



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

PAID FROM *Miriam Shipley*

\$25.00

*twenty five & no/100* DOLLARS

Development Fees \$25.00

RENT *Rezone 295-297 & 298 Kelli Ave*

ITEMS CHECK 10  
\$25.00

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

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

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

BY *B. Coleman*

*CR# 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: Rebecca 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.



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



7015 1730 0001 6635 7057

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Domestic Mail Only

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

FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.35	0712 05
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<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	05/31/2017
Total Postage and Fees	\$6.59	
Sent To City of Farmington		
Street and Apt. No., or PO Box No. PO Box 150		
City, State, ZIP+4® Farmington AR 72730		

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

7015 1730 0001 6635 7026

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FAYETTEVILLE, AR 72701

**OFFICIAL USE**

Certified Mail Fee	\$3.35	0712 05
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<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	05/31/2017
Total Postage and Fees	\$6.59	
Sent To Terry & Patty Neal		
Street and Apt. No., or PO Box No. 10345 S. Hwy 265		
City, State, ZIP+4® Fayetteville AR 72701		

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

7015 3430 0001 0972 5735

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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.35	0712 05
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<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	05/31/2017
Total Postage and Fees	\$6.59	
Sent To Charles Levi & Stephanie Carpenter		
Street and Apt. No., or PO Box No. 302 W Kelli Ave		
City, State, ZIP+4® Farmington AR 72730		

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

7015 1730 0001 6635 7040

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

LITTLE ROCK, AR 72203

**OFFICIAL USE**

Certified Mail Fee	\$3.35	0712 05
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<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	05/31/2017
Total Postage and Fees	\$6.59	
Sent To Arkansas State Hwy Commission		
Street and Apt. No., or PO Box No. PO Box 2261		
City, State, ZIP+4® Little Rock AR 72203		

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

7015 3430 0001 0972 5759

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Domestic Mail Only

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

BENTONVILLE, AR 72712

**OFFICIAL USE**

Certified Mail Fee	\$3.35	0712 05
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<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	05/31/2017
Total Postage and Fees	\$6.59	
Sent To CRental Properties LLC		
Street and Apt. No., or PO Box No. 11 Mountain Brook Ct.		
City, State, ZIP+4® Bentonville AR 72712		

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



SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- 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 2605  
 Fayetteville AR 72701



9590 9402 2164 6193 9325 78

2. Article Number (Transfer from service label)

7015 1730 0001 6635 7026

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- 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

A. Signature

X *Stephanie Carpenter*

- Agent
- Addressee

B. Received by (Printed Name)

Stephanie Carpenter

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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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

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

Domestic Return Receipt



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- 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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
 X *Brenda Coleman*  Agent  Addressee

B. Received by (Printed Name) *Brenda Coleman* C. Date of Delivery *7/11/17*

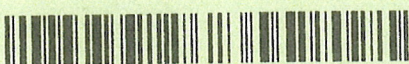
D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
 X *Vince Ong*  Agent  Addressee

B. Received by (Printed Name) *Vince Ong* C. Date of Delivery

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

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



74167931  
**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 006.58 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 rezone 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

**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](mailto: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 V). 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**

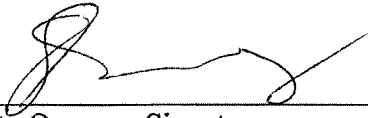
draft permitting decision during the public comment period. The public comment period shall begin on the day this notice is published and shall expire at 4:30 p.m. Central Time on the thirtieth (30th) calendar day after publication of this notice.  
 The Director shall make a final decision to issue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

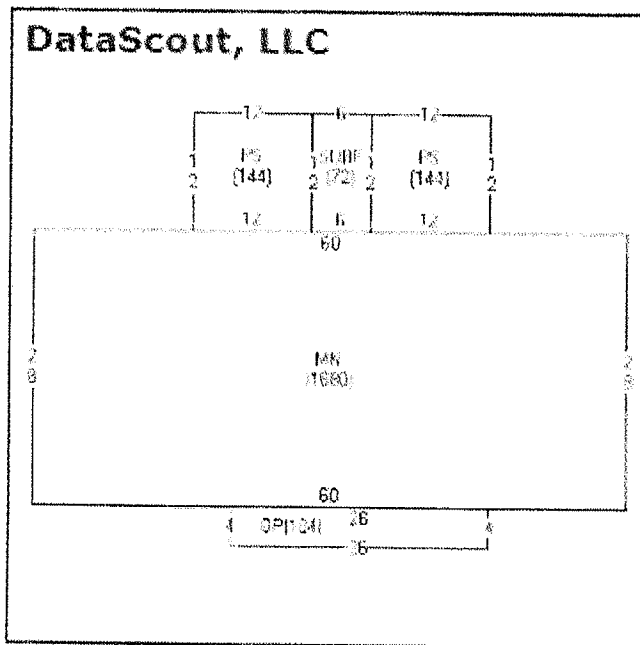
Document Images brought to you by your County Circuit Clerk, Kyle Sylvester

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
2/29/2012		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	84782	Warr. Deed	445.80	\$135,000	RACHETER, DEBRA K	Additional Properties	Improved
10/13/1993		93	71150	Quit Claim	0.00	\$0			

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
							HOLLAND, ALLEN H.		
1/15/1993		93	3608	Warr. Deed	119.00	\$50,000	HOLLAND, ALLEN H. & THERESA K.	Additional Properties	Improved
1/1/1985		1069	137	Warr. Deed	0.00	\$0	BYRAM, F.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	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				



Base Structure:

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.

*[Signature]*  
 GRANTEE OR AGENT

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

*[Signature]*  
 CHRISTINE L. NGO

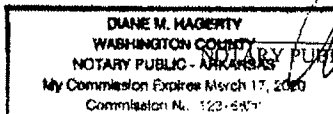
ACKNOWLEDGMENT

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: 3/17/20





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 Dept  
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

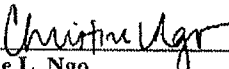
of Kelli Avenue as established by the plat of Red Bird Estates date filed March 28, 1978; thence South 32° 39' 11" East a distance of 15.65 feet to the point of beginning and containing 168 square feet more or less as shown on plans prepared by the AHTD referenced as Job R40082.  
RA/ras04/07/04

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

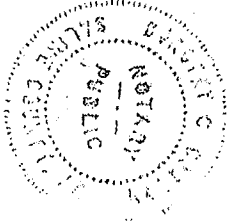
BE IT REMEMBERED, that on this day before the undersigned, a Notary Public, within and for the County and State aforesaid, duly commissioned and acting, appeared in person, Christine L. Ngo and Stewart Ong to me well known as the Grantors in the foregoing instrument, and stated that they had executed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

Anthony C. Collins  
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
<b>Total</b>	<b>\$81,300</b>	<b>\$16,260</b>	<b>\$16,260</b>

**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:

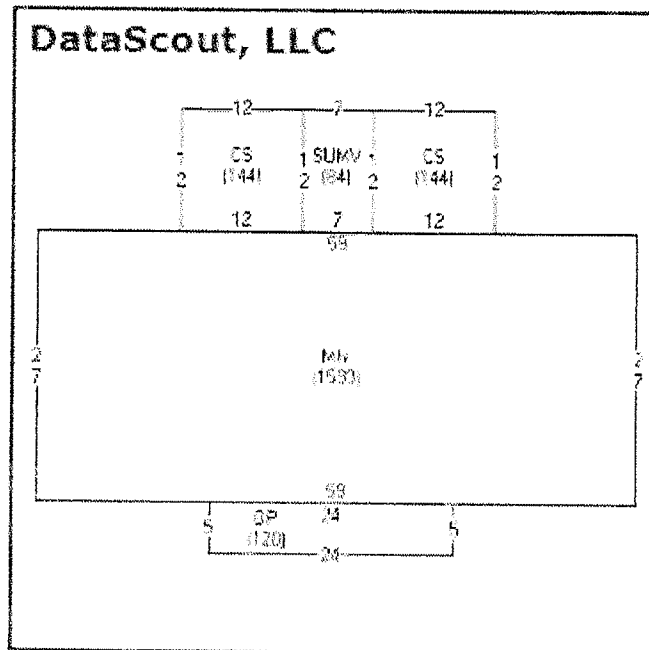
Document Images brought to you by your County Circuit Clerk, Kyle Sylvester

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	204.00	\$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	58003	Quit Claim	0.00	\$0	HOLLAND, ALLEN H		
1/15/1992		93	3005	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 & 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.

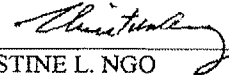
TO HAVE AND TO HOLD the same unto the said GRANTEE, and unto his heirs and assigns forever, with all appurtenances thereunto belonging.

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

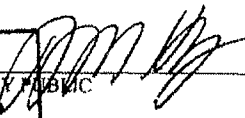
ACKNOWLEDGMENT

STATE OF ARKANSAS )  
 ) 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: 3-17-20

  
DIANE M. HAGERTY  
WASHINGTON COUNTY  
NOTARY PUBLIC - ARKANSAS  
My Commission Expires March 17, 2020  
Commission No. 12375626

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





Parcel #	Owner	Address
1	Terry & Patty Neal	10345 S HWY 285, 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	C Rental Properties LLC
6	760-01226-000	Charles Levi & Stephanie Carpenter

