



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 26, 2015

**A meeting of the Farmington Planning Commission will be held on
Tuesday, May 26, 2015 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - April 27, 2015
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARINGS**
 - A. **Conditional Use for Sale of Fireworks** – Hale Fireworks
Property owned by: Rausch Coleman
Property Location: 120 N. Holland
Presented by: Reggie Hale
 - B. **Conditional Use for Sale of Fireworks** – Meramec Specialty Company
Property owned by: Farmington Commercial, LLC
Property Location: 380 W. Main
Presented by: Kevin Bailey
5. **NEW BUSINESS**
 - A. **Variance Request** – Farmington Church of Christ – Landscape Ordinance variance
Property owned by: Farmington Church of Christ
Property Location: 41 W. Main
Presented by: Sam Annable
 - B. **Large Scale Development:** Farmington Church of Christ Auditorium Addition
Property owned by: Farmington Church of Christ
Property Location: 41 W. Main
Presented by: Rickett Engineering, Inc.

Planning Commission Minutes
April 27, 2015

1. ROLL CALL - Gerry Harris, Vice Chair, called meeting to order at 6 PM. Upon roll call, it was noted that there was not a quorum.

PRESENT

Gerry Harris, Vice Chair
Judy Horne
Bobby Wilson

ABSENT

Toni Bahn
Josh Clary
Matt Hutcherson
Sean Schader
Robert Mann, Chair

City Employees Present: Melissa McCarville – City Business Manager, Rick Brammall – City Inspections/Code Enforcement Officer, and Steve Tennant, City Attorney.

2. Approval of Minutes – March 23, 2015. Could not be approved due to lack of quorum. Will be considered at the May 2015 meeting.

3. Comments from Citizens – There were no visitors and no comments.

4. Discussion of Zoning Classifications and Use Units – Bobby Wilson moved that meeting be closed due to lack of quorum, seconded, and passed unanimously.

Commissioners present reviewed the remainder of the Zoning Classifications/Use Units for Commercial Zoning Districts.

5. Announcements – Steve Tennant noted that the Farmington Church of Christ has inquired about putting a cell tower on a flagpole on their property on Main Street.

For the May 2015 work session, commissioners will take a tour of the city. Bus transportation will be provided. Commissioners gave input regarding areas they would like to tour, including Highway 170 and the southeast area of Farmington.

Adjournment

Having no further business, Wilson moved to adjourn, seconded by Horne and passed unanimously.

Judy Horne
Secretary, Planning Commission

Gerry Harris
Vice Chair, Planning Commission

CITY OF FARMINGTON

APPLICATION FOR CONDITIONAL USE
FOR SALE OF FIREWORKS

Applicant's Name Hale Fireworks Date 4-14-15

Address 120 N Holland

Phone # 479-381-1076

Zoning _____

Description of proposed use: For Sale of 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 Susan at the City of Fayetteville 575-8380, she will assign an address to the site.

10. Must have a representative present at the Planning Commission Meeting (Public Hearing).

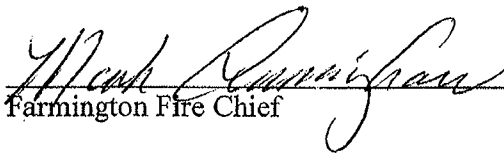
After conditional use approval the following are required:

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

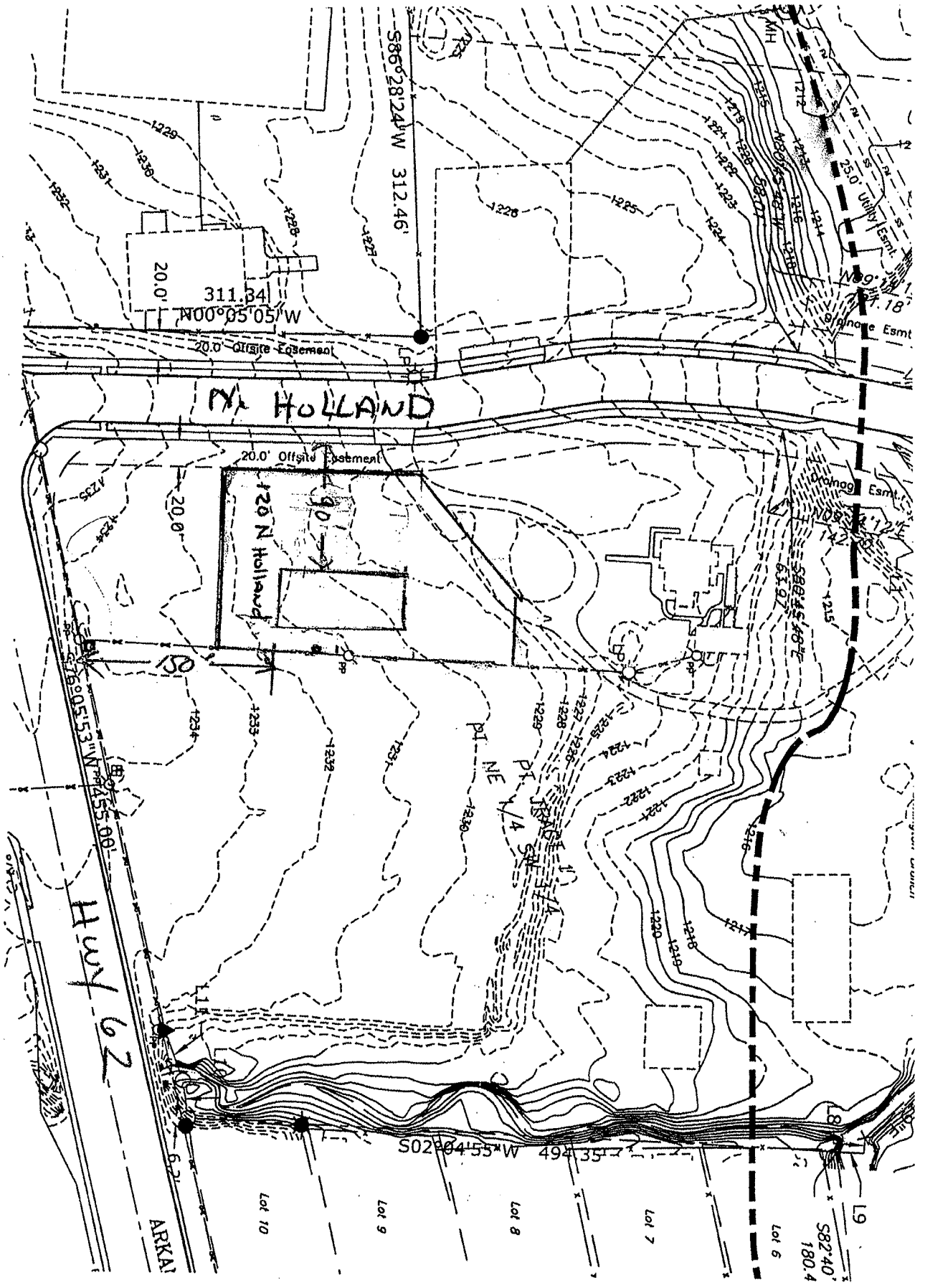
LOCATION APPROVAL OF FIREWORKS STAND

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

4-14-75
Date



211

Hale Fireworks will make
sure all track will be hauled
off and cleaned up in a timely
manner.

Reggie Hale
4-20-18



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/8/2015

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

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

PRODUCER Britton Gallagher One Cleveland Center, Floor 30 1375 East 9th Street Cleveland OH 44114	CONTACT NAME: _____ PHONE (A/C, No, Ext): 216-658-7100 FAX (A/C, No): 216-658-7101 E-MAIL ADDRESS: _____													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A :Maxum Indemnity Company</td> <td>26743</td> </tr> <tr> <td>INSURER B :Everest Indemnity Insurance Co.</td> <td>10851</td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A :Maxum Indemnity Company	26743	INSURER B :Everest Indemnity Insurance Co.	10851	INSURER C :		INSURER D :		INSURER E :		INSURER F :
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INSURED Hale Fireworks LLC 48 Brokenbow Road Buffalo MO 65622														

COVERAGES

CERTIFICATE NUMBER: 1795601791

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC			SI8ML00106-151	3/1/2015	3/1/2016	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input checked="" type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$			EXC6018500-04	3/1/2015	3/1/2016	EACH OCCURRENCE \$4,000,000 AGGREGATE \$4,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

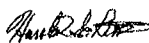
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

ADDITIONAL INSURED: City of Farmington, AR

In respect to the fireworks location at 120 N Holland, Farmington, AR 72730

CERTIFICATE HOLDER

CANCELLATION

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

I hereby certify that I Reggie Hale
Print name

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

Reggie Hale
Signature

4-14-15
Date

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 120 N. Holland
Owned by Raush Coleman

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

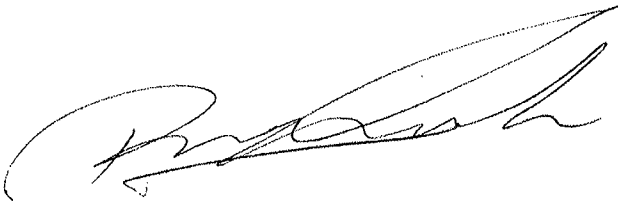
The purpose of this request is to use this property for:

Conditional use for sale of fireworks

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on May 26, 2015 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.

Gaberillas



4-14-15

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Lewis Auto



4-14-15

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4 Star Auto

4-14-15

x Paul DSV

CITY OF FARMINGTON

APPLICATION FOR CONDITIONAL USE FOR SALE OF FIREWORKS

Applicant's Name MERAMEC SPECIALTY COMPANY Date 4-13-15
Address PO Box 1150 WEST MEMPHIS, AR 72303
Phone # 901-409-1884 (CELL) 870-735-1753 (OFFICE)
Zoning C-2 KEVIN BAILEY
Description of proposed use: RETAIL FIREWORKS SALES

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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.)
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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 Susan at the City of Fayetteville 575-8380, she will assign an address to the site.
10. Must have a representative present at the Planning Commission Meeting (Public Hearing).


After conditional use approval the following are required:

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

**LOCATION APPROVAL
OF FIREWORKS STAND**

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- 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

4/14/15
Date

OUR PHYSICAL ADDRESS IS 380 W. MAIN ST.

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. 530932

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.** CA000018967-02
NAMED INSURED Atomic Fireworks Inc. of Arkansas
Atomic Fireworks Inc. of Missouri
T.E.A. Enterprises, Inc.
P.O. Box 305
Arnold, Missouri 63010
POLICY TERM March 1, 2015 to March 1, 2016; Both Days 12:01 A.M. Standard Time
COVERAGE Premises-Operations Liability: Occurrence Basis Claims Made Basis
LIMIT OF LIABILITY \$1,000,000 each occurrence, \$6,000,000 general aggregate
The limit of liability shall not be increased by the inclusion of more than one insured or additional insured.

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

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

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

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

**ADDRESS OF
INSURED PREMISES** An area measuring approximately 150' x 150' fronting on the North side of Hwy 62 approximately 1000'
West of Kelli Avenue/Hwy 62 Intersection in the Farmington City limits in Washington County, Arkansas #191.

PERIOD OF OPERATION 06/10/15 to 07/10/15

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.

April 13, 2015
DATE OF ISSUE


A.J. STRINGER, PRESIDENT

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

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

380 W. MAIN ST FARMINGTON, AR 72730

Location

FARMINGTON COMMERCIAL, LLC

Owned by

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

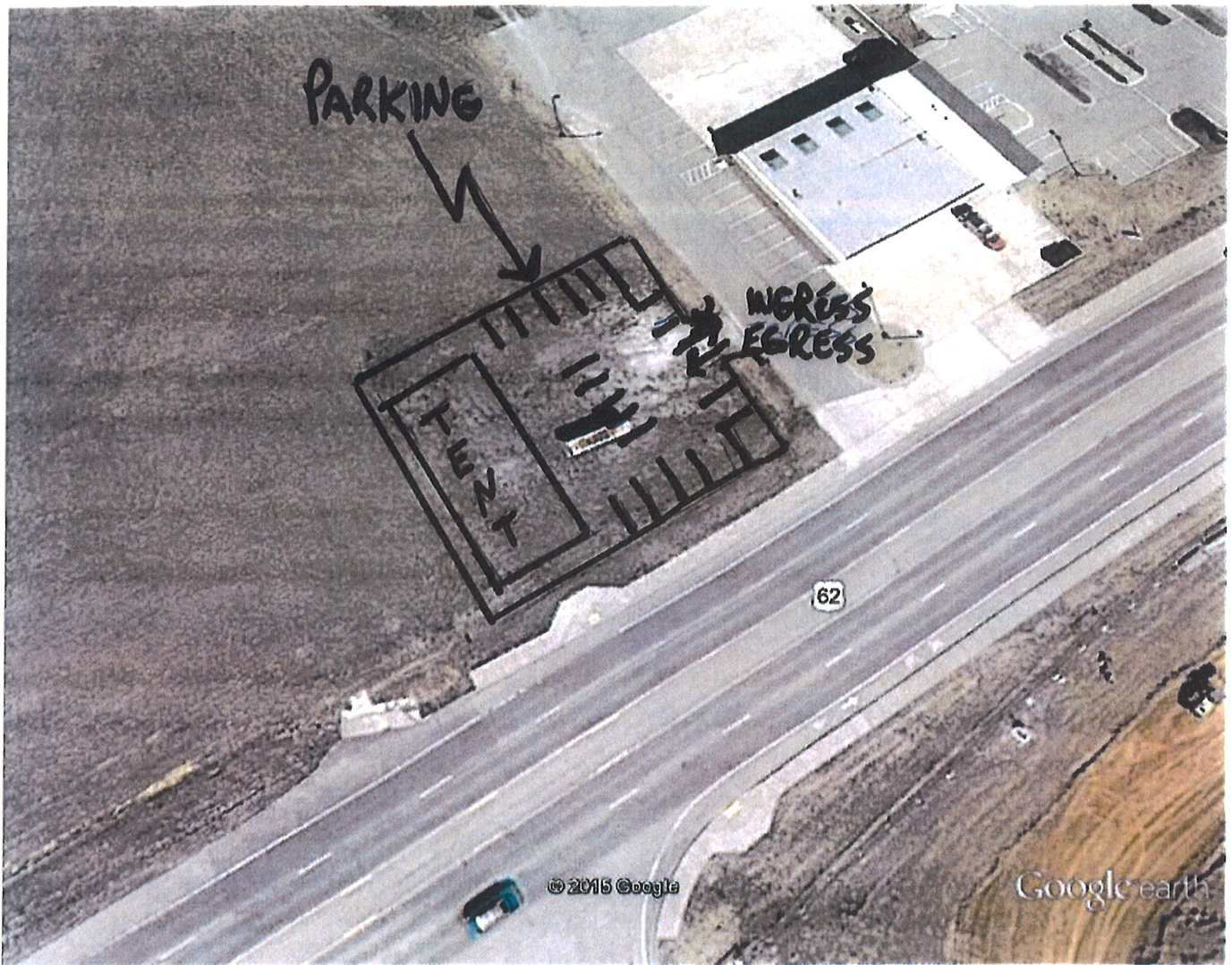
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RETAIL FIREWORKS SALES

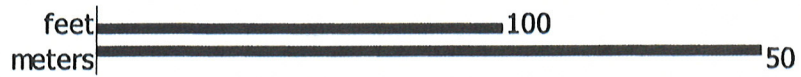
A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on MAY 26, 2015 at 6:00 p.m.

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SITE PLAN



Google earth



380 W. MAIN ST.
FARMINGTON, AR

user name or email

Log In Register

Forgot your password?

Washington County, Arkansas

Public Records



Real Property	Personal Property	Commercial Personal	Collector Tax Roll	Information	Pro Search
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Professional Results

Return to Search Page

New Search

Number of Results 1

Washington County Assessor's Office

Last Update: 4/6/2015

More Info Map It Parcel: 760-01916-800 RPID: 111643 Prev. Parcel: 001-12256-000 Type: (A) - Agri Improved

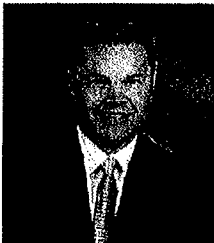
Owner: **DARNELL JAMES ALBERT JR** S-T-R: 27-16-31 Sub: 27-16-31 FARMINGTON OUTLOTS 2008 ANNEX Assessed Value: \$33,728

Address: 700 W MAIN ST Acres: 7.960 City: Farmington

Mail 700 W MAIN ST

Address: FARMINGTON, AR 72730-2624

Legal: ANNEXED INTO CITY OF FARMINGTON FOR 2008 & FOLLOWING YEARS PER 2008-8 PT SE NW 7.96A



Russell Hill Assessor, Washington County

Welcome to the Washington County Assessor's Office real property records online. Please use the Search feature to find your property of interest. If you have questions or comments, please call our office.

479-444-1600 (Real Prop.)
479-444-1520 (Pers. Prop.)

Email Us

Millage Rates

Need Help

U.S. Postal Service Certified Mail Receipt

ARTICLE NUMBER
9407 1118 9956 2927 5561 34

ARTICLE ADDRESS TO:
James Albert Darnell Jr.
700 W Main St.
Farmington AR 72730-2624

FEES

Postage per piece	\$1.19
Certified Fee	3.30
Return Receipt Fee	2.70
Total Postage & Fees:	\$7.19

Postmark Here

Washington County, Arkansas

Public Records



Real Property	Collector Tax Roll	Information	...	Pro Search
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Professional Results

Return to Search Page

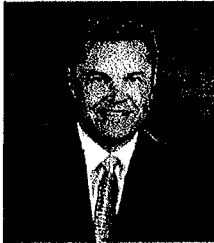
New Search

Number of Results 1

Washington County Assessor's Office

Last Update: 4/6/2015

More Info | Map It | Parcel: 760-01911-200 RPID: 106156 Prev. Parcel: 001-12234-000 Type: (RI) - Res. Improv.
 Owner: BENNETT, DAVID W. & DEBRA S-T-R: 27-16-31 Sub: 27-16-31 FARMINGTON OUTLOTS Assessed Value: \$24,150
 Address: 450 W MAIN ST Acres: 0.000 City: Farmington
 Mail: 450 W MAIN ST
 Address: FARMINGTON, AR 72730-2613
 Legal: ANNEXED TO CITY OF FARMINGTON FOR 2007 & FOLLOWING YEARS PER ANNEXATION OR. 2007-03 PT SW NE 0.32A ALSO EASEMENT



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Email Us

Millage Rates

Need Help

U.S. Postal Service Certified Mail Receipt

ARTICLE NUMBER
9407 1118 9956 2921 2482 19

ARTICLE ADDRESS TO:
David W. & Debra A. Bennett
450 W Main St
Farmington AR 72730-2613

Postmark Here

FEES

Postage per piece	\$1.19
Certified Fee	3.30
Return Receipt Fee	2.70
Total Postage & Fees:	\$7.19

Washington County, Arkansas

Public Records



Real Property	Public Records	Commercial Personal	Collector Tax Roll	Information	Pro Search
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Pro Results

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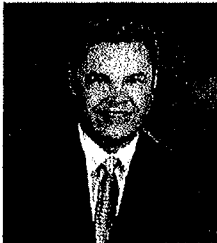
More Info [Map It](#) Parcel: 760-01240-000 RPID: 34510 Prev. Parcel: 121866-000-00 Type: (RI) - Res. Improv.

Owner: HARRINGTON, MARGARET L S-T-R: 27-16-31 Sub: RED BIRD ESTATES Assessed Value: \$17,340

Address: 317 WKELLI AVE Acres: City: Farmington

Mail Address: 317 WKELLI AVE FARMINGTON, AR 72730

Legal: LOT 42



Russell Hill Assessor, Washington County

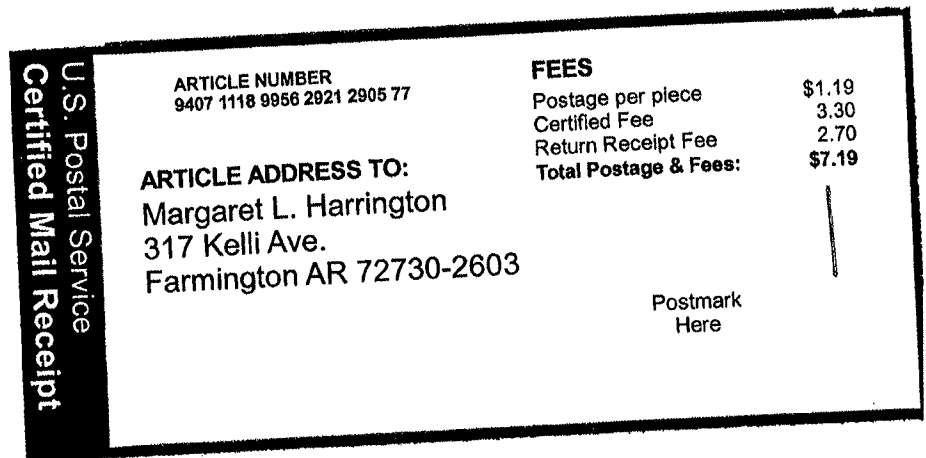
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FEES

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Certified Fee	3.30
Return Receipt Fee	2.70
Total Postage & Fees:	\$7.19

ARTICLE ADDRESS TO: Margaret L. Harrington 317 Kelli Ave. Farmington AR 72730-2603

Postmark Here

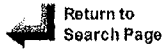
Washington County, Arkansas

Public Records



Real Property	Personal Property	Commercial Personal	Collector Tax Roll	Information	Pro Search
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Last Update: 4/6/2015



Russell Hill Assessor, Washington County

Welcome to the Washington County Assessor's Office real property records online. Please use the Search feature to find your property of interest. If you have questions or comments, please call our office.

479-444-1500 (Real Prop.) 479-444-1520 (Pers. Prop.)

Email Us

Millage Rates

Need Help

More Info Map It Parcel: 760-01626-000 RPID: 34988 Prev. Parcel: 122203-000-00 Type: (AV) - Agri Use/Vacant

Owner: OAKLAND FARMS LLC S-T-R: 27-16-31, Sub: 27-16-31 FARMINGTON OUTLOTS Assessed Value: \$280 Address: W MAIN ST, 367 W MAIN ST Acres: 7.820 City: Farmington

Mail: 12771 TYLER ROAD, FARMINGTON, AR 72730

Legal: PT SW NE 7.82 AC FURTHER DESCRIBED FROM 2013-7913 AS; A part of the SE 1/4 of the NW 1/4 and a part of the SW 1/4 of the NE 1/4 of Section 27, T-16-N, R-31-W, Washington County, Arkansas, more particularly described as follows: Beginning at the southeast corner of said SE 1/4, NW 1/4; thence N 87°04'20" W, along the south line of said SE 1/4, NW 1/4, 375.96 feet to the southeasterly right-of-way line of Arkansas State Highway 62 the next (5) courses: N 51°03'05" E 255.80'; N 57°06'06" E 224.02'; N 58°27'49" E 421.30'; N 51°36'48" E 201.44'; N 58°32'02" E, 822.46'; thence S 02°02'02" W 461.68' to the northeast corner of Lot 2, Calvin Phillips Subdivision; thence N 87°14'35" W along the north line of Lots 1 and 2, Calvin Phillips Subdivision, 300.00' to the northwest corner of said Lot 1; thence S 02°02'02" W along the West line of said Calvin Phillips Subdivision, 500.00' to the northwest corner of Lot 14, Calvin Phillips Subdivision; thence N 87°43'58" W 12

U.S. Postal Service Certified Mail Receipt

ARTICLE NUMBER 9407 1118 9956 2921 2277 57

FEES

Postage per piece	\$1.19
Certified Fee	3.30
Return Receipt Fee	2.70
Total Postage & Fees:	\$7.19

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

Postmark Here

Washington County, Arkansas

Public Records



Real Property	Personal Property	Commercial Personal	Collector Tax Roll	Information	Pro Search
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Professional Results

Return to Search Page

New Search

Number of Results 1

Washington County Assessor's Office

Last Update: 4/6/2015



Russell Hill Assessor, Washington County

Welcome to the Washington County Assessor's Office real property records online. Please use the Search feature to find your property of interest. If you have questions or comments, please call our office.

479-444-1600 (Real Prop.)
479-444-1520 (Pers. Prop.)

Email Us

Millage Rates

Need Help

More Info | Map It | Parcel: 760-01626-002 RPID: 118052 Prev. Parcel: 760-01626-000 Type: (CV) - Comm. Vacant

Owner: WALMART REAL ESTATE BUSINESS TRUST S-T-R: 27-16-31 Sub: 27-16-31 FARMINGTON Assessed Value: \$107,180

Address: 333 W MAIN ST, 367 W MAIN ST Acres: 6.160 City: Farmington

Mail PO BOX 8050 PROPERTY TAX DPT #72 BENTONVILLE AR 72716

PT SWNE 6.16 AC FURTHER DESCRIBED FROM 2014-3166 AS; SW 1/4, NE 1/4, Section 27, Township 16 North, Range 31 West, Fifth Principal meridian, being more particularly described by metes and bounds as follows: COMMENCING at the Southwest Corner of said Quarter; Thence along the South line thereof being also the South boundary of said Instrument No. 2013-00007913, South 87°50'46" East, a distance of 582.19 feet to a found mag nail with washer (LS 1759) at the Legal: intersection of said South line and the Easterly Right-of-way of S. Grace Lane per Instrument No. 2008-00005133 for the POINT OF BEGINNING; Thence along said Right-of-Way, the following: North 02°15'08" East, a distance of 5.71 feet to a found mag nail with washer (LS 1759) Thence 459.15 feet along a tangent curve to the left having a central angle of 33°43'39", a radius of 780.00 feet, a long chord that bears North 14°36'41" West, a chord distance of 452.55 feet to a found 5/8" rebar with cap

U.S. Postal Service Certified Mail Receipt

ARTICLE NUMBER
9407 1118 9956 2921 2562 14

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

FEES
Postage per piece \$1.19
Certified Fee 3.30
Return Receipt Fee 2.70
Total Postage & Fees: \$7.19

Postmark Here

Washington County, Arkansas

Public Records



Real Property	Professional Results	Commercial Personal	Collector Tax Roll	Information		Pro Search
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Professional Results

Return to Search Page

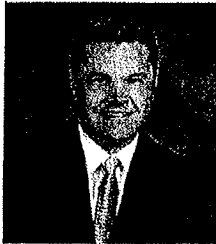
New Search

Number of Results 1

Washington County Assessor's Office

Last Update: 4/6/2015

More Info	Map It	Parcel: 760-02403-000	RPID: 35751	Prev. Parcel: 001-12232-001	Type: (EG)
Owner:	CITY OF FARMINGTON	S-T-R: 27-16-31	Sub: 28-16-31 FARMINGTON OUTLOTS 2008 ANNEX	Assessed Value:	
Address:	340 W MAIN ST, 354 W MAIN ST, 372 W MAIN ST		Acres: 0.000	City: Farmington	
Mall P.O. BOX 150	Address: FARMINGTON, AR 72730		Legal: PT SWNE 3.46 A		



Russell Hill Assessor, Washington County

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479-444-1500 (Real Prop.)
479-444-1620 (Pers. Prop.)

Email Us

Millage Rates

Need Help

U.S. Postal Service Certified Mail Receipt

ARTICLE NUMBER
9407 1118 9956 2921 2679 99

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

FEES

Postage per piece	\$1.19
Certified Fee	3.30
Return Receipt Fee	2.70
Total Postage & Fees:	\$7.19

Postmark Here

Washington County, Arkansas

Public Records



Real Property	Property	Commercial/Personal	Collector Tax Roll	Information	Pro Search
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Professional Results

Return to Search Page

New Search

Number of Results 1

Washington County Assessor's Office

Last Update: 4/6/2015



Russell Hill
Assessor, Washington County

Welcome to the Washington County Assessor's Office. Find property records online. Please use the Search feature to find your property of interest. If you have questions or comments, please call our office.

479-444-1500 (Res. Prop.)
479-444-1520 (Pers. Prop.)

Email Us

Millage Rates

Need Help

More Info Map It Parcel: 760-01241-000 RPID: 34511 Prev. Parcel: 121867-000-00 Type: (RI) - Res. Improv.
 Owner: RATHELL, JAMES T. & LINDA D S-T-R: 27-16-31 Sub: RED BIRD ESTATES Assessed Value: \$17,750
 Address: 315 W KELLI AVE Acres: City: Farmington
 Mail Address: 16781 HARMON RD
 FAYETTEVILLE, AR 72704
 Legal: LOT 43 FMDS2 563-QQ

U.S. Postal Service
Certified Mail Receipt

ARTICLE NUMBER
9407 1118 9956 2921 2804 93

FEES

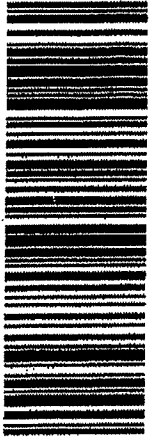
Postage per piece	\$1.19
Certified Fee	3.30
Return Receipt Fee	2.70
Total Postage & Fees:	\$7.19

ARTICLE ADDRESS TO:

James T. & Linda D. Rathell
16781 Harmon Rd
Fayetteville AR 72704-8640

Postmark
Here

CERTIFIED MAIL



9407 1118 9956 2921 2679 99

PAM BETTS
381 FRONT ST.
WEST MEMPHIS, AR 72301

COMPLETE THIS SECTION ON DELIVERY

PS Form 3800 6/02

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

B. Received By: (Please Print Clearly)
Sunny Smith

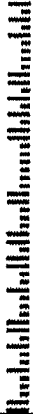
C. Date of Delivery
4/25/17

D. Addressee's Address (If Different From Address Used by Sender)
 Secondary Address / Suite / Apt. / Floor (Please Print Clearly)
 Delivery Address

City _____ State _____ ZIP + 4 Code _____

RETURN RECEIPT REQUESTED

Article Addressed To:



City of Farmington
P.O. Box 150
Farmington AR 72730-0150

CERTIFIED MAIL



9407 1118 9956 2921 2277 57

PAM BETTS
381 FRONT ST.
WEST MEMPHIS, AR 72301

COMPLETE THIS SECTION ON DELIVERY

PS Form 3800 6/02

A. Signature: (Addressee or Agent)
Paul E. Phillips

B. Received By: (Please Print Clearly)
Paul E. Phillips, Jr.

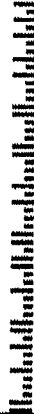
C. Date of Delivery
4-25-15

D. Addressee's Address (If Different From Address Used by Sender)
 Secondary Address / Suite / Apt. / Floor (Please Print Clearly)
 Delivery Address

City _____ State _____ ZIP + 4 Code _____

RETURN RECEIPT REQUESTED

Article Addressed To:



Oakland Farms LLC
12771 Tyler Rd
Farmington AR 72730-9665

PAM BETTS
381 FRONT ST.
WEST MEMPHIS, AR 72301

PS Form 3800 6/02

CERTIFIED MAIL



9407 1118 9956 2921 2804 93

COMPLETE THIS SECTION ON DELIVERY

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

B. Received By: (Please Print Clearly)
Linda Rathell

C. Date of Delivery
4-25-15

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

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

Delivery Address

City State ZIP + 4 Code

RETURN RECEIPT REQUESTED

Article Addressed To:

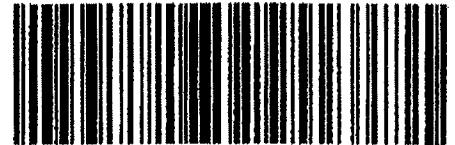


James T. & Linda D. Rathell
16781 Harmon Rd
Fayetteville AR 72704-8640

PAM BETTS
381 FRONT ST.
WEST MEMPHIS, AR 72301

PS Form 3800 6/02

CERTIFIED MAIL



9407 1118 9956 2927 5561 34

COMPLETE THIS SECTION ON DELIVERY

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

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

C. Date of Delivery
4-25-15

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

700 W Main

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

Delivery Address

City State ZIP + 4 Code

RETURN RECEIPT REQUESTED

Article Addressed To:



James Albert Darnell Jr.
700 W Main St.
Farmington AR 72730-2624

PAM BETTS
381 FRONT ST.
WEST MEMPHIS, AR 72301

PS Form 3800 6/02

CERTIFIED MAIL



9407 1118 9956 2921 2482 19

COMPLETE THIS SECTION ON DELIVERY

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

B. Received By: (Please Print Clearly)
Debi Bennett

C. Date of Delivery
4-25-15

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

450 W Main

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

Delivery Address

City State ZIP + 4 Code

RETURN RECEIPT REQUESTED

Article Addressed To:



David W. & Debra A. Bennett
450 W Main St
Farmington AR 72730-2613

MERAMEC SPECIALTY COMPANY

April 14, 2015

City of Farmington Planning Commission:

As per the requirement on the application for conditional use for the sale of fireworks in Farmington, AR, Meramec Specialty Company will be using Waste Management for its waste collection services for its location at 380 W. Main St. during the upcoming July 4 fireworks season.

Best regards,

Meramec Specialty Company

A handwritten signature in blue ink, appearing to read 'Kevin A. Bailey', with a stylized flourish at the end.

Kevin A. Bailey

PEP *Paul E.*
~~PHILLIPS~~ PHILLIPS
FARMINGTON COMMERCIAL, LLC
12771 TYLER RD.
FARMINGTON, AR 72730

April 10, 2015

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 10, 2015 through July 10, 2015 on property owned by Farmington Commercial, LLC. in Farmington, Arkansas.

Sincerely,

FARMINGTON COMMERCIAL, LLC.

Paul E. Phillips

PEP ~~PHILLIPS~~ Phillips
PAUL E.

RETAIL FIREWORKS LICENSE - FEE \$25.00

LICENSE EXPIRES APRIL 30, 2016

This is to certify that the person named below is licensed to act as a RETAILER of FIREWORKS under the provision of Act 224 of 1961, as amended, State of Arkansas.

Name McAtee Specialty Co. Telephone # 870-735-1253
Address 381 Front St. West Memphis Zip 72501
Stand Location 380 W Main St. Washington Zip 72530

This license is issued to the person named above for use in making retail sales of PERMISSIBLE FIREWORKS from June 20 through July 10 and December 10 through January 5.

This license is not-transferable and must be DISPLAYED at all TIMES.

Vendor Atomic of Arkansas Date Issued 4-13-15
License No. 807 Juday Williams
Telephone # 870-735-1253 Lindsey Williams
State Fire Marshal
Telephone No. (501) 618-8824

NOTICE: This license may be revoked by the State Fire Marshal or his deputies for violation of any of the provisions of the above referred to law.



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-43006

FMVSS-302

CAN/ULC-S109

EPAI-84

A-A-55308

SNYDER MANUFACTURING INC. By

Michael S. [Signature]

Title Supervisor, Quality Control

STYLE PRV 13100 DARK BLUE 61" HI GLOSS

CONTROL NO. 18347

CUSTOMER ORDER NO. VBL RAY

SNYDER S-ORDER NO. 215565

DATE PROCESSED 02/07/11

YARDS OR QUANTITY 75

DATE CERTIFIED 02/22/11

4-10-4-SFP-R2



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

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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-43006

FMVSS-302

CAN/ULC-S109

EPAI-84

A-A-55308

SNYDER MANUFACTURING INC. By

Michael S. [Signature]

Title Supervisor, Quality Control

STYLE PRV 13100 WHITE 61" HI GLOSS

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-SFP-R2



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

ISSUED BY

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

Date manufactured

06/02/10

140.01

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

CAN/ULC-S100

CPAI-84

A-A-55308

SNYDER MANUFACTURING INC. BY

Michael G. [Signature]

TITLE Supervisor, Quality Control

STYLE PRV 1310R WHITE 61" HI GLOSS

CONTROL NO. 18629

CUSTOMER ORDER NO. RAY

SNYDER S-ORDER NO. 216670

DATE PROCESSED 06/02/10

YARDS OR QUANTITY 375

DATE CERTIFIED 06/04/10

4.10-4-30F-R2



Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

ISSUED BY

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

Date manufactured

06/02/10

140.01

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

CAN/ULC-S100

CPAI-84

A-A-55308

SNYDER MANUFACTURING INC. BY

Michael G. [Signature]

TITLE Supervisor, Quality Control

STYLE PRV 1310R RED 61" HI GLOSS

CONTROL NO. 18564

CUSTOMER ORDER NO. RAY

SNYDER S-ORDER NO. 216670

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

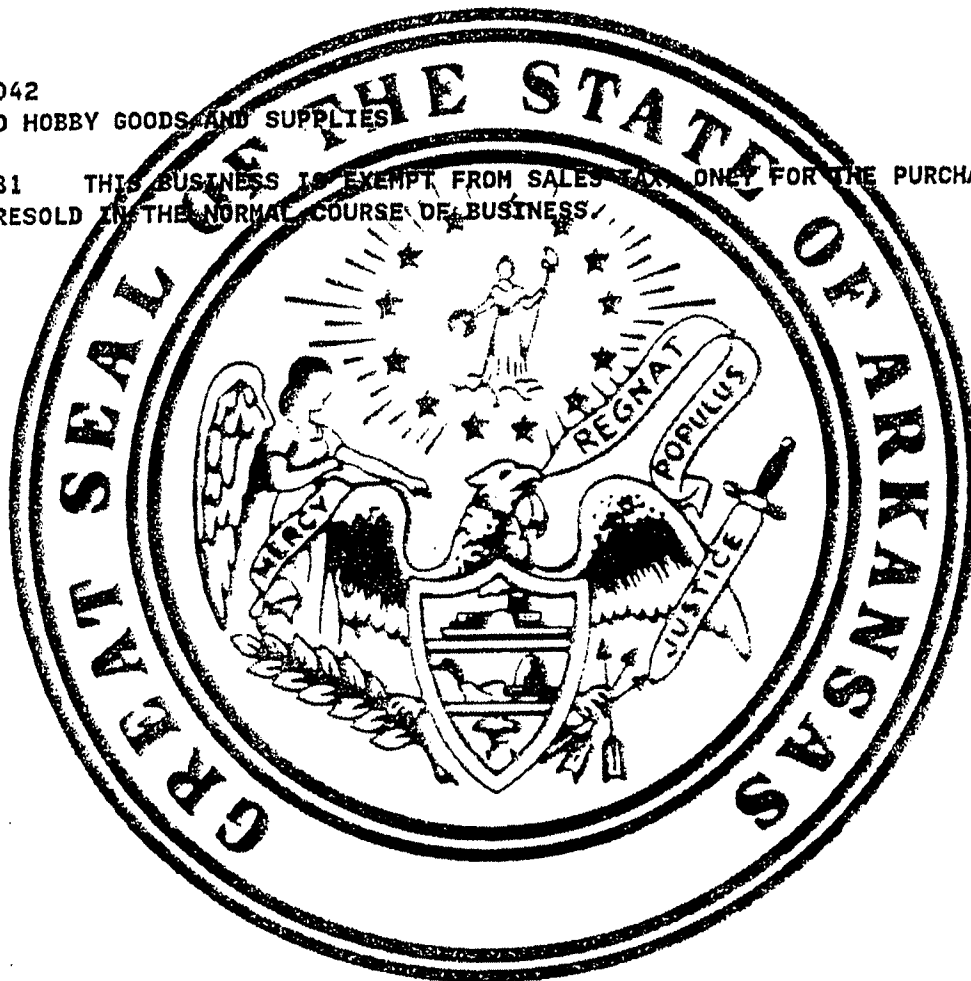
DLN:

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 PARTIES.

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

City of Farmington Application for Variance



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

Applicant: Farmington Church of Christ Day Phone: (479) 267-3182

Address: 41 West Main Street Fax: (479) 267-0271

Representative: Sam Annable Day Phone: (479) 695-3069

Address: 509 W. Spring Street, Fayetteville Fax: (479) 251-7216

Property Owner: Farmington Church of Christ Day Phone: (479) 267-3182

Address: 41 West Main Street Fax: (479) 267-0271

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 - 41 West Main Street

Current Zoning -- C-2 (North) / R-O (South)

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

Type of variance requested and reason for request:

Request for variance from full compliance with the new landscape ordinance. The project is an addition to the rear of the property, not visible from Main Street or the public-at-large. However, the application does propose new/updated landscaping along Main Street, as well as appropriate landscaping at and around the new addition to the south of the property.

Responsibilities of the Applicant:

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

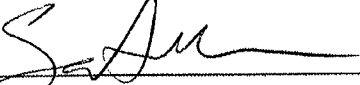
NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the 22nd day of April, 2015.

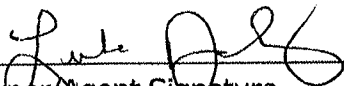
PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

A public meeting to consider this request for variance at the above described property will be held on 26th day of May, 2015, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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


_____ Date April 22, 2015
Applicant Signature

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


_____ Date April 22, 2015
Owner/Agent Signature

RECEIPT

DATE 4-22-57 No. 795764

RECEIVED FROM Francis Hamilton \$ 25.00

rent payment no 1 DOLLARS

FOR RENT
 FOR rent #1

ACCOUNT			<input type="radio"/> CASH	FROM _____ TO _____
PAYMENT			<input type="radio"/> CHECK	
BAL. DUE			<input type="radio"/> MONEY ORDER	BY <u>Francis Hamilton</u>

1182

✓	Parcel Label: Owner Name: Owner Address: Est. Market Value:	1 CARDENAS, DOROTHY PO BOX 1194, 85650	R-0	760-01549-001
✓	Parcel Label: Owner Name: Owner Address: Est. Market Value:	2 FARMINGTON BAPTIST CHURCH PO Box 847,	R-0	760-01586-000
✓	Parcel Label: Owner Name: Owner Address: Est. Market Value:	3 CHICK PROPERTIES LLC PO BOX 258, 24450	R-0 / C-2	760-01594-000
✓	Parcel Label: Owner Name: Owner Address: Est. Market Value:	4 MOORE, GEORGE JR & BERTHALENE PO BOX 294, 52550	R-0	760-01581-000
✓	Parcel Label: Owner Name: Owner Address: Est. Market Value:	5 WALKINS, HENRY CHARLES 80 S CHURCH ST, 69450	R-0	760-1580-000
✓	Parcel Label: Owner Name: Owner Address: Est. Market Value:	6 PATTERSON, CHRISTOPHER S & REBECCA L 4126 N VALARIE DR, 91400	R-0	760-01579-001
✓	Parcel Label: Owner Name: Owner Address: Est. Market Value:	7 SANDERS, DENNIS L & SARAH DR 92 S CHURCH ST, 86450	R-0	760-01579-000
✓	Parcel Label: Owner Name: Owner Address: Est. Market Value:	8 SWIFT HOLDINGS LLC PO Box 152, 92100	R-0	760-01576-000
✓	Parcel Label: Owner Name: Owner Address: Est. Market Value:	9 SOUTH AND MANAGEMENT GROUP LLC PO BOX 180129, 18750	R-0	760-01575-000
✓	Parcel Label: Owner Name: Owner Address: Est. Market Value:	10 BRYANT, DIANE MARTIN LIVING TRUST 11761 E CREEK LN, 93600	R-0	760-01574-000
	Parcel Label: Owner Name: Owner Address: Est. Market Value:	11 SOUTH AND MANAGEMENT GROUP LLC PO BOX 180129, 162900	C-2	760-01572-000
✓	Parcel Label: Owner Name: Owner Address: Est. Market Value:	12 HOLCOMB, ANGELA PO BOX 324, 73000	R-0	760-01568-000

✓	Parcel Label: Owner Name: Owner Address: Est. Market Value:	13 FARMINGTON BAPTIST CHURCH PO BOX 847.	R-0	760-01564-000
✓	Parcel Label: Owner Name: Owner Address: Est. Market Value:	14 SWIFT, JEAN TRUST P O BOX 152, 97550	R-0	760-01563-000
✓	Parcel Label: Owner Name: Owner Address: Est. Market Value:	15 SWIFT, TERRY L & BEVERLY E PO BOX 1737. 94800	R-0	760-01562-000
✓	Parcel Label: Owner Name: Owner Address: Est. Market Value:	16 MOUNCE, CALVIN & LAVETA SUE 32 W OLD DEPOT RD, 12500	R-0	760-01560-000
✓	Parcel Label: Owner Name: Owner Address: Est. Market Value:	17 FARMINGTON BAPTIST CHURCH PO Box 847.	R-0	760-01559-000
✓	Parcel Label: Owner Name: Owner Address: Est. Market Value:	18 MOUNCE, CALVIN & LAVETA SUE 32 W OLD DEPOT RD, 59000	R-0	760-01558-000
✓	Parcel Label: Owner Name: Owner Address: Est. Market Value:	19 MCMULLEN, RICHARD; MCMULLEN, JOHN ROBERT PO BOX 725, 48200	R-0	760-01557-001
✓	Parcel Label: Owner Name: Owner Address: Est. Market Value:	20 BAYLEY, LLOYD M 56 W OLD DEPOT RD, 78300	R-0	760-01557-000
✓	Parcel Label: Owner Name: Owner Address: Est. Market Value:	21 BREWER, ROBERT L. 21513 Richland View Rd, 93600	C-2	760-01553-000
✓	Parcel Label: Owner Name: Owner Address: Est. Market Value:	22 SWIFT, TERRY L & BEVERLY E PO BOX 1737. 48550	R-0	760-01549-000
✓	Parcel Label: Owner Name: Owner Address: Est. Market Value:	23 FARMINGTON BAPTIST CHURCH .	C-2	760-01546-000
✓	Parcel Label: Owner Name: Owner Address: Est. Market Value:	24 FARMINGTON BAPTIST CHURCH .	C-2	760-01544-000



Google Map data ©2015 Google, Imagery ©2015 Airphoto GIS, DigitalGlobe, State of Virginia, USDA Farm Service Agency, Washington County

City of Farmington
Application and Checklist
Large Scale Development

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

Applicant: FARMINGTON CHURCH Day Phone: (479) 247-3182
CHURCH
 Address: 41 W. MAIN ST. Fax: _____
FARMINGTON, AR 72730
 Representative: MARIE KICKSETT Day Phone: (501) 690-6068
 Address: 1425 VICTORIA LN Fax: _____
LITTLE ROCK, AR 72223
 Property Owner: FARMINGTON Day Phone: (479) 247-3182
CHURCH OF CHRIST
 Address: 41 W. MAIN ST. Fax: _____
FARMINGTON, AR 72730
 Indicate where correspondence should be sent (circle one): Applicant – Representative -- Owner

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

For office use only:

Fee paid \$	Date	Receipt #

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

Property Description

Site Address -- 41 W. MAIN ST. FARMINGTON, AR 72730

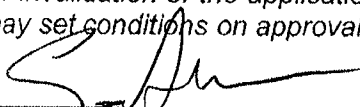
Current Zoning -- C-2 / R-C

Attach legal description

Financial Interests

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

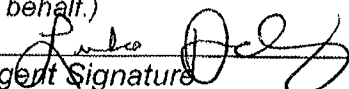
Applicant/Representative: *I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect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



 Applicant Signature

Date 4-22-15

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



 Owner/Agent Signature

Date 4-22-15

Development Checklist:

Yes No N/A, why?

	Yes	No	N/A, why?
1. Completed application form.	✓		
2. Payment of application fee.			
3. One AutoCAD drawing – 1"=100' or larger, using layer, symbols and line types as required by City Engineer.	✓		
4. Fifteen (15) copies of the plat folded to a size of no greater than 10" X 10 ½".	✓		
The Following Shall Appear on the Plat:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	✓		
2. Names, addressed and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	✓		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	✓		
4. Complete and accurate legend.	✓		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	✓		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	✓		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	✓		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	✓		
9. Curve data for any street which forms a project boundary.			N/A
10. 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.			N/A (LINE X)
11. Status of regulatory permits:			N/A
a. NPDES Storm water Permit			N/A
b. 404 Permit			N/A
c. Other			N/A
12. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure abutment, etc.	✓		
13. Spot elevations at grade breaks along the flow line of drainage swales.	✓		
14. A general vicinity map of the project at a scale of 1" = 2000' taken from the City of Farmington Street Base Map (1" = 2000').	✓		
15. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
16. 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.	✓		
17. Existing topographic information with source of the information noted. Show:	✓		

PSW*

FLOO*

a. Two foot contour for ground slope between level and ten percent.	✓		
b. Four foot contour interval for ground slope exceeding 10%.	✓		
18. Preliminary grading plan.	✓		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	✓		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	✓		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	✓		
b. Provide pipe types and sizes.	✓		
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.	✓		
b. Manhole locations.	✓		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			NONE KNOWN
4. If a septic system is to be utilized, not 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.	✓		
b. Note the static pressure and flow of the nearest hydrant.			
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	✓		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)	✓		
a. Locations of all related structures.	✓		
b. Locations of all lines above and below ground.	✓		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street.			N/A
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.			N/A
Proposed and Existing Streets, Rights-of-way and Easements			
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			N/A

all curb return radii. Private streets shall be clearly identified and named.			
2. A Layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.			N/A
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.)			N/A
Easement Plat – LSD Only			
1. A final easement plat (in the same form as a final plat) must be submitted and recorded before the issuance of a building permit.			
Subdivision of Land			
1. The lot layout, the dimensions of each lot and total area in square footage or acreage to the nearest on-hundredth (1/100 th) acre of each lot. Lots shall be numbered consecutively for all phases. The total number of lots shall be indicated on the plat.			N/A
2. The designation of all "outlots" and anticipated uses, if known.			N/A
3. For phased development, a plat showing all phases is required.			N/A
Site Specific Information			
1. Provide a note describing any off site improvements.			N/A
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	✓		
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)			N/A
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.)			N/A
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.)	✓		
8. The location and size of existing and proposed signs, if any.			N/A
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	✓		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	✓		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	✓		
12. Location of existing and purposed sidewalks.	✓		
13. Finished floor elevation of existing and purposed structures.	✓		
14. Indicate location and type of garbage service (Large Scale			

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.			N/A
16. Draft of covenants, conditions and restrictions, if any.			N/A
17. Draft POA agreements, if any.			N/A
18. A written description of requested variances and waivers from any city requirements.			N/A
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	✓		
20. Preliminary drainage plan as required by the consulting engineer.	✓		
Data on Diskette			
1. Magnetic Media or CD with all information in AutoCAD or a similar format must be submitted with application. Questions concerning this requirement may be directed to Building Inspection.			

**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.*

RECEIPT

DATE 4-22-15 No. 795756

RECEIVED FROM Sumner, Annable \$ 500.00

Five hundred and no/100 DOLLARS

FOR RENT
 FOR Buy State Development

ACCOUNT		
PAYMENT	<u>500.00</u>	
BAL. DUE		

- CASH
- CHECK
- MONEY ORDER

FROM _____ TO _____

BY B. Coleman

AGENT AUTHORIZATION

I (We), FARMINGTON CHURCH OF CHRIST, the owner(s) of the real property described in the attached application, do authorize as ~~my~~ (our) agent(s), SAM ANNABLE, to represent ~~me~~ (us) regarding the attached application and to appear on ~~my~~ (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.

W. H. Bequette Elder
Property Owner - Signature

W. H. BEQUETTE ELDER
Property Owner - Print

Mark Cunningham Elder
Property Owner - Signature

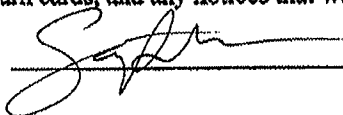
MARK CUNNINGHAM ELDER
Property Owner - Print

AFFIDAVIT

I hereby certify that I SAMUEL ROY ANNABLE
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: _____



Date: _____

5/14/15

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

Applicant: Farmington Church of Christ
Project Name: Farmington Church of Christ Auditorium Addition
Engineer/Architect: Polk Stanley Wilcox Architects/Sam Annable

Date: May 6, 2015

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.

Please refer to the Development Checklist that you submitted with this LSD for the following comments:

Plat

2. *Item #2:* Add Adjoining Property Owners & Zoning to the LSD Plan. Include the property owners across Highway 62 from this project.
3. *Item #4:* Add the property boundary to the legend.
4. *Item #6:* Add note regarding the wetlands determination.
5. *Item #14:* Vicinity Map is not clear.
6. *Item #16:* Dimension the Highway 62 ROW from centerline.
7. *Item #17:* Provide a Preliminary Grading Plan.

Site Specific Information

8. *Item #9:* Dimension existing and proposed parking lot, spaces and aisles.
9. *Item #10:* Show calculation of required parking at 1 per 200 sq. ft. including required handicap spaces. Parking spaces shown in gravel areas need to be delineated with parking bumpers or some other method since they cannot be striped.

General Comments

Zoning Issues

- ~~10. C-2 zoning only allows churches with a conditional use.~~
11. A variance is not required to gravel the parking lot.

Drainage Requirements

12. Provide a Preliminary Drainage Report. Refer to the Farmington Drainage Manual for what is required to be included in this report. If detention is proposed, the detention pond design shall be a “final” design in sufficient detail to establish a final size, depth, location, and detail requirements to justify or prove the application of detention.

Landscape Plan

13. Show table with required landscaping by ordinance and what is shown on this plan.

Fayetteville Engineering Division comments for Farmington Church of Christ Expansion:

1. Any new water or sewer service lines should not cross over any existing property lines between the serviced building and the public main. The service lines shall stay on the same lot as the building they serve.
2. The newly proposed building shall have an independent sewer service line extending from the building to a public main.
3. Coordinate with City of Fayetteville water department for any new water services or meters necessary for this development.
4. If a fireline or fire hydrant is needed for this new construction, please submit construction drawings for said improvements, endorsed by a registered Professional Engineer in the state of Arkansas to the engineering division for review. Fireline review will also be conducted by the City of Fayetteville backflow prevention division.

Thank you-

Tracy Skelton

Engineering Coordinator

City of Fayetteville, Arkansas

P: 479.575.8206 F: 479.575.8202

[Website](#) | [Facebook](#) | [Twitter](#) | [YouTube](#)

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

Applicant: Farmington Church of Christ

Date: 5-6-15

Project Name: Farmington Church of Christ Auditorium Addition

Engineer/Architect: Polk Stanley Wilcox Architects/Sam Annable

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: AEP SWERCO Name: JOHN LE

- 20' U.E. along West side of property and between buildings covering proposed underground electric facilities

- Any relocations ~~at~~ or repairs ~~at~~ owners expense.

contact info:

tt le @ aep.com

479-973-2426

Received By: _____



May 8, 2015

Mr. Chris Brackett, PE
City of Farmington Planning Department
354 W. Main
Farmington, Arkansas 72730

RE: Farmington Church of Christ Auditorium Addition
Farmington, Arkansas
Technical Plat Review Responses

The following are responses to the Technical Plat Review comments dated May 6, 2015 relative to the subject project:

Plat

2. Item #2: Adjoining property owners and zoning have been added to the LSD plan including the owners across Hwy. 62.
3. Item #4: Property line has been added to the legend.
4. Item #6: Wetlands determination note has been added to the LSD plan.
5. Item #14: Vicinity map has been cleared up.
6. Item #16: Dimensions have been added from the Hwy 62 centerline to the property/ROW line.
7. Item #17: Preliminary grading plan has been provided.

Site Specific Information

8. Item #9: Dimensions have been shown on the parking areas.
9. Item #10: Wheel stops have been added to delineate parking spaces.

General Comments

11. Acknowledged that a variance is not required for a gravel parking lot.

Drainage Comments

12. A preliminary drainage report has been provided with this re-submittal according to the Farmington Drainage Manual.

Landscape Plan

13. A table showing the required landscaping and the landscaping being proposed as a part of this project.

Please let me know if you have any questions regarding these responses.

Sincerely,
Rickett Engineering, Inc.

Mark E. Rickett, PE

Rickett Engineering, Inc.

1425 Victoria Lane • Little Rock, Arkansas, 72223 • 501.690.6068

mark.rickett@rickettengineering.com