



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

***PLANNING COMMISSION AGENDA***  
***July 24, 2017***

**A meeting of the Farmington Planning Commission will be held on  
Monday, July 24, 2017 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - June 26, 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. **Variance Request:** requesting variance of lot size.  
**Property owned by:** Jeremy Scott & Jennifer Sharpshair  
**Property Location:** Lot 9 in Twins Falls Addition, Phase I  
**Presented by:** Donna Stewart
  - B. **Variance Request:** requesting variance for building setbacks  
**Property owned by:** Stewart Ong  
**Property Location:** 295-297 & 298 Kelli Ave.  
**Presented by:** James Hooper
  - C. **Rezone Request:** 295-297 & 298 Kelli from R-2 to C-2.  
**Property owned by:** Stewart Ong  
**Property Location:** 295-297 Kelli  
**Presented by:** Larry Grelle
  - D. **Amend Zoning Ordinance**
5. **NEW BUSINESS**
  - A. **Large Scale Development:** Old Farmington Rd. Townhouses  
**Property owned by:** Collier Diversification Specialties, LLC  
**Property Location:** Behind 197 E. Main  
**Presented by:** Bates & Associates, Inc.

**B. Preliminary Plat:** Hillside Estates

**Property owned by:** Lots 101, LLC.

**Property Location:** North Garland McKee

**Presented by:** Blew & Associates, PA

**Planning Commission Minutes**  
**June 26, 2017**

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

**PRESENT**

Howard Carter  
Jay Moore  
Toni Bahn  
Robert Mann, Chair  
Gerry Harris  
Judy Horne  
Bobby Wilson

**ABSENT**

Matt Hutcherson

**City Employees Present:** Melissa McCarville, City Business Manager; Chris Dougherty – Engineer/McGoodwin, Williams, Yates

2. **Approval of Minutes:** May 22, 2017 minutes were approved as written.

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

4. **Public Hearing**

**4A. Rezoning Request – 295-297 Kelli from R-2 to C-2, owner, Stewart Ong. Presented by Larry Grelle**

Property in question suffered severe fire damage when a car hit the large gas main in front of this address. The owner wishes to have property rezoned. Currently it is a pre-existing, non-conforming use. The residence behind this address is a rental, also owned by Stewart Ong.

After further discussion, Mr. Grelle asked to have the request tabled. Motion was made by Toni Bahn and seconded by Bobby Wilson to table. Motion passed unanimously.

**4B. Large Scale Development request for Taco Bell. Location –Property owned by Oakland Farms, LLC. Presented by Geoffrey Bates of Bates & Associates, Inc.**

The land in question is located on Hwy 62 West between Casey's and Walmart and is located adjacent to Walmart property. There is another commercial property between this property and proposed Taco Bell. Also, a small piece of land to the south of proposed Taco Bell is not included.

The City had no comments and no citizens were present to comment.

Chris Dougherty, representing Chris Brackett, presented engineers' suggested list of conditions:

1. All work within the Arkansas Highway and Transit Department right-of-way must be reviewed and approved by the AHTD.
2. A completed Grading Permit Application and fee must be submitted prior to final acceptance of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.

3. After a final review set of plans and drainage report has been accepted by MWY the applicant should submit to MWY three (3) sets of full size plans and two (2) sets of half-size plans, and two (2) copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

**5. Public Hearing set concerning amendment of the City Zoning Ordinance**

The proposed amendment will add a new zero-lot line residential zone (R-3). Jay Moore moved that a public hearing be set for the July 2017 Planning Commission meeting. Bobby Wilson seconded motion which passed unanimously.

**6. 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 Variance



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

Applicant: Jeremy Scott Sharpshair Day Phone: 479-582-9383 or 479-841-4337

Address: 390 Eagle Ridge Dr. Farmington AR 72730 Fax: 479-582-2925

Representative: DONNA STEWART Day Phone: 479-263-2060

Address: P.O. Box 201 Winslow AR 72959 Fax: 479-582-9383

Property Owner: Jeremy Scott + Jennifer Donance Sharpshair Day Phone: 479-582-9383 or 479-841-4337

Address: 390 Eagle Ridge Dr. Farmington AR 72730 Fax: 479-582-2925

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

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

Property Description LOT 9, Twin Falls Addition Ph I

Site Address - 390 Eagle Ridge Dr.

Current Zoning

RE-2

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

Type of variance requested and reason for request:

Request variance of lot size. When lot is split, Lot 9 will become Lot 9A being .87 acres (containing already constructed home at 390 Eagle Ridge Dr), Lot 9B will be .86 acres. The variance request is to approve both lots to be under RE-2 requirement. See attached plat showing 49 of the 68 lots in subdivision do not conform to RE2 requirements of 1 acre. The average lot size is equivalent to the average lot size being requested.

Responsibilities of the Applicant:

1. Complete application and pay a \$25.00 application fee. pd 7-7-17 ck# 3021
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 7 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 3 days before the meeting :

# RECEIPT

DATE 7-7-17

No. 564577

RECEIVED FROM Jeremy Sharpshain

\$ 25.00

Twenty five & no/100 DOLLARS

FOR RENT  
 FOR Variance Request - 390 Eagle Ridge

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

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_  
BY B. Calenan

OK # 3021

# LOT SPLIT



**Miscellaneous Notes**

COMPLETED FIELD WORK  
JUNE 14, 2017

BASE OF BEARING:  
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83

REFERENCE DOCUMENTS:  
1. WARRANTY DEED FILED IN DEED BOOK 2014 AT PAGE 963.  
2. SURVEY PLAT FILED IN PLAT BOOK 21A AT PAGE 21A.

NOTE: DIMENSIONS ON THIS PLAN MAY BE  
DIMENSIONS ON A SCALE FOR CLARITY  
AND DECIMAL PARTS THEREOF UNLESS OTHERWISE  
NOTED. MONUMENTS WERE FOUND AT POINTS  
WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS  
INSURANCE POLICY OR MAP OF THE FLOOD  
INSURANCE RATE ZONING MAP OF THE FLOOD  
05/16/2009 WHICH BEARS AN EFFECTIVE DATE OF  
5/16/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**Survey Description**

PARENT TRACT:  
TWIN FALLS ADDITION, PHASE I, WASHINGTON COUNTY, ARKANSAS, AS  
PER PLAT OF SAID SUBDIVISION AS SHOWN IN PLAT BOOK 21A, PAGE 21A, ON  
WASHINGTON COUNTY, ARKANSAS.

LOT 9A  
A PART OF LOT 9, TWIN FALLS ADDITION, PHASE I, WASHINGTON COUNTY,  
ARKANSAS, AS PER PLAT BOOK 21A, PAGE 21A, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT CAPRED REBAR PLS #908 BEING THE NORTHEAST  
CORNER OF SAID LOT 9 AND RUNNING THENCE S87°42'25" E 302.06'  
TO A FOUND ALUMINUM MONUMENT PLS #905, THENCE S02°01'47" W 151.67' TO A SET  
RIGHT OF WAY N8°48'05" W 151.67' TO A FOUND CAPRED REBAR PLS #906,  
THENCE S87°42'25" E 150.42' TO A FOUND CAPRED REBAR PLS #907,  
THENCE S02°01'47" W 250.47' TO THE TRUE POINT OF BEGINNING, CONTAINING IN ALL ABOUT  
1.73 ACRES, MORE OR  
LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

LOT 9B  
A PART OF LOT 9, TWIN FALLS ADDITION, PHASE I, WASHINGTON COUNTY,  
ARKANSAS, AS PER PLAT BOOK 21A, PAGE 21A, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT WHICH IS LOCATED S07°42'25" E 151.64' FROM A FOUND  
CAPRED REBAR PLS #905 MARKING THE NORTHWEST CORNER OF THE SAID LOT  
9 AND RUNNING THENCE S87°42'25" E 151.67' TO A FOUND CAPRED REBAR PLS #906,  
THENCE S02°01'47" W 250.47' TO A FOUND CAPRED REBAR PLS #907,  
THENCE S87°42'25" E 150.42' TO A FOUND CAPRED REBAR PLS #908,  
THENCE S02°01'47" W 151.67' TO A FOUND CAPRED REBAR PLS #909,  
THENCE S87°42'25" E 151.67' TO A FOUND CAPRED REBAR PLS #910,  
THENCE S02°01'47" W 250.47' TO THE TRUE POINT OF BEGINNING, CONTAINING IN ALL ABOUT  
0.86 ACRES, MORE OR  
LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.

**Legend of Symbols & Abbreviations**

- PROPERTY LINE
- - - RIGHT OF WAY
- - - CENTERLINE OF ROAD
- x - x FENCE LINE
- - - BUILDING SETBACK
- - - UTILITY EASEMENT
- FOUND MONUMENT (AS NOTED)
- FOUND MONUMENT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC METER
- ⊕ TELEPHONE PEDESTAL
- ⊕ GAS METER

**Adjacent Land Owners**

1. PARCEL #7606272-000  
SMS, SHARON REVOCABLE TRUST  
412 EAGLE RIDGE DRIVE  
FARMINGTON, AR 72730

2. PARCEL #7606091-000  
WASHINGTON COMMERCIAL LLC  
376 EAGLE RIDGE DRIVE  
FARMINGTON, AR 72730

3. PARCEL #7606079-000  
HOUSER, KAYLOND DRAN & JEANNETTE  
376 EAGLE RIDGE DRIVE  
FARMINGTON, AR 72730

4. PARCEL #7606079-000  
HOUSER, GREGORY & COLLINS-HOUSER, DEBRA  
39 S DRIFTWOOD DRIVE  
FARMINGTON, AR 72730

5. PARCEL #7606279-000  
BOJ, RANDY L & DEANNA K  
376 EAGLE RIDGE DRIVE  
FARMINGTON, AR 72730

6. PARCEL #7606279-000  
HOUSER, KAYLOND DRAN & JEANNETTE  
376 EAGLE RIDGE DRIVE  
FARMINGTON, AR 72730

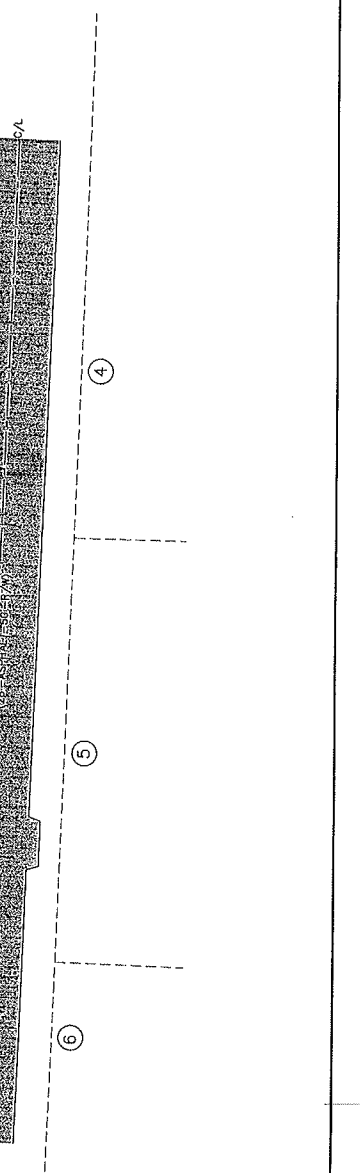
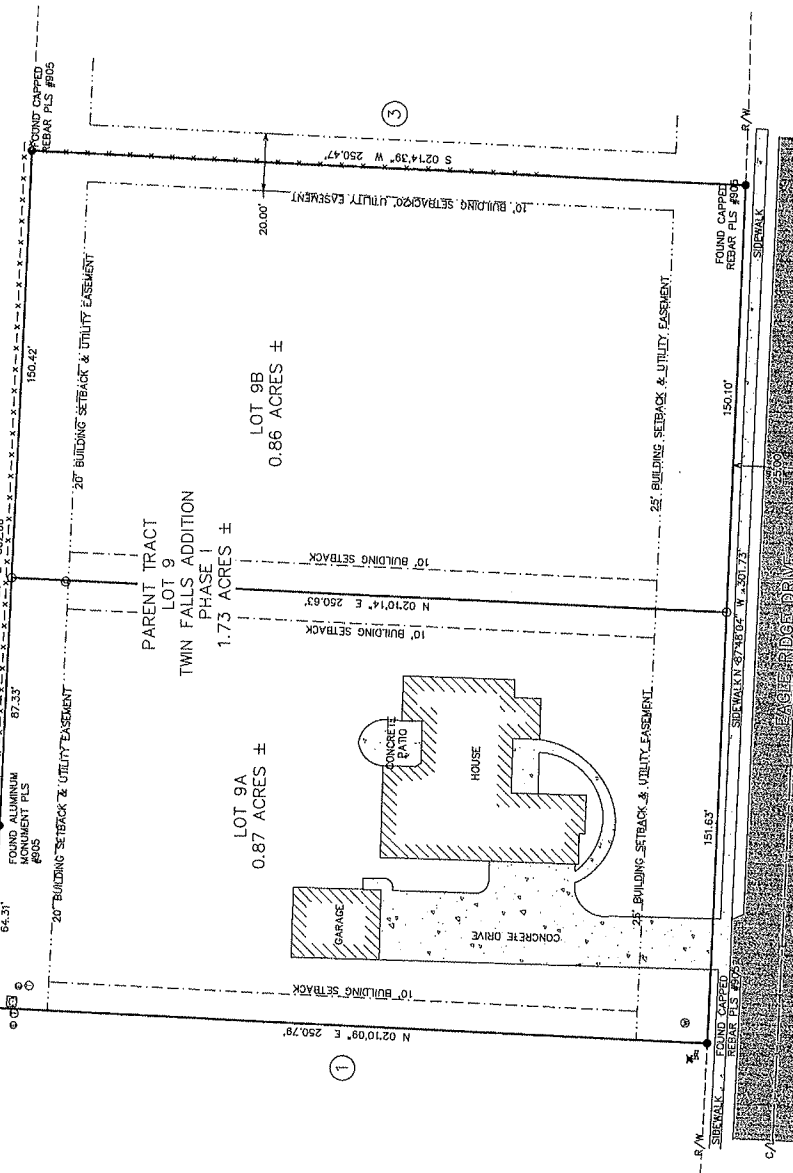
**Zoning & Setback Information**

ZONING: RB-2

SETBACKS: \*AS PER PLAT 21A-21F  
FRONT: 20' & UTILITY EASEMENT  
SIDE: 10'

**Owner/Developer**

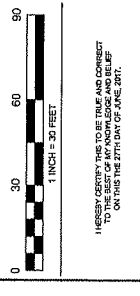
PARCEL #7606272-000  
SHARPSHAIR, JEREMY SCOTT;  
JENNIFER DONNACE  
376 EAGLE RIDGE DRIVE  
FARMINGTON, AR 72730



**Utility Notes**

THE LOCATION OF UTILITIES SHOWN HEREON HAS BEEN DETERMINED BY THE SURVEYOR'S VISUAL INSPECTION OF ABOVE GROUND UTILITIES AND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUPERSTANDARD USE.

BEFORE DIGGING IN THIS AREA, CALL 811 TO LOCATE ALL UTILITIES AND REQUEST FOR GROUND MARKINGS OF UNDERGROUND UTILITY LINES.

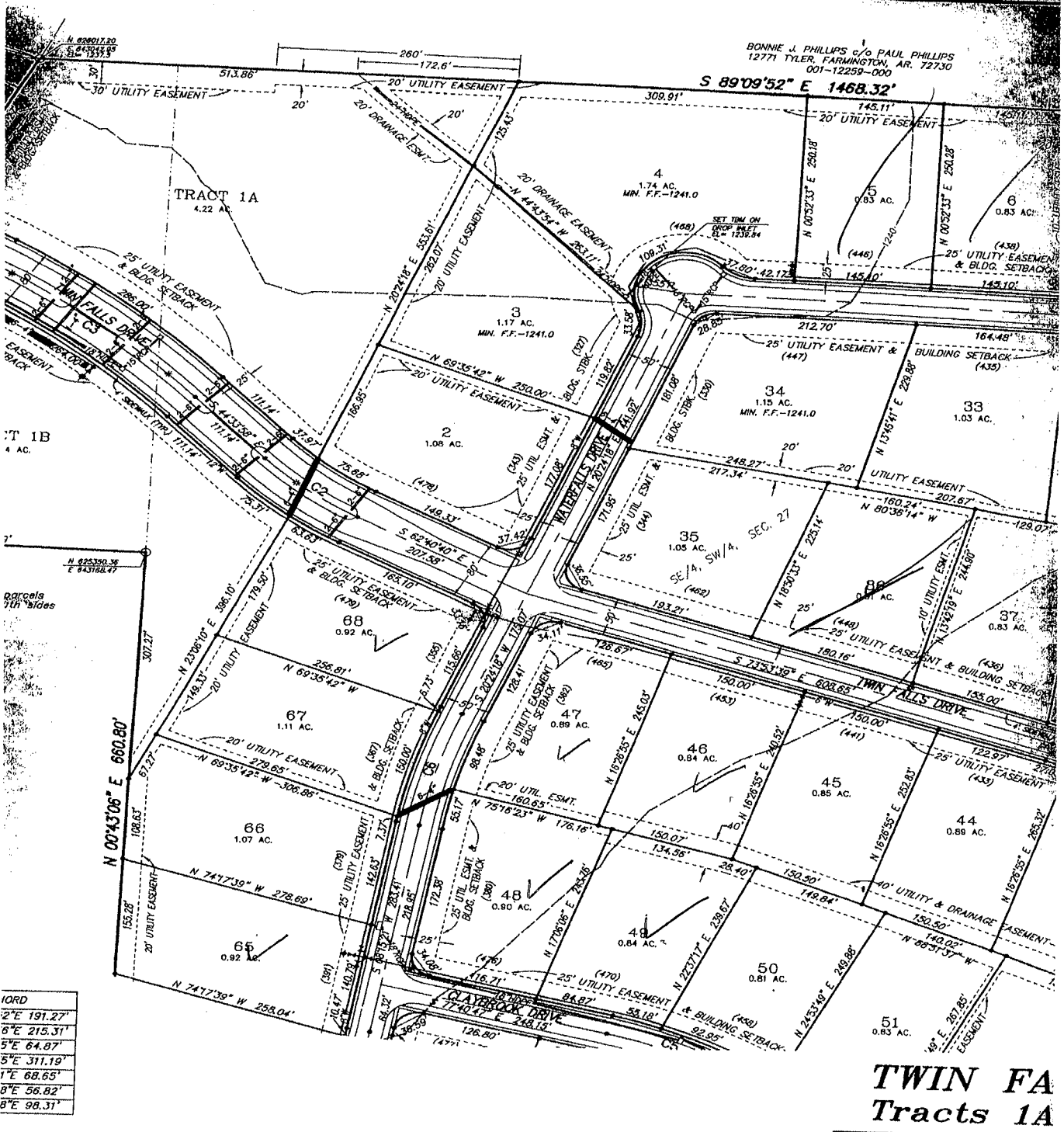


HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS 27TH DAY OF JUNE, 2017.

**BLEW & ASSOCIATES, PA**  
CIVIL ENGINEERS AND SURVEYORS  
524 W. SCAMMILL DRIVE 4  
FAYETTEVILLE, ARKANSAS 72703  
OFFICE: (501) 783-8800  
FAX: (501) 783-8855  
www.blewpa.com

Commission of Administration No. 1554

|                                      |                                      |                                      |                                      |
|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| EXPIRES ON 12/31/2017                | ISSUED BY JH 6-27-2017               | EXPIRES ON 12/31/2017                | ISSUED BY JH 6-27-2017               |
| COUNTY & STATE WASHINGTON COUNTY, AR | COUNTY & STATE WASHINGTON COUNTY, AR | COUNTY & STATE WASHINGTON COUNTY, AR | COUNTY & STATE WASHINGTON COUNTY, AR |
| PLAT NO. 21A-21F                     | PLAT NO. 21A-21F                     | PLAT NO. 21A-21F                     | PLAT NO. 21A-21F                     |
| DATE 6/27/2017                       | DATE 6/27/2017                       | DATE 6/27/2017                       | DATE 6/27/2017                       |
| BY JEREMY SHARPSHAIR                 | BY JEREMY SHARPSHAIR                 | BY JEREMY SHARPSHAIR                 | BY JEREMY SHARPSHAIR                 |



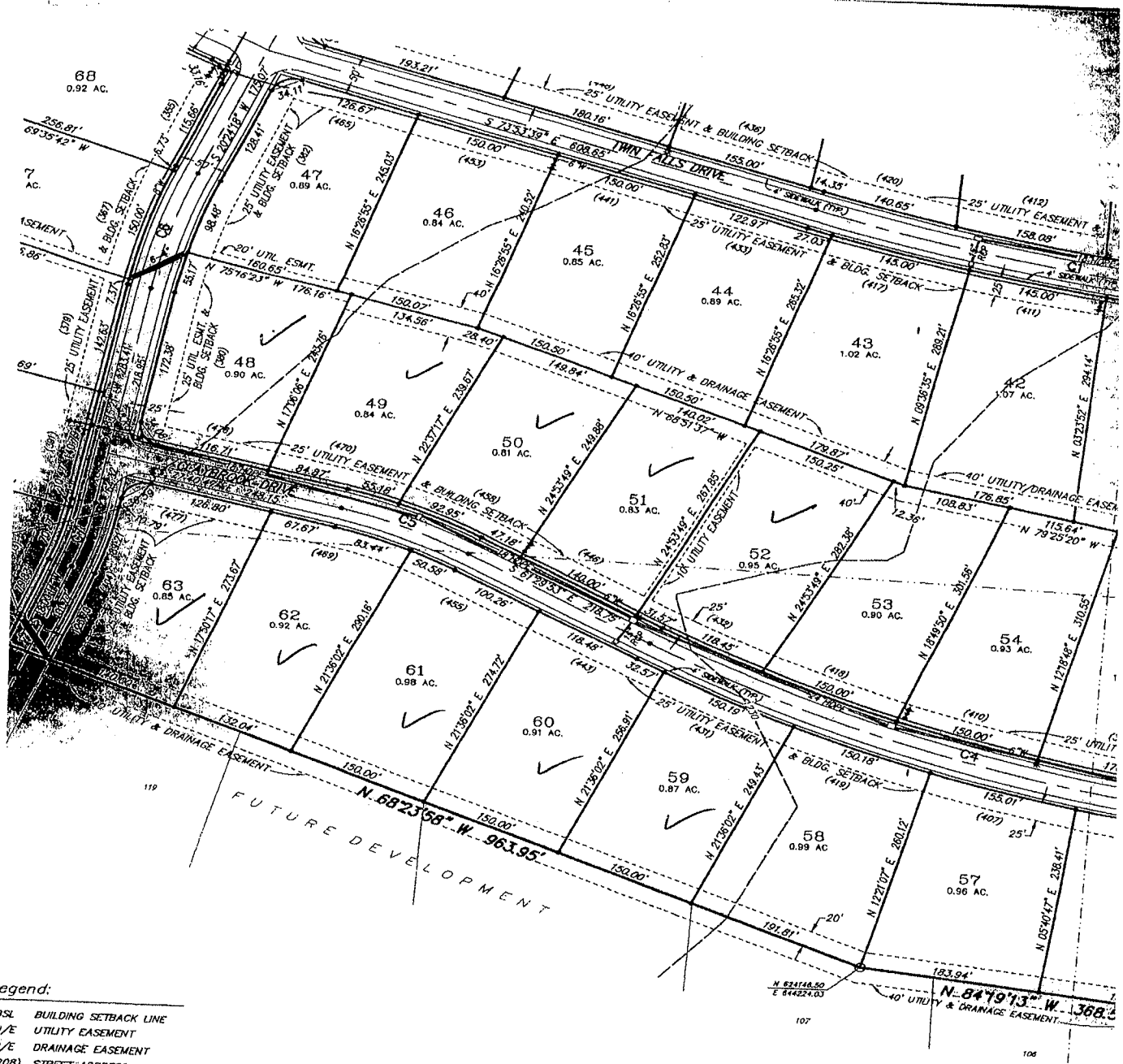
| CORD |         |
|------|---------|
| 2°E  | 191.27' |
| 6°E  | 215.31' |
| 5°E  | 64.87'  |
| 5°E  | 311.19' |
| 1°E  | 68.65'  |
| 8°E  | 56.82'  |
| 8°E  | 98.31'  |

## TWIN FA Tracts 1A



**HAWKINS-WEIR ENGINEERS, INC.**  
 Engineers • Surveyors • Consultants  
 110 South 7th Street  
 P.O. Box 648

(479) 474-1227  
 FAX (479) 474-9291



legend:

- 3SL BUILDING SETBACK LINE
- 1/E UTILITY EASEMENT
- 1/2E DRAINAGE EASEMENT
- 208' STREET ADDRESS
- 10.5' MINIMUM FINISHED FLOOR ELEVATION
- \* STREET LIGHT LOCATION
- ⊕ FIRE HYDRANT ASSEMBLY
- LAND LINE
- CONDUIT LOCATIONS
- IRON PIN
- ALUMINUM CAP

## TWIN Tracts

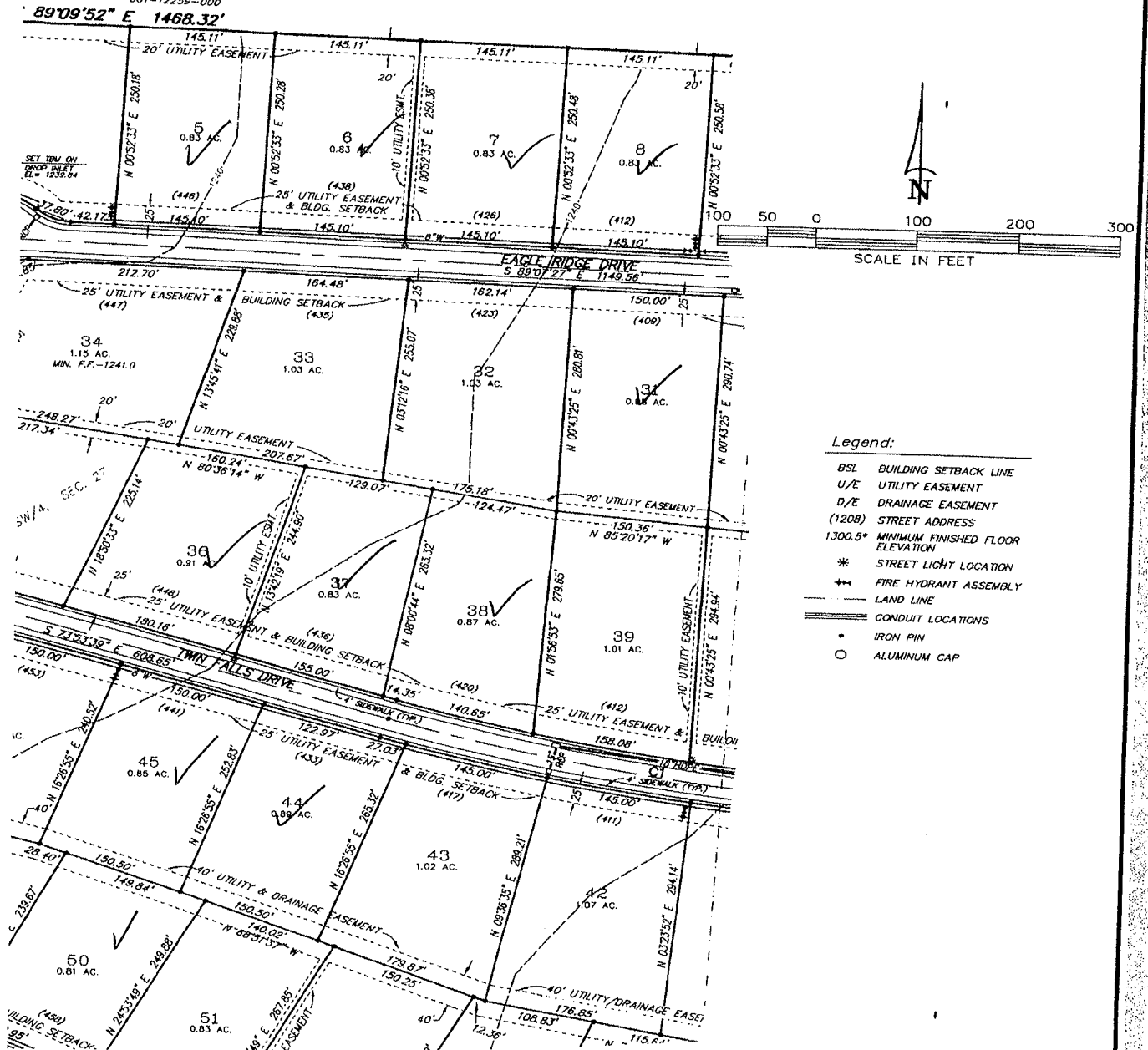


### HAWKINS-WEIR ENGINEERS, INC.

Engineers • Surveyors • Consultants  
 110 South 7th Street  
 P.O. Box 648

(479) 474-1227  
 FAX (479) 474-8631

BONNIE J. PHILLIPS C/O PAUL PHILLIPS  
 12771 TYLER, FARMINGTON, AR. 72730  
 001-12259-000



**TWIN FALLS ADDITION, PHASE I**  
**Tracts 1A, 1B & 2 & Lots 2 through 68**

**ENGINEERS, INC.**

Surveyors • Consultants

(479) 474-1227  
 FAX (479) 474-8531





BONNIE J. PHILLIPS c/o PAUL PHILLIPS  
 12771 TYLER, FARMINGTON, AR. 72730  
 001-2259-000

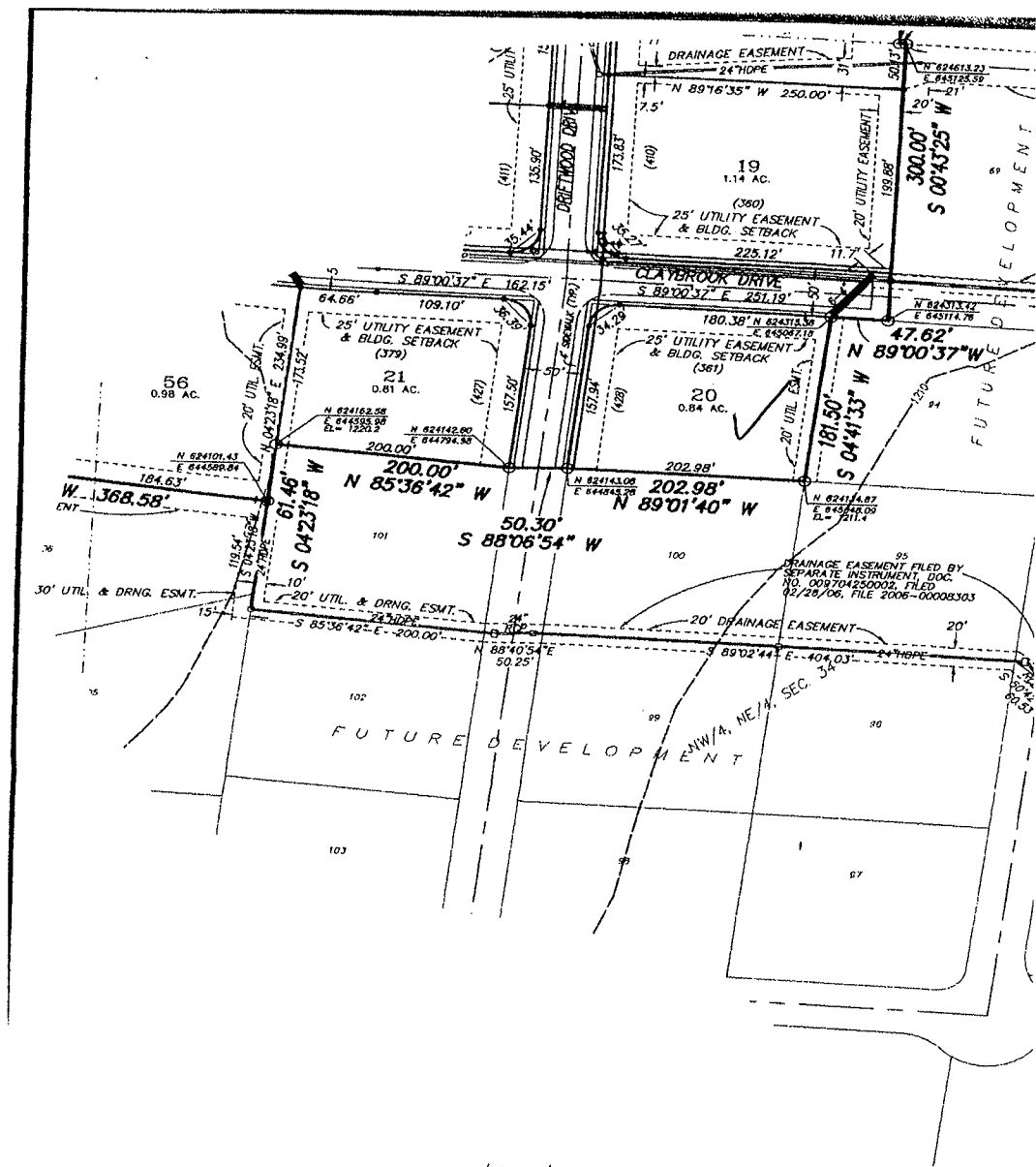
- end:
- BUILDING SETBACK LINE
  - UTILITY EASEMENT
  - DRAINAGE EASEMENT
  - STREET ADDRESS
  - MINIMUM FINISHED FLOOR ELEVATION
  - STREET LIGHT LOCATION
  - FIRE HYDRANT ASSEMBLY
  - LAND LINE
  - CONDUIT LOCATIONS
  - IRON PIN
  - ALUMINUM CAP

# TWIN FA Tracts 1A



**HAWKINS-WEIR ENGINEERS, INC.**  
 Engineers • Surveyors • Consultants

110 South 7th Street  
 P.O. Box 648  
 (479) 474-1227  
 FAX (479) 474-R531

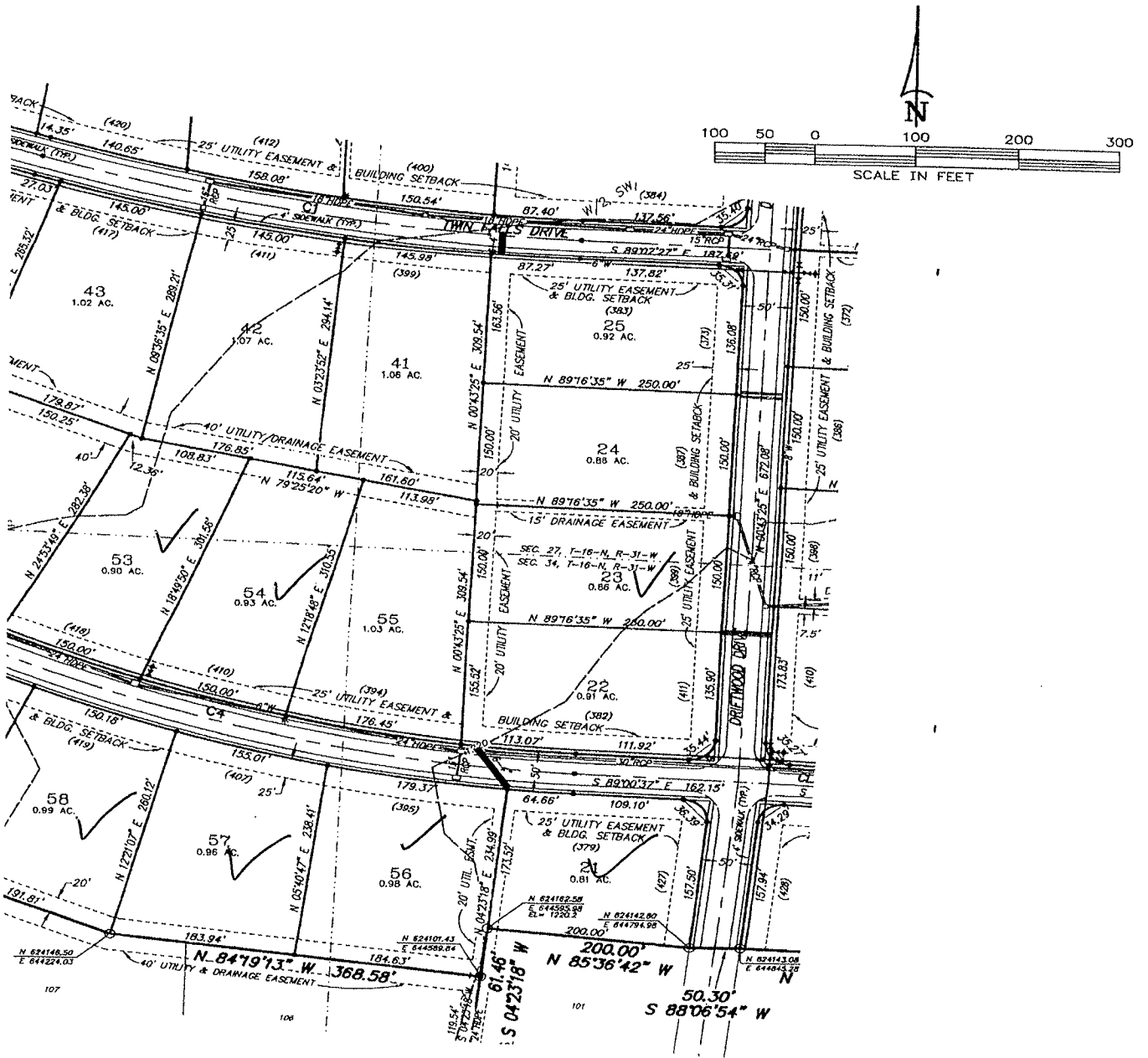


**Legend:**

- BSL BUILDING SETBACK LINE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- (1208) STREET ADDRESS
- 1300.5' MINIMUM FINISHED FLOOR ELEVATION
- \* STREET LIGHT LOCATION
- ⦿ FIRE HYDRANT ASSEMBLY
- LAND LINE
- CONDUIT LOCATIONS
- IRON PIN
- ALUMINUM CAP







**TWIN FALLS ADDITION, PHASE I**  
**Tracts 1A, 1B & 2 & Lots 2 through 68**

**R ENGINEERS, INC.**  
 Surveyors • Consultants

(479) 474-1227  
 FAX (479) 474-8531



**File# 2017-00015063**

**AMENDMENT TO RESTRICTIVE COVENANTS TWIN FALLS  
ADDITION, PHASE I WASHINGTON COUNTY, AR**

This Amendment to Restrictive Covenants Twin Falls Addition, Phase I, Washington County, AR (hereafter "Amended Covenants") is made on the date hereinafter set forth.

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on April 12, 2006, Restrictive Covenants Twin Falls, Phase I, Washington County, AR ("Original Covenants") was filed for record in the Real Estate Records of Washington County, Arkansas at Inst #2006-00014445 regarding Property of Twin Falls Addition, Phase I, such Property being reflected in the Plat Records as filed in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, in Plat Book 23A at Page 216 and being more particularly described in Exhibit "A" which is attached hereto and made a part hereof; and,

WHEREAS, by the terms of Section 15 of the Original Covenants, amendments to the covenants may be made by written approval of a majority of then owners of lots in the subdivision,

WHEREAS, the undersigned owners desire to amend the Original Covenants has hereinafter set forth and further desires to file an instrument to signify the amendment;

NOW, THEREFORE, the undersigned owners do hereby declare that the Original Covenants as original filed is hereby amended to provide for the following:

1. That Section 8. shall be amended and shall read as follows:

Division of Lots: Lot 9, Twin Falls Addition, Phase I, being a larger lot, may be split, one time, in accordance with the regulations of the City of Farmington.

2. Except as expressly set forth herein, all other provision of the Original Covenants are hereby ratified and affirmed.

IN WITNESS WHEREOF, the undersigned collectively being the majority lot owners, herein have hereunto set their hand this 18th day of May, 2017.

Lot # 8

Sharon K. Sims Trustee

By:

SHARON K. Sims Trustee

By:

Lot # 5

[Signature]

By:

Jerry Thomas

By:

Lot # 5

Angie Thomas

By:

Angie Thomas

By:

Lot # 33

Stacey Moore

By:

Stacey Moore

By:

Lot # 31

Elaine Gathy

By:

Elaine Gathy

By:

Lot # 31

KEN GATHY

By:

[Signature]

By:

Lot # 30

Deana Box

By:

Deana Box

By:

Lot # 30

Russ Box

By:

Russ Box

By:

Lot #

12 Aunt Helen

By:

Amanda Hedrick

By:

Lot #

#12 80

By:

James Hedrick

By:

Lot # 28

Bill Lindsey

By:

Bill Lindsey

By:

Lot # 27

Crystal Ryan

By:

Crystal Ryan

By:

Lot # 27

Joseph Ryan  
By: Joseph Ryan  
By:

Lot # 15

James A. Robinson - Trustee  
By: James A. Robinson  
By:

Lot # 15

Mary Ann Robinson Trustee  
By: Mary Ann Robinson  
By:

Lot # 17

John R Hamilton  
By: JOHN R HAMILTON  
By:

Lot # 17

Maxine L. Hamilton  
By: Maxine L. Hamilton  
By:

Lot # 26

Paul Condon  
By: Jennifer Condon  
By:

Lot # 38

Nathan Mosley

By: NATHAN A. MOSLEY

By:

Lot # 43  
OW Carter

By: ARROU CARTER

By:

Lot # 44  
Claud A Davis Trustee

By: CLAUD A. DAVIS

By:

Lot # 44  
Carol Davis Trustee

By: Carol Davis

By:

Lot # 45  
MICHAEL CROSN TRUSTEE MICHAEL CROSN

By: Jane Crosno, trustee Lane Crosno

By:

Lot # 46  
Dorcas Hofford

By: Gail Hofford Gail Hofford

By:

Lot #

47

By:

[Signature]  
Loren Stevens

By:

Lot #

53

By:

Alan Kraemer President

By:

Bella Homes of Ark. Inc.

Lot #

1

By:

[Signature]  
Keith Kaderly

By:

Lot #

23

By:

[Signature]  
James Burr

By:

Lot #

23

By:

Jennifer Burr  
Jennifer Burr

By:

Lot #

36

By:

Louis M. Strickland  
Louis M. Strickland

By:



Lot #

35

By:

Patricia Pearce, Secretary

By:

PATRICIA PEARCE

Lot #

4-65 Dawson Lacy President

By:

By:

Lot # 50

Brian A. Davenport

By:

BRIAN A. DAVENPORT

By:

Lot # 50

Dianne Davenport

By:

Dianne Davenport

By:

Lot # 55

Jammie Adams

By:

Jammie Adams

By:

Lot # 57

Jennifer Meesey

By:

Jennifer Meesey

By:

Lot # 60

Kenneth J. Hannah #

By: Kenneth J. Hannah

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

Lot # 60

~~Debra Hannah~~ Debra Hannah

By: Debra Hannah

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

Lot # 66

~~Ken Costen~~ \_\_\_\_\_

By: Ken Costen

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

Lot #

Lot 20

By: Wade Wilmore

By: Wade Wilmore

Lot # 3

Michael Carter

By: Michael Carter

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

Lot # 3

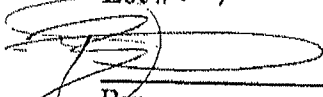
Amanda Carter

By: Amanda Carter

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

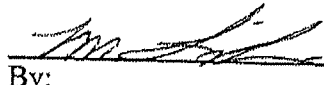
60

Lot # 54

 Managing Member/Authorized Signer


By: Ryan L. Edmonson

Lot # 61

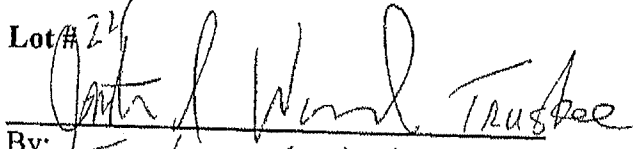


By: MARK Lechner

Lot # 59



By: ROBERT ERICKSON

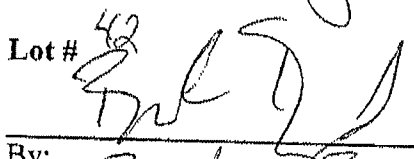
Lot # 24  
 Trustee

By: Susan S Walker

Lot # 40

Michael Rogers Michael ROBERT

By: Rosemary Rogers

Lot # <sup>42</sup>  


By: Brock Boyd

Lot # 42

Emily Boyd  
By: Emily Boyd  
By:

Lot # 2

Payton Sims member  
By: Payton A. Sims  
By:

Lot # 67

Trademark Horner  
By: [Signature]  
By:

Lot # 13

[Signature]  
By: DAVID LEVINE  
By:

Lot #

By:

By:

Lot #

By:

By:



ACKNOWLEDGEMENT

STATE OF ARKANSAS )  
 ) ss.  
COUNTY OF WASHINGTON )

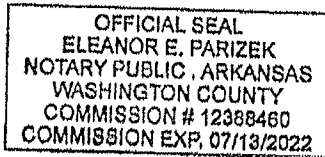
BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, and appeared in person the within named Justin S. Ward, to me personally known, who stated that he was Trustee of The Justin Scott Ward Trust, dated December 19, 2013, a trust, and appeared in person the within named Patricia Pearce, to me personally known, who stated that she was Trustee of The David and Patricia Pearce Family Trust u/t/d July 10, 2013, a trust, and appeared in person the within named Sharon K. Sims, to me personally known, who stated that she was Trustee of the Sharon Sims Revocable Trust U/A DTD the 27<sup>th</sup> day of October 2015, a trust, and appeared in person the within named Claud A. Davis and Carol L. Davis, to me personally known, who stated that they are Co-Trustees of the Davis Family Trust u/a dated April 3, 2014, a trust, and appeared in person the within named Michael Crosno and Lane Crosno, to me personally known, who stated that they are Co-Trustees of The Michael and Lane Crosno Revocable Living Trust, Dated April 29, 2016, a trust, and appeared in person the within named James A. Robinson and Mary Ann Robinson, to me personally known, who stated that they are Co-Trustees of the JAMAR Family Trust dated November 3, 2011, a trust, and they were all duly authorized in such capacities to execute the foregoing instrument by Trustees/Co-Trustees for and in the name and behalf of said Trusts, and further stated and acknowledged that they had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 18th day of May, 2017.

My Commission Expires:

7/13/22

*Eleanor E. Parizek*  
Notary Public





ACKNOWLEDGEMENT

STATE OF ARKANSAS )  
 ) ss.  
COUNTY OF WASHINGTON )

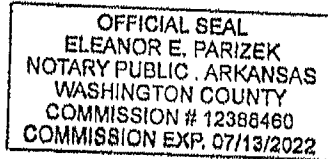
On this the 18th day of May, 2017, before me, a Notary Public, personally appeared Brock Boyd and Emily Boyd, Mark Leichner, Robert Erickson, Michael Rogers and Rosemary Rogers, Kenneth J. Hannah and Debra Hannah, Ken Coston, Wade Wilmoth, Michael Carter, and Amanda Carter, Brian A. Davenport and Dianne Davenport, Tammie Adams, Jennifer Meesey, Lori Stevens, Keith Kaderly, James Burr and Jennifer Burr, Louis M. Strickland, Nathan A. Moseley, Aaron Cater, Dallas Hofford and Gail Hofford, Joseph Ryan and Crystal Ryan, John R. Hamilton and Maxine L. Hamilton, Paul Condron and Jennifer Condron, Randy Box and Deana Box, Amanda Hedrick and James Hedrick, Billy Lindsey, Jerry Thomas and Angie Thomas, Stacey Moore, Elaine Gathy and Ken Gathy, David R. Levine, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration, uses and purposes therein set forth.

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

My Commission Expires:

7/13/22

*Eleanor E. Parizek*  
\_\_\_\_\_  
Notary Public



Washington County, AR  
I certify this instrument was filed on  
5/19/2017 11:14:31 AM  
and recorded in REAL ESTATE

File# 2017-00015063  
Kyle Sylvester - Circuit Clerk

*Kyle Sylvester*



# NORTHWEST ARKANSAS Democrat & Gazette

P.O. BOX 1607, FAYETTEVILLE, AR. 72702 • 479-642-1700 • FAX: 479-636-038 • WWW.NWADG.COM

## AFFIDAVIT OF PUBLICATION

I, Karen Caler, do solemnly swear that I am the Legal Clerk of the Northwest Arkansas Democrat-Gazette, printed and published in Washington County and Benton County, Arkansas, and of bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement of:

REALTY TITLE & CLOSING SERVICES  
Public Meeting/ 390 Eagle Ridge, Farmington

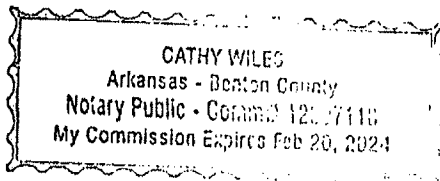
Was inserted in the Regular edition on:  
July 13, 2017

Publication Charge: \$ 26.00

Karen Caler  
Karen Caler

Subscribed and sworn to before me  
This 14 day of July, 2017.

Cathy Wiles  
Notary Public  
My Commission Expires: 2/20/2024



**\*\*NOTE\*\***

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

### NOTICE OF PUBLIC MEETING CITY OF FARMINGTON

A public meeting regarding a petition for a variance at the property located at 390 Eagle Ridge Dr., Farmington, Arkansas, being described as Lot 9, Twin Falls Addition, Phase I, Farmington, Washington County, Arkansas, is being held on July 24, 2017 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

74201566 July 13, 2017

# City of Farmington Application for Variance



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

Site Address - 295-297 and 298 W. Kelli Ave.

Current Zoning -- R-2

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

Type of variance requested and reason for request:

|  |  |
|--|--|
| reduction in building setbacks: Front = 50' required | 30' requested (from Kelli Ave.)                  |
| Rear = 25' required                                  | 15' requested (west side - duplex)               |
| Side = 25' required                                  | 10' requested (south side - Hwy. 62/W. Main St.) |

Responsibilities of the Applicant:

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

**NOTICE OF PUBLIC MEETING**

A petition for a variance at the property described below has been filed with the City of Farmington on the 21st day of June, 2017.

**PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE**

A public meeting to consider this request for variance at the above described property will be held on 24th day of July, 2017, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

(1)

[Signature] Date 6/21/17  
Applicant Signature

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

[Signature] Date 6-21-17  
Owner/Agent Signature

(1) See Attached power of Attorney.

# RECEIPT

DATE 6-21-17No. 564572

RECEIVED FROM

Morris Shiple\$ 25.00Twenty five & no/100

DOLLARS

 FOR RENT FORVariance Request

ACCOUNT

PAYMENT

BAL. DUE

25.00✓ CASH CHECK MONEY ORDER CREDIT CARD

FROM

TO

BY

B. Coleman

CK# 390

## **POWER OF ATTORNEY**

### *FOR REAL ESTATE ACTIVITIES ONLY*

Know all persons by these presents that I, Stewart Ong of 11 Mountain Brook Court, Bentonville AR 72712 (the "Principal") do hereby appoint James A. Hooper IV of 54 Stonehaven Drive, Bella Vista AR 72715 (the "Agent") to act in my name and place, to the fullest extent which I could act if I were personally present in connection with the real estate activities described in Section 1 of this Power of Attorney.

### **Section 1**

#### *Delegation of Power.*

The Principal appoints the Agent to act for the Principal in,

- A. Rezoning. For any and all activities related to the rezoning of Lot #760-01619-000 and Lot #760-01249-000 in Farmington Arkansas from a classification of R2 to C2.
- B. Evaluation. For any and all activities related to the evaluation of future retail and/or commercial development alternatives for the subject lots listed above.
- C. Non-Structure Development. For any and all activities related to the evaluation and execution of necessary development of either or both of the lots listed above with regard to developmental activities that are non-structure / non-building related.
- D. Land Sale. For any and all activities related to the potential for listing of either or both of the lots listed above for sale without future structure development.
- E. Miscellaneous. For any and all other activities not otherwise specified herein that are normal and ordinary in the course of the evaluation and development of a "green-field" project with regard to either or both lots identified above.

### **Section 2**

#### *Term.*

This power of attorney shall become effective on the date the Principal signs this instrument and shall expire and be of no further force and effect after December 31, 2017.

The expiration of this power of attorney at the end of the specified term shall not affect the validity of any action taken by the Agent pursuant to this power while this power of attorney was in effect.



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:

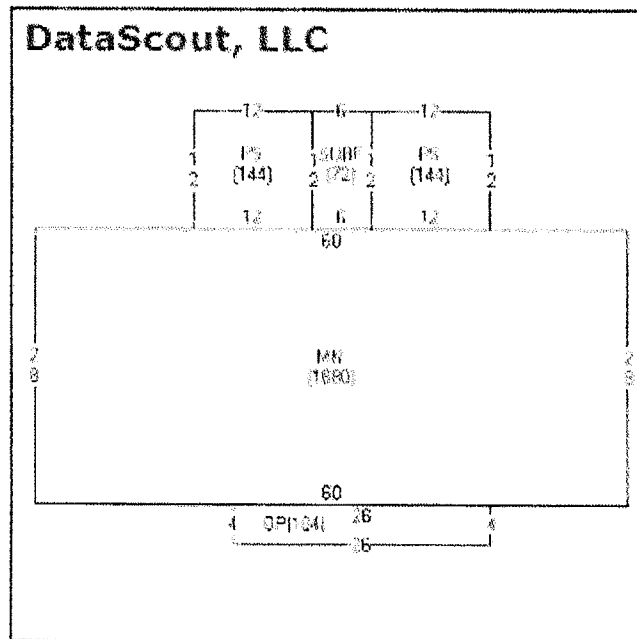
Document Images brought to you by your County Circuit Clerk, Kyle Sylvester

| 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   | 84762 | Warr. Deed | 445.50 | \$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,<br>ALLEN H.                 |                          |          |
| 1/15/1993 |           | 93   | 3608 | Warr. Deed | 110.00 | \$50,000  | HOLLAND,<br>ALLEN H. &<br>THERESA K. | Additional<br>Properties | Improved |
| 1/1/1985  |           | 1069 | 137  | Warr. Deed | 0.00   | \$0       | BYRAM, T.J.<br>& WILLIE<br>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:

---

| 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

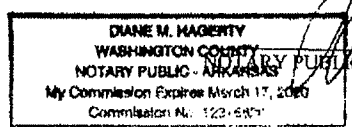
**ACKNOWLEDGMENT**

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: 3/12/20



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 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

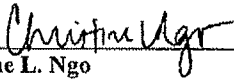
of Kelli Avenue as established by the plat of Red Bird Estates date filed March 28, 1978; thence South 32° 39' 11" East a distance of 15.65 feet to the point of beginning and containing 168 square feet more or less as shown on plans prepared by the AHTD referenced as Job R40082.  
RA/ras04/07/04

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

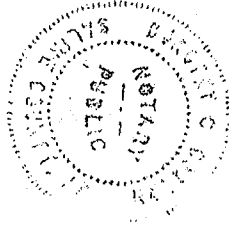
BE IT REMEMBERED, that on this day before the undersigned, a Notary Public, within and for the County and State aforesaid, duly commissioned and acting, appeared in person, Christine L. Ngo and Stewart Ong to me well known as the Grantors in the foregoing instrument, and stated that they had executed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



filed for you and he may appear with you at any hearing. If you cannot afford an attorney, you may obtain one by contacting Legal Services or requesting the Court to determine if you qualify for appointed counsel.

NOW, unless you appear and defend or otherwise respond within thirty days from the first date of publication of this notice, the Petition may be taken as confessed, and a decree entered and granted.

Jan Griffith, Circuit Clerk  
By: /s/a. Arnold, Deputy Clerk  
Date: 6/29/17

74192169f

IN THE CIRCUIT COURT OF  
PULASKI COUNTY, ARKANSAS  
10TH JUVENILE DIVISION  
ARKANSAS DEPARTMENT OF  
HUMAN SERVICES, PLAINTIFF  
VS.

60JV-2016-276  
MISHAY PATTON, DOB:  
02/28/1988, MOTHER, GORDON  
HARRIS, JR., DOB: 07/19/1982,  
LEGAL FATHER OF DEFENDANTS  
KAYA HARRIS, DOB:  
09/08/2006, FEMALE, AILI HARRIS,  
DOB: 11/28/2007, FEMALE,  
GORDON HARRIS, III, DOB:  
10/28/2008, MALE, JUVENILES,  
RESPONDENTS

TERMINATION OF  
PARENTAL RIGHTS  
WARNING ORDER  
TO: MISHAY PATTON, ANY AND  
ALL OTHER UNKNOWN  
LEGAL/PUTATIVE FATHERS AND  
TO ALL WHOM IT MAY CONCERN:

Take notice that on June 2,  
2017 a petition was filed by the  
Arkansas Department of Human  
Services in the Circuit Court, Juvenile  
Division, of Pulaski County,  
Arkansas, to terminate parental  
rights of the following juveniles:  
Kaya Harris, DOB: September 8,  
2006; Aili Harris, DOB: November  
28, 2007; and Gordon Harris III

could result in termination of your  
parental rights.

A hearing on the petition to  
terminate parental rights is  
scheduled for August 16, 2017 at  
8:00 a.m. at the Juvenile Justice  
Center, 11th Division, 3001 W.  
Roosevelt Road, Little Rock, AR,  
72204, phone: 340-6700. If you  
desire to be represented by an  
attorney, you should immediately  
contact your attorney so that an  
answer can be filed for you and  
he may appear with you at any  
hearing. If you cannot afford an  
attorney, you may obtain one by  
contacting Legal Services or re-  
questing the Court appoint you an  
attorney.

Putative parents take notice  
that pursuant to Arkansas state  
law, you have the right to:

(A) Know the methods of es-  
tablishing paternity. You can es-  
tablish paternity by:

1. Proving that you were mar-  
ried to the mother of the child at  
the time the child was born;
2. Presenting an Acknowledg-  
ment of Paternity that has been  
properly signed and filed with the  
Arkansas Department of Health,  
Office of Vital Records; or
3. Proving that a court of  
competent jurisdiction has en-  
tered an order declaring that you  
are the child's legal father.

(B) Prove that you have had  
significant contacts with the  
herein child.

(C) Be heard by the Court.  
Circuit Clerk  
By: Deputy Clerk

PREPARED BY:  
Debora Inman, Bar #2005204  
Arkansas Dept. of Human Ser-  
vices  
Office of Chief Counsel  
P.O. Box 1437-Slot S280  
Little Rock, AR 72203-1437  
(501) 396-6161  
7419792df

Pursuant to the Administrative  
Procedures Act, A.C.A.  
§§25-15-201 et seq. and Acts  
532 & 550 of 1993 codified at  
A.C.A. §§16-90-801 et seq., the  
Arkansas Sentencing Commis-  
sion met Wednesday, June 14,  
2017, to adopt seriousness rank-  
ings of criminal offenses created,  
modified, or reclassified during  
the 91st Session of the General  
Assembly. Additionally, the  
Commission modified the Pres-  
umptive Sentencing Grid, as  
required by passage of Act 423 of  
2017, to determine a sentencing  
range for each grid cell. Copies  
of the revised Presumptive Sen-  
tencing Grid and the Seriousness  
Rankings are available online at  
<http://www.arkansas.gov/asc/>, or  
may be obtained by contacting  
the Commission office at 101 East  
Capitol Avenue, Suite 470, Little  
Rock, AR 72201, or by telephone  
at (501)682-5001. Comments  
should be returned to the Com-  
mission by 4:30 p.m. on August 5,  
2017.

The Commission will meet be-  
ginning at 8:30 a.m. on August  
11, 2017 at 101 East Capitol,  
Suite 470, Little Rock, AR 72201,  
for final approval of these rank-  
ings.

74196744f

NOTICE OF PUBLIC HEARING

A petition for Preliminary Plat  
for the property as described be-  
low has been filed with the City of  
Farmington on the 24th day of  
July, 2017.

Part of the South Half of the  
Southeast Quarter of Section 3,  
and part of the Southwest Quar-  
ter of the Southwest Quarter of  
Section 2, Township 15 North,  
Range 31 West, Washington  
County, Arkansas being more  
particularly described as follows:  
Beginning at an existing stone

persons are invited to attend.  
74199447 July 9, 2017

Notice of Public Meeting

A petition for a variance at the  
property described below has  
been filed with the City of Farm-  
ington on the 21st day of June 27,  
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 Num-  
bered Fifty (50) in Red Bird Es-  
tates, an Addition to the City of  
Farmington, Arkansas, as per plat  
of said addition on file in the of-  
fice 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 Ave-  
nue 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 Commis-  
sion 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

To place a free ad call 1-866-98-

persons are invited to attend.  
74199447 July 9, 2017

Notice of Public Meeting

A petition for a variance at the  
property described below has  
been filed with the City of Farm-  
ington on the 21st day of June 27,  
2017.

760-01619-000 - C. Rental  
Properties LLC

Part of the Southwest Quarter  
(SW1/4) of the Northeast Quarter  
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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

revision is available for viewing or  
downloading on ADEQ's website  
at:

[https://www.adeg.state.ar.us/air/  
planning/sip/regional-haze.aspx](https://www.adeg.state.ar.us/air/planning/sip/regional-haze.aspx)  
Public libraries hosting ADEQ in-  
formation depositories will also be  
available to assist interested  
persons in accessing the SIP from  
ADEQ's website. These informa-  
tion depositories are located in  
public libraries at Arkadelphia,  
Batesville, Blytheville, Camden,  
Clinton, Crossett, El Dorado, Fayetteville,  
Forrest City, Fort Smith,  
Harrison, Helena, Hope, Hot  
Springs, Jonesboro, Little Rock,  
Magnolia, Mena, Monticello,  
Mountain Home, Pocahontas,  
Russellville, Searcy, Stuttgart,  
Texarkana, and West Memphis; in  
campus libraries at the University  
of Arkansas at Pine Bluff and the  
University of Central Arkansas at  
Conway; and in the Arkansas  
State Library, 900 W. Capitol,  
Suite 100 in Little Rock.

74197048f

Foreclosures 1290

IN THE CIRCUIT COURT OF  
LONOKE COUNTY, ARKANSAS  
THIRD DIVISION  
FIRST SECURITY BANK, PLAIN-  
TIFF  
VS.  
NO. 43CV-17-267  
ANTHONY RAY LEWIS, SHERRI  
A. LEWIS, and LONOKE COUNTY,  
ARKANSAS-TAX COLLECTOR,  
DEFENDANTS  
NOTICE OF SALE  
NOTICE IS HEREBY GIVEN, that  
pursuant to the authority and di-  
rections contained in the order of  
the Circuit Court of Lonoke Coun-  
ty, Arkansas, entered on June 2,  
2017, in cause No. 43CV-17-267  
between First Security Bank,  
Plaintiff, and Anthony Ray Lewis,  
Sherrri A. Lewis, and Lonoke

Foreclosures 1290

IN THE CIRCUIT COURT OF  
LONOKE COUNTY, ARKANSAS  
THIRD DIVISION  
FIRST SECURITY BANK, PLAIN-  
TIFF  
VS.

NO. 43CV-17-267  
ANTHONY RAY LEWIS, SHERRI  
A. LEWIS, and LONOKE COUNTY,  
ARKANSAS-TAX COLLECTOR,  
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ty, Arkansas, entered on June 2,  
2017, in cause No. 43CV-17-267  
between First Security Bank,  
Plaintiff, and Anthony Ray Lewis,  
Sherrri A. Lewis, and Lonoke

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            |
| <b>Total</b> | <b>\$7,500</b>         | <b>\$1,500</b>                   | <b>\$1,500</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      |
|------------|---|------|-------|------------|--------|-----------|--------------------------------|-----------------------|-----------|
| 2/29/2012  |  | 2012 | 8483  | 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   | 84752 | 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 |
|-----------|---|------|------|------------|--------|-----------|--------------------------------|------|------|
| 9/28/1982 |  | 1069 | 137  | Warr. Deed | 0.00   | \$0       | BYRAM, T.J.<br>& WILLIE<br>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     |
|-----------|---|------|-------|------------|--------|-----------|-------------------------|-----------------------|----------|
| 2/29/2012 |  | 2012 | 5463  | Quit Claim |        |           | C RENTAL PROPERTIES LLC | Additional Properties |          |
| 1/2/2004  |  | 2004 | 314   | Warr. Deed | 284.00 | \$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 |
| 9/10/1996 |  | 96   | 56803 | Quit Claim | 0.00   | \$0       | HOLLAND, ALLEN H        |                       |          |
| 7/15/1993 |   | 93   | 3006  | Warr. Deed | 110.00 | \$50,000  |                         | Valid                 | Improved |



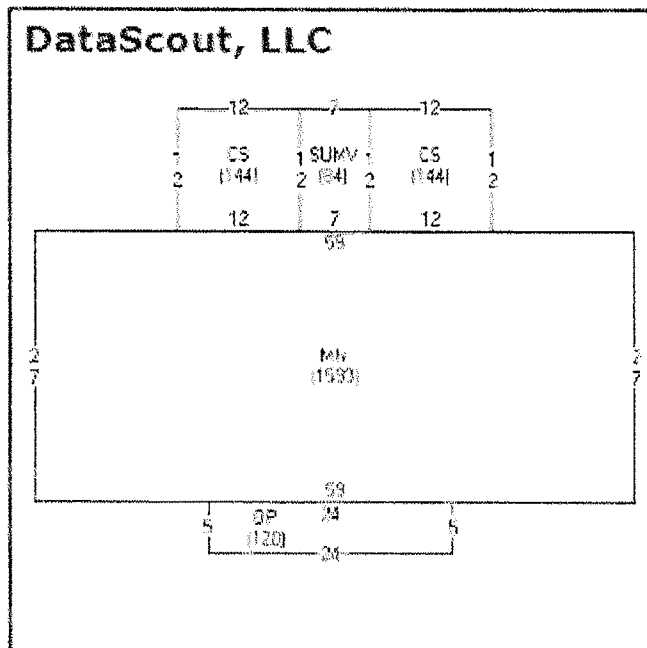
| Date      | View Deed | Book | Page | Deed Type | Stamps | Est. Sale | Grantee                            | Code | Type |
|-----------|-----------|------|------|-----------|--------|-----------|------------------------------------|------|------|
|           |           |      |      |           |        |           | HOLLAND,<br>ALLEN H &<br>THERESA K |      |      |
| 8/28/1985 |           | 1151 | 743  | Warr Deed | 0.00   | \$0       | BYRAM, T J &<br>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  
 Foundation: Slab  
 Floor Struct: ElevSlab  
 Floor Cover: Carpet & Tile  
 Insulation: Ceilings Walls  
 Roof Cover: N/A  
 Roof Type: HipGable

Plumbing: Full: 2  
 Fireplace: N/A  
 Heat/Cool: Central  
 Basement: N/A  
 Basement Area: N/A  
 Year Remodeled: N/A  
 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:

---

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

Other Adjustments:

---

| 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*  
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

DAANE M. HAGERTY  
WASHINGTON COUNTY  
NOTARY PUBLIC - ARKANSAS  
My Commission Expires March 17, 2020  
Commission No. 12375628

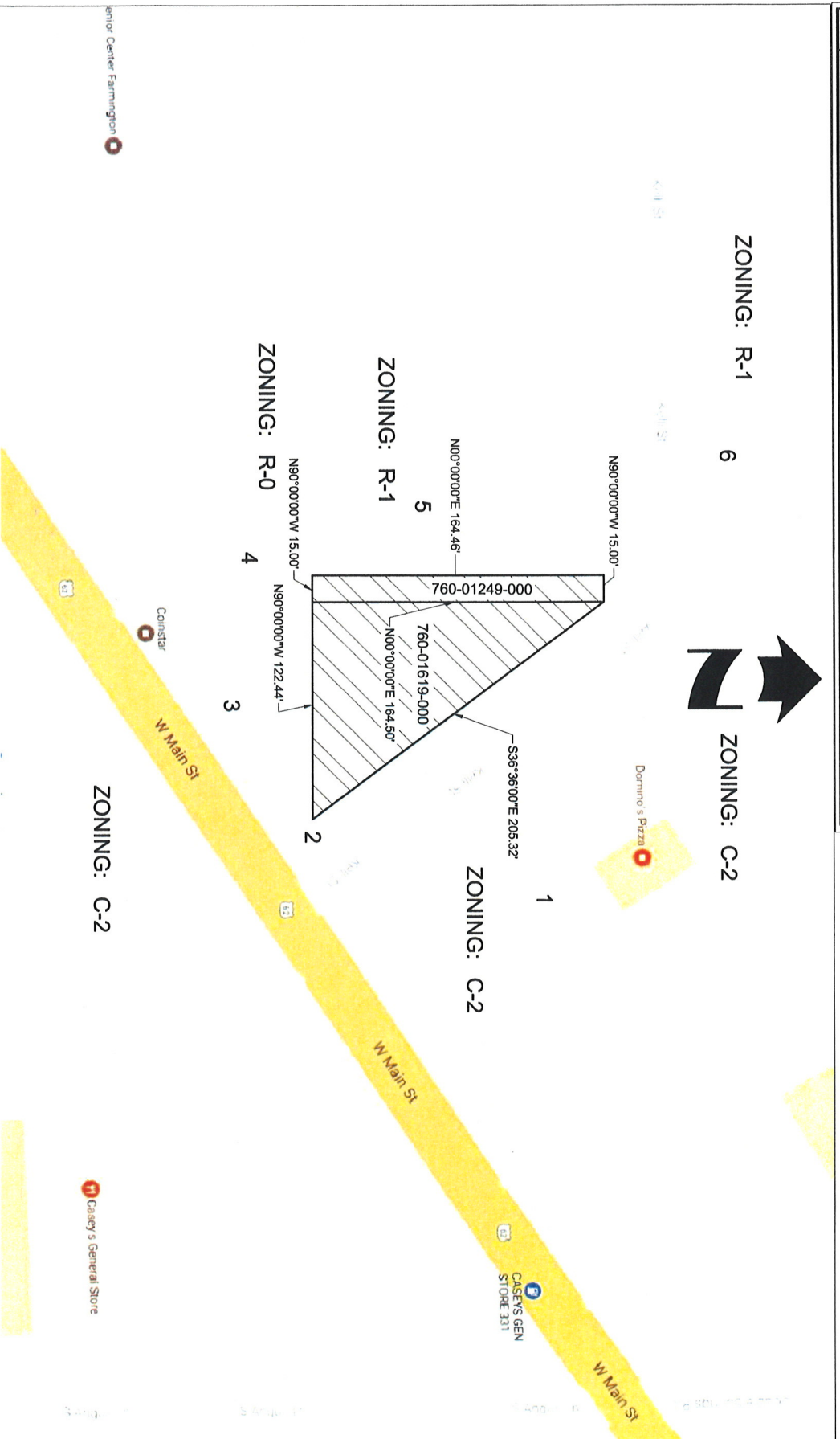
760-01619-000 - C. Rental Properties LLC

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        | 760-01618-000      | AR State Highway Commission               |
| 3        | 760-01619-001      | PO Box 2261, Little Rock, AR 72203        |
| 4        | 760-01911-101      | City of Farmington                        |
| 5        | 760-02403-000      | PO Box 150, Farmington AR 72730           |
| 6        | 760-01248-000      | 11 Mountain Brook CT, Springdale AR 72712 |
| 7        | 760-01226-000      | 302 W Kelli Ave, Farmington AR 72730      |



ZONING: R-1      6      ZONING: C-2

↻ ↷



**SITE**

Kelli St

Randall G. Lynch Middle School

Northwest Arkansas Education Service...

Rheas Mill Rd

Willow Ave

Willow Ave

DQ Grill & Chill Restaurant

Domino's Pizza

Walmart Neighborhood Market

Bob Folsom Elementary School

Rheas Mill Rd

W Main St

McDonald's

Sonic Drive-In

US Post Office

Southwind's Rd

Pine Meadow Dr

Wedgeview Dr

Countryside Dr

62

62

Dr



# C-2 Zoning - Required Setbacks





# C-2 Zoning - Proposed Setbacks

