Subdivision: RED BIRD ESTATES

Block / Lot: -- / --

S-T-R: 27-16-31

Size (in Acres):

Legal: PT LOT 50 FURTHER DESCRIBED FROM 2012-5463 AS: The West Eighty-five (85) feet of Lot Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

### Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$22,500	\$4,500	\$4,500
Building	\$58,800	\$11,760	\$11,760
Total	\$81,300	\$16,260	\$16,260

Homestead Credit: 0.00 Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.



### Land:

Land Use	Size	Units
	1.000	House Lot

### Deed Transfers:

Document Images brought to you by your County Circuit Clerk, Kyle Sylvester

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
2/25/2012		2012	5463	Quit Claim			C RENTAL PROPERTIES LLC	Additional Properties	
1/2/2004		2004	314	Warr. Deed	264.00	\$80,000	NGO, CHRISTINA L	Other	Improved
9/17/1999		99	84792	Warr. Deed	445.50	\$135,000	RACHETER, DEBRA K	Inc. Additional Prop.	Improved
9/10/1995		95	58803	Quit Claim	0.00	\$0	HOLLAND, ALLEN H		
1/15/1992		93	3606	Warr. Deed	110.00	\$50,000		Valid	Improved

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
							HOLLAND, ALLEN H & THERESA K		
8/28/1988		1151	743	Warr Deed	0.00	\$0	BYRAM, T J & WILLIE MAE		

## Details for Residential Card 1

Occupancy	Story	Finish	1st Liv Area	Other Liv Area	Total Liv Area	Grade	Year Built	Age	Condition	Beds
Duplex	ONE	Masonry Veneer	1593	0	1593	4	1988	27	Average	N/A

Exterior Wall: BRICK

Plumbing: Full; 2

Foundation: Slab

Fireplace: N/A

Floor Struct: ElevSlab

Heat/Cool Central

Floor Cover: Carpet &amp; Tile

Basement: N/A

Insulation: Ceilings Walls

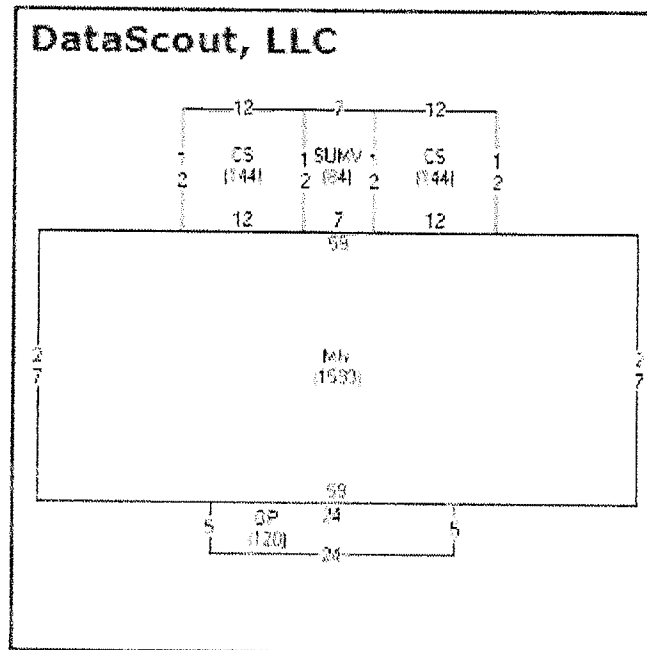
Basement Area: N/A

Roof Cover: N/A

Year Remodeled: N/A

Roof Type: HipGable

Style: N/A



## Base Structure:

Item	Label	Description	Area
A	MN	Main Living Area	1593
B	OP	Porch, open	120
C	CS	Concrete slab, reinforced	144
D	SUMV	Storage/utility bldg. masonry	84

E CS Concrete slab, reinforced 144

Outbuildings and Yard Improvements:

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Item	Type	Size/Dim	Unit Multi.	Quality	Age
Driveway, concrete		10x46	2		
Fence, wood 6'		83			
Outbuilding, frame		8x12			

Other Adjustments:

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Code	Type	Qty
ROOFC	M	1797

Map:

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Doc ID: 014457070001 Type: REL  
Kind: QUITCLAIM DEED  
Recorded: 02/29/2012 at 04:14:58 PM  
Fee Amt: \$15.00 Page 1 of 1  
Washington County, AR  
Bette Stamps Circuit Clerk  
File 2012-00005463

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT CHRISTINE L. NGO, a married individual, hereinafter called GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by GRANTOR, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and quit claim unto C. RENTAL PROPERTIES, LLC, a limited liability corporation registered with the State of Arkansas, hereinafter called GRANTEE, and unto its heirs and assigns forever, the following described lands in Washington County, Arkansas, to-wit:

**TRACT I:**

Part of Lot Numbered Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and being more particularly described as fifteen (15) feet of equal and uniform width off of the East side thereof.

**TRACT II:**

The West Eighty-five (85) feet of Lot Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

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

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

That the undersigned GRANTOR hereby conveys all rights of dower, curtesy, and homestead in and to said lands for and in consideration of the sum of money.

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

GRANTEE OR AGENT

WITNESS my hand and seal on this 29 day of Feb, 2012.

CHRISTINE L. NGO

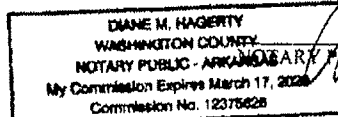
### ACKNOWLEDGMENT

STATE OF ARKANSAS )  
COUNTY OF WASHINGTON ) ss.

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, within and for the County and State aforesaid, duly commissioned and acting, CHRISTINE L. NGO, a single person, to me well known as the GRANTOR in the foregoing Deed, and stated that she had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal on this 29 day of Feb, 2012.

My Commission expires: 3-17-20



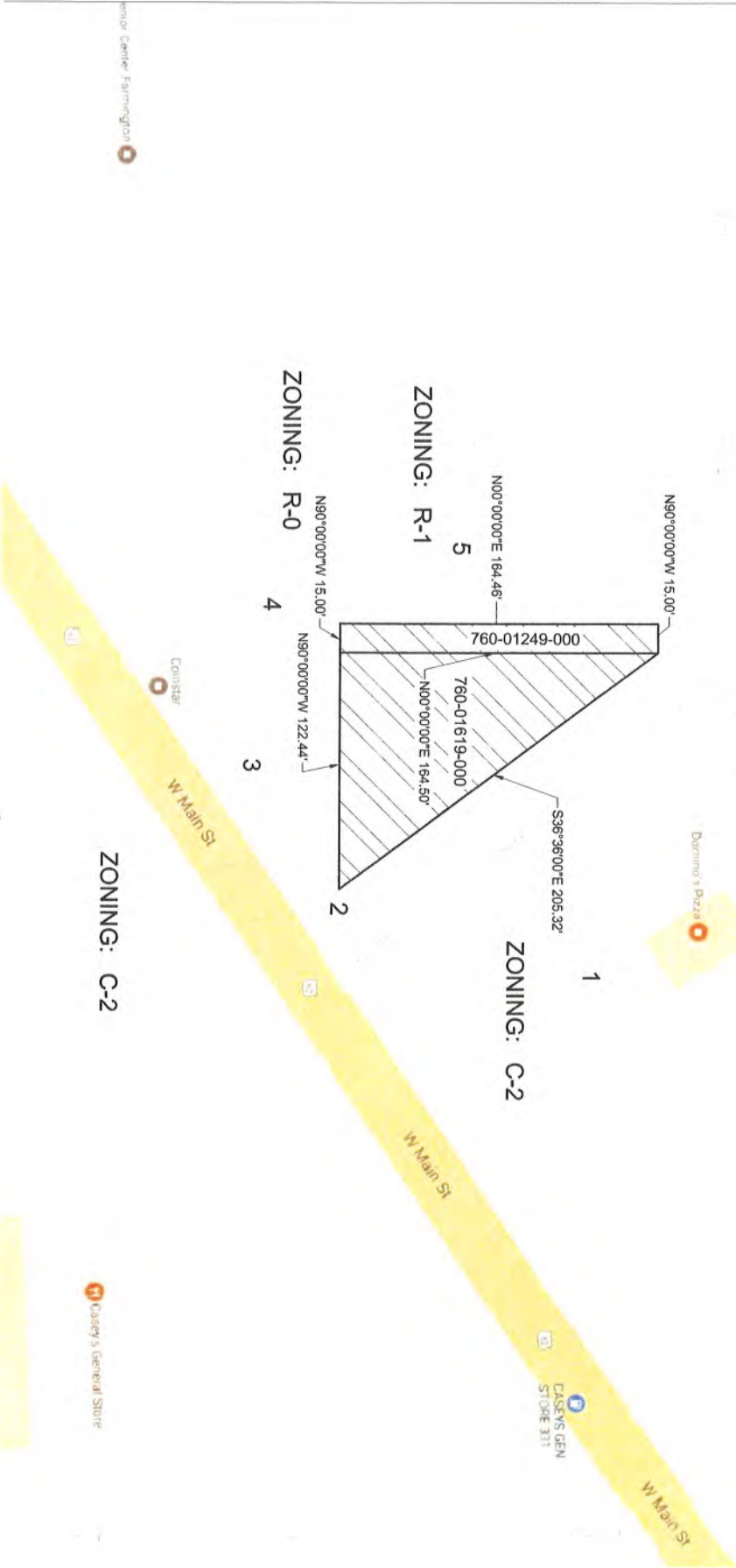
Parcel #	Owner	Address
1	Terry & Patty Neal	10345 S HWY 265, Fayetteville, AR 72701
2	760-01619-001	AR State Highway Commission
3	760-01911-101	PO Box 2261, Little Rock, AR 72203
4	760-02403-000	City of Farmington
5	760-01248-000	PO Box 150, Farmington AR 72730
6	760-01226-000	11 Mountain Brook CT, Springdale AR 72712
	Charles Levi & Stephanie Carpenter	302 W Kelli Ave, Farmington AR 72730





Parcel #	Owner	Address
1	Terry & Patty Neal	10345 S HWY 285, Fayetteville, AR 72701
2	760-01618-000	
3	760-01619-001	AR State Highway Commission
4	760-01911-101	PO Box 2261, Little Rock, AR 72203
5	760-02403-000	City of Farmington
6	760-01248-000	PO Box 150, Farmington AR 72730
	C Rental Properties LLC	11 Mountain Brook CT, Springdale AR 72712
	Charles Levi & Stephanie Carpenter	302 W Kelli Ave, Farmington AR 72730

ZONING: R-1      6      ZONING: C-2



City of Farmington  
Application and Checklist  
Large Scale Development

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: Geoff Bates Day Phone: 479-442-9350

Address: 7230 S. Pleasant Ridge Dr, Fayetteville, AR Fax: \_\_\_\_\_

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

Address: 7230 S. Pleasant Ridge Dr, Fayetteville, AR Fax: \_\_\_\_\_

Property Owner: Oakland Farms, LLC Day Phone: \_\_\_\_\_

Address: 12771 Tyler Rd, Farmington AR Fax: \_\_\_\_\_

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

Fee: A non-refundable review fee of **\$500** is required at the time the application is accepted. In the event engineering review fees and costs exceed \$500, 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 large scale development and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the large scale development is resubmitted to the Farmington Planning Commission.

For office use only:

Fee paid \$ 500.00

Date 5-23-17

Receipt # 564564

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

Property Description

Site Address -- W. Hwy 62, Parcel #760-1626-000

Current Zoning -- C-2

Attach legal description

(Taco Bell)

Financial Interests

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

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

Date \_\_\_\_\_

Applicant Signature

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

Paul E. Phillips  
Owner/Agent Signature

Date 5-24-2017



## LSD/Subdivision Application Checklist:

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	✓		
2. Payment of application fee.	✓		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	✓		
4. Fifteen (15) copies of the site plan <b>folded</b> to a size of no greater than 10" X 10 ½ ".	✓		
5. List of adjacent property owners and copy of notification letter sent. *	✓		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).			
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).			
<b>The Following Shall Appear on the Site Plan:</b>			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	✓		
2. Names, addresses 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.*	✓		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	✓		
4. Complete and accurate legend.	✓		
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.	✓		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	✓		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	✓		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	✓		
9. 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.	✓		
10. Status of regulatory permits:			
a. NPDES Storm water Permit			
b. 404 Permit			
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 <sup>th</sup> 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.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	✓		
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
15. 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.	✓		
16. Existing topographic information with source of the information noted. Show:	✓		
a. Two foot contour for ground slope between level and ten percent.			
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.			
<b>Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> can be obtained from the City of Farmington)</b>			
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.	✓		
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.	✓		
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:	✓		
a. Provide structure location and types.	✓		
b. Provide pipe types and sizes.	✓		
2. Regarding all proposed sanitary sewer systems	✓		
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	✓		
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.	✓		
5. Regarding all proposed water systems on or near the site:	✓		
a. Provide pipe locations, sizes and types.	✓		
b. Note the static pressure and flow of the nearest hydrant.		✓	unavailable at time of submittal
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	✓		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)	✓		
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.	✓		
<b>Proposed and Existing Streets, Rights-of –way and Easements</b>			
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 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.	✓		
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.)	✓		
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.	✓		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	✓		
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.)	✓		
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.)	✓		
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.	✓		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.	✓		
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.)	✓		
8. The location and size of existing and proposed signs, if any.	✓		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	✓		
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.)	✓		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	✓		
12. Location of existing and purposed sidewalks.	✓		
13. Finished floor elevation of existing and purposed structures.	✓		
14. Indicate location and type of garbage service (Large Scale	✓		

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.	✓		
16. Draft of covenants, conditions and restrictions, if any.	✓		
17. Draft POA agreements, if any.	✓		
18. A written description of requested variances and waivers from any city requirements.	✓		
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.	✓		
20. Preliminary drainage plan as required by the consulting engineer.	✓		

*\*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.*

City of Farmington, AR

RECEIPT

DATE

5-23-17

No.

564564

05/24/2017  
000000#1363

8:00AM

CLERK01

Development Fees \$500.00

ITEMS  
CHECK

10  
\$500.00

PAID FROM Bates & Associates

\$500.00

has received 500.00

DOLLARS

FOR RENT

FOR

Large Scale - Taxes Be 00

ACCOUNT	
PAYMENT	500.00
BAL. DUE	

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

FROM

TO

BY

R. Palmer



**Bates &  
Associates, Inc.**

**Civil Engineering & Surveying**

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

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

May 23, 2017

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

RE: Taco Bell Project Letter

Dear City Staff,

Gerald Oney of G. Oney & Associates, along with Bates & Associates, Inc, proposes a commercial development on Old Farmington Road. The property is zoned C-2, and is concurrently undergoing a tract split. The original Tract is Washington County Parcel #760-1326-000. Access to the site will be off of West Highway 62.

The proposed development will consist of a 2,250 sq. ft. Taco Bell restaurant, along with associated parking, storm drainage infrastructure, and landscaping improvements.

Please contact Bates & Associates with any questions regarding this proposed development.

Sincerely,

Geoff Bates, P.E.



**Bates &  
Associates, Inc.**

**Civil Engineering · Land Surveying · Landscape Architecture**

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

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

May 23, 2017

**TACO BELL ~~TOWNHOMES~~ LSD - LEGAL DESCRIPTION**

LEGAL DESCRIPTION (SUBJECT TO TRACT SPLIT):

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT AND RUNNING THENCE N02°23'53"E 296.60' TO A POINT ON SOUTH RIGHT-OF-WAY OF HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: N58°29'19"E 421.34', N51°37'41"E 201.26', N58°28'50"E 293.30' TO AN EXISTING REBAR MARKING THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY N58°28'50"E 130.00' TO A SET REBAR, THENCE LEAVING SAID RIGHT-OF-WAY THENCE N58°28'50"E 130.00' TO AN EXISTING REBAR, THENCE S31°31'10"E 233.33' TO A SET REBAR, THENCE S66°43'28"W 106.34' TO AN EXISTING REBAR, THENCE N87°46'24"W 29.94', THENCE N31°28'47"W 201.45' TO THE POINT OF BEGINNING, CONTAINING 0.66 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Sincerely,

Jason Young  
Project Manager  
**Bates & Associates, Inc.**



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

Applicant: G Oney & Associates, Inc.  
Project Name: Taco Bell  
Engineer/Architect: Bates & Associates, Inc.

Date: June 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. Provide a cross access drive to the east. Cross Drive Provided
3. Add fire lane striping as directed by the Fire Chief. Fire Lane striping and signage added.
4. Show the proposed Lot Split boundary on the Parcel Map on Sheet 02. Boundary added to parcel map.
5. Show approximate Adjacent Property Lines on the site plan. Adjacent property lines added.
6. Show existing entrance across Highway 62 from site. Existing Entrance Added
7. Is existing pavement on-site to remain? The construction entrance is currently shown in this location and there appears to be proposed grading also in this area. Asphalt to remain, with 8' removed
8. The update utility notes on Sheet 03. Current notes are from a subdivision. Notes corrected
9. Is the water Washington Water Authority or City of Fayetteville? The easement is labeled as City of Fayetteville but water is listed as Washington Water Authority on the water contact table. Fayetteville water serves this property. Contact updated.
10. Show the ADA Symbol Striping in the ADA parking spaces. ADA Striping added
11. Show the 100-year WSE on the Grading Plan. WSE added
12. The entrance must be approved by the Arkansas Highway and Transportation Department. Noted

**Drainage**

13. Show a concrete trickle channel in detention pond. spots added to show not necessary
14. Show the Post Development Drainage Area Map at the same scale as the Predevelopment Drainage Area Map. map changed to same scale
15. Show how the Detention Pond Elevation Areas were determined. The areas shown in the report do not appear to match the grading in the detention pond. see updated post dev map
16. The bottom of the detention is shown as 26.25 but there is a 26 contour shown in the detention pond. 26 contour removed and spot elevations added
17. The detention pond backs up into the parking lot. The depth of water cannot be more than 6" in the parking lot. It appears to be more than 6" currently. only 2" deep in driveway swale in 100 year storm
18. The Plan calls for 5-2" orifices but the report calls for 6-6" orifices. plans updated to match drainage report

Received By: \_\_\_\_\_



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

Applicant: Bates and Associates

Date: 6/7/2017

Project Name: Taco Bell

Engineer/Architect: Bates & Associates, Inc.

---

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

1. Per ordinance the adjacent property owners must be notified prior to the planning commission meeting. Return receipts must be provided no less than 7 days prior to the meeting. Adjacent property owners notified.
2. An ad must be placed in the paper a minimum of 15 days prior to the planning commission meeting. Proof of publication should be provided a minimum of 7 days prior to the meeting. Ad ran on Sunday, June 11
3. Engineering fees will continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer.
4. The revised plan should be submitted by next Tuesday (June 13) at noon. The City requires 15 copies for planning commission. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office.

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

Applicant: Gerald Oney & Associates

Date: 6-7-17

Project Name: Taco Bell

Engineer/Architect: Bates & Associates, Inc.

---

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

Striping for Fire Lanes and signage

Striping added.

Received By: \_\_\_\_\_



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

Applicant: Gerald Oney & Associates

Date: 6-7-17

Project Name: Taco Bell

Engineer/Architect: Bates & Associates, Inc.

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: Judy Horne  
Landscaping Ordinance Requirements Page 1

Landscaping as shown at entry/exit onto Hwy 62 may interfere with safety when it matures. Note Article V.E. "Vegetation planted within site triangle shall be a maximum 30" height at maturity. Trees may be planted if limbs are pruned up to provide clear view of traffic for pedestrians & motorists."

Interfering landscaping removed

See Article V.M for mulch requirements

Mulch requirements added to notes

Property adjacent to Commercial zone (Casey's and Wal-Mart) See Article VII Landscaped Side & Back Perimeter Buffer Requirements in C-1, C-2... for perimeter landscaping.

If any ~~portion~~ portion of property adjacent to Residential zone see Article VII B.(2) (4) and especially VII. B.(6) "Special Side and Rear Perimeter Screening Requirements when Residential Use is adjacent to Commercial Use." See attached map

Received By: marked in yellow.

All adjacent property is zoned C-2.

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

Applicant: Gerald Oney & Associates

Date: 6-7-17

Project Name: Taco Bell

Engineer/Architect: Bates & Associates, Inc.

---

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: Judy Harne  
Landscaping Ordinance Requirements - P. 2

See Article VIII for landscaping requirements  
immediately adjacent to building's front.

Foundation landscaping added

Suggest Colorado Blue Spruce near SW  
back entry/exit be eliminated for  
site safety.

Tree eliminated.

Received By: \_\_\_\_\_







# Bates & Associates, Inc.

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

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

May 23, 2017

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

RE: Taco Bell Large Scale Development

Dear City Staff,

Please see the attached Parcel Map and list of Adjoining Property owners for the Taco Bell Large Scale Development.

ADJACENT LAND OWNERS (PT. PARCEL 760-01626-000):

1) CASEY'S MARKETING COMPANY  
ONE SE CONVENIENCE BLVD  
ANKENY, IA 50021  
PARCEL #760-01626-001  
ZONED: C-2

2) DEWITT, SAMMY L  
149 S ANGUS LN  
FARMINGTON, AR 72730  
PARCEL #760-01629-000  
ZONED: R-1

3) DICKERSON, JOHNNIE LEE & BERTHA JANE  
PO BOX 128  
MULBERRY, AR 72947  
PARCEL #760-01635-000  
ZONED: R-1

4) HIGGS, MICHAEL A & MELANIE A  
165 S ANGUS LN  
FARMINGTON, AR 72730  
PARCEL #760-01630-000  
ZONED: R-1

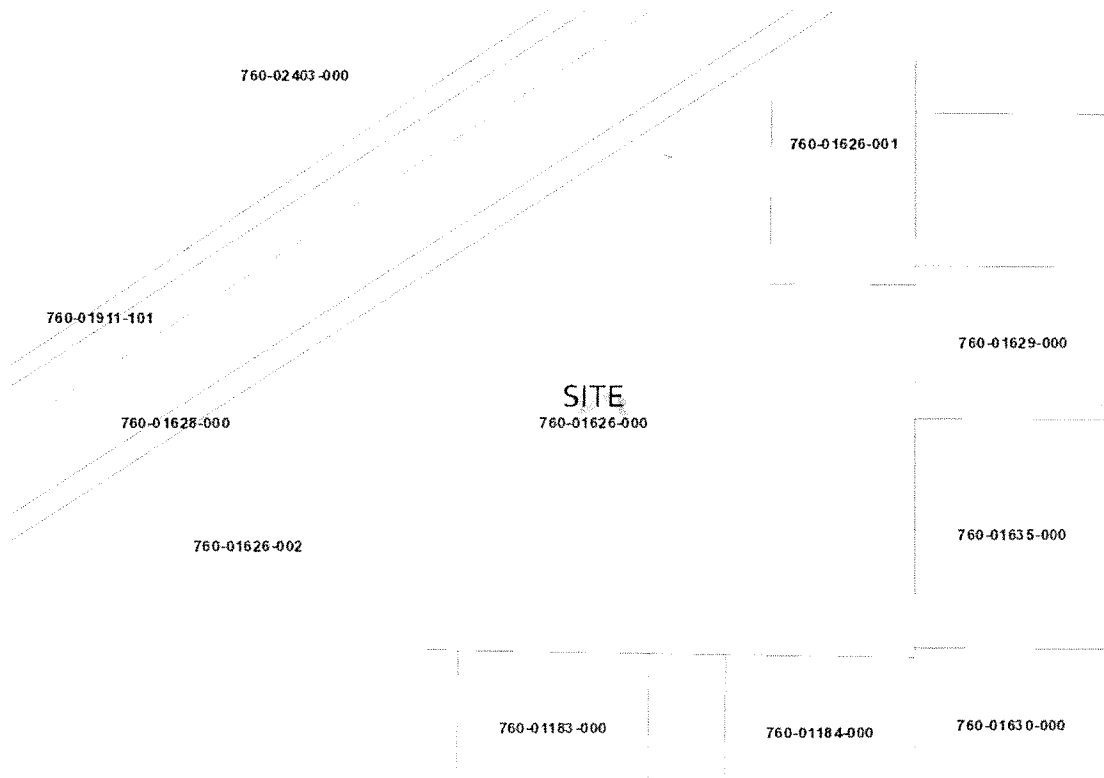
5) FARMINGTON COMMERCIAL LLC  
12771 TYLER RD  
FARMINGTON, AR 72730  
PARCEL #760-01184-000 & #760-01183-000  
ZONED: R-1

6) WALMART REAL ESTATE BUSINESS TRUST  
PO BOX 8050 PROPERTY TAX DPT #72  
BENTONVILLE, AR 72716  
PARCEL #760-01626-002  
ZONED: C-2

7) CITY OF FARMINGTON  
PO BOX 150  
FARMINGTON, AR 72730  
PARCEL #760-02403-000  
ZONED: R-0

8) ARKANSAS STATE HIGHWAY COMMISSION  
PO BOX 2261  
LITTLE ROCK, AR 72203  
PARCEL #760-01628-000 & 760-01911-101  
ZONED: N/A

### PARCEL MAP







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

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

May 23, 2017

### NOTICE OF PUBLIC HEARING

Dear Adjacent Property Owner,

An Application for a Large Scale Development has been applied for by Bates & Associates, Inc. The proposed 0.66 acre development is located on the south side of W Highway 62, between Casey's General Store and Walmart Neighborhood Market. The proposed development consists of one 2,250 Square Foot Taco Bell Restaurant, and associated parking lot, asphalt paving, landscaping, and drainage improvements. The property resides under the C-2 zoning district designation. Please see the attached Parcel Map for reference to where this proposed development will be located in relation to your property.

A hearing on this Application will be held by the Farmington Planning Commission on Monday, June 26th at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

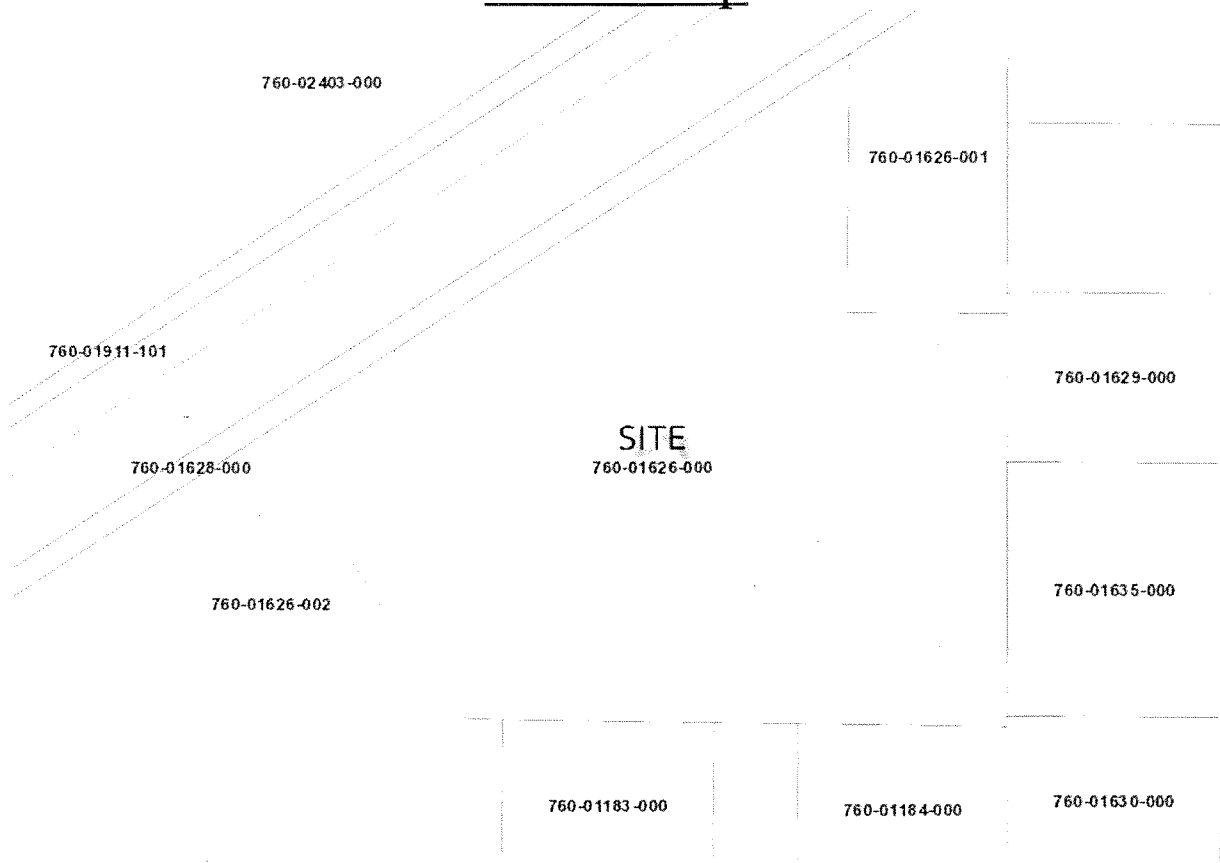
If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Jason Young  
Project Manager  
Bates & Associates, Inc.



# Parcel Map





**Bates &  
Associates, Inc.**

**Civil Engineering · Land Surveying · Landscape Architecture**

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

May 23, 2017

RE: Taco Bell Large Scale Development

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Friday, June 9, 2017. Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for a Subdivision at the property described below has been filed with the City of Farmington on the 23<sup>rd</sup> Day of April, 2017.

LEGAL DESCRIPTION (SUBJECT TO TRACT SPLIT):

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT AND RUNNING THENCE N02°23'53"E 296.60' TO A POINT ON SOUTH RIGHT-OF-WAY OF HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: N58°29'19"E 421.34', N51°37'41"E 201.26', N58°28'50"E 293.30' TO AN EXISTING REBAR MARKING THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY N58°28'50"E 130.00' TO A SET REBAR, THENCE LEAVING SAID RIGHT-OF-WAY THENCE N58°28'50"E 130.00' TO AN EXISTING REBAR, THENCE S31°31'10"E 233.33' TO A SET REBAR, THENCE S66°43'28"W 106.34' TO AN EXISTING REBAR, THENCE N87°46'24"W 29.94', THENCE N31°28'47"W 201.45' TO THE POINT OF BEGINNING, CONTAINING 0.66 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

0.66 Acres, located on the south side of West Hwy 62, between Casey's General Store and Walmart Neighborhood Market.

The Applicant requests a commercial development, consisting of one 2,250 sq. ft. Taco Bell restaurant, as well as associated parking lot, paving, landscape and drainage improvements.

A public meeting to consider this request for a Subdivision at the above described property will be held on the 26th day of June, 2017, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Sincerely,

Jason Young  
Project Manager  
Bates & Associates, Inc.

## Melissa McCarville

---

**From:** Jason Young <jason@batesnwa.com>  
**Sent:** Friday, June 09, 2017 9:15 AM  
**To:** melissamccarville@cityoffarmington-ar.gov  
**Subject:** FW: Public Notice of Development in Farmington, AR

Melissa – we never get the **Affidavit of Publication** for these in time, so see below for the confirmation that the ad for **Taco Bell** will be published on Sunday.

Also, what was the issue with the Tract Split on this? You mentioned something about it at Tech Review. Justin says that it was submitted on May 23<sup>rd</sup>.

Thank You,

Jason P. Young  
Project Manager  
Bates & Associates, Inc.  
479-442-9350

---

**From:** Karen Caler [<mailto:kcaler@nwadg.com>]  
**Sent:** Thursday, June 08, 2017 9:52 AM  
**To:** 'Jason Young'  
**Subject:** RE: Public Notice of Development in Farmington, AR

Scheduled for June 11; cost will be \$123.12

Thank you



**Karen Caler**

Legal Advertising Clerk | [kcaler@nwadg.com](mailto:kcaler@nwadg.com)  
479-571-6415 |  

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Northwest Arkansas Democrat-Gazette  
Our community. Our paper.  
[www.nwadg.com](http://www.nwadg.com)

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212 N. East Ave. Fayetteville, AR 72701

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**From:** Jason Young [<mailto:jason@batesnwa.com>]  
**Sent:** Thursday, June 08, 2017 8:08 AM  
**To:** [kcaler@nwadg.com](mailto:kcaler@nwadg.com)  
**Subject:** Public Notice of Development in Farmington, AR

I have attached a Word document containing a Public Notice that needs to run in the Democrat Gazette no later than Sunday, June 11. The billing information is below. Please confirm that you have received this email and let me know that the notice will run by the required date.

Billing Info:

Bates & Associates, Inc  
7230 S. Pleasant Ridge Dr  
Fayetteville, AR 72704

Thank You,

Jason P. Young  
Project Manager  
Bates & Associates, Inc.  
479-442-9350