



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

***PLANNING COMMISSION AGENDA***

***May 22, 2023***

**A meeting of the Farmington Planning Commission will be held on  
Monday May 22, 2023, at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes – April 24, 2023
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 limited to three minutes per person.

**1. PUBLIC HEARINGS**

**A. Conditional Use – Meramec Specialty Co. dba Fireworks City**

**Property owned by:** Meramec Specialty Co.

**Property Location:** 380 W. Main Street

**Presented by:** Meramec Specialty Co.

**B. Rezoning –From R-1 to C-2**

**Property owned by:** Nall Living Trust

**Property Location:** 102 Cynthia Avenue

**Presented by:** Melton Nall

**C. Final Plat – Goose Creek Ph. 3**

**Property owned by:** DR Horton

**Property Location:** South of Goose Creek Ph. 2

**Presented by:** Jorgensen & Associates

## **Planning Commission Minutes April 24, 2023 at 6 PM**

- 1. ROLL CALL** – The in-person meeting was called to order by Vice Chair Gerry Harris.  
A quorum was present.

### **PRESENT**

Gerry Harris, Vice Chair  
Bobby Wilson  
Chad Ball  
Keith Macedo  
Norm Toering  
Howard Carter  
Judy Horne

### **ABSENT**

Robert Mann, Chair

**City Employees Present:** Melissa McCarville, City Business Manager; Rick Bramall, City Building Inspector; Mayor Ernie Penn; Jay Moore, City Attorney; Bill Hellard, Fire Chief; Chris Brackett, City Engineer

- 2. Approval of Minutes:** The March 27, 2023 minutes were approved as written.

### **3. Comments from Citizens:**

Phyllis Young- 546 Goose Creek: She asked for the Planning Commission to withdraw approval of Phase 5 of Goose Creek Subdivision until the drainage is corrected. She said she had been told by the City Engineer and the Commissioners that legally, no more water could drain onto her property when the subdivision was built, but that was a lie. She stated that now there is much more water, the velocity of the water is much stronger, and is coming in from more places than it had previously. She felt that all people connected with the City were supposed to protect citizens, but they are not. She feels like she is fighting this Goliath alone with no one having her back. She stated the City has the power to protect her land. She invited the Mayor, Chris Brackett and the Planning Commissioners to tour the area in question to see all the rocks, debris and damage to her property. She stated that because of the lawsuit she would not be on the property when they visit if they will text her.

Jay Moore stated that Ms. Young's attorney, Mr. John Dixon, has filed an injunction to stop construction; due to the ongoing lawsuit, it would be inappropriate for anyone from the Planning Commission or city staff to have any discussion as a body or individually.

### **Public Hearings:**

#### **4A. Proposed Ordinance for the Multi-Family Residential Design Standards:**

Judy Horne mentioned a typo on page 11. Change "on" to "one." She also questioned the number of additional parking spaces shown on the image on page 11, but City Attorney Jay Moore said the text was what was important and the illustration would be all right as it is. There were no other suggested changes.

**Public comment:** None.

Judy Horne moved to pass the ordinance on to the City Council for approval at the May 2023 meeting. It was seconded by Norm Toering.

Upon roll call, the motion passed unanimously.

**4B. Conditional Use for Meramec Specialty Co. dba Fireworks City; property located at 380 W. Main owned by Meramec Specialty Co. as presented by Fireworks City:**

No one was present to represent the Conditional Use request; Bobby Wilson moved to table this item until the May 22<sup>nd</sup> meeting. It was seconded by Chad Ball and approved unanimously by voice vote.

**4C. Variance to add signage above building for property located at 169 W. Main St. owned by Pops Holdings as presented by Mike Thompson:**

Mike Thompson, 169 W. Main Street, was present to discuss. Mike Thompson stated that the original permit included a second story to the building but due to budget constraints, they have not yet added a second story. However, this variance would allow construction of just a portion of a second floor railing which would be the support for a lighted sign which will be placed on the second-story railing. The sign will be marquee type letters, and would only be lit during the day during business hours, not late night.

Building Inspector Rick Bramall said based on this proposed variance, the sign would be higher than the roof line. He noted that Casey's had been allowed a similar sign for their property. Mr. Thompson stated that it might go over the roof by 24 inches.

Chad Ball asked how the marquee sign would be attached and Mr. Thompson said that it would be attached to the second story railing with brackets; the railing would add support. Chad asked if the same type of railing would be used for the remainder of the second floor railing when it is built. Mr. Thompson assured the commissioners that yes, the same type of material would be consistent throughout.

**Public comment:** None

Bobby Wilson asked Building Inspector Rick Bramall what type of brackets would be used and Rick stated it will need to be an engineered type bracket. Keith Macedo asked if there is a Code height requirement for railing and it was noted that it is 42". Chad Ball made the comment that the lights cannot flash and be a distraction for drivers. As required by City Code, the sign will not blink on and off.

Keith Macedo moved that this 42" minimum railing height requirement be added to the other conditions. Motion was seconded by Chad Ball and passed unanimously.

Gerry Harris called for question to approve the Variance, as amended, for property located at 169 W. Main St. Upon roll call vote motion passed unanimously.

**4D. Preliminary Plat for The Grove at Engles Mill Ph. 4 located at Grace Lane. owned by Riverwood Homes as presented by Crafton Tull:**

Ali Karr with Crafton Tull was present to discuss the request. She stated that the corrected rezoning for Ph. 4 had come to the Planning Commission for approval previously and now has been corrected. Phase 4 will have 85 lots, a detention pond lot and lift station and they have submitted it to all utility contractors involved with the project.

Norm Toering asked if all of Ph. 4 homes adjacent to the larger homes in Twin Falls will be cottages or manors. Ali Karr stated that the manor homes will be adjacent to Twin Falls subdivision and then there will be a transition to more dense housing away from Twin Falls.

Norm Toering asked about changes to the water runoff and the detention pond in Ph. 3. Ms. Karr said engineering of that pond has been improved; water will be channelized with pipes (no open ditches) and all runoff will drain into the pond. Norm Toering asked if any of the water would flow into Twin Falls. Ali Karr responded "No."

**Public comment:**

Jill Toering 306 Claybrook, Farmington, said she saw online about a 40 ft. easement and wanted to make sure that Crafton Tull wasn't speaking about Twin Falls 40 ft easement. Mrs. Toering also stated that water comes from several directions and goes into the Twin Falls pond and the pond can't hold any water coming from The Grove at Engles Mill. Ali Karr assured her that Engles Mill runoff will not flow into the Twin Falls pond.

Chad Ball asked if the pond will be stagnant, thus attracting mosquitoes as the pond in Phase 1 does. Ali Karr checked with Mr. Mark Marquess, developer, who was present at the meeting, and he agreed to install an aeration system and a fence which will be a wrought iron fence like the first phase. Judy Horne stated the other pond is stagnant and causes an increased mosquito population and reminded again that it had not met the landscape requirements for landscaping; Ms. Karr said there will be an update to the maintenance of that pond and it will be addressed. City Engineer Chris Brackett said he would see to it that they do aerate the new detention pond in this Phase 4.

Chris Brackett read his memo outlining conditions for approval of the Preliminary Plat as follows: The Preliminary Plat for the Grove at Engles Mill Phase IV has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The fire hydrant locations shown on the plat must be reviewed and approved by the Fire Department.
2. The water and sewer improvements must be reviewed and approved by the City of Fayetteville, the Washington Water Authority and the Arkansas Department of Health prior to construction plan approval.
3. Payment in lieu of Park Land Conveyance will be required for this subdivision at \$600 per single family unit. This fee will be \$51,000 for the 85 lots.
4. The wet detention pond will be required to be fenced around the entire perimeter with a chain-link fence no less than six feet tall. A decorative iron fence can be installed with City Staff approval.
5. A completed Grading Permit Application and fee must be submitted prior to final approval 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.
6. After a final review set of plans and drainage report has been approved by KMS, the applicant should submit to the City two (2) sets of full size plans and three (3) sets of half size plans, and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.
7. This approval of this preliminary plat is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.

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

1. Number the Pond and Lift Station lots.
2. Extend Street A including the right-of-way, street, drainage, and sidewalk to the eastern edge of the lift station lot.
3. The Detention Pond lot will have to be dedicated as a drainage easement.

4. The sidewalk along the frontage of the Detention Pond and Lift Station will be required to be constructed with the infrastructure of the subdivision.

Having no further discussion, Gerry Harris called the question to approve the Preliminary Plat Development for The Grove at Engles Mill Ph. 4. Upon roll call, the motion passed unanimously.

Judy Horne mentioned that during the Planning Commission work session there was discussion about parks for Farmington. She read from the current issue of Arkansas Municipal League's City and Town magazine that \$6.5 million in Outdoor Recreation Grants had been funded to cities in Arkansas by the Arkansas Department of Parks, Heritage, and Tourism. Goshen was awarded \$120,800 to acquire an additional 19.3 acres of park land for a park, so it appears that the state gives grants for obtaining land, and also for major park improvements, and the City needs to be considering this source of funding.

She also recommended that two representatives from the Planning Commission should serve on the Council's Parks Committee.

City Business Manager, Melissa McCarville said that Sherry Mathews is in charge of the committee and it is up to her on who joins the committee. Melissa also stated that if two members are present it becomes a public meeting. Judy Horne felt that the Parks Committee should have public meetings.

**Adjournment:** Having no further business, the in-person Planning Commission meeting was adjourned at 6:40 PM.

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Judy Horne, Secretary

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Gerry Harris, Vice-chair

# CITY OF FARMINGTON

## APPLICATION FOR CONDITIONAL USE FOR SALE OF FIREWORKS

Applicant's Name Meramec Specialty Fireworks City Date 3-30-2023

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

Phone # (901) 409-1884

Zoning C-2

Description of proposed use: Seasonal Use/Sale 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 Gunder Coaty at the City of Fayetteville 575-8380, he will assign an address to the site.
10. Must have a representative present at the Planning Commission Meeting (Public Hearing).

# 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:

Location 380 W. Main Street, Farmington, AR, 72730

Owned by Farmington Commercial, LLC

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 May 22, 2023 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.

**SENDER: COMPLETE THIS SECTION**

- 1. Ensure items 1, 2, and 3 are completed.
- 2. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**JAMES T. & LINDA D. RATHELL**  
**315 KELLI AVE**  
**FARMINGTON AR 72730-2603**



9490 9112 0620 3389 0619 35.

2. Article Number (Transfer from service label)  
 9414 7112 0620 3389 0619 86.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature: (  Addressee or  Agent)

**X**

B. Received By: (Printed Name)      C. Date of Delivery

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

3. Service Type

Certified Mail®

**CERTIFIED MAIL**

**\$8.100**  
 US POSTAGE  
 FIRST-CLASS  
 FROM 72701  
 MAY 22 2023  
 WARD 5  
 267314



9414 7112 0620 3389 0619 86

**JAMES T. & LINDA D. RATHELL**  
**315 KELLI AVE**  
**FARMINGTON AR 72730-2603**



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**Meramec Specialty Co.**  
**PO Box 1150**  
**West Memphis AR 72303**

PS Form 3800 6/02

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature: (  Addressee or  Agent )  
**X**

B. Received By: (Please Print Clearly)

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

**CERTIFIED MAIL**



**9414 7112 0620 3389 0406 53**


**RETURN RECEIPT REQUESTED**

Article Addressed To:



**WALMART REAL ESTATE BUSINESS TRUST**  
**Property Tax Dept. #72**  
**PO BOX 8060**  
**BENTONVILLE AR 72712-8066**

**\$8.10<sup>00</sup>**  
**US POSTAGE**  
**FIRST-CLASS**  
**FROM 72301**  
**03/29/2023**  
**stamps**  
**enclosed**



06230014950422

**WALMART REAL ESTATE BUSINESS TRUS**  
**Property Tax Dept. #72**  
**PO BOX 8050**  
**BENTONVILLE AR 72712-8055**



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1. Ensure items 1, 2, and 3 are completed. 2. Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature: ( <input type="checkbox"/> Addressee or <input type="checkbox"/> Agent ) <b>X</b>	
1. Article Addressed to:  OAKLAND FARMS, LLC 12771 TYLER RD FARMINGTON AR <del>72730-9665</del>		B. Received By: (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 9414 7112 0620 3389 0946 87		D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type  <input checked="" type="checkbox"/> Certified Mail®			

**CERTIFIED MAIL**

**\$8.100**  
 US POSTAGE  
 FIRST-CLASS  
 FROM 72301  
 03/29/2023  
 stamps  
 and/or  
 postage



  
 9414 7112 0620 3389 0946 87

OAKLAND FARMS, LLC  
 12771 TYLER RD  
 FARMINGTON AR 72730-9665

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1. Article Addressed to:  CITY OF FARMINGTON PO BOX 150 FARMINGTON AR 72730-0150		B. Received By: (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 9414 7112 0620 3389 0235 19		D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type  <input checked="" type="checkbox"/> Certified Mail®			

**CERTIFIED MAIL**

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9414 7112 0620 3389 0235 19

CITY OF FARMINGTON  
 PO BOX 150  
 FARMINGTON AR 72730-0150

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1. Article Addressed to:

MARGARET L. HARRINGTON  
317 KELLI AVE  
FARMINGTON AR 72730-2603



9490 9112 0620 3389 0215 95

2. Article Number (Transfer from service label)

9414 7112 0620 3389 0215 08

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature: ( <input type="checkbox"/> Addressee or <input type="checkbox"/> Agent)	
<b>X</b>	
B. Received By: (Printed Name)	C. Date of Delivery
D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type	
<input checked="" type="checkbox"/> Certified Mail®	

**CERTIFIED MAIL**

**\$8.100**  
US POSTAGE  
FIRST-CLASS  
FROM 72301  
03/29/2023  
stamps  
and/or  
labels

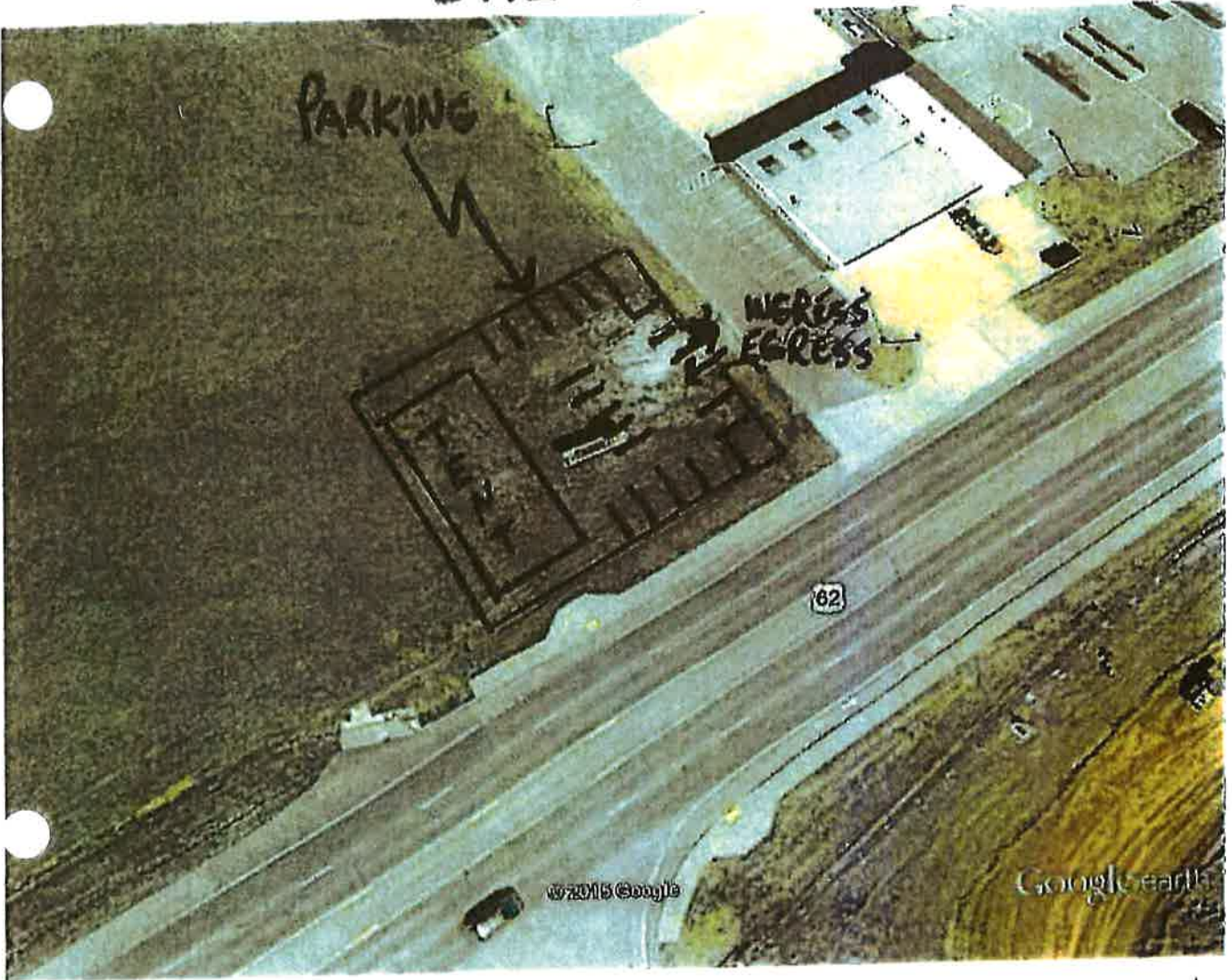


9414 7112 0620 3389 0215 08

MARGARET L. HARRINGTON  
317 KELLI AVE  
FARMINGTON AR 72730-260



SITE PLAN



Google earth



380 W. MAIN ST.  
FARMINGTON, AR



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**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 4<sup>th</sup> 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](mailto:rwentworth@republicservices.com)

o 620-808-3416

c 620-210-1106

w [RepublicServices.com](http://RepublicServices.com)



Will 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. 340428

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. CA000018967-10
NAMED INSURED Atomic Fireworks Inc. of Arkansas T.E.A. Enterprises, Inc.
Atomic Fireworks Inc. of Missouri Pacific Specialty Company
Meramec Specialty Company West Alton Properties, Inc.
P.O. Box 305 ATLG, LLC
Arnold, Missouri 63010
POLICY TERM March 1, 2023 to March 1, 2024; Both Days 12:01 A.M. Standard Time
COVERAGE Premises-Operations Liability: [X] Occurrence Basis [ ] Claims Made Basis
LIMIT OF LIABILITY \$5,000,000 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 Stan 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 the north side of Hwy 62 approximately 1000' west of Kelli Avenue/Hwy 62 Intersection in the Farmington, Arkansas #191

PERIOD OF OPERATION March 1, 2023 through February 28, 2024

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, 2023
DATE OF ISSUE

[Signature]
A.J. STRINGER, PRESIDENT



Box 848  
Fayette, AR 72702  
800.521.6144  
www.ozarksecc.com

Reduce the clutter with paperless billing. Visit [ozarksecc.com/paperless](http://ozarksecc.com/paperless) for more information.

Meramec Speciality Co  
Account Number  
Statement Date

380 Main W  
95432003  
02/24/2023

161 #

TOTAL DUE  
**\$25.18**  
PAYMENT DUE  
03/14/2023

**Billing Summary**

Balance From Last Billing	\$25.18
Payments Received - Thank you!	-\$25.18
Balance Forward	\$0.00

**Service Summary**

Electric Service	\$25.18
<b>Current Charges</b>	<b>\$25.18</b>
Total Due on 03/14/2023	\$25.18
Amount due after March 14, 2023	\$30.11

**\$4.93 late charge applies after 5 p.m. on 03/14/2023**

**PAID**

Sending us a check? Did you know we offer a bank draft payment option? Stop worrying about due dates and misplaced bills. Call 800-521-6144 for more information.

**ENTERED**

▲ KEEP







**City of Farmington  
354 West Main St.  
Farmington, AR 72730**

**2023**

**Business License Number: 3524**

**Date Issued: 1/1/2023**

**Expiration Date: 12/31/2023**

**Fireworks City  
380 W. Main  
Farmington, AR 72730**

**The license named herein is authorized to do business at the above specified  
BUSINESS LOCATION as provided for in Ordinance #2007-13.**

**Mayor  
Ernie Penn**



**THIS LICENSE MUST BE  
POSTED IN A CONSPICUOUS PLACE.  
BUSINESS LICENSE NOT TRANSFERABLE**

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

August 9, 2022

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, 2023 through July 5, 2023 on property owned by Farmington Commercial, LLC. in Farmington, Arkansas.

Sincerely,   
FARMINGTON COMMERCIAL, LLC.

Paul Phillips

**AFFIDAVIT**

I hereby certify that I Hein 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.

Hein Bailey  
Signature

3,30,2023  
Date



# Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.  
3001 PROGRESS STREET  
DOVER, OHIO 44622

Date manufactured

02/07/11

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

ADDRESS 3008 EVA DRIVE

CITY PINE BLUFF

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

\* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

MIL-C-13068

FMVSS-302

CANULC-S100

EPAI-84

A-A-55300

SNYDER MANUFACTURING INC. By

PRV 13100 DARK BLUE 61" HI GLOSS

TITLE

Supervisor, Quality Control

STYLE

18347

CONTROL NO.

215565

CUSTOMER ORDER NO.

RAY

SNYDER S-ORDER NO.

75

DATE PROCESSED 02/07/11

YARDS OR QUANTITY

DATE CERTIFIED 02/22/11

4-10-4-807-02



# Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.  
3001 PROGRESS STREET  
DOVER, OHIO 44622

Date manufactured

01/06/11

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

ADDRESS 3008 EVA DRIVE

CITY PINE BLUFF

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

\* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

MIL-C-13068

FMVSS-302

CANULC-S100

EPAI-84

A-A-55300

SNYDER MANUFACTURING INC. By

STYLE PRV 13100 WHITE 61" HI GLOSS

TITLE

Supervisor, Quality Control

CONTROL NO.

19254

CUSTOMER ORDER NO.

RAY

SNYDER S-ORDER NO.

220003

DATE PROCESSED

01/06/11

YARDS OR QUANTITY

300

DATE CERTIFIED 01/21/11

4-10-4-807-02



# Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.  
3001 PROGRESS STREET  
DOVER, OHIO 44622

Date manufactured

06/02/10

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

ADDRESS 3008 EVA DRIVE

CITY PINE BLUFF

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

\* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

MIL-C-43008

FMVSS-302

CANULC-8109

CPAL-84

A-A-55306

SNYDER MANUFACTURING INC. By

*Michael G. Lut*  
Title

Supervisor, Quality Control

STYLE PRV 1310Q WHITE 61" HI GLOSS

CONTROL NO. 18629

CUSTOMER ORDER NO. RAY

SNYDER S-ORDER NO. 21667D

DATE PROCESSED 06/02/10

YARDS OR QUANTITY 375

DATE CERTIFIED 06/04/10

4.10-4-99-R2



# Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.  
3001 PROGRESS STREET  
DOVER, OHIO 44622

Date manufactured

06/02/10

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

ADDRESS 3008 EVA DRIVE

CITY PINE BLUFF

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

\* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

MIL-C-43008

FMVSS-302

CANULC-S109

CPAL-84

A-A-55306

SNYDER MANUFACTURING INC. By

*Michael G. Lut*  
Title

Supervisor, Quality Control

STYLE PRV 1310Q RED 61" HI GLOSS

CONTROL NO. 18664

CUSTOMER ORDER NO. RAY

SNYDER S-ORDER NO. 21667D

DATE PROCESSED 06/02/10

YARDS OR QUANTITY 375

DATE CERTIFIED 06/04/10

*State of Arkansas*  
ARKANSAS SALES AND USE TAX PERMIT

MERAMEC SPECIALITY CO

DATE ISSUED:

P.O. BOX 1150

PERMIT NUMBER: 035048-18-001

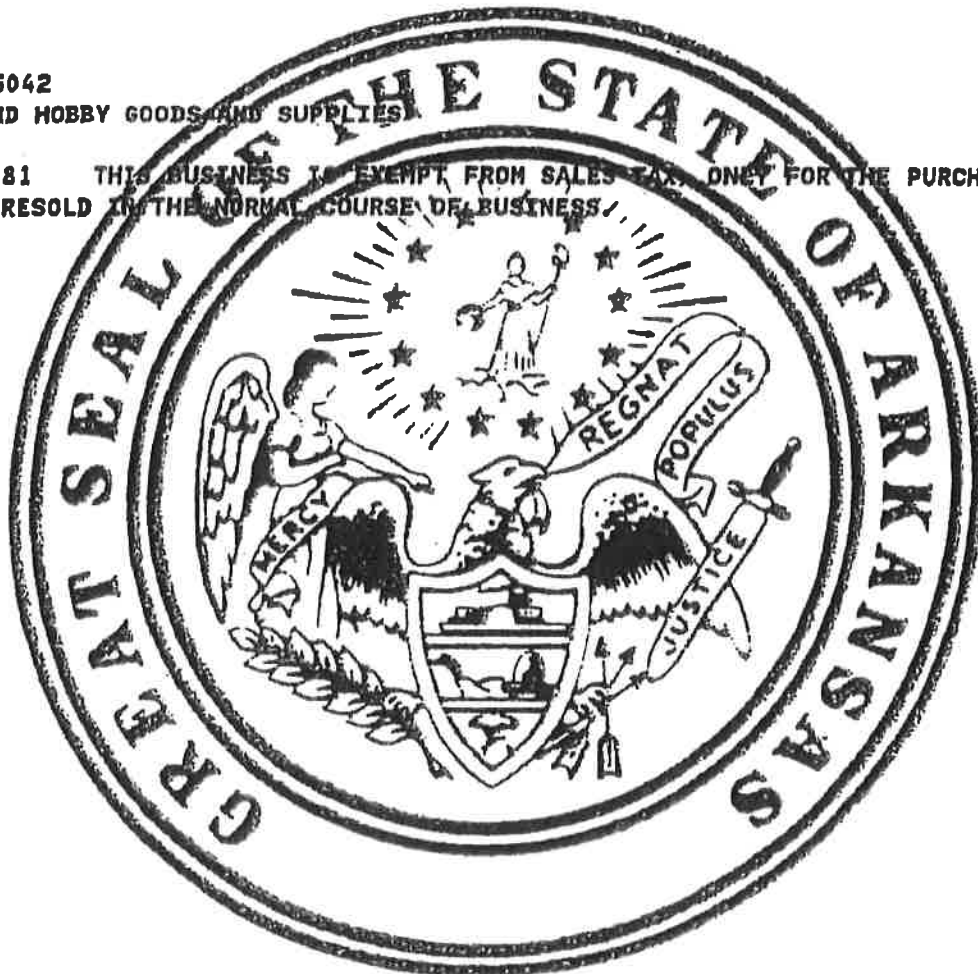
WEST MEMPHIS AR 72301

DLN:

DATE OPENED: 01/01/1965

SIC: 5042  
TOYS AND HOBBY GOODS AND SUPPLIES

EXEMPTION: 81 THIS BUSINESS IS EXEMPT FROM SALES TAX, ONLY FOR THE PURCHASES OF  
GOODS TO BE RESOLD IN THE NORMAL COURSE OF BUSINESS.



THIS PERMIT IS VALID UNTIL IT IS CANCELED AND SURRENDERED BY THE PERMIT HOLDER OR REVOKED BY THE COMMISSIONER OF REVENUES.

THIS PERMIT MUST BE SURRENDERED IF BUSINESS IS SOLD, DISCONTINUED OR LOCATION CHANGED.

WHEN THIS PERMIT IS SURRENDERED FOR ANY OF THE ABOVE REASONS, YOU MUST REPORT AND PAY ANY SALES OR USE TAX PLUS ANY PENALTIES OR INTEREST THAT IS OWED BY THIS BUSINESS. FAILURE TO PAY THESE TAXES WILL RESULT IN A LIEN BEING PLACED AGAINST THE STOCK AND FIXTURES OF THIS BUSINESS AND THE SAME IS ENFORCEABLE AGAINST PURCHASERS AND THIRD PART.

\*\*\* PERMIT MUST BE DISPLAYED IN A PROMINENT PLACE IN YOUR BUSINESS \*\*\*

## LOCATION APPROVAL OF FIREWORKS STAND

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

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

  
\_\_\_\_\_  
Farmington Fire Chief

1/23/23  
\_\_\_\_\_  
Date





# CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

---

TRANSACTION #	10332979-1073
DATE	04/07/2023 8:34 AM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK#026943 DEV FEES MERAMEC SPECIALTY

---

1 × Development Fee	\$250.00
Subtotal	\$250.00

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TOTAL	<b>\$250.00</b>
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Receipt sent via SwipeSimple, powered by CardFlight  
© CardFlight, Inc 2023

# 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: MELTON NALL Day Phone: 479-872-1337  
Address: 14990 PRAIRIE VIEW RD. Fax: 479-872-1618  
Representative: " " Day Phone: " "  
Address: " " Fax: " "  
Property Owner: NALL LIVING TRUST 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 - 102 CYNTHIA AVE.  
Current Zoning -- R1 Proposed Zoning - C2

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

Type of zoning requested and reason for request:

Requesting change from R1 to C2 zoning - Intending to use property for small office space.

Responsibilities of the Applicant:

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

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

2. Pay a \$25.00 application fee

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

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

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

### NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

#### 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 \_\_\_\_\_, \_\_\_\_\_, at 600 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

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

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

Melton Hall  
Applicant Signature

Date 4/14/23

*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.)*

Melton Hall  
Owner/Agent Signature

Date 4/14/23

**PREPARED BY:**  
Dillon McClain, Attorney at Law  
10 Remington Drive  
Little Rock, AR 72204

## SPECIAL WARRANTY DEED

### KNOW ALL MEN BY THESE PRESENTS:

THAT We, **Melton Nall**, being one and the same as Melton T. Nall or Melton Thomas Nall and **Bette Nall**, being one and the same as Bette J. Nall or Bette Janice Nall, husband and wife, GRANTORS, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration paid by **The Nall Living Trust, U/A/D June 15, 2018**, (Melton T. Nall and Bette J. Nall, Co-Trustees and the successor trustees thereafter), GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the Grantee, and unto its heirs and assigns forever, the following described lands situated in Washington County, Arkansas, to-wit:

### SEE ATTACHED EXHIBIT A

*The legal description(s) were provided by one or more of the parties to this conveyance, and the drafter of this Deed does not certify as to the correctness or the accuracy of such legal description. No opinion has been rendered relative to the title of the property described herein, nor has any investigation been made to ascertain whether there are any improvements located on the property described herein.*

To have and to hold the same unto the said Grantee, and unto its heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And Grantor hereby covenants with said Grantee that it will forever warrant and defend the title to said lands against all lawful claims arising from acts done or suffered by Grantors, but against none other.

WITNESS our hands and seals this 2 day of July, 2018.

Melton Nall  
Melton Nall, Grantor

Bette J. Nall  
Bette J. Nall, Grantor

**ACKNOWLEDGEMENT**

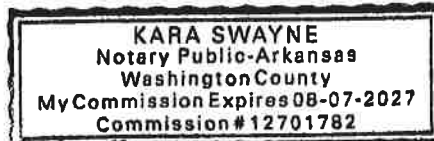
STATE OF ARKANSAS )  
COUNTY OF Washington

On this day personally appeared before the undersigned, a Notary Public, duly qualified, commissioned and acting Melton Nall and Bette J. Nall, to me well known as the persons whose names are subscribed as Grantors in the foregoing instrument, and acknowledged that they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal on this 2 day of July 2018.

Kara Swayne  
Notary Public

My Commission Expires: 8-7-27



I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument. If none, exempt or no tax due.

Grantee or Agent: Melton Nall  
Grantee's Address: 14990 Prairie View Road, Prairie Grove, AR 72753

## EXHIBIT A

Part of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-four (24) in Township Sixteen (16) North of Range Thirty-two (32) West of the 5th Principal Meridian, and being more particularly described as follows, to-wit: Beginning at a point Two Hundred ten (210) feet North of the Southwest corner of said Twenty (20) acre tract, and running thence North Eleven Hundred ten (1110) feet to the Northwest corner thereof; thence East with the North line thereof Six hundred sixty (660) feet to the Northeast corner of said Twenty (20) acre tract; thence South with the East line thereof Eleven Hundred ten (1110); thence West Two Hundred ten (210) feet; thence South Two Hundred ten (210) feet to the South line thereof; thence West Two Hundred forty (240) feet; thence North Two Hundred ten (210) feet; thence West Two Hundred ten (210) feet to the place of beginning, containing Eighteen (18) acres, more or less.

Parcel No.: 001-12936-000

AND

Lot Numbered Forty-Seven (47) Brookside, a Subdivision of part of the East Half (E-1/2) of the Southeast Quarter (SE-1/4) of Section 23 and part of the West Half (W-1/2) of the Southwest Quarter (SW-1/4) of Section 24, both of Township 16 North of Range 31 West, as designated upon the recorded plat of said Subdivision, less and except a part of said Lot 47 described as starting at the Northeast corner of Lot 47, Brookside Subdivision; thence South 20 degrees 43' East along the East line a distance of 192.7 feet to a point of the Northwesterly proposed right of way line of U.S. Highway 62 for the point of beginning; thence continue South 20 degrees 43' East along said East line a distance of 5.9 feet to a point of the Northwesterly existing right of way line of U.S. Highway 62; thence South 52 degrees 06' West along said existing right of way line a distance of 50.2 feet to a point on the Northwesterly proposed right of way line of U.S. Highway 62; thence North 45 degrees 53' East along said proposed right of way line a distance of 52.2 feet to the point of beginning and containing 141 square feet, more or less.

Parcel No.: 760-00970-000

AND

Lot Numbered Forty-five (45) in Brookside, a subdivision of a part of the East Half of the Southeast Quarter of Section Twenty-three (23) and part of the West Half of the Southwest Quarter of Section Twenty-four (24), all in Township Sixteen (16) North, Range Thirty-one West, as designated upon the recorded plat of said subdivision

Parcel No.: 760-00966-000

**AND**

**Lot Numbered Eight (8) in Red Bird Estates, an Addition to the City of Farmington Arkansas, as shown upon the recorded plat thereof, on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.**

**Parcel No: 760-01206-000**

**AND**

**Part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Twenty Six (26), Township Sixteen (16) North, Range Thirty-One (31) West, described as follows: Beginning five hundred seventeen (517) feet East of the Northwest corner of said forty acre tract, and running thence East seventy-five (75) feet, thence South two hundred (200) feet, thence West seventy five (75) feet, thence North two hundred (200) feet, to the place of beginning, save and except that portion in Highway No . 62 and the county road.**

**Parcel No: 760-01436-000**

**AND**

**Lot Number Eight (8) and West Forty (40) Feet of Lot Number Nine (9), in the Maplecrest Addition to the City of Fayetteville, Washington County, Arkansas.**

**Parcel No: 765-07682-000**

**AND**

**Lot No. Two (2), in the J. S. Ewalt Addition to the City of Springdale, Arkansas, being part of the Northwest Quarter of the Southwest Quarter of Section 36, Township 18 North, Range 30 West, as shown on the recorded plat of said Addition on file in the office of the Circuit Clerk of Washington County, Arkansas.**

**Parcel No: 815-21824-000**

**AND**

**Lot Numbered Fifty (50) Brookside, a Subdivision of part of the E1/2 of the SE1/4 of Section 23 and part of the W1/2 of the SW1/4 of Section 24, Township 16 North, Range 31 West as designated upon the recorded plat of said subdivision.**

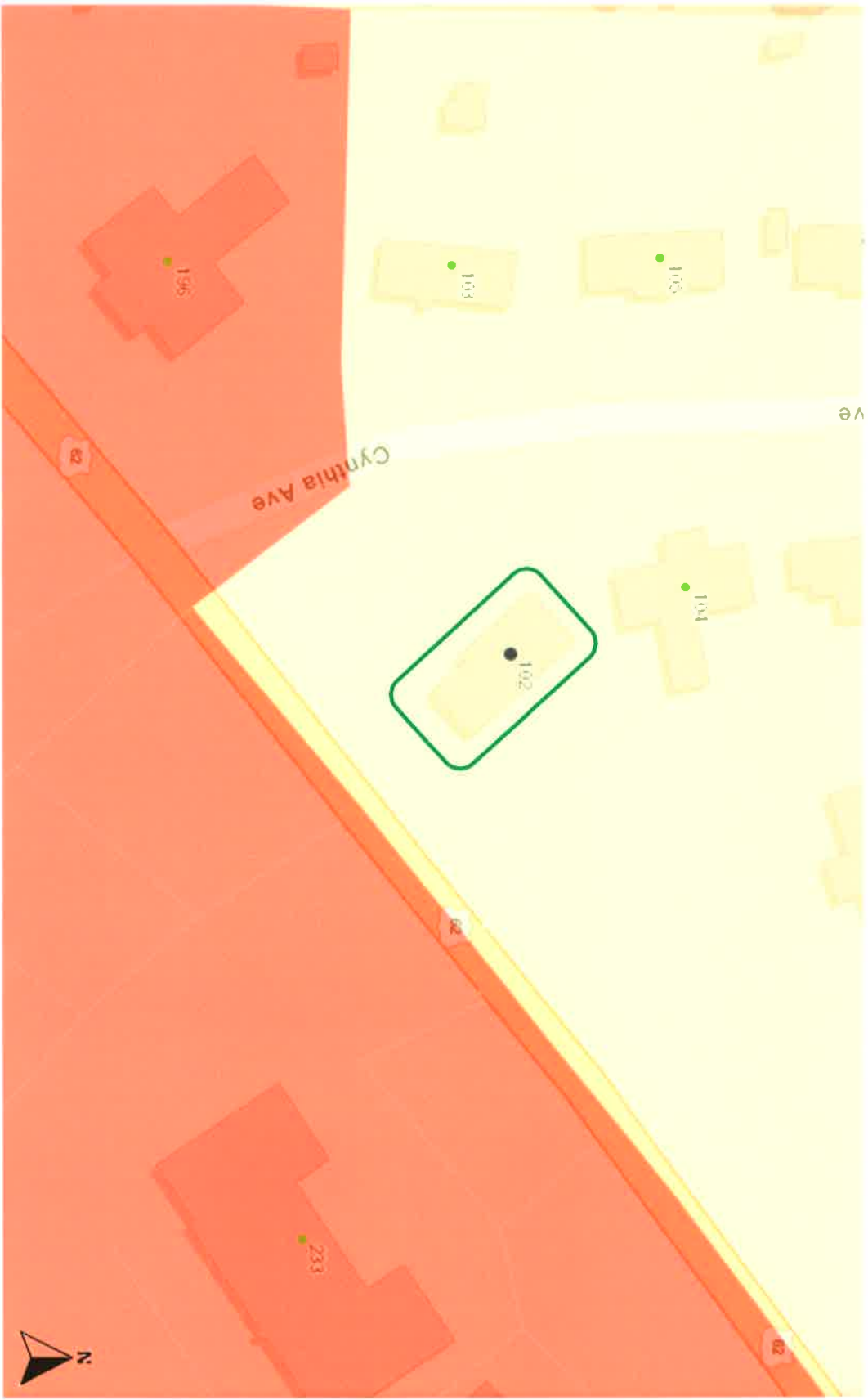
**Parcel No: 760-00974-100**



**102 N Cynthia Ave. Legal Description**

LOT NUMBERED FIFTY (50) BROOKSIDE, A SUBDIVISION OF PART OF THE E1/2 OF THE SE1/4 OF SECTION 23 AND PART OF THE W1/2 OF THE SW ¼ OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST AS DESIGNATED UPON THE RECORDED PLAT OF SAID SUBDIVISION

**102 N Cynthia Ave.  
Current and Surrounding Zoning**



- Farmington**
- A-1
  - C-1
  - C-2
  - MHP
  - MF-1
  - MF-2
  - PUD
  - Park
  - R-1
  - R-2
  - R-3
  - R-O
  - RE-1
  - RE-2
  - School



102 N Cynthia Ave.  
Adjacent Owners and Lot Lines

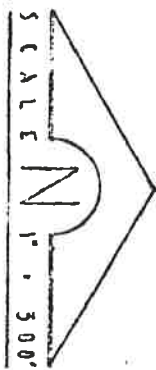
**102 N Cynthia Ave.**  
**Vicinity Map**







BROOKSIDE



CT. 11.13.13. 92 W. 21.

## AFFIDAVIT

I hereby certify that I MELTON NALL  
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: Melton Nall Date: 4-21-23

# NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1607, FAYETTEVILLE, AR 72702 • 479-442-1700 • FAX: 479-695-1118 • WWW.NWADG.COM

## AFFIDAVIT OF PUBLICATION

I, Anna Hernandez, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice pending in the Court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County; that said newspaper had been regularly printed and published in said County, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.


Melton Nall- Nall Living Trust  
Notice of Public Hearing Rezone R-1 to C-2

Was inserted in the Regular Edition on:  
May 7, 2023

Publication Charges: \$47.12

  
Anna Hernandez

Subscribed and sworn to before me  
This 10<sup>th</sup> day of May, 2023.

  
Notary Public

My Commission Expires: Nov 20 2032



NOTICE OF PUBLIC HEARING  
A petition to rezone the property described below has been filed with the City of Farmington on the 17th day of April 2023.

LOT NUMBERED FIFTY (50) BROOKSIDE, A SUBDIVISION OF PART OF THE E1/2 OF THE SE1/4 OF SECTION 23 AND PART OF THE W1/2 OF THE SW ¼ OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST AS DESIGNATED UPON THE RECORDED PLAT OF SAID SUBDIVISION

A public hearing to consider this request to rezone the above-described property from R-1 to C-2 will be held on the 22nd day of May 2023 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.  
75683567 May 7, 2023

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

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



**nallcustomhomes1@gmail.com**

---

**From:** Anna Hernandez <ahernandez@rivervalleydemocratgazette.com>  
**Sent:** Friday, May 5, 2023 10:16 AM  
**To:** nallcustomhomes1@gmail.com; legalads@nwaonline.com  
**Subject:** RE: Notice Publication Request

Scheduled for May 7<sup>th</sup>, cost is \$47.12. Please give me a call at 479-571-6421 with payment information

**NOTICE OF PUBLIC HEARING**  
A petition to rezone the property described below has been filed with the City of Farmington on the 17th day of April 2023.  
LOT NUMBERED FIFTY (50) BROOKSIDE, A SUBDIVISION OF PART OF THE E1/2 OF THE SE1/4 OF SECTION 23 AND PART OF THE W1/2 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST AS DESIGNATED UPON THE RECORDED PLAT OF SAID SUBDIVISION  
A public hearing to consider this request to rezone the above-described property from R-1 to C-2 will be held on the 22nd day of May 2023 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.  
75683567 May 7, 2023

Anna Hernandez  
Classified Specialist | ahernandez@nwaonline.com  
479-571-6400 |  
Northwest Arkansas Democrat-Gazette  
Our community. Our paper.  
212 N. East Ave. Fayetteville, AR 72701

**From:** nallcustomhomes1@gmail.com [mailto:nallcustomhomes1@gmail.com]  
**Sent:** Friday, May 5, 2023 8:58 AM  
**To:** legalads@nwaonline.com  
**Subject:** Notice Publication Request

Good morning,

I would like to publish the attached Notice of Public Hearing on or before Sunday, May 7<sup>th</sup>. I was hoping to by pay phone with a credit card if possible. Please let me know if you have questions or need any additional information.

# Transaction q2hqdm2q

## Merchant Information

Merchant

ARKANSAS DEMOCRAT-GAZETTE

## Transaction Information

Type

Sale

Amount

\$47.12 USD

Transaction Date

May 05 2023, 01:37 PM CDT

Order ID

nc6026427

Approval Code

235361

Status

Settled

## Payment Information

Payment Type

Credit Card

Transaction Origin

E-Commerce

Card Type

American Express

Cardholder Name

EVA FERTIG

Credit Card Number

\*\*\*\*\*1033

## Customer Information

Name

EVA FERTIG



CB CRAFT  
 1590 E JOYCE BLVD  
 FAYETTEVILLE, AR 72703-9998  
 (800)275-8777

04/21/2023 11:16 AM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

First-Class Mail® Letter	1		\$0.63
Farmington, AR 72730			
Weight: 0 lb 0 50 oz			
Estimated Delivery Date			
Mon 04/24/2023			
Certified Mail®			\$4.15
Tracking #:			
70222410000186450949			
Return Receipt			\$3.35
Tracking #:			
9590 9402 7829 2234 5428 00			
Total			\$8.13

First-Class Mail® Letter	1		\$0.63
Farmington, AR 72730			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Mon 04/24/2023			
Certified Mail®			\$4.15
Tracking #:			
70222410000186450956			
Return Receipt			\$3.35
Tracking #:			
9590 9402 7829 2234 5427 94			
Total			\$8.13

First-Class Mail® Letter	1		\$0.63
Fayetteville, AR 72701			
Weight: 0 lb 0.50 oz			
Estimated Delivery Date			
Mon 04/24/2023			
Certified Mail®			\$4.15
Tracking #:			
70222410000186450932			
Return Receipt			\$3.35
Tracking #:			
9590 9402 7829 2234 5428 17			
Total			\$8.13

First-Class Mail® Letter	1		\$0.63
Farmington, AR 72730			
Weight: 0 lb 0.50 oz			
Estimated Delivery Date			
Mon 04/24/2023			
Certified Mail®			\$4.15
Tracking #:			
70222410000186450925			
Return Receipt			\$3.35
Tracking #:			
9590 9402 7829 2234 5304 63			
Total			\$8.13

First-Class Mail® 1 \$0.63  
Letter  
Pittsford, NY 14534  
Weight: 0 lb 0.40 oz  
Estimated Delivery Date  
Tue 04/25/2023  
Certified Mail® \$4.15  
Tracking #:  
70222410000186450918  
Return Receipt \$3.35  
Tracking #:  
9590 9402 7829 2234 5304 70  
Total \$8.13

Grand Total: \$40.65

Credit Card Remit \$40.65

Card Name: AMEX  
Account #: XXXXXXXXXXXX1033  
Approval #: 888169  
Transaction #: 479  
AID: A000000025010801 Contactless  
AL: AMERICAN EXPRESS  
PIN: Not Required

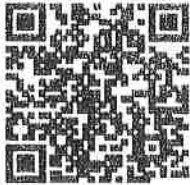
Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [www.usps.com/USPSTracking](http://www.usps.com/USPSTracking) or call 1-800-222-1811.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

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Track your Packages  
Sign up for FREE @  
<https://informedelivery.usps.com>

All sales final on stamps and postage.  
Refunds for guaranteed services only.  
Thank you for your business.

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 1173 PITTSFORD VICTOR RD. STE. 250  
 City, State, ZIP+4®  
 PITTSFORD, NY 14534

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



7022 2410 0001 8645 0925

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Postage \$0.63  
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Sent To  
**TANNER L & KIMBERLY GALLMAN**  
 Street and Apt. No., or PO Box No.  
 104 N. CYNTHIA AVE.  
 City, State, ZIP+4®  
 FARMINGTON, AR 72730

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



7022 2410 0001 8645 0956

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Postage \$0.63  
 Total Postage and Fees \$8.13

Sent To  
**NEXT STEP PROPERTIES, LLC**  
 Street and Apt. No., or PO Box No.  
 2111 E. HUNTSVILLE RD.  
 City, State, ZIP+4®  
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 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.63  
 Total Postage and Fees \$8.13

Sent To  
**TWO DAUGHTERS PROPERTIES LLC**  
 Street and Apt. No., or PO Box No.  
 49 W. OLD FARMINGTON RD.  
 City, State, ZIP+4®  
 FARMINGTON, AR 72730

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



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 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.63  
 Total Postage and Fees \$8.13

Sent To  
**LEGEND REALTY, INC**  
 Street and Apt. No., or PO Box No.  
 P.O. Box 605  
 City, State, ZIP+4®  
 FARMINGTON, AR 72730

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



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

1. Article Addressed to:

**TV & DESIGNER'S MODERITIES**  
**233 E MAIN STE. 18**  
**FARMINGTON, AR 72730**



9590 9402 7829 2234 5427 94

2. Article Number (Transfer from service label)

7022 2410 0001 8645 0956

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X  Agent  
 Addressee

B. Received by (Printed Name)  
*WESLEY*

C. Date of Delivery  
 5/5

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

**Tanner L & Kimberly Gallman**  
**104 N Cynthia Ave.**  
**Farmington, AR 72730**



9590 9402 7829 2234 5304 63

2. Article Number (Transfer from service label)

7022 2410 0001 8645 0925

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X  Agent  
 Addressee

B. Received by (Printed Name)  
*Tanner Gallman*

C. Date of Delivery  
 5/3/23

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

Next Step Properties LLC  
2111 E. Huntsville Rd.  
Fayetteville, AR 72701



9590 9402 7829 2234 5428 17

2. Article Number (Transfer from service label)

7022 2410 0001 8645 0932

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X C J R 42 M

- 
- Agent
- 
- 
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- 
- Adult Signature
- 
- 
- Adult Signature Restricted Delivery
- 
- 
- Certified Mail®
- 
- 
- Certified Mail Restricted Delivery
- 
- 
- Collect on Delivery
- 
- 
- Collect on Delivery Restricted Delivery
- 
- 
- Insured Mail
- 
- 
- Insured Mail Restricted Delivery (over \$500)

- 
- Priority Mail Express®
- 
- 
- Registered Mail™
- 
- 
- Registered Mail Restricted Delivery
- 
- 
- Signature Confirmation™
- 
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- Signature Confirmation Restricted Delivery

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

Legend Realty Inc  
PO Box 605  
Farmington, AR 72730



9590 9402 7829 2234 5428 00

2. Article Number (Transfer from service label)

7022 2410 0001 8645 0949

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X Sharon Marrs

- 
- Agent
- 
- 
- Addressee

B. Received by (Printed Name)

Sharon Marrs

C. Date of Delivery

4.24.23

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

3. Service Type

- 
- Adult Signature
- 
- 
- Adult Signature Restricted Delivery
- 
- 
- Certified Mail®
- 
- 
- Certified Mail Restricted Delivery
- 
- 
- Collect on Delivery
- 
- 
- Collect on Delivery Restricted Delivery
- 
- 
- Insured Mail
- 
- 
- Insured Mail Restricted Delivery (over \$500)

- 
- Priority Mail Express®
- 
- 
- Registered Mail™
- 
- 
- Registered Mail Restricted Delivery
- 
- 
- Signature Confirmation™
- 
- 
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

**102 N Cynthia Ave  
Farmington, AR 72730  
Adjacent Property Owners**

- **Adjacent Property Owners**
  - **Tanner L & Kimberly Gallman**
    - 104 N Cynthia Ave., Farmington, AR 72730
  - **Next Step Properties LLC**
    - 2111 E Huntsville Rd., Fayetteville, AR 72701
  - **Legend Realty Inc**
    - PO Box 605 Farmington, AR 72730
  - **Two Daughters Properties LLC**
    - 49 W Old Farmington Rd., Farmington, AR 72730
  - **Goldstein Farmington LLC**
    - 1173 Pittsford Victor Rd., Ste. 250, Pittsford, NY 14534



## **NOTICE OF PUBLIC HEARING**

A petition to rezone the property described below has been filed with the City of Farmington on the \_\_\_\_ day of April 2023.

LOT NUMBERED FIFTY (50) BROOKSIDE, A SUBDIVISION OF PART OF THE E1/2 OF THE SE1/4 OF SECTION 23 AND PART OF THE W1/2 OF THE SW ¼ OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST AS DESIGNATED UPON THE RECORDED PLAT OF SAID SUBDIVISION

A public hearing to consider this request to rezone the above-described property from R-1 to C-2 will be held on the 22<sup>nd</sup> day of May 2023 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.



**CITY OF FARMINGTON  
APPLICATION & CHECKLIST  
FOR A  
FINAL PLAT / REPLAT**

**APPLICATION:**

Please fill out this form completely, supplying all necessary information and documentation to support your request. *Your application will not be placed on the Technical Review Committee or the Planning Commission agenda until this information is furnished.*

Date of preliminary plat approval: 7-26-21

Date of grading permit: March 2022

Date of final infrastructure inspection: 4-18-23

Engineering Fees Paid  yes  no

Development site address or location: South of Goose Creek Ph 2

**GENERAL INFORMATION:**

Primary Contact Person: Gisela Talbert

Business Name: DR Horton - NW Arkansas

Address: 1204 E Joyce Blvd Ste 102

City: Fayetteville State: AR Zip Code: 72703

Phone: 479-957-1524 Email: ggtalbert@prhorton.com

Check all that apply:  Applicant  Owner  Other \_\_\_\_\_

Name: Jared S. Inman, PE

Business Name: Jorgensen + Associates

Address: 124 W Sunbridge Dr Ste 5

City: Fayetteville State AR Zip Code 72704

Check all that apply:  Applicant  Owner  Other \_\_\_\_\_

Name: \_\_\_\_\_

Business Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**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 application. I understand that the City may not approve my application or may set conditions on approval.

Misela Calbert Date: 4/18/23

**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/her behalf)

Sworlatter Date: 4/18/23

## LSD/Subdivision Application Checklist:

Yes No N/A, why?

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.		X	This will be a residential subdivision.
4. Fifteen (15) copies of the site plan <b>folded</b> to a size of no greater than 10" X 10 ½ ".	X		
5. List of adjacent property owners and copy of notification letter sent. *		X	Provided on plat. Notification letter to be provided at a later date when PC date is known.
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	Provided at a later date.
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).		X	Provided at a later date.
<b>The Following Shall Appear on the Site Plan:</b>			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
10. Status of regulatory permits:			
a. NPDES Storm water Permit		X	
b. 404 Permit		X	
c. Other		X	Will provide prior to construction if needed.
11. Provide a benchmark, clearly defined with a precision of 1/100 <sup>th</sup> of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	X		

abutment, etc.	X		
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.		X	No structures onsite
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.			X
17. Preliminary grading plan.	X		
<b>Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> can be obtained from the City of Farmington)</b>			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems	X		
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		X	None known.
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			N/A
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	Obtaining info from City of Fayetteville
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the		X	No instances

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
<b>Proposed and Existing Streets, Rights-of-way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		X	None known.
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		X	None known.
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)		X	None known.
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			N/A
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			N/A
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			N/A
8. The location and size of existing and proposed signs, if any.		X	None proposed.
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			N/A
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			N/A
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			N/A
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.			N/A
14. Indicate location and type of garbage service (Large Scale			N/A

Developments only.) Dimension turnaround area at dumpster location.			N/A
15. A description of commonly held areas, if applicable.		X	None known.
16. Draft of covenants, conditions and restrictions, if any.		X	Owner has not drafted.
17. Draft POA agreements, if any.		X	Owner has not drafted.
18. A written description of requested variances and waivers from any city requirements.		X	None requested at this time.
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.			N/A
20. Preliminary drainage plan as required by the consulting engineer.	X		

*\*All applicants submitting preliminary plats and Large Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office. (A sample notification and affidavit is attached.) Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be submitted seven (7) days prior to the regular or special meeting of the planning commission.*



# NORTHWEST ARKANSAS Democrat Gazette

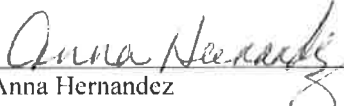
## AFFIDAVIT OF PUBLICATION

I, Anna Hernandez, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice pending in the Court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County; that said newspaper had been regularly printed and published in said County, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.


Jorgensen & Associates  
PH Goose Creek Ph 3 Final Plat

Was inserted in the Regular Edition on:  
May 7, 2023

Publication Charges: \$205.20

  
\_\_\_\_\_  
Anna Hernandez

Subscribed and sworn to before me  
This 10<sup>th</sup> day of May, 2023.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: Nov. 2023



A petition for Final Plat for the property as described below was filed with the City of Farmington on the 18th day of April, 2023. A part of the NW1/4 of the SE1/4, a part of the SW1/4 of the SE1/4, a part of the SE1/4 of the SW1/4 and a part of the NE1/4 of the SW1/4 all in Section 15, T16N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the NW Corner of said NW1/4, SE1/4, thence N88°21'31"W 102.99 feet, thence S03°56'50"W 381.86 feet, thence S86°03'10"E 45.00 feet, thence S03°56'50"W 185.00 feet, thence S86°03'10"E 75.00 feet, thence S03°56'50"W 135.00 feet, thence S86°03'10"E 205.73 feet, thence S62°26'03"E 53.70 feet, thence S41°03'10"E 135.00 feet, thence S48°56'50"W 13.00 feet to the POINT OF BEGINNING, thence S41°03'10"E 135.00 feet, thence S48°56'50"W 35.26 feet, thence S41°03'10"E 170.11 feet, thence S03°56'50"W 858.15 feet, thence S86°03'10"E 135.00 feet, thence along a non tangent curve to the right 35.35 feet, said curve having a radius of 25.00 feet and a chord bearing and distance of S44°27'29"W 32.48 feet, thence along a reverse curve to the left 280.17 feet, said curve having a radius of 61.50 feet and a chord bearing and distance of S45°32'31"E 93.52 feet, thence N03°56'50"E 10.44 feet, thence S86°03'10"E 138.86 feet, thence S04°25'16"W 124.19 feet, thence N67°09'21"W 152.20 feet, thence along a non tangent curve to the right 43.24 feet, said curve having a radius of 100.00 feet and a chord bearing and distance of S36°33'31"W 42.91 feet, thence S48°56'50"W 76.10 feet, thence S48°56'50"W 151.10 feet, thence S41°03'10"E 140.34 feet, thence S48°56'50"W 102.53 feet, thence N36°14'23"W 141.28 feet, thence N59°17'31"W 58.19 feet, thence N30°33'17"W 103.66 feet, thence N03°56'50"E 38.70 feet, thence N86°03'10"W 139.95 feet, thence N03°56'50"E 410.16 feet, thence N86°03'10"W 135.00 feet, thence S03°56'50"W 30.00 feet, thence N86°03'10"W 185.00 feet, thence N03°56'50"E 5.18 feet, thence N41°01'44"W 200.40 feet, thence S48°58'16"W 185.00 feet, thence N41°01'44"W 44.87 feet, thence S48°58'16"W 135.00 feet, thence N41°01'44"W 140.02 feet, thence N48°58'16"E 40.62 feet, thence N41°03'10"W 135.00 feet, thence N48°56'50"E 525.00 feet, thence N61°43'00"E 127.99 feet, thence N88°39'58"E 106.37 feet, thence S86°03'10"E 300.00 feet, thence N03°56'50"E 105.00 feet, thence S86°03'10"E 135.00 feet, thence N03°56'50"E 11.95 feet, thence along a curve to the right 35.67 feet, said curve having a radius of 125.00 feet and a chord bearing and distance of N12°07'21"E 35.55 feet, thence N69°42'08"W 171.27 feet, thence N48°56'50"E 217.05 feet to the POINT OF BEGINNING. Containing 20.35 acres more or less subject to easements and right of way of record.

A public hearing to consider this Final Plat will be held on the 22nd day of May, 2023, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. This meeting can be attended in person. All interested persons are invited to attend 75682670 May 7, 2023.

**\*\*NOTE\*\***  
Please do not pay from Affidavit.  
Invoice will be sent.





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SUCHOWSKI, MAYRA & JOHN  
526 GOOSE KING,  
FARMINGTON, AR 72730

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BROWN, JONATHAN ADAM & MARISSA  
509 N YONA LN  
FARMINGTON, AR 72730

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BIEKER, ANTHONY JOSEPH & CHRISTINE  
ELIZABETH  
18822 KINGSWOOD TERR,  
MINNETONKA, MN 55345

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PROPERTY STARCAVE LLC  
7501 MARSH CREEK LN,  
MAINEVILLE, OH 45039

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BIEKER, THOMAS JOSEPH  
1696 W 66TH AVE,  
DENVER, CO 80221

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ROARK, JOHN A & LORIE D  
2588 E FRONTIER ELM,  
FAYETTEVILLE, AR 72703

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MORY, BUNYER C JR & JACKIE LOU  
459 N YONA LN,  
FARMINGTON, AR 72730-5010

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BATES, MATTHEW SCOTT  
455 N YONA LN,  
FARMINGTON, AR 72730-5010

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CHOKENGBOUN, JIMMY  
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OLSEP, STEPHEN III  
454 N YONA LN,  
FARMINGTON, AR 72730-5010

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MOUNTAIN TOWN COUNSELING LLC  
297 N DOUBLE SPRINGS RD,  
FARMINGTON, AR 72730

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SREAVES, LINDSAY & THOMAS,  
CHANNON  
401 CANADA DR,  
FARMINGTON, AR 72730

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



**JORGENSEN**  
**+ ASSOCIATES**  
Civil Engineering + Surveying

124 W Sunbridge Drive, Suite 5  
Fayetteville, AR 72703  
Office: 479.442.9127  
Fax: 479.582.4807  
[www.jorgensenassoc.com](http://www.jorgensenassoc.com)

**NOTICE OF PUBLIC HEARING BEFORE  
THE FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION FOR FINAL PLAT**

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

West of Double Springs Rd. West of Goose Creek Ph I. South of Goose Creek Ph II (plan attached)  
Location

DR Horton LLC  
Owned by

**NOTICE IS HEREBY GIVEN THAT** an application has been filed for **FINAL PLAT** of the above property.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on **MAY 22<sup>nd</sup>, 2023 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. This meeting can be attended in person. 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.

## LeAnn Tolleson

---

**From:** Melissa McCarville <melissamccarville@cityoffarmington-ar.gov>  
**Sent:** Friday, May 12, 2023 10:04 AM  
**To:** leanntolleson@cityoffarmington-ar.gov  
**Subject:** FW: Goose Creek Ph 3 Final Plat

---


**From:** Jared Inman [mailto:jared@jorgensenassoc.com]  
**Sent:** Wednesday, May 3, 2023 2:54 PM  
**To:** Anna Hernandez; legalads@nwaonline.com  
**Cc:** 'Anna Hernandez'; 'Melissa McCarville'  
**Subject:** RE: Goose Creek Ph 3 Final Plat

Thank you!

Jared S. Inman, P.E.  
Jorgensen + Associates  
Ph: 479-442-9127

**From:** Anna Hernandez <ahernandez@rivervalleydemocratgazette.com>  
**Sent:** Wednesday, May 3, 2023 2:28 PM  
**To:** Jared Inman <jared@jorgensenassoc.com>; legalads@nwaonline.com  
**Cc:** 'Anna Hernandez' <ahernandez@nwaonline.com>; 'Melissa McCarville' <melissamccarville@cityoffarmington-ar.gov>  
**Subject:** RE: Goose Creek Ph 3 Final Plat

Scheduled May 7 in NWA Democrat Gazette, cost is \$205.20

 **Anna Hernandez**  
Classified Specialist  
[ahernandez@rivervalleydemocratgazette.com](mailto:ahernandez@rivervalleydemocratgazette.com) | 479-571-6400

River Valley Democrat-Gazette [www.rivervalleydemocratgazette.com](http://www.rivervalleydemocratgazette.com)

**Our community. Our paper.**

5 Court Street | Fort Smith, AR 72901

**From:** Jared Inman <[jared@jorgensenassoc.com](mailto:jared@jorgensenassoc.com)>  
**Sent:** Wednesday, May 3, 2023 1:37 PM  
**To:** [legalads@nwaonline.com](mailto:legalads@nwaonline.com)  
**Cc:** Anna Hernandez <[ahernandez@nwaonline.com](mailto:ahernandez@nwaonline.com)>; Melissa McCarville <[melissamccarville@cityoffarmington-ar.gov](mailto:melissamccarville@cityoffarmington-ar.gov)>  
**Subject:** Goose Creek Ph 3 Final Plat  
**Importance:** High

Anna – we are required to place our City Planning Commission items in the paper for public notification. There will need to be an ad placed for the final plat we have in review. This ad will need to be published by **May 7th**, this Sunday, so whatever area paper it needs to go in to achieve that is fine. Let me know if you have any questions. Thank you!



**Ad**

*A petition for Final Plat for the property as described below was filed with the City of Farmington on the 18th day of April, 2023.*

*A part of the NW1/4 of the SE1/4, a part of the SW1/4 of the SE1/4, a part of the SE1/4 of the SW1/4 and a part of the NE1/4 of the SW1/4 all in Section 15, T16N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the NW Corner of said NW1/4, SE1/4, thence N88°21'31"W 102.99 feet, thence S03°56'50"W 381.86 feet, thence S86°03'10"E 45.00 feet, thence S03°56'50"W 185.00 feet, thence S86°03'10"E 75.00 feet, thence S03°56'50"W 135.00 feet, thence S86°03'10"E 205.73 feet, thence S62°26'03"E 53.70 feet, thence S41°03'10"E 135.00 feet, thence S48°56'50"W 13.00 feet to the POINT OF BEGINNING, thence S41°03'10"E 135.00 feet, thence S48°56'50"W 35.26 feet, thence S41°03'10"E 170.11 feet, thence S03°56'50"W 858.15 feet, thence S86°03'10"E 135.00 feet, thence along a non tangent curve to the right 35.35 feet, said curve having a radius of 25.00 feet and a chord bearing and distance of S44°27'29"W 32.48 feet, thence along a reverse curve to the left 280.17 feet, said curve having a radius of 61.50 feet and a chord bearing and distance of S45°32'31"E 93.52 feet, thence N03°56'50"E 10.44 feet, thence S86°03'10"E 138.86 feet, thence S04°25'16"W 124.19 feet, thence N67°09'21"W 152.20 feet, thence along a non tangent curve to the right 43.24 feet, said curve having a radius of 100.00 feet and a chord bearing and distance of S36°33'31"W 42.91 feet, thence S48°56'50"W 76.10 feet, thence S48°56'50"W 151.10 feet, thence S41°03'10"E 140.34 feet, thence S48°56'50"W 102.53 feet, thence N36°14'23"W 141.28 feet, thence N59°17'31"W 58.19 feet, thence N30°33'17"W 103.66 feet, thence N03°56'50"E 38.70 feet, thence N86°03'10"W 139.95 feet, thence N03°56'50"E 410.16 feet, thence N86°03'10"W 135.00 feet, thence S03°56'50"W 30.00 feet, thence N86°03'10"W 185.00 feet, thence N03°56'50"E 5.18 feet, thence N41°01'44"W 200.40 feet, thence S48°58'16"W 185.00 feet, thence N41°01'44"W 44.87 feet, thence S48°58'16"W 135.00 feet, thence N41°01'44"W 140.02 feet, thence N48°58'16"E 40.62 feet, thence N41°03'10"W 135.00 feet, thence N48°56'50"E 525.00 feet, thence N61°43'00"E 127.99 feet, thence N88°39'58"E 106.37 feet, thence S86°03'10"E 300.00 feet, thence N03°56'50"E 105.00 feet, thence S86°03'10"E 135.00 feet, thence N03°56'50"E 11.95 feet, thence along a curve to the right 35.67 feet, said curve having a radius of 125.00 feet and a chord bearing and distance of N12°07'21"E 35.55 feet, thence N69°42'08"W 171.27 feet, thence N48°56'50"E 217.05 feet to the POINT OF BEGINNING: Containing 20.35 acres more or less subject to easements and right of way of record.*

*A public hearing to consider this Final Plat will be held on the 22nd day of May, 2023, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. This meeting can be attended in person. All interested persons are invited to attend.*

Jared S. Inman, P.E.  
Project Manager



**JORGENSEN  
+ASSOCIATES**

124 W Sunbridge Drive, Suite 5  
Fayetteville, AR 72703  
Office: 479.442.9127  
[www.jorgensenassoc.com](http://www.jorgensenassoc.com)



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

Applicant: DR Horton – NW Arkansas

Date: May 2, 2023

Project Name: Goose Creek Village Phases 3 Final Plat

Engineer/Architect: Jorgensen & Associates, Inc.

---

Following are **recommendations** from the Technical Plat Review Committee which **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12:00 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A **narrative** addressing each comment must be submitted along with the revised plat.

---

Representing: KMS Engineering/Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Add minimum finished floor elevations for Lots 111-117, 130-138. This elevation shall be set at one foot above the 100 Year WSE of the Detention Pond.
3. Show streetlights on the plat.
4. The traffic circle must be approved by the Fire Chief.
5. Show the lot for the Detention Pond on N. Yona Lane.
6. Payment in lieu of Park Land Conveyance will be required for this subdivision. This fee will be \$600 per single family unit (62 lot = \$37,200).
7. Any items not completed at the time for signatures on the Final Plat shall require one of the following: Currency, Bond or Letter of Credit in the amount of 150% on the improvements not installed. The Engineer shall submit a cost estimate for approval prior to submitting one of the previously listed alternatives.

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

Applicant: DR Horton

Date: 5/2/2023

Project Name: Goose Creek Village, Phase III (Final Plat)

Engineer/Architect: Jorgenson & Associates

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineering fees monthly. What is the contact information for DR Horton?
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. **With this in mind, the ad had to be in the paper Sunday, May 7, 2023 to meet the deadline.**
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for the planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday May 22, 2023 at 6:00 pm.**



**Earthplan Design Alternatives, PA**  
Civil Engineering / Landscape Architecture

**TECH PLAT REVIEW LETTER**

**Project: Goose Creek Ph 3 Final Plat**  
**EDA project #: 2496\_F**  
**Letter creation: May 2, 2023**  
**Tech Plat Review meeting: May 2, 2023**

Mrs. McCarville,

We have reviewed the Final Plat submitted by Jorgensen + Associates for the project known as Goose Creek Ph 3 Final Plat received by EDA on April 24, 2023. The date of 4.20.23 is within the title block. Based on our plan review for the City’s landscape code, we offer the following comments:

**Generally:**

- 1. Dedication and Landscaping of Neighborhood Parks (code Sec. 14.04.25):
  - a. Per 14.04.25 (c), the City is requesting Fee Payment in Lieu of Land Conveyance:

*“In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund...\$600.00 for each single-family unit...”*

62 single family units =	\$600/unit=	\$37,200.00
		\$37,200.00 TOTAL fee payment required

- b. Per 14.04.25 (e), *“Timetable for cash dedication. Intention for cash payment shall be included in the development agreement and paid prior to the City’s signature of, and release of, the final plat.”*

If you have any questions, please do not hesitate to contact EDA.

*Please note that this review was for general compliance and does not warrant the work or documents submitted by the applicant and engineer; nor does it relieve the owner from any items discovered during design or construction which are deemed necessary to comply with City ordinances and criteria.*

Sincerely,

Sarah Geurtz, PLA



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

Applicant: DR Horton

Date: 5-2-2023

Project Name: Goose Creek Ph. 3

Engineer/Architect: Jorgensen & Associates

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Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: Fire Name: William Hellard

Standard comments      No parking signs  
Roundabout width + mountable surface

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

---



City of Farmington  
354 W Main  
Farmington, AR 72730

Attn: Melissa McCarville  
**RE: Goose Creek Ph III Final Plat**

**Planning – Melissa McCarville (City of Farmington)**

1. Engineering fees will accumulate as development continues. We will bill the engineer or the developer monthly. What is the contact for DR Horton? – **Gisela Talbert (DR Horton); [GGTalbert@drhorton.com](mailto:GGTalbert@drhorton.com) 479-480-7853**
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning commission meeting. – **notifications will be mailed and receipts provided.**
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise leader is published on Wednesday. With this in mind, the ad must be in Sunday, May 7<sup>th</sup> 2023 to meet the deadline. – **Ad ran May 7<sup>th</sup> 2023. Affidavit will be submitted when received.**
4. Please submit a revised plan by next Tuesday. The City requires 15 copies for Planning Commission. Plans must be folded with all sheets included in one set. We don't need all the detail for Planning Commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great. – **revised plans to be delivered.**
5. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies. – **digital plans to be delivered.**
6. Planning Commission meeting will be Monday May 22<sup>nd</sup> 2023 at 6:00 pm. – **understood.**

**Engineering – Chris Brackett, PE (KMS Engineering)**

1. Note that the instructions above state that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat. – **comments address and narrative provided.**
2. Add minimum finished floor elevations for Lots 111-117, 130-138. This elevation shall be set at one foot above the 100 year WSE of the Detention Pond. – **note added to plat (in notes section)**
3. Show streetlights on the plat. – **revised to show.**
4. The traffic circle must be approved by the Fire Chief. – **understood.**
5. Show the lot for the Detention Pond on N. Yona Lane. – **shown as lot 240 in Phase 4.**
6. Payment in lieu of Park Land Conveyance will be required for this subdivision. This fee will be \$600 per single family unit (62 lot = \$37,200). – **fees to be paid by owner.**
7. Any items not completed at the time for signatures on the Final Plat shall require one of the following: Currency, Bond, or Letter of Credit in the amount of 150% on the improvements not installed. The engineer shall submit a cost estimate for approval prior to submitting one of the previously listed alternatives. – **understood.**

**Building Official - Rick Bramall (City of Farmington)**

No Comment.

**Fire Dept. – Chief William Hellard (City of Farmington)**

1. Standard comments.
2. Add No Parking signs. – **added.**
3. Show roundabout width and mountable surface. – **added.**

**Water & Sewer – Josh Boccaccio, PE (City of Fayetteville - Engineering Dept.)**

1. Provide as-builts for review by the City of Fayetteville. Ensure easement widths are adequate based on sewer depths. – **will provide.**
2. City of Fayetteville will sign confirm easement widths and sign plat once grading permit is closed out. – **understood.**
3. If not already completed, a final inspection with the EOR, contractor, and City of Fayetteville must occur. EOR is responsible for coordinating a punch list and then scheduling a final inspection. – **scheduled.**

**Parks – Sarah Guertz, PLA (EDA)**

1. Dedication and Landscaping of Neighborhood Parks (code Sec. 14.04.25):
  - a. Per 14.04.25 (c) the City is requesting Fee payment in Lieu of Land Conveyance:
    - i. 62 single family units @ \$600/unit = \$37,200.00 – **concur.**
  - b. Per 14.04.25 (e), “Timetable for cash dedication. Intention for cash payment shall be included in the development agreement and paid prior to the City’s signature of, and release of, the final plat” – **understood.**

**Telephone – Shane Bell (PGTelco/Zing Broadband)**

1. No Comment.

**Electric – Wes Mahaffey (Ozarks Electric)**

1. Coordinated through email.

Sincerely,

  
Jared S. Inman, PE





124 W Sunbridge Drive, Suite 5  
Fayetteville, AR 72703  
Office: 479.442.9127  
Fax: 479.582.4807  
[www.jorgensenassoc.com](http://www.jorgensenassoc.com)

City of Farmington  
354 W Main  
Farmington, AR 72730

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