



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

PLANNING COMMISSION AGENDA
April 22, 2019

**A meeting of the Farmington Planning Commission will be held on
Monday, April 22, 2019 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - March 25, 2019
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. **Conditional Use for Sale of Fireworks:** Meramec Specialty Company
Property owned by: Farmington Commercial, LLC.
Property Location: 380 W. Main
Presented by: Kevin Bailey
 - B. **Conditional Use for Sale of Fireworks:** Hale Fireworks
Property owned by: Rausch Coleman
Property Location: 120 N. Holland.
Presented by: Reggie Hale
 - C. **Rezone Request:** Parcel 760-01596-001 on Hill St. from R-2 to MF-1
Property owned by: Siebert, Inc.
Property Location: Hill St.
Presented by: Ralph Siebert

Planning Commission Minutes March 25, 2019

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

PRESENT

Robert Mann, Chair
Gerry Harris
Howard Carter
Chad Ball
Bobby Wilson
Judy Horne
Jay Moore

ABSENT

Toni Lindsey

City Employees Present: Ernie Penn, Mayor;
Melissa McCarville, City Business Manager; Rick
Bramall, City Inspector

2. **Approval of Minutes:** February 25, 2018 Minutes were approved as amended.

3. **Comments from Citizens:**

Jill Toering; 306 Claybrook Dr. - asked if there would be any effect from the new legislation being passed? It was determined there would be no effect.

Public Hearing:

4. **Variance request on lot splits for 12293 Little Elm Rd. as presented by Justin Silva:**

Justin Silva was present to discuss the request. Opening comments from the City stated that the reason why they are coming to the Planning Commission for a Variance is due to the maximum splits that can be done administratively. Justin Silva explained the request for 6 more splits off of tract 2. This was maxed out for the amount that could be done when administrative lot splits.

Public Comment:

No Public comments were made.

City Comment:

Melissa explained that this is in our jurisdiction for planning area. This cannot be done for another 10 years. Jay asked for clarification as to how the 6 tracts were being split. It was explained that they had split it into four tracts and the 2nd tract would be split into 6 tracts. This would normally be considered a subdivision but they are asking for a variance to have larger tracts instead of falling into subdivision definition.

They asked about the for sale sign on the property. Justin Silva explained that it is for sale but if it sells then they would proceed differently. Since the property has not sold they are going to split the tract to

make more 2 acre lots to sell and also divide between the children. Gerry Harris asked Melissa if this would be considered a large scale/ subdivision. It was also discussed street improvements, etc... Mark Silva who lives at 12198 Little Elm Rd. across from the property in question said there was 12.35 acres listed which would be split into 6 acres which would be 2 acres or more for each parcel. These will have paved frontage to Little Elm. Jay Moore stated he felt like it was in line with the area.

Robert Mann wanted to know about if there would be street improvements done or required. Gerry Harris stated that she wouldn't want commercial to go into those lots. Mark Silva addressed the concern that there would be not commercial. He had been approached by Farmers Coop and the Training Center which are commercial businesses and told them no.

Chad Ball asked about flooding concern on the property or that the drainage would change and make things worse. Mark Silva stated that the water drains off to the corner of another lot which was going to be made into a pond for horses. The impact will be little due to the lots sitting on higher ground. Jay stated that there are 6 houses north of the area in question. Steve Tennant stated by definition of a subdivision in our ordinance we would be opening the City to later issues if we approve the variance. This is by our definition becoming a subdivision. Ball stated that it would be less dense zoning RE-1 with 1 unit per 2 acres. Melissa pointed out that we have no jurisdiction on zoning or use. Mark Silva stated they were going to put covenants on the deed. They were told that we do not enforce covenants that are a civil matter.

Jay had asked if we have ever done something like this before. Melissa stated we have done this before and gave an example of a development off Goosecreek. The questions that were asked were: is it appropriate use? Minimal impact to the area? Conforms to the area? Mann stated that if we deny them they can take us to court for an appeal.

The subdivision does not allow control over street improvements. Mark stated that the neighbors love the idea of putting in more residential lots. They do not want the commercial use to be out there. It was said that if they do not comply it opens the door for issues. This fits into a subdivision and doesn't fall into the exception. This would be rewriting the rules. If it is denied at this time then it cannot be split again for 10 years which would be in 2029. Justin Silva explained that he was trying to get the 2 acre tracts because there is a high demand for them but you cannot find them.

Robert Mann called the question to approve the Variance request on lot splits for 12293 Little Elm Rd. Upon roll call, the ayes were: Jay Moore and Chad Ball, no's were: Howard Carter, Gerry Harris, Judy Horne and Bobby Wilson, absent: Toni Lindsey. The motion denied 2-4.

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

Judy Horne - Secretary

Robert Mann - Chair

CITY OF FARMINGTON

APPLICATION FOR CONDITIONAL USE FOR SALE OF FIREWORKS

Applicant's Name Meramec Specialty Co. d.b.a. Fireworks City Date _____

Address 380 W. Main St., Farmington, AR. 72730

Phone # 901.409.1884

Zoning C-2

Description of proposed use: Seasonal use of Retail Fireworks

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

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

After conditional use approval the following are required:

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

RECEIPT DATE 3-12-19 No. 625938

RECEIVED FROM Merame Specialty Co (Fireworks City) \$ 250.00

Two hundred fifty & no/100 DOLLARS

FOR RENT
 FOR Conditional Use - Sale of Fireworks

ACCOUNT	
PAYMENT	<u>250.00</u>
BAL. DUE	<u>0</u>

CASH
 CHECK
 MONEY ORDER
 CREDIT CARD

FROM _____ TO _____

BY D. Coleman

cl# 2042

City of Farmington, AR

03/12/2019 1:32PM 01
000000#6231 CLERK01

Development Fees \$250.00

ITEMS: 10
CHECK \$250.00

LOCATION APPROVAL OF FIREWORKS STAND

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

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

Mark Pennington
Farmington Fire Chief

3/1/19
Date

OUR PHYSICAL ADDRESS IS 380 W. MAIN ST.

AFFIDAVIT

I hereby certify that I Kevin Bailey
Print name

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

Kevin Bailey
Signature

3.7.19
Date

**PAUL PHILLIPS
FARMINGTON COMMERCIAL, LLC
12771 TYLER RD.
FARMINGTON, AR 72730**

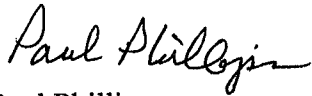
September 6, 2018

City of Farmington Planning Department:

The purpose of this letter is to notify you that Meramec Specialty Company has permission to sell fireworks during the period of June 21, 2019 through July 5, 2019 on property owned by Farmington Commercial, LLC. in Farmington, Arkansas.

Sincerely,

FARMINGTON COMMERCIAL, LLC.

A handwritten signature in cursive script that reads "Paul Phillips".

Paul Phillips

NOTICE OF A PUBLIC HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITIONAL USE

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

380 W. Main St. Farmington, AR. 72730

Location

Farmington Commercial, LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:

Retail Fireworks Sales (Seasonal)

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on April 22, 2019 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 in City Hall, 354 W. Main Street, 267-3865, and to review the application and discuss the same with the staff.

U.S. Postal Service
Certified Mail Receipt

ARTICLE NUMBER
9414 7118 9956 0003 5838 54

ARTICLE ADDRESS TO:
Oakland Farms, LLC
12771 Tyler Rd.
Farmington AR 72730-9665

FEES

Postage per piece \$0.470

Certified Fee

Kristi Loyd / Meramec Specialty Co.
381 FRONT ST.
WEST MEMPHIS AR 72301

CERTIFIED MAIL



9414 7118 9956 0003 5838 54

COMPLETE THIS SECTION ON DELIVERY

A. Signature: (If Addressee or Agent)

X Paul Phillips

B. Received By: (Please Print Clearly)

Paul Phillips

C. Date of Delivery

3-8-19

D. Addressee's Address (If Different From Address Used by Sender)

Secondary Address / Suite / Apt. / Floor (Please Print Clearly)

Delivery Address

RETURN RECEIPT REQUESTED

Article Addressed To:

Oakland Farms, LLC
12771 Tyler Rd.
Farmington AR 72730-9665

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U.S. Postal Service Certified Mail Receipt	ARTICLE NUMBER 9414 7118 9956 0038 9108 30	PS Form 3800 6/02	CERTIFIED MAIL		
	ARTICLE ADDRESS TO: Margaret L. Harrington 317 Kelli Ave. Farmington AR 72730-2603		 9414 7118 9956 0038 9108 30		
	COMPLETE THIS SECTION ON DELIVERY			RETURN RECEIPT REQUESTED	
	A. Signature: (<input type="checkbox"/> Addressee or <input type="checkbox"/> Agent) <i>X Margaret Harrington</i>			Article Addressed To: Margaret L. Harrington 317 Kelli Ave. Farmington AR 72730-2603	
	B. Received By: (Please Print Clearly) <i>Margaret Harrington</i>				
C. Date of Delivery					
D. Addressee's Address (If Different From Address Used by Sender) Secondary Address / Suite / Apt. / Floor (Please Print Clearly) Delivery Address City State ZIP + 4 Code					

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U.S. Postal Service
Certified Mail Receipt

ARTICLE NUMBER
9414 7118 9956 0003 5265 23

ARTICLE ADDRESS TO:
Walmart Real Estate Business Trust
Property Tax Dept. #72
PO Box 8050
Bentonville AR 72712-8055

FEEs
Postage per piece \$0.470

Kristi Loyd
Meramec Specialty Co.
PO Box 1150
WEST MEMPHIS AR 72303

CERTIFIED MAIL
9414 7118 9956 0003 5265 23

COMPLETE THIS SECTION ON DELIVERY

A. Signature: (Addressee or Agent)
 [Signature]

B. Received By: (Agent)
[Signature]

C. Date of Delivery: **MAR 08 2019**

D. Addressee's Address (if Different From Address Used by Sender)
Secondary Address / Suite / Apt. / Floor (Please Print Clearly)
Delivery Address
City State ZIP + 4 Code

RETURN RECEIPT REQUESTED
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Property Tax Dept. #72
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U.S. Postal Service Certified Mail Receipt	ARTICLE NUMBER 9414 7118 9956 0038 9391 69	FEEES Postage per piece \$0.500	PS Form 3800 6/02	CERTIFIED MAIL  9414 7118 9956 0038 9391 69
	ARTICLE ADDRESS TO: James T. & Linda D. Rathell 16781 Harmon Rd. Fayetteville AR 72704-8640	Kristi Loyd Meramec Specialty Co. 381 FRONT ST. WEST MEMPHIS AR 72301		

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Location

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Owned by

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ARTICLE NUMBER
9414 7118 9956 00J3 3827 30

FEES
Postage per piece \$0.68
Certified Fee 3.45
Return Receipt Fee 2.75
Total Postage & Fees: \$6.88

ARTICLE ADDRESS TO:
City of Farmington
P.O. Box 150
Farmington AR 72730-0150



U.S. Postal Service
Certified Mail Receipt

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U.S. Postal Service
Certified Mail Receipt

ARTICLE NUMBER
9414 7118 9956 0038 9953 32

ARTICLE ADDRESS TO:
James Albert Darnell
700 West Main Street
Farmington AR 72730-2624



Kristi Loyd
Meramec Specialty Co.
381 FRONT ST
WEST MEMPHIS AR 72301

COMPLETE THIS SECTION ON DELIVERY

A. Signature: (Addressee or Agent)
X Vickie Darnell

B. Received By: (Please Print Clearly)
Vickie DARNELL

C. Date of Delivery
3-12-2019

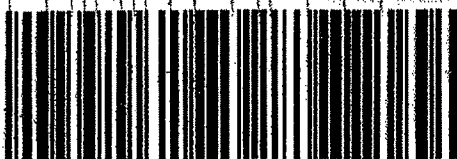
D. Addressee's Address (if Different From Address Used by Sender.)

Secondary Address / Suite / Apt. / Floor (Please Print Clearly)

Delivery Address

City State ZIP+4 Code

CERTIFIED MAIL



9414 7118 9956 0038 9953 32

RETURN RECEIPT REQUESTED

Article Addressed To:

James Albert Darnell Jr.
700 West Main Street
Farmington AR 72730-2624

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Farmington Commercial LLC

Owned by



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	ARTICLE ADDRESS TO: William D. & Deborah L. Wilkinson Revocable Living Trust 3125 W. Mica Street Fayetteville AR 72704-6609	COMPLETE THIS SECTION ON DELIVERY		PS Form 3800 6/02
		A. Signature: (<input type="checkbox"/> Addressee or <input checked="" type="checkbox"/> Agent) X Bill Wilkinson		RETURN RECEIPT REQUESTED
		B. Received By: (Please Print Clearly) Bill Wilkinson		Article Addressed To:
		C. Date of Delivery 3-13-19		 William D. & Deborah L. Wilkinson Revocable Living Trust 3125 W. Mica Street Fayetteville AR 72704-6609
	D. Addressee's Address (If Different From Address Used by Sender) 3125 W. MICA ST Secondary Address / Suite / Apt. / Floor (Please Print Clearly) FAYETTEVILLE, AR 72704 Delivery Address			

SITE PLAN



Google earth



380 W. MAIN ST.
FARMINGTON, AR

To Our Valued Customer:

We would like to take the opportunity to thank you for your continued business with Republic Services and thank you for choosing us to be your trash provider.

In our continuing efforts to provide the best and most efficient service possible, we are sending this letter to ensure that we will be able to provide service for the Farmington, Ar. area for all Meramec Fireworks locations during the July 4th holiday season.

We sincerely appreciate the opportunity to continue serving your waste disposal needs. If you have any questions, please don't hesitate to contact us.

Sincerely,

Bob Wentworth

Division Sales Manager

36 Bella Vista Way

Bella Vista, Ar. 72714

e rwentworth@republicservices.com


o 620-808-3416

c 620-210-1106

w RepublicServices.com



We'll handle it from here."



DRAYTON INSURANCE BROKERS, INC.

2500 CENTER POINT ROAD, SUITE 301
BIRMINGHAM, ALABAMA 35215
PHONE: (205) 854-5806
FAX: (205) 854-5899

POST OFFICE BOX 94067
BIRMINGHAM, ALABAMA 35220
EMAIL: dib@draytonins.com

CERTIFICATE OF INSURANCE

NO. 930722

We certify that insurance is afforded as stated below. This Certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by the insurance policy and the insurance afforded is subject to all the terms, exclusions and conditions of the policy.

INSURER	Admiral Insurance Company	POLICY NO. CA000018967-06
NAMED INSURED	Atomic Fireworks Inc. of Arkansas Atomic Fireworks Inc. of Missouri Meramec Specialty Company P.O. Box 305 Arnold, Missouri 63010	T.E.A. Enterprises, Inc. Pacific Specialty Company West Alton Properties, Inc ATLG, LLC ATLH, LLC
POLICY TERM	March 1, 2019 to March 1, 2020; Both Days 12:01 A.M. Standard Time	
COVERAGE	Premises-Operations Liability:	<input checked="" type="checkbox"/> Occurrence Basis <input type="checkbox"/> Claims Made Basis
LIMIT OF LIABILITY	\$1,000,000 each occurrence, \$10,000,000 general aggregate The limit of liability shall not be increased by the inclusion of more than one insured or additional insured.	

INSURED OPERATIONS The sale of consumer fireworks (1.4G) and related products at the **Insured location**, during the **period of operation**.

It is certified that, for the period of operation stated below and when named below as such, this policy includes as **Additional Insureds** 1) the operator(s), sponsor(s), promoter(s), organizer(s), of the **Insured Premises** used principally for the retail sale of consumer fireworks supplied by the Named Insureds and/or 2) the owner(s), manager(s), tenant(s), mortgagee(s) (including other entities having similar interests), of the property on which the **Insured Premises** is located and/or 3) the licensing authority issuing a permit or license for the operation of the **Insured Premises** and/or 4) any entity for which the Named Insured is required, by written contract, to provide insurance such as is afforded by the terms of this policy.

**NAME(S) OF
ADDITIONAL INSURED(S)**

Farmington Commercial LLC-Property Owner
Meramec Specialty Company Stand Owner and Operator
Stand Manager and Sub-Operator
Licensing Authorities-State of Arkansas, City of Farmington

**ADDRESS OF
INSURED PREMISES** An area measuring approximately 150' x 150' fronting on 380 West Main
in the Farmington, Arkansas #191.

PERIOD OF OPERATION 06/10/19 to 07/10/19

It is certified that this policy requires a 30 day mutual notice of cancellation between the Insurer and the Named Insured. In the event of such cancellation we will endeavor to mail 10 days written notice to the Additional Insured(s), whose name and address is shown hereon, but failure to mail such notice shall impose no obligation or liability of any kind upon the insurer and/or the undersigned.

DRAYTON INSURANCE BROKERS, INC.

March 1, 2019
DATE OF ISSUE


A.J. STRINGER, PRESIDENT

CITY OF FARMINGTON

APPLICATION FOR CONDITIONAL USE
FOR SALE OF FIREWORKS

Applicant's Name Hale Fireworks Date 3/12/19

Address ~~8193 S. Morning Star RD.~~ 120 No Holland

Phone # 479-381-1074

Zoning _____

Description of proposed use: _____

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RECEIPT

DATE 3-19-19

No. 625943

RECEIVED FROM Hale Fireworks

\$ 250.00

Two hundred fifty & no/100

DOLLARS

FOR RENT

FOR

Conditional Use - For Sale of Fireworks

Att # 3230

ACCOUNT	
PAYMENT	<u>250.00</u>
BAL. DUE	<u>0</u>

CASH

CHECK

MONEY ORDER

CREDIT CARD

FROM

TO

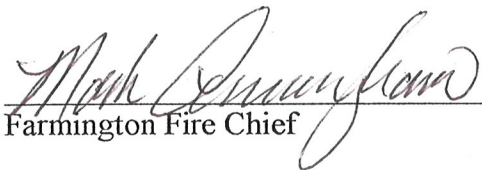
BY

D. Colman

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Farmington Fire Chief

3/19/19
Date

Reggie Hale
479-381-1076

AFFIDAVIT

I hereby certify that I Reggie Halo
Print name

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

X Reggie Halo
Signature

3/19/19
Date

Cross F.T.
with notice
in mailbox

NOTICE OF A PUBLIC HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITIONAL USE

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

120 W Holland
Location
Zausch Coleman Hemus
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:

Fireworks Sales

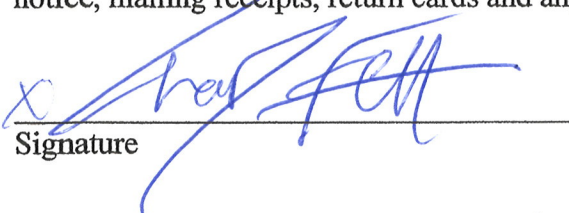
A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on April 22nd at 6:00 p.m.

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 in City Hall, 354 W. Main Street, 267-3865, and to review the application and discuss the same with the staff.

AFFIDAVIT

I hereby certify that I Reggie Help
Print name

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


Signature

3/19/19
Date

Leads Auto notice

AFFIDAVIT

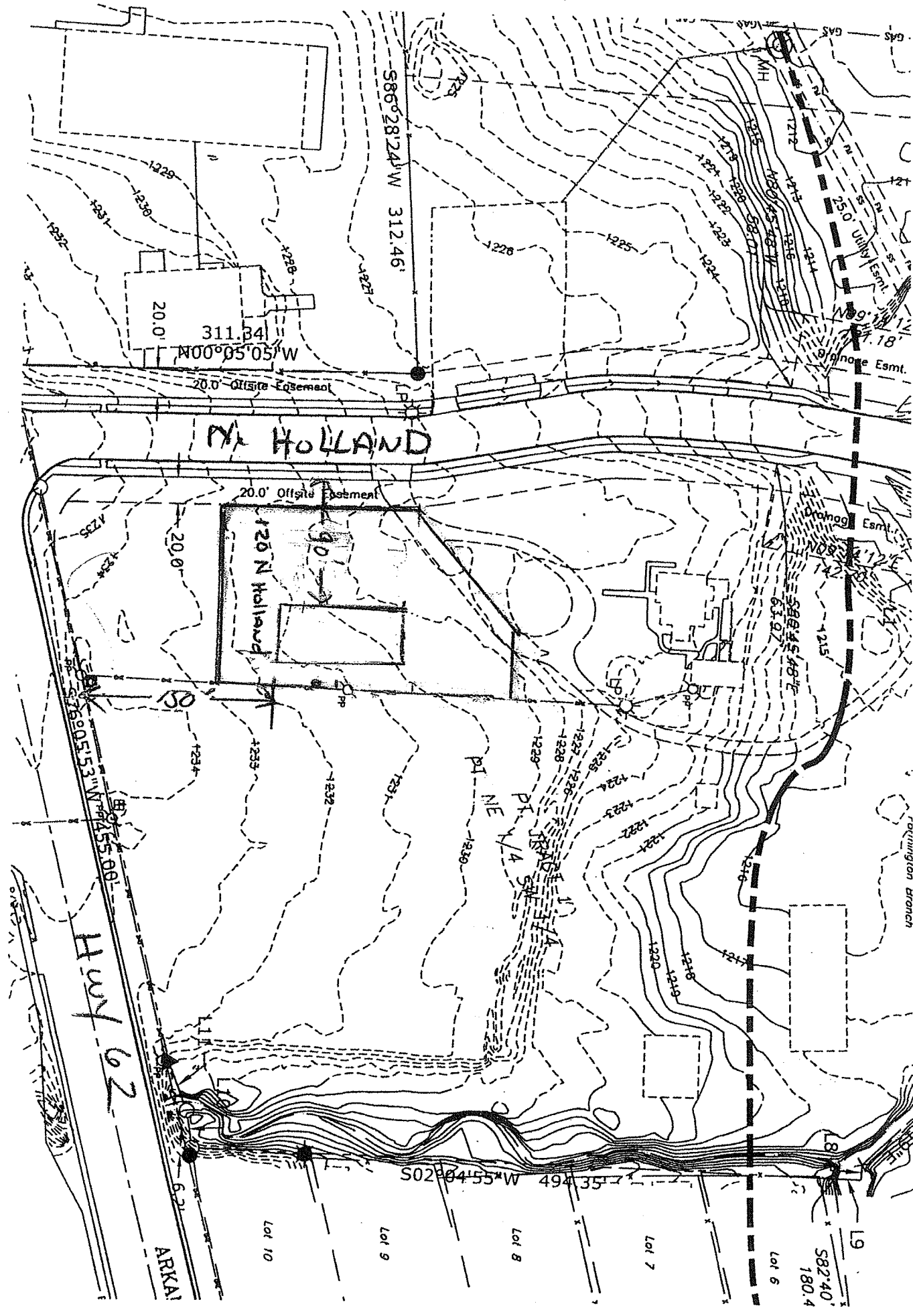
I hereby certify that I Reggie Hale
Print name

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

X Reggie Hale
Signature

3/19/19
Date

Gabrielas de la Cruz
Reggie'



Mr. HOLLAND

Hwy 62

ARKA

Lot 10

Lot 9

Lot 8

Lot 7

Lot 6

Lot 5

311.34
N00°05'05\"/>

S86°28'24\"/>
312.46'

20.0' Offsite Easement

120' N Holland
90'

S76°05'53\"/>
455.00'

S02°04'55\"/>
494.35'

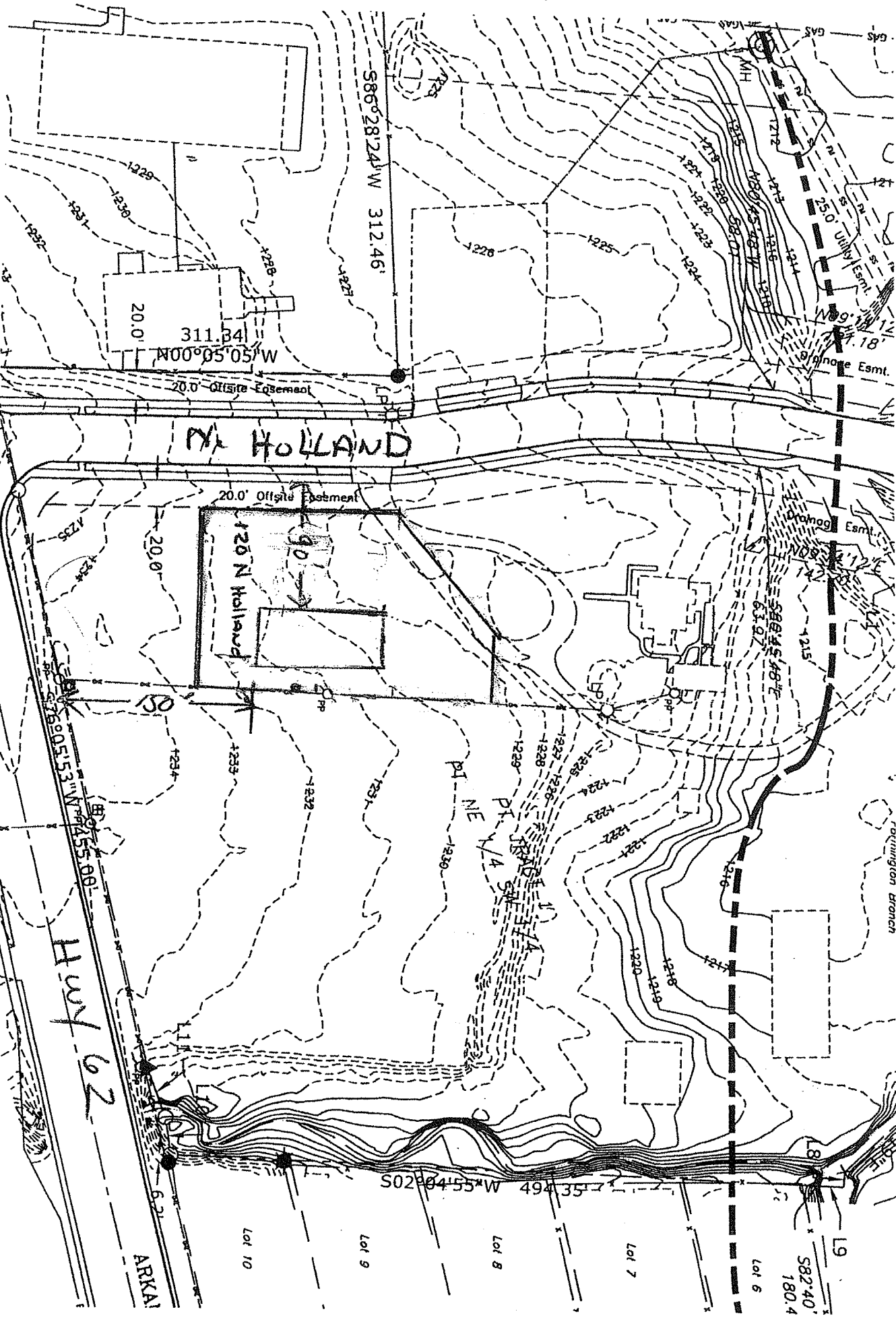
S82°40\"/>
180.4'

Formington Branch

25.0' Utility Esmt.
7.18'

20' Drainage Esmt.

S88°45'48\"/>
61.0'



Hale Fireworks will haul off
Trash and keep Fireworks location
cleaned up daily. June 15th to
July 7th 2019, at 120 N. Holland St
Farmington Ar.

Reggie Hale
479-381-1076



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/18/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Britton Gallagher One Cleveland Center, Floor 30 1375 East 9th Street Cleveland OH 44114	CONTACT NAME: PHONE (A/C, No, Ext): 216-658-7100 E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE	FAX (A/C, No): 216-658-7101 NAIC #
INSURED Hale Fireworks LLC PO Box 1040 Buffalo MO 65622	INSURER A: Maxum Indemnity Company 26743	
	INSURER B: Everest Indemnity Insurance Co. 10851	
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES CERTIFICATE NUMBER: 1736241919 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	GENERAL LIABILITY			SI8ML00106-191	3/1/2019	3/1/2020	EACH OCCURRENCE \$1,000,000
	X COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000
	CLAIMS-MADE X OCCUR						MED EXP (Any one person) \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$1,000,000
	POLICY PRO-JE X LOC						GENERAL AGGREGATE \$2,000,000
	AUTOMOBILE LIABILITY						PRODUCTS - COMP/OP AGG \$2,000,000
	ANY AUTO						COMBINED SINGLE LIMIT (Ea accident) \$
	ALL OWNED AUTOS						BODILY INJURY (Per person) \$
	HIRE AUTOS						BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
A	UMBRELLA LIAB X OCCUR			EXC6018500-08	3/1/2019	3/1/2020	EACH OCCURRENCE \$4,000,000
	X EXCESS LIAB						AGGREGATE \$4,000,000
	DED RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)		Y/N				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.
 Additional Insured: City of Farmington, AR; Central AR Fireworks
 In respect to the fireworks location at 120 N. Holland, Farmington

CERTIFICATE HOLDER Rausch Coleman Homes, LLC/ David C. Frye, Manager 62 E Main Street Farmington AR 72730	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	--

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: Siebert Inc Day Phone: 479-841-9129

Address: 6174 E Guy Terry Springdale Fax: 72764

Representative: Ralph Siebert Day Phone: _____

Address: _____ Fax: _____

Property Owner: Siebert Inc Day Phone: _____

Address: _____ 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 -- Parcel # 760-01596-001 on Hill St.
Current Zoning -- R2 Proposed Zoning -- MF-1

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

Type of zoning requested and reason for request:

MF1 to add another duplex on our remaining lot

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 _____ day of _____, 201____.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from _____ to _____ will be held on the _____ day of _____, 200____, 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.

Rebb Smith Date 3-8-19
Applicant Signature

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

Kate Smith Date 3-8-19
Owner/Agent Signature

RECEIPT

DATE 3-8-19

No. _____

RECEIVED FROM

Ralph Siebert

\$ 25.00

Twenty five & no/100

DOLLARS

FOR RENT

FOR

Re-zone fee Hill St.
R-2 to MF-1

ACCOUNT	
PAYMENT	<u>25.00</u>
BAL. DUE	<u>0</u>

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____

TO _____

BY

P. Coleman

OK#
7459

Adjacent Property Owners

Allen R Shannon
162 West Hill St
Farmington

City of Farmington - (library)
354 W. Main

7015 0640 0002 2609 6477

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

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

OFFICIAL USE

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

Sent To

Street and Apt. No., or PO Box No. W. Main St

City, State, ZIP+4®

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



7015 0640 0002 2609 6453

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

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

OFFICIAL USE

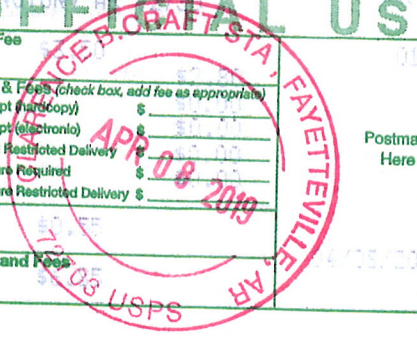
Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required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

Sent To

Street and Apt. No., or PO Box No. West Hill St

City, State, ZIP+4®

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



AFFIDAVIT

I hereby certify that I Ralph Siebert
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: Ralph Siebert Date: 3-8-19

Legal Description

PT NW NW 0.30AC FURTHER DESCRIBED FROM 2018-29335 AS: PART OF THE NW OF THE NW OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, IN THE CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING ARKANSAS STATE SURVEY MONUMENT; THENCE SOUTH ALONG THE WEST LINE OF SAID 40 ACRE TRACT 1,063.89 FEET; THENCE EAST 446.10 FEET TO AN EXISTING IRON FOR THE TRUE POINT OF BEGINNING; THENCE EAST 85.05 FEET TO AN EXISTING IRON; THENCE S00°01'21" W 154.77 FEET; THENCE WEST 85 FEET; THENCE N00°00'19"E 154.77 FEET TO THE POINT OF BEGINNING, CONTAINING 0.30 ACRES, MORE OR LESS.

**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:

Location parcel # 760-01596-001 property on Hill St. directly
across from 155 Hill St

Owned by Ralph & Yvonne Siebert - Siebert Inc

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from R-2 to MF-1.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on April 22, 2019 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.

File# 2018-00029335

After recording please return to:
Waco Title Company
2592 S. 48th St.
Springdale, AR 72762

**WARRANTY DEED
(TRUSTEE)**

File #: **1810202-103**

KNOW ALL MEN BY THESE PRESENTS:

That, **Lawrence John Fashank, Sr. and Jo Ellen Fashank, Trustees under the Larry and Jo Ellen Fashank Family Trust, dated January 1, 1995**, hereinafter called GRANTOR, for and in consideration of the sum of ---ONE AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **Siebert, Inc.**, an Arkansas corporation, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Siebert, Inc.**, an Arkansas corporation, hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the same unto the said Grantee(s) and unto its successors and assigns forever, with all appurtenances thereunto belonging. And the Grantor hereby covenant with said Grantee(s) that the Grantor will forever warrant and defend the title to the said lands against all claims whatsoever.

Prepared under the supervision of
Brian Blackman, Attorney
2592 S. 48th St.
Springdale, AR. 72762

1810202-103

WITNESS our hands and seals on this 27 day of September, 2018.

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

Larry and Jo Ellen Fashank Family Trust, dated January 1, 1995

GRANTEE OR AGENT: [Signature]

[Signature]

GRANTEE'S ADDRESS: 6174 Guy Terry Springdale AR 72764

Lawrence John Fashank, Sr., Trustee

[Signature]
Jo Ellen Fashank, Trustee

ACKNOWLEDGMENT

STATE OF AR)
COUNTY OF Washington) SS.

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 **Lawrence John Fashank, Sr. and Jo Ellen Fashank, Trustees, under the Larry and Jo Ellen Fashank Family Trust, dated January 1, 1995**, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and who stated that he/she/they was/were duly authorized in such capacity to execute the foregoing Warranty Deed by Trustee for and in the name and behalf of said Trust, 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 27 day of September, 2018.

[Signature]
Notary Public

My commission expires: 2/5/19

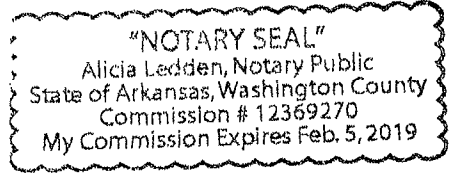


EXHIBIT "A"

TRACT 1 AS SHOWN ON A PLAT OF SURVEY DATED 12/27/02, BY ALAN REID & ASSOCIATES, DESIGNATED AS PROJECT #02550, RECORDED AS LAND DOCUMENT #2003-00015488, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, IN THE CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING ARKANSAS STATE SURVEY MONUMENT; THENCE SOUTH ALONG THE WEST LINE OF SAID 40 ACRE TRACT 1,063.89 FEET; THENCE EAST 531.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 95.06 FEET TO AN EXISTING IRON IN AN EXISTING FENCE LINE; THENCE S01°53'44"W ALONG SAID FENCE 97.42 FEET TO AN EXISTING IRON; THENCE LEAVING SAID FENCE N89°55'14"W 91.87 FEET; THENCE N00°01'21"E, 97.24 FEET TO THE POINT OF BEGINNING, CONTAINING 0.21 ACRES, MORE OR LESS. SUBJECT TO A 15 FOOT WIDE ACCESS EASEMENT ALONG THE WEST BOUNDARY AND A 10 FOOT WIDE UTILITY EASEMENT ALONG THE EAST BOUNDARY.

TOGETHER WITH A 30 FOOT ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS SOUTH 1,063.89 FEET AND EAST 531.15 FEET FROM THE NW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST; THENCE S00°01'21"W, 97.24 FEET; THENCE N89°55'14"W 15.00 FEET; THENCE S00°01'21"W 57.53 FEET; THENCE WEST 30.00 FEET; THENCE NORTH 154.77 FEET; THENCE EAST 15.00 FEET TO THE POINT OF BEGINNING AND ALSO THAT PORTION OF TRACT 4 IDENTIFIED AS CONCRETE DRIVE LYING WEST OF SAID 30 FOOT ACCESS EASEMENT, ALL AS SHOWN ON A PLAT OF SURVEY DATED 12/27/02, BY ALAN REID & ASSOCIATES, DESIGNATED AS PROJECT #02550, AND RECORDED AS LAND DOCUMENT #2003-00015488.

AND

TRACT 4 AS SHOWN ON A PLAT OF SURVEY DATED 12/27/02, BY ALAN REID & ASSOCIATES, DESIGNATED AS PROJECT #02550, RECORDED AS LAND DOCUMENT #2003-00015488, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, IN THE CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING ARKANSAS STATE SURVEY MONUMENT; THENCE SOUTH ALONG THE WEST LINE OF SAID 40 ACRE TRACT 1,063.89 FEET; THENCE EAST 446.10 FEET TO AN EXISTING IRON FOR THE TRUE POINT OF BEGINNING; THENCE EAST 85.05 FEET TO AN EXISTING IRON; THENCE S00°01'21"W 154.77 FEET; THENCE WEST 85 FEET; THENCE N00°00'19"E 154.77 FEET TO THE POINT OF BEGINNING, CONTAINING 0.30 ACRES, MORE OR LESS. SUBJECT TO A 15 FOOT WIDE ACCESS EASEMENT ALONG THE EAST BOUNDARY AND A 15 FOOT UTILITY EASEMENT ALONG THE WEST BOUNDARY AND A 10 FOOT WIDE UTILITY EASEMENT ALONG THE SOUTH BOUNDARY.

ALSO, SUBJECT TO THAT PORTION OF TRACT 4 IDENTIFIED AS CONCRETE DRIVE LYING WEST OF THE 30 FOOT ACCESS EASEMENT, AS SHOWN ON A PLAT OF SURVEY DATED 12/27/02, BY ALAN REID & ASSOCIATES, DESIGNATED AS PROJECT #02550, AND RECORDED AS LAND DOCUMENT #2003-00015488

AND

TRACT 2 AS SHOWN A PLAT OF SURVEY DATED 12/27/02, BY ALAN REID & ASSOCIATES, DESIGNATED AS PROJECT #02550, RECORDED AS LAND DOCUMENT #2003-00015488, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, IN THE CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING ARKANSAS STATE SURVEY MONUMENT; THENCE SOUTH ALONG THE WEST LINE OF SAID 40 ACRE TRACT, 1,063.89 FEET; THENCE EAST 531.10 FEET; THENCE S00°01'21"W, 97.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE S89°55'14"E, 91.87 FEET TO AN EXISTING IRON IN AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE S01°22'37"W, 152.67 FEET TO AN EXISTING IRON; THENCE LEAVING SAID FENCE N42°48'51"W, 129.82 FEET; THENCE N00°01'21"E, 57.53 FEET TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES, MORE OR LESS. SUBJECT TO A 15-FOOT WIDE ACCESS EASEMENT ALONG THE WEST BOUNDARY AND A 10-FOOT UTILITY EASEMENT ALONG THE EAST AND SOUTH BOUNDARIES.

TOGETHER WITH AN EASEMENT FOR ACCESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS SOUTH 1,063.89 FEET AND EAST 531.10 FEET FROM THE NW CORNER OF SAID SECTION 26; THENCE EAST 15.00 FEET; THENCE SOUTH 00°01'21" WEST 97.24 FEET; THENCE WEST 15 FEET; THENCE SOUTH 00°01'21" WEST 57.53 FEET; THENCE WEST 15.00 FEET; THENCE NORTH 154.77 FEET; THENCE EAST 15.00 FEET TO THE POINT OF BEGINNING AND ALSO THAT PORTION OF TRACT 4 IDENTIFIED AS CONCRETE DRIVE LYING WEST OF SAID 30 FOOT ACCESS EASEMENT, ALL AS SHOWN ON A PLAT OF SURVEY RECORDED AS LAND DOCUMENT # 2003-15488.

AND

TRACT 3 AS SHOWN ON A PLAT OF SURVEY DATED 12/27/02 BY ALAN REID & ASSOCIATES, DESIGNATED AS PROJECT #02550, RECORDED AS LAND DOCUMENT #2003-00015488, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, IN THE CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN LOCATED AT A POINT THAT IS SOUTH 1,063.89 FEET, EAST 446.1 FEET, AND SOUTH 154.9 FEET FROM THE NW CORNER OF SAID SECTION 26, RUNNING THENCE EAST 85.0 FEET TO AN IRON PIN; THENCE S42°51'41"E, 129.6 FEET TO AN IRON PIN; THENCE WEST 173.16 FEET TO AN IRON PIN; THENCE NORTH 95.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.28 ACRES, MORE OR LESS. SUBJECT TO 10 FOOT UTILITY EASEMENT ALONG THE NORTH, EAST & SOUTH BOUNDARIES.

TOGETHER WITH A 30 FOOT ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS SOUTH 1,063.89 FEET AND EAST 531.1 FEET FROM THE NW CORNER OF SAID SECTION 26; THENCE EAST 15.00 FEET; THENCE SOUTH 171.06 FEET; THENCE N42°51'41"W, 22.05 FEET; THENCE WEST 15.00 FEET; THENCE NORTH 154.9 FEET; THENCE EAST 15.00 FEET TO THE POINT OF BEGINNING AND ALSO THAT PORTION OF TRACT 4 IDENTIFIED AS CONCRETE DRIVE LYING WEST OF SAID 30 FOOT ACCESS EASEMENT AS SHOWN ON A PLAT OF SURVEY DATED 12/27/02, BY ALAN REID & ASSOCIATES, DESIGNATED AS PROJECT #02550, AND RECORDED AS LAND DOCUMENT #2003-00015488.

**Subject to easements, rights-of-way, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases.**



STATE OF ARKANSAS
 DEPARTMENT OF FINANCE AND ADMINISTRATION
 MISCELLANEOUS TAX SECTION
 P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 1810202-103

Grantee: SIEBERT, INC.
Mailing Address: 6174 E GUY TERRY RD.
 SPRINGDALE AR 727640000

Grantor: LAWRENCE JOHN FASHANK, SR. AND JO ELLEN FASHANK,
Mailing Address: TRUSTEES UNDER THE LARRY AND JO ELLEN FASHANK FAMILY
 TRUST DTD 1/1/1995
 2883 E. PAR CT.
 FAYETTEVILLE AR 727030000

Property Purchase Price: \$500,000.00
Tax Amount: \$1,650.00
County: WASHINGTON
Date Issued: 09/28/2018
Stamp ID: 100921344

Washington County, AR
 I certify this instrument was filed on
 10/1/2018 8:59:26 AM
 and recorded in REAL ESTATE

File# 2018-00029335
 Kyle Sylvester - Circuit Clerk

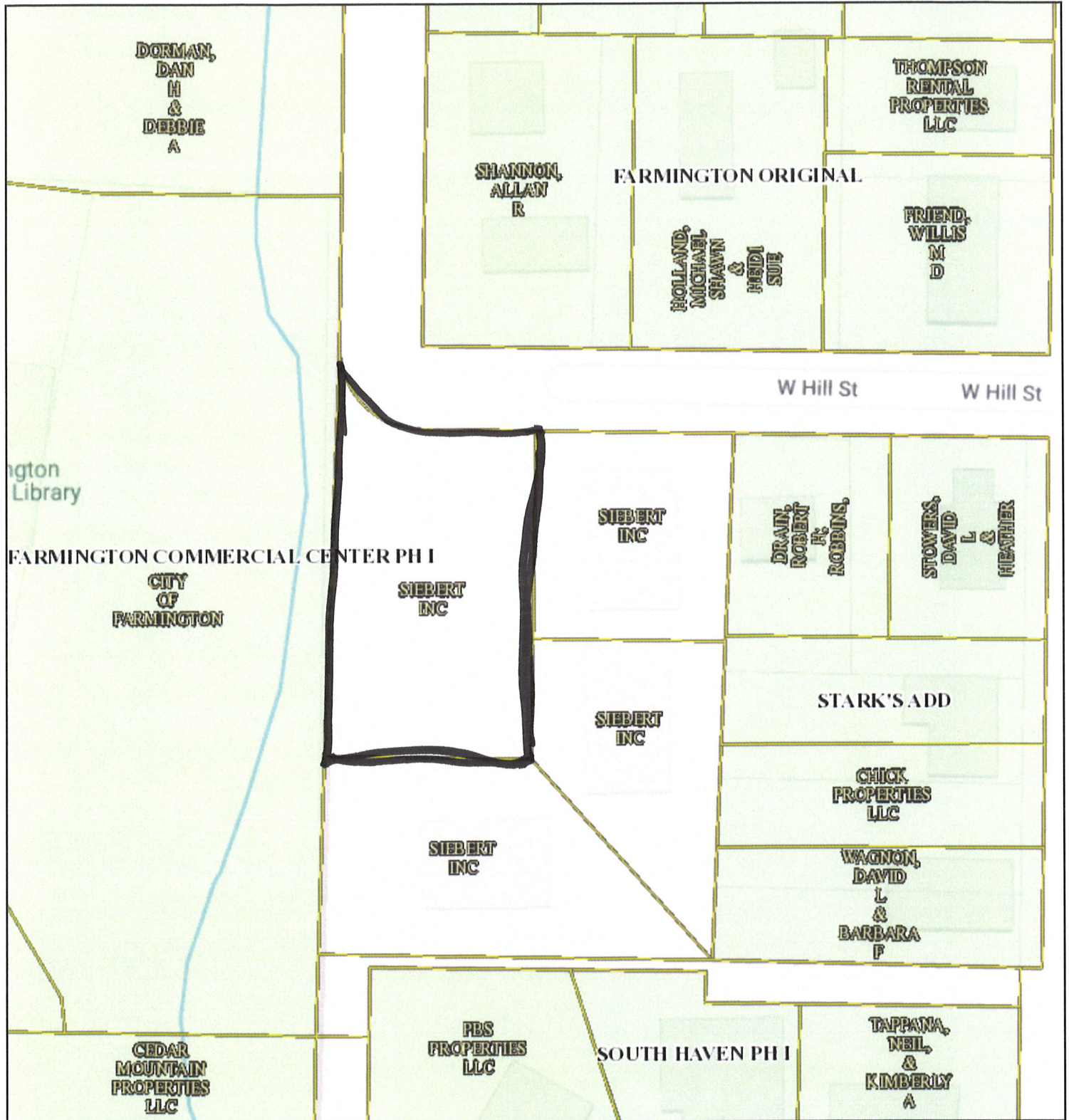
I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Siebert, Inc.
 Grantee or Agent Name (signature): by Waco Title as agent Date: 9/28/18
 Address: _____

Washington County

Assessor's Office

Russell Hill, Assessor



Date Created: 3/8/2019
Created By: actDataScout

1 inch = 63 feet

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From: Cathy Wiles <cwiles@nwadg.com>

To: rysiebert <rysiebert@aol.com>

Subject: RE: notice of public hearing

Date: Mon, Apr 8, 2019 11:10 am

Attachments: 2019_04_08_11_06_39.pdf (74K)

See attached receipt. The affidavit will be sent out after the notice has published.



Thank you

Cathy



Cathy Wiles

Classified Sales Manager | cwiles@nwadg.com

479-571-6421 |  

Northwest Arkansas Democrat-Gazette www.nwadg.com

Our community. Our paper.

212 N. East Ave. Fayetteville, AR 72701

From: rysiebert@aol.com [mailto:rysiebert@aol.com]

Sent: Monday, April 08, 2019 8:57 AM

To: legalads@nwadg.com

Cc: siebertinc@gmail.com

Subject: notice of public hearing

please run this notice of public hearing as soon as possible. Siebert Inc, acct # 3981370 Thanks!

04/08/19

Arkansas Democrat-Gazette

9:49 AM

Arkansas Democrat-Gazette

Account 3981370

Name SIEBERT INC-RALPH SI Credit Card

Phone 479-871-8899 Type Visa

Address 6174 GUY TERRY RD Num Auth 02281D

Expire: /

City SPRINGDALE

State AR

Zip 72764 Country Code US

Start 04/10/19	Paytype	CC	Issues 1
Stop 04/10/19	Rate Code	NL4	Class 1230
Copy NoticeofPublicHearingApetitiontorezoneth			

Amount 27.30 Rep 285

Tax 0.00 Ad # 74904026

Amount Paid 27.30 Paytype Credit Card

Payment Due 0.00 Balance 0

Receipt No C44767

Received by _____

Date _____

Customer Receipt

Notice of Public Hearing
A petition to rezone the properties described below has been filed with the City of Farmington on the 8th day of March, 2019

Parcel # 760-01596-001, directly across from 155 Hill Street

A public hearing to consider this request to rezone the above described property from R-2 to MF-1 will be held on the 22nd day of April, 2019, at 6:00 p.m. at Farmington City Hall, 354 W Main Farmington, Arkansas. All interested persons are invited to attend. 74904026 Apr. 10, 2019

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Ad Size 1 cols x 1.46 inches

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