

**CITY OF GENTRY  
PLANNING & ZONING COMMISSION  
REGULAR MEETING**

**THURSDAY, AUGUST 19, 2021**

**PUBLIC HEARING**

Re-Zone: Charles & Valerie Stewart: Parcel# 10-00864-002:  
Allen Ave.

**PUBLIC HEARING**

Re-Zone: Bates & Associates: Parcel# 10-00658-000:  
1387 E Main St.

**PUBLIC HEARING**

Special Use Permit: Gentry Spanish Seventh Day Adventist  
Church: Parcel# 10-000107-000: 121 Shafer Ave.

**PLANNING COMMISSION**

- Roll Call
- Review of Minutes- July 15, 2021- regular meeting
- City of Gentry COVID Credit Program

\*Re-Zone: Charles & Valerie Stewart: Parcel #10-00864-002: Allen Ave.

\*Re-Zone: Bates & Associates: Parcel #10-00658-000: 1387 E Main St.

\*Special Use Permit: Gentry Spanish Seventh Day Adventist Church:  
Parcel# 10-00107-000: 121 Shafer Ave.

\*Board of Appeal: Omar Ochoa: Parcel #10-00915-000: 184 Orchard Dr.

\*Tract Split: Vanatta/Alan Reid & Associates: Parcel #18-13877-001:  
21409 Shady Grove Rd.

\*Tract Split: William & Delia Haak- Parcel# 18-13568-004: Garman Rd

\*Tract Split: Kevin & Candra Osnes: Parcel #18-13909-000:  
20591 Shady Grove Rd.

\*Subdivision: Apple Valley: Preliminary Plat: Parcel# 10-00122-490:  
21920 Marion Lee Rd.

\*Subdivision: Apple Valley: Sketch Plan: Parcel# 10-00122-490  
21920 Marion Lee Rd.

\*Subdivision: Pioneer Woods Phase 3: Final: Parcel# 10-01056-000:  
Off Comanche Dr.

\*Concept Review: Jerid Jones: Parcel #18-13587-000: 18473 W Hwy 12

\*Concept Review: RLP: Parcel# 10-00086-000: 600 S Gentry Blvd.

\*Ordinance Campgrounds and RV Parks: FOR REVIEW

**CITY OF GENTRY  
PLANNING & ZONING COMMISSION**

**THURSDAY, JULY 15, 2021**

The Planning and Zoning Commission of the City of Gentry, Arkansas met on July 15, 2021 at 7:00 p.m. for a regular meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order and announced the public hearing:

**PUBLIC HEARING**

Apple Valley LLC: Re-Zone: Parcel# 10-00122-490: 21920 Marion Lee Rd.

Jesse Fulcher with Apple Valley announced the goal is to build a single-family neighborhood on the approximate 35 acres, and requested a rezone to R-3. Planning commission members discussed the new R-N zoning definition may need to be modified, which may better suit the needs for this rezone. After no further comment, this portion of the public hearing was then closed.

**PUBLIC HEARING**

Steele Development Inc: Re-Zone: Parcel# 18-13369-001: 1751 W Main St.

Ferdinand Forry with Steele Development stated the current zone is R-2, they are requesting a rezone to R-3 in order to build 69 single-family units and 12-14 duplexes. After no further comment, this portion of the public hearing was closed, and Chairman Mike Parks announced the beginning of the regular planning commission session.

**PLANNING COMMISSION:**

**ROLL CALL:** Paul Church- Present  
Jim Kooistra- Present  
Wanda Meyer- Present  
Mike Parks- Present  
Tammy Runyan- Present  
Danny Feemster- Present  
Jay Williams- Present

**MEMBERS ABSENT:** None

Others in attendance: City Attorney Joel Kurtz, City Clerk Jenny Trout, Ferdinand Forry, Jesse Fulcher, Janie Parks, Maxine Foster, Jayne Kooistra. Jason Williams and others.

**Review of the Minutes of the June 17, 2021 Regular Meeting:**

**Motion:** Church- to approve the minutes as written

**Second:** Runyan

**Roll Call:** Church-yes      Feemster-yes      Kooistra-yes      Parks-yes  
                 Williams-yes      Meyer-yes      Runyan-yes

**Motion Passed.**

**1). Apple Valley LLC: Re-Zone: Parcel# 10-00122-490: 21920 Marion Lee Rd.**

After discussion and consideration:

**Motion:** Church-to broaden the definition of the new R-N zone

**Second:** Kooistra

**Roll Call:** Church-yes      Feemster-yes      Kooistra-yes      Parks-yes  
                 Williams-yes      Meyer-yes      Runyan-yes

**Motion Passed.** City Attorney Joel Kurtz will address this matter.

**Motion:** Church- to recommend the rezone from A-1 to R-N

**Second:** Kooistra

**Roll Call:** Church-yes      Feemster-yes      Kooistra-yes      Parks-yes  
                 Williams-yes      Meyer-yes      Runyan-yes

**Motion passed.**

**2). Steele Development Inc: Re-Zone: Parcel# 18-13369-001:1751 W Main St.**

After discussion and consideration:

**Motion:** Church- to approve the rezone to R-3

**Second:** Meyer

**Roll Call:** Church-yes      Feemster-yes      Kooistra-yes      Parks-yes  
                 Williams-yes      Meyer-yes      Runyan-yes

**Motion passed.**

**3). Mae L. Dove, Trustee: Lot Line Adjustment- Parcel# 10-00119-001: 1299 W Main St.**

After discussion and consideration:

**Motion:** Williams- to approve the lot line adjustment

**Second:** Meyer

**Roll Call:** Church-yes      Feemster-yes      Kooistra-yes  
                 Williams-yes      Meyer-yes      Runyan-yes      Parks-yes

**Motion passed.**

**4). Fischer Family Trust Steve & Carole: Lot line Adjustment- Parcel#18-13380-001**

After discussion and consideration:

**Motion:** Williams- to approve the lot line adjustment with the following corrections: Scrivener's Error changing "Tract Split" to lot line adjustment; and changing Parent Tract 1 to Tract 1 and, Parent Tract 2 to Tract 2

**Second:** Kooistra

**Roll Call:** Church-yes      Feemster-yes      Kooistra-yes      Parks-yes  
                 Williams-yes      Meyer-yes      Runyan-yes

**Motion passed.**

**5). Paul Church: Lot line Adjustment- Parcel# 18-13874-000: 21367 Arkotex Rd.**

After consideration and discussion:

**Motion:** Williams- to approve with the following changes: correctly name each Tract, provide a Legal description for the 40' easement back to Tract 2 and, provide a signature line for Planning Commission, all within the survey

**Second:** Runyan

**Roll Call:** Church- abstain      Feemster-yes      Kooistra-yes      Parks-yes  
                 Williams-yes      Meyer-yes      Runyan-yes

**Motion passed.**

**6). Paul Church: Subdivision 2 Preliminary (Phase 3 A)- Parcel# 10-01077-000: W 7<sup>th</sup> St.**

After discussion:

**Motion:** Kooistra- that planning commission has no issue with accepting this subdivision's progression in phases

**Second:** Feemster

**Roll Call:** Church- abstain      Feemster-yes      Kooistra-yes      Parks-yes  
                 Williams-yes      Meyer-yes      Runyan-yes

**Motion passed.**

**7). Leo G. & Sondra J. Nash: Lot line Adjustment- Parcel# 18-13862-006:  
13916 Cozy Corners Rd.**

After review and consideration:

**Motion:** Church- to approve as presented, subject to the following change: the 30' access easement referenced within the Parent Tract is to be a 40' access easement

**Second:** Runyan

**Roll Call:** Church-yes      Feemster-yes      Kooistra-yes      Williams-yes  
                 Meyer-yes      Runyan-yes      Parks-yes

**Motion passed.**

At this time, Chamber of Commerce Director Janie Parks, reminded those present of the upcoming Downtown Revitalization meeting set for July 20, 2021, from 6:30- 8:30p.m., in the McKee community room at the Gentry Public Library- encouraging all to attend, especially those owning/operating businesses along Main Street.

Commission Member Wanda Meyer suggested it might be necessary to address the surveyors regarding corrections on the presented plats/surveys, in order to avoid repetitive requests.

With no further business, Chairman Mike Parks entertained a motion to adjourn.

**Motion:** Williams- to adjourn

**Second:** Church

All in favor, none opposed.

**Motion passed. Meeting adjourned.**

Jenny Trout: Planning Commission Secretary/City Clerk

---

Mike Parks, Planning Committee Chairman

---

## City of Gentry COVID Credit Program Guidelines

Under this program, the City of Gentry is offering a payment of up to \$100 to qualifying individuals to compensate for reasonable and necessary expenses incurred as a result of the COVID-19 pandemic.

**Details.** On March 13, 2020, President Donald Trump declared the COVID-19 pandemic to be a national emergency under the Robert T. Stafford Disaster Relief and Emergency Assistance Act. Accordingly, funds received from employers and local governments as a qualified disaster relief payment to reimburse or pay for reasonable and necessary expenses incurred as a result of the COVID-19 pandemic are not taxable to the recipient pursuant to 26 U.S.C. § 139. Under the City of Gentry COVID Credit Program, eligible participants who meet the Program criteria are eligible to receive reimbursement for up to \$100 of COVID-related expenses.

**Qualifying Expenses.** Qualifying expenses are those reasonable and necessary (1) personal, (2) family, (3) living, or (4) funeral expenses that you have incurred as a result of the COVID-19 pandemic, but only to the extent the expense is not covered by insurance or otherwise. They include medical expenses not covered by insurance (e.g., co-pays, over-the-counter drugs, medical supplies or equipment, or critical care); expenses related to remote work or virtual learning (e.g., a computer, webcam, additional equipment or supplies, or increased internet service bills), additional childcare expenses, and other COVID-related expenses (e.g., masks, hand sanitizer, disinfectant cleaning products, and grocery delivery services).

**Excluded Expenses.** You may not use these funds to cover an expense that has been or will be compensated by another source, such as by insurance or another grant. Also, you may not use these funds to reimburse lost wages, such as unpaid leave or time missed from work.

**Eligible Participants.** Eligible participants in the City of Gentry COVID Credit program include part-time City employees; full-time City employees who have not elected to receive eight (8) hours of additional paid time off under Gentry Resolution 21-654; City elected officials; Gentry Planning Commissioners; and current (as of August 2, 2021) volunteers with the Gentry Fire Department, the Gentry Police Department, and the Gentry Public Library.

**Program Criteria.** To claim these funds, eligible participants must complete the following steps:

### 1. Get Vaccinated for COVID-19

Either:

- Provide proof that you are fully vaccinated against COVID-19 by September 1, 2021 (or, if you are a newly-hired City employee, within thirty (30) days of your first day of employment);

or

- Provide proof that you have received the first dose of a two-dose COVID vaccine by September 1, 2021 (or, if you are a newly-hired City employee, within thirty (30) days of your first day of employment), and subsequently provide proof that you have received the second dose of the vaccine within forty-five (45) days thereafter.

**2. Sign the COVID Credit Certification Statement**

Read and sign the statement below acknowledging the terms of the COVID Credit program and certifying that you have incurred qualifying COVID-related expenses in an amount up to \$100.

*If you have additional questions about the COVID Credit Program, please contact City Administration at (479) 736-2555.*

**ACKNOWLEDGMENT AND CERTIFICATION**

I have read and understand the City of Gentry COVID Credit Program Guidelines, and I agree to be bound by the terms of the Program.

I am eligible to participate in the City of Gentry COVID Credit Program because I am a current part-time City employee or full-time City employee that has not elected to receive eight (8) hours of additional paid time off under Gentry Resolution 21-654; a Gentry elected official, a member of the Gentry Planning Commission, or a current volunteer (as of August 2, 2021) with the Gentry Fire Department, the Gentry Police Department, or the Gentry Public Library.

I am fully vaccinated against COVID-19 with a vaccine approved by the U.S. Food and Drug Administration.

I have not been identified by the U.S. Attorney General to have been a participant or conspirator in a terroristic action, nor am I a representative of such individual.

I certify that:

(initial)

\_\_\_\_\_ I have incurred at least \$100 of reasonable and necessary personal, family, living, or funeral expenses, not covered by insurance or otherwise, as a result of the COVID-19 pandemic.

OR

\_\_\_\_\_ I have incurred \$\_\_\_\_\_ (*an amount less than \$100*) of reasonable and necessary personal, family, living, or funeral expenses, not covered by insurance or otherwise, as a result of the COVID-19 pandemic.

I am hereby requesting compensation under the City of Gentry COVID Credit for the above amount.

Participant Signature: \_\_\_\_\_

Date: \_\_\_\_\_



## City of Gentry Petition for Rezoning

To be completed by property owner/representative:

Property Owner Name	Charles Clayton + Valerie Ann Stewart
Address or Parcel #	10-00864-002
Mailing Address	300 NE Allen Ave. Gentry, AR 72734
Phone Number	479-233-2233
Current Zoning	Commercial
Proposed Zoning	Residential R-2
10 Scaled Drawings	attached ✓

I understand and accept the allowances and restrictions of the zoning requested above.

I consider the land suitable for all of the uses allowed in the zoning district being requested.

I do not consider that the zoning being requested will be detrimental or harmful to surrounding land owners.

I consider the uses allowed within the district being requested to be compatible with the uses surrounding the land described above.

The addresses of all adjacent land owners are listed on the back of this form and I consider them to be complete and accurate for the purposes of public notice as required by the Gentry Zoning Ordinance.

I hereby certify that all of the information I have entered on this form is true and accurate.

*Clay Stewart*
7-14-2021  
 Signature Date

Please see the Petition for Rezoning Checklist for other items needed to process this application.

Contact City Hall at (479) 736-2555 for more information.

<b>Staff Use Only: # 2019</b>	
Date Application Submitted	7-14-21
PC Meeting Date	8-19-21
Fee Paid (\$75.00)	CC
Date Ad Ran in Newspaper	8-4-21
Date Signs Placed	
Property Owner Listing	

Gentry Rezone Application

**NOTICE OF INTENT TO REZONE**

(Name) Charles + Valarie Stewart

has requested the Gentry Planning Commission to set a public hearing date to consider rezoning the following property from C-2 General Commercial to R-2 Medium Density Residential

The legal description of the property is as follows:

The common description of the property is:

Proposed land use:

Residential

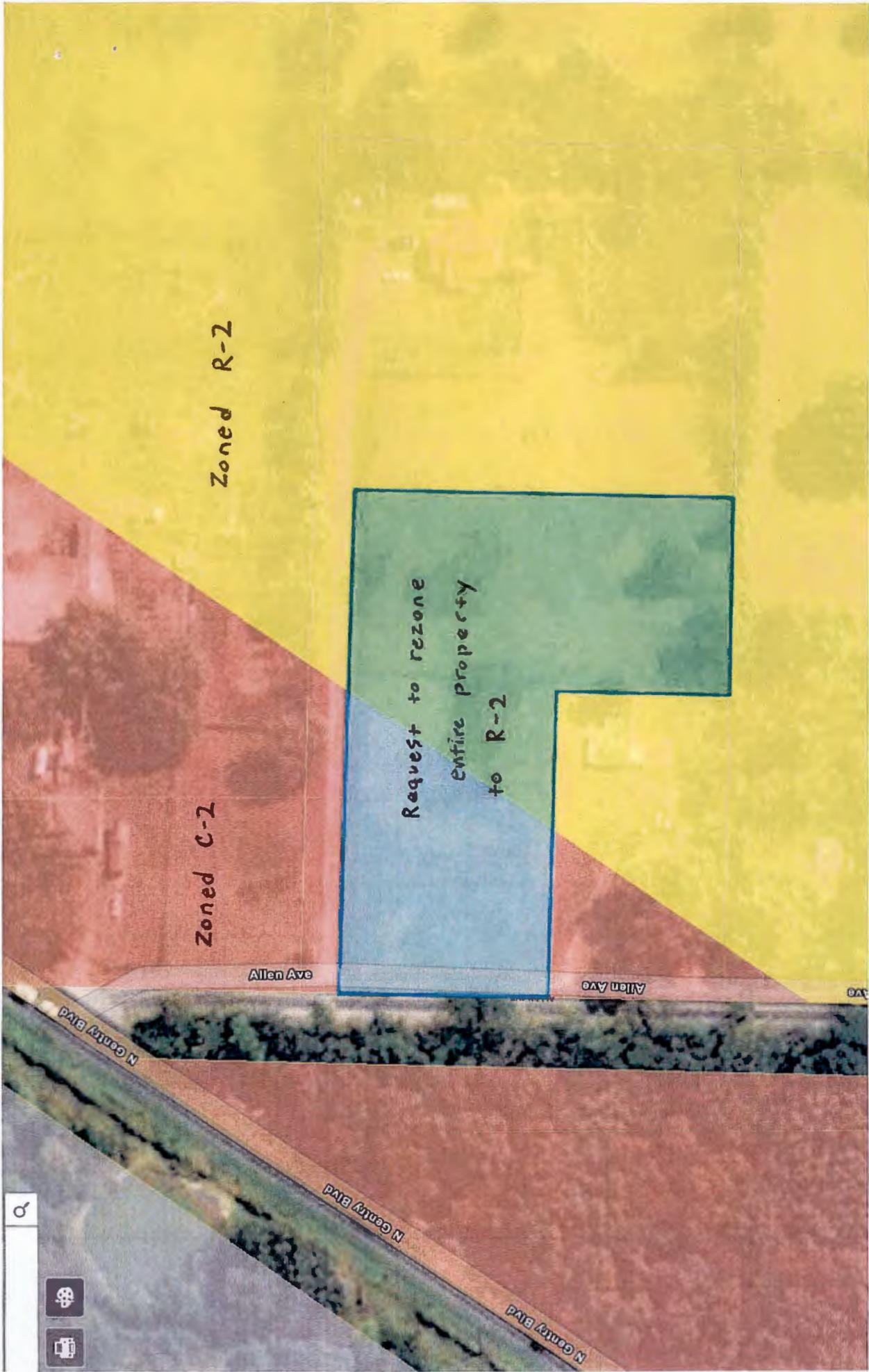
Reason for zone request change:

Adjacent land owners listing:

See back

Planning & Zoning Committee		
Request Approved	YES	NO
Date		
Initials		

City Council Action		
Petition Accepted	YES	NO
Ordinance Number		
Date		
Initials		



Zoned R-2

Zoned C-2

Request to rezone  
entire property  
to R-2

Allen Ave

Allen Ave

N Gentry Blvd

N Gentry Blvd

N Gentry Blvd

o





# City of Gentry Petition for Rezoning

To be completed by property owner/representative:

Property Owner Name	Switzer Living Trust
Address or Parcel #	10-00658-000
Mailing Address	1387 E MAIN ST
Phone Number	479-442-9350
Current Zoning	R-2
Proposed Zoning	R-3
10 Scaled Drawings	

I understand and accept the allowances and restrictions of the zoning requested above.

I consider the land suitable for all of the uses allowed in the zoning district being requested.

I do not consider that the zoning being requested will be detrimental or harmful to surrounding land owners.

I consider the uses allowed within the district being requested to be compatible with the uses surrounding the land described above.

The addresses of all adjacent land owners are listed on the back of this form and I consider them to be complete and accurate for the purposes of public notice as required by the Gentry Zoning Ordinance.

I hereby certify that all of the information I have entered on this form is true and accurate.

  
 \_\_\_\_\_ 7-23-21  
 Signature Date

Please see the Petition for Rezoning Checklist for other items needed to process this application.

Contact City Hall at (479) 736-2555 for more information.

Staff Use Only:	
Date Application Submitted	7-26-2021
PC Meeting Date	8-19-2021
Fee Paid (\$75.00)	CR # 18050
Date Ad Ran in Newspaper	
Date Signs Placed	
Property Owner Listing	

Gentry Rezone Application

**NOTICE OF INTENT TO REZONE**

(Name) Bates and Associates

has requested the Gentry Planning Commission to set a public hearing date to consider rezoning the following property from R-2 to R-3

The legal description of the property is as follows:

lots 19 and 20 in Hornbeck heights addition to gentry, AR. being a part of NE 1/4 of section 2 township 18 range 33 containing 10 acres more or less.

The common description of the property is:

the corner of s Robin Road and E Main Street.

Proposed land use:

R-3

Reason for zone request change:

The developer of this lot would like to build a single family residential subdivision with 50' wide lots.

Adjacent land owners listing:

see attached adjacent property owner list.

Planning & Zoning Committee		
Request Approved	YES	NO
Date		
Initials		

City Council Action		
Petition Accepted	YES	NO
Ordinance Number		
Date		
Initials		

ADJOINING PROPERTY OWNERS

1) ELLIS, CHRIS D & JAN

1221 E MAIN ST

GENTRY, ARZONED: R-2

2) HULL TRUST, ROBERT R & HULL TRUST, KATHYRN

202 S VIRGINIA ST

GENTRY, AR

ZONED R-2

3) PAZ, NESTOR & IRMA & MUNOZ, RUTH NOEMI & JOSE MANUEL

1320 E 3RD-HWY 12 W

GENTRY, AR

ZONED: R-2

4) PADILLA, JUDITH A & OSCAR

1500 E 3RD ST

GENTRY, AR

ZONED: R-2

5) ANDERSON, JEREMIAH & CATRICIA D

1401 E MAIN ST

GENTRY, AR

ZONED: R-2

6) BOLIN, CLIFTON D & DEBBIE J

1402 E MAIN ST

GENTRY, AR

ZONED: R-2

7) ACZOWSKI, EDWARD J & MILDRED

1398 & 1392 E MAIN ST

GENTRY, AR

ZONED: R-2

8) MARSH, DANIEL LEON

1380 E MAIN ST

GENTRY, AR

ZONED: R-2

9) SWEETEN, TROY A & LINDA S

1304 E MAIN ST

GENTRY, AR

ZONED:R-2

10) BARRETT, RANDY C & REGENIA

1298 E MAIN ST

GENTRY, AR

ZONED: R-2



# REZONE EXHIBT



**PROPERTY ZONED:**  
R-2 (CURRENT)  
R-3 (PROPOSED)

**BUILDING SETBACKS:**

**PER R-2 ZONING (CURRENT):**

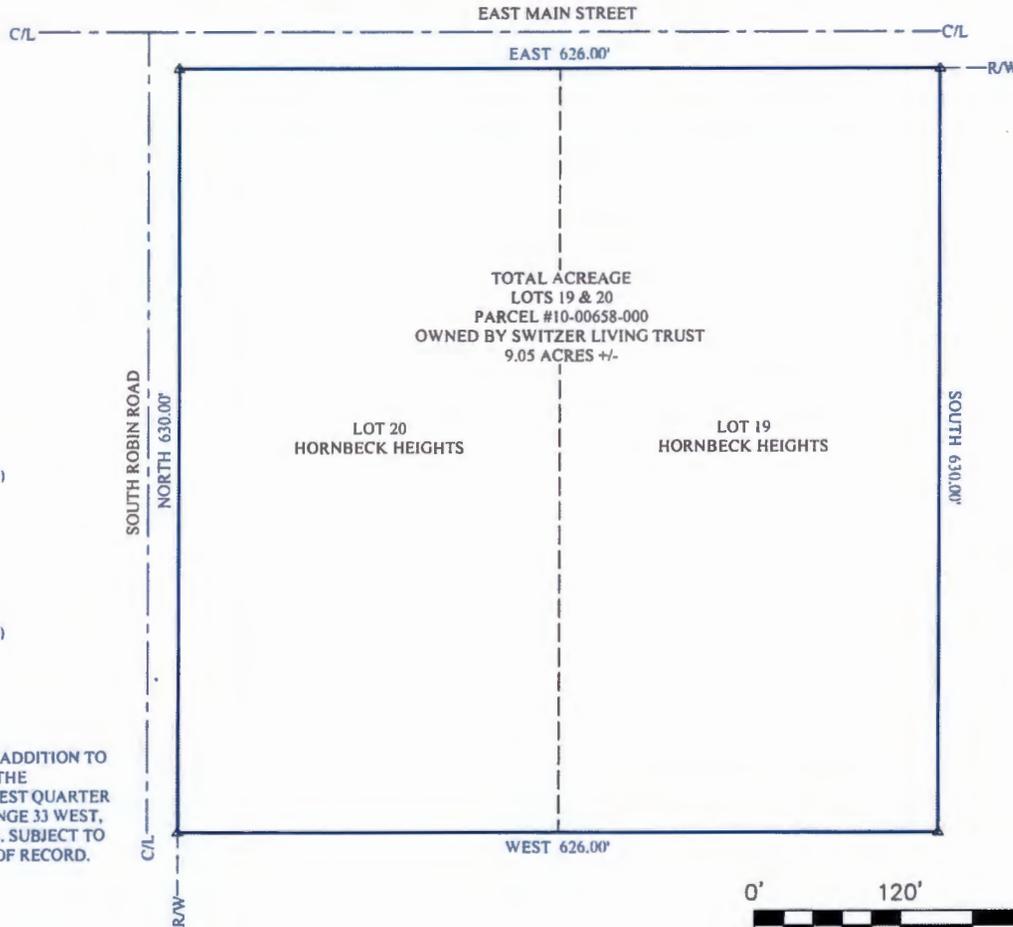
SINGLE FAMILY  
FRONT 25ft  
SIDE 07ft (INTERIOR)  
SIDE 25ft (EXT. BACK TO SIDE)  
REAR 15ft (CORNER BACK TO REAR)  
REAR 07ft

**PER R-3 ZONING (PROPOSED):**

SINGLE FAMILY  
FRONT 25ft  
SIDE 05ft (INTERIOR)  
SIDE 20ft (EXT. BACK TO SIDE)  
REAR 15ft (CORNER BACK TO REAR)  
REAR 05ft

**EXISTING DEED DESCRIPTION:**

LOTS 19 AND 20 IN HORNBECK HEIGHTS ADDITION TO GENTRY, ARKANSAS, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 33 WEST, CONTAINING 9.05 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



GRAPHIC SCALE (IN FEET)  
1 Inch = 120ft.

**Bates & Associates, Inc.**  
Engineers - Surveyors - Landscape Architects

7228 S. Pleasant Ridge Dr., Fayetteville, Arkansas 72714 - 479.442.8326 - Fax 479.531.0356  
BATES & ASSOCIATES, INC. Copyright 2011  
This survey was conducted for the person or persons whose interests appear on this plan. This plan is prepared by copyright. No one including the person(s) named may reproduce this plan without the express written consent of Bates & Associates, Inc. Sun City has made no independent verification of the accuracy of the information contained herein, including the boundary lines, easements, or other data shown on this plan. Bates & Associates, Inc. makes no liability for the correctness of the herein cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. or the probability of flooding.

FOR USE AND BENEFIT OF:	
SWITZER LIVING TRUST	
ADDRESS: 1387 EAST MAIN STREET GENTRY, ARKANSAS	
DATE: 07/23/21	SCALE: 1" = 120'
LOCATION: LOTS 19 & 20 HORNBECK HEIGHTS	SURVEYED: XX
	DRAFTED: AH
	REVIEWED: XX

**LEGEND:** THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

	BOUNDARY LINE
	CENTERLINE OF ROAD
	RIGHT-OF-WAY
	COMPUTED POINT

DRAWING #21-230REZONE

---

# Randy and Regenia Barrett

August 15, 2021

Gentry Planning Commission  
Gentry, Arkansas 72734

Dear Chairman Parks and Planning Commission Members:

Regenia and I are opposed to the property diagonally adjacent to our property, which is located at 1298 East Main Street, being rezoned from R-2 to R-3. A visual survey of all the surrounding and near properties to the land in question would reveal single family residences.

We would not be opposed to the property being used to develop a single-family residence housing development. She and I recognize that Gentry is a growing community and there is need for addition housing to accommodate that growth.

We appreciate the Planning Commission's efforts to keep Gentry a vibrant community that would attract families to come live here. Thank you for considering our opinion in the matter.

Sincerely,



Randy C. Barrett, Ed.D.

City of Gentry  
 101 W. Main St.  
 Gentry, AR 72734  
 (479)-736-2555  
 (479)-736-2877 Fax



# Special Use Permit Application

Application Instructions - Please fill this form out completely and submit all required information. There is a \$35.00 fee for appeal.

**PROPERTY INFORMATION:**

PERMIT NUMBER: 2061

Property Address: 121 Shafer Ave

Type of Use Proposed: Church

Residential    Commercial  
 Circle One

Parcel # (if known) 10-00107-000

**APPLICANT INFORMATION:** ELIAS B FAKRA

Applicant Name: GENTRY SPANISH 7<sup>th</sup> Day Phone Number: (479) 549-7773

Address: 10824 Bloomfield North Rd City/State: GENTRY AR 72734

**Owners of adjacent Properties:**

Name: \_\_\_\_\_ Mailing Address: \_\_\_\_\_

(Please continue on back if more.)

A notice of a public hearing by the Planning Commission on the proposed will be published in the paper at least fifteen (15) days prior to the public hearing. The city shall post a sign which states, "Special use permit requested for this property," in a prominent place within the street right-of-way at the front of the property. The Planning Commission shall determine the nature and condition of all adjacent uses and structures and whether the proposed use will cause no change, an improvement, or an adverse effect upon the adjacent property relative to traffic volume, noise, sight, sound, aesthetic value, and economic value. All special use permits shall be reviewed one year from the time of issue and annually thereafter by the Planning Commission. The holder of the special use permit shall be notified of all annual and special reviews by certified mail at least fifteen (15) days prior to review.

[Signature]  
 Signature of Owner

7-27-21  
 Date

OFFICE USE ONLY

Permit	Check _____ Surcharge	Cash Card Holder	Credit Card Penalty	Total
<u>2061</u>				<u>\$ 35.00</u>

**BOARD OF APPEAL  
APPEAL FORM**

<b>APPLICANT'S NAME:</b> <u>Omar Ochoa</u>	<b>APPEAL'S BOARD MEETING DATE:</b> <u>8/19/21</u>	<b>ZONING DISTRICT OF APPEAL:</b> <u>R-4</u>
<b>MAILING ADDRESS:</b> <u>184 Orchard Dr</u> _____ _____	<b>DATE BUILDING PERMIT DENIED:</b> <u>7/30/21</u>	<b>APPLICATION &amp; FEE PAID:</b> <u>8/12/21 \$20.00</u> <b>DATE:</b> <u>8/16/21</u> <b>INITIALS:</b> <u>JO</u>
<b>TELEPHONE NUMBER:</b> <u>(479) 220-1684</u>	<b>TYPE OF APPEAL</b>	
<b>LOCATION OF PROPERTY SUBJECT TO APPEAL:</b>	<input type="checkbox"/> INTERPRETATION <input checked="" type="checkbox"/> EXCEPTION <input type="checkbox"/> VARIANCE	
<b>STREET ADDRESS:</b> <u>184 Orchard Dr</u>	<b>BOARD ACTION:</b>	
<b>SUBDIVISION NAME:</b> _____ <u>Gentry AR</u>	<b>APPEAL APPROVED:</b> <b>DATE:</b> _____ <b>INITIALS:</b> _____	
<b>LOT #</b> _____ <b>BLOCK #</b> _____	<b>APPEAL DENIED:</b> <b>DATE:</b> _____ <b>INITIALS:</b> _____	
<b>OTHER:</b> _____	<b>DATE AD RAN:</b> <u>N/A</u>	
<b>DESCRIPTION OF APPEAL:</b>	<b>DATE SIGN PLACED:</b> <u>N/A</u>	
Describe the special conditions you are requesting. If necessary, include a diagram of your property showing all lot dimensions accurately and include any other specific dimensions needed for a clear explanation of your appeal. Unnecessary hardship must be proven for this appeal to be granted.	<b>DATE ADJACENT PROPERTY OWNERS NOTIFIED IF REQUIRED:</b> <u>N/A</u>	
<p><u>7:00pm</u></p> <p><u>112 E Main</u></p>		
<b>APPLICANT'S CERTIFICATION:</b>		
I hereby certify that the information I have entered above is true and correct to best of my knowledge.		
<u>Omar Ochoa</u> APPLICANT'S SIGNATURE		<u>08-06-21</u> DATE

CITY OF GENTRY  
101 W. MAIN ST., GENTRY, AR 72734  
**Residential Building Permit Application**  
Phone: 479-736-2555 Inspection Phone: 479-212-0632

Site Address: 184 Orchard Dr, Gentry, AR 72734

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ #of Units: \_\_\_\_\_ # of Stories: 1

Single Family:  Duplex:  Multi-Family:

Additions: Garage:  Barn:  (Attached) Carport:  Patio Cover:  Sunroom:  Storage:  Other:  Driveway

Alterations: Renovations:  Repairs:  Remodels:  Other:  \_\_\_\_\_

Accessory Structure: Storm Shelter:  Carport:  Deck:  Fence:  Gazebo: Green House:  Other:  \_\_\_\_\_

**Property Owner Information**

Property Owner Name: Omar Ochoa  
Address: 184 Orchard Dr, Gentry, AR 72734  
Phone: (479) 427-9337  
Email: \_\_\_\_\_

**Contractors Information**

Contractors Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Physical Address: \_\_\_\_\_  
Office Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

**Structure Information**

New: Heated SQ Feet: \_\_\_\_\_ Garage: \_\_\_\_\_ Total SQ Feet: \_\_\_\_\_  
Other: \_\_\_\_\_ Approximate Construction Cost: \_\_\_\_\_  
Existing: Heated SQ Feet: \_\_\_\_\_ Garage: \_\_\_\_\_ Total SQ Feet: \_\_\_\_\_  
Other: \_\_\_\_\_ Approximate Construction Cost: \_\_\_\_\_

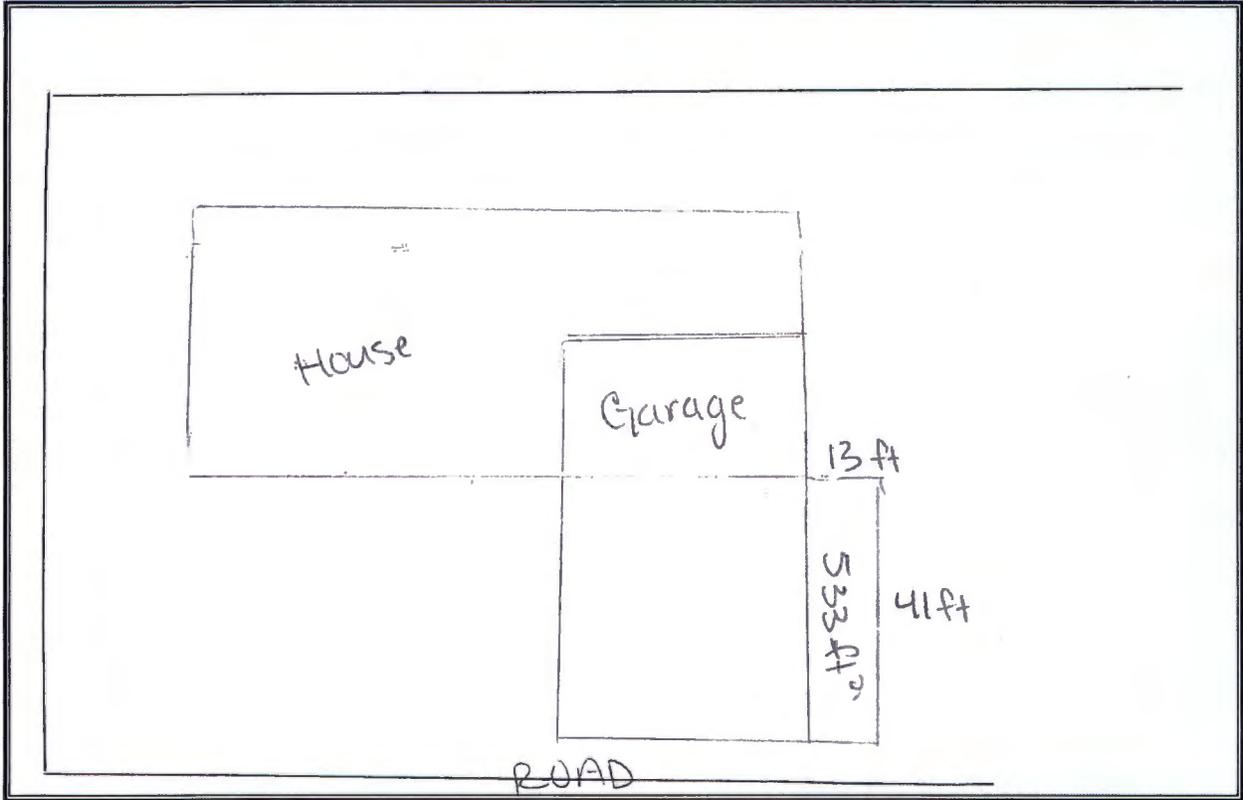
**Subcontractor's List**

Plumber: \_\_\_\_\_ License: \_\_\_\_\_ Phone: \_\_\_\_\_  
Electrician: \_\_\_\_\_ License: \_\_\_\_\_ Phone: \_\_\_\_\_  
Heating & Air-conditioning: \_\_\_\_\_ License: \_\_\_\_\_ Phone: \_\_\_\_\_

**For Office Use Only**

Setbacks: \_\_\_\_\_ Approval Date: \_\_\_\_\_ Zoning: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Flood Plain:  YES  NO  
Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_  
Mayor: \_\_\_\_\_ Date: \_\_\_\_\_  
Permit: 2076 Receipt: \_\_\_\_\_ Total: \$ 15.00 Date Denied: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Use this box as a replica of your building lot, show location, size and number of feet from the property lines on new construction.

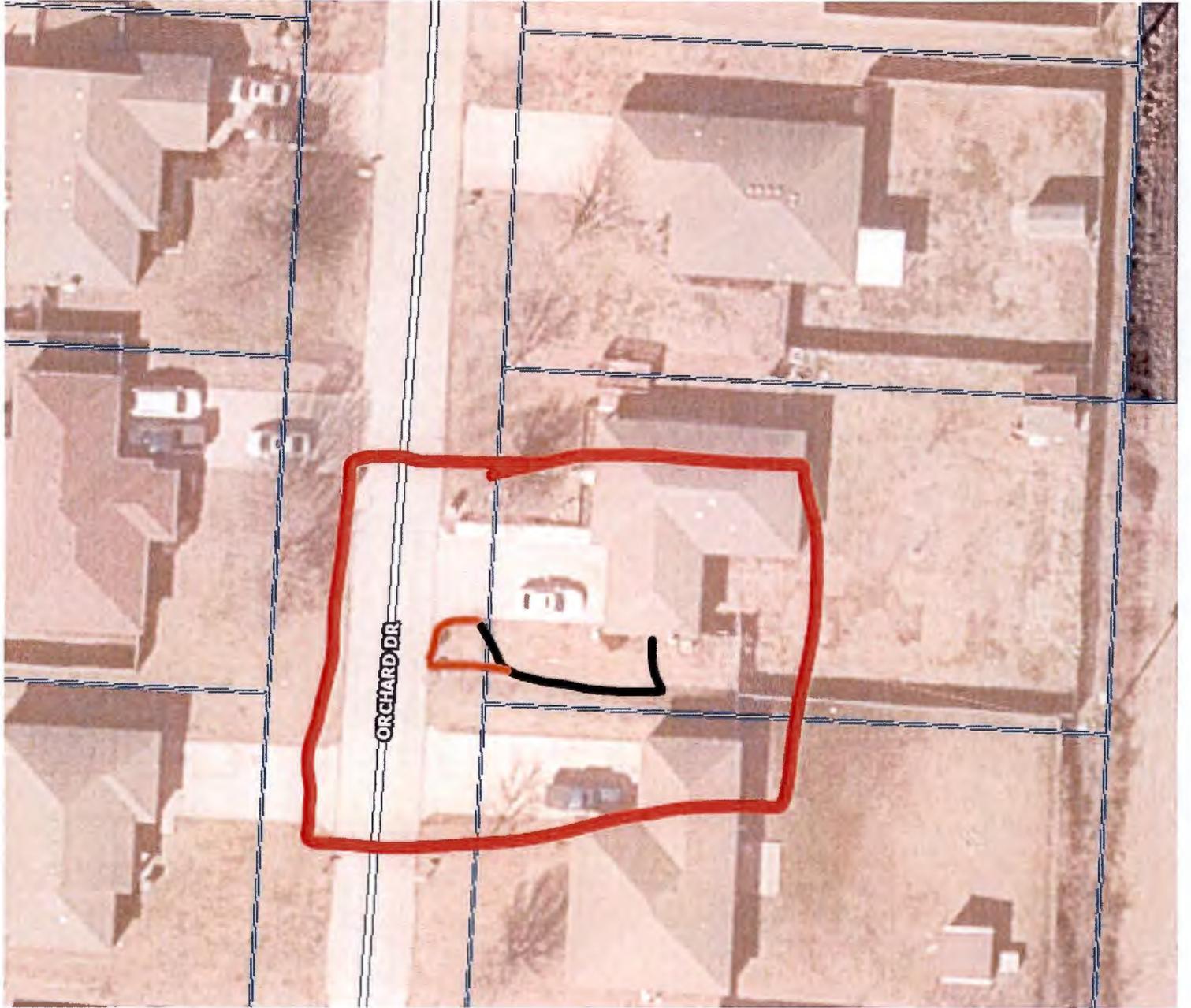


Additional Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I (We), hereby certify that no part of this work has been started, and I (we), assume full responsibility for compliance with all City building, plumbing, electric, mechanical and sanitary requirements. It is understood and agreed by this applicant that any error, misstatement, or misrepresentation of material fact, or expression of material fact, either with or without intention on the part of this applicant, such as might, or would operate to cause a refusal of this application, or any material alteration or change in the accompanying plans, specifications, or structure made subsequent to the issuance of a Permit in accordance with this application without the approval of the Building Inspector, shall constitute sufficient ground for revocation of such Permit.

Date of Application: 7/29/21 Date Construction is to Begin: \_\_\_\_\_

Signature of Applicant: Omar Ochoa contractor:  owner:



ORCHARD DR

3. Total parking space requirements for mixed uses shall be the total of all uses calculated according to the square footage which each use occupies.
4. A parking space shall not be substituted for a loading space nor a loading space for a parking space.
5. Except for one and two-family residences, no parking space shall be designed so that a vehicle is required to back into a public street for egress.
6. Parking spaces adjacent to residential zones shall be screened from the view of the residential zone(s) by a barrier of vegetation or fencing which is opaque and not less than five (5) feet or more than seven (7) feet high and maintained in good condition.

**B. Parking area requirements**

1. Automobile parking spaces shall be a minimum size of nine (9) feet by twenty (20) feet.
2. Handicapped parking spaces shall be a minimum of fifteen (15) feet by twenty (20) feet which includes a five-foot striped access aisle. Two handicapped spaces may share a single access aisle within a total space of twenty-five (25) feet by twenty (20) feet.
3. Residential driveways shall not exceed twenty-five (25) feet in width. Commercial driveways shall not exceed thirty-five (35) feet in width. These requirements are exclusive of curb returns.
4. When parking spaces are provided in the front yard of multi-family housing they must be set back at least fifteen (15) feet from the street right-of-way line. In addition, the area between the street right-of-way line and the parking must be planted with grass, shrubs or ground cover.
5. All parking spaces shall be on the same lot which the use or building occupies, except for churches as explained in the parking spaces required table below.
6. When calculating parking requirements any fraction over one-half ( $\frac{1}{2}$ ) shall be considered as one additional space.
7. For any use not covered below, the Planning Commission shall determine the user demand and the amount of off-street parking required.

**C. Parking spaces required**

The following table lists the required parking space for the uses identified:

<u>User group</u>	<u>Spaces per condition</u>
All residential uses	2 each dwelling unit. (Ord. No. 10-659, Sec. 1.)
Auditoriums, churches*, halls	1 each 3 seats based upon maximum seating

# Informal Plat Permit Application

City of Gentry  
101 W. Main St.  
Gentry, AR 72734  
(479)-736-2555  
(479)-736-2877 Fax



**Application Instructions** - Please fill this form out completely and submit all required information. Please Email plat map to [Cityhall@cityofgentry.com](mailto:Cityhall@cityofgentry.com).

(At least one copy of the 11" by 17" with signatures for online recording) **Ten (10) copies of the plat/lot-split/lot line adjustment must be submitted with application.**

## PROPERTY INFORMATION: (If unknown leave blank)

Property Address: 21409 SHADY GROVE ROAD

Property Zone: A-1 Parcel #'s 18-13835-001 18-13877-010 18-13877-001  
18-13823-001 18-13877-015 18-13883-001 18-13884-001

## APPLICANT CONTACT INFORMATION:

Applicant Name: ALAN REID & ASSOC Email Address: arsurveying@sbccglobal.net Phone Number: 479-444-8784  
Address: 118 S. COLLEGE AVE. FAYETTEVILLE, AR 72701 City/State: \_\_\_\_\_

## Criteria for Approval:

1. Compliance with applicable City ordinances including those related to lot size, setback requirements, parking, easements, access, zoning, master street plan, etc.
2. Adequate access of resulting lots to public roads, utilities, and other infrastructure.
3. Inclusion of all required information on submitted plat.
4. Other appropriate considerations based on the unique nature and location of the property to be divided or resized and any existing or proposed structures or development.

The following information shall be included on any informal plat submitted to the City of Gentry:

1. Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
2. The names and addresses of the site owner(s).
3. A written legal description for each lot or tract being created or resized including an area in square feet or acres.
4. For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
5. Show 100-year floodplain, if applicable
6. Location of all existing structures.
7. Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
8. Location, name, and width of all bordering streets.
9. Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
10. North arrow, appropriately sized scale (graphic and written), current zoning.
11. Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
12. Complete and accurate legend.
13. Vicinity map showing the location of the property to be subdivided within the City's Planning Area.
14. Written description of any requested waivers or variances.
15. Any other information as deemed necessary for project review by the City Code Officer or Planning Commission.
16. Signature block for Planning Commission approval.
17. Owner's certification for recording. (Owner/Owner's signature block with notary)

The Planning Commission meets the 3<sup>rd</sup> Thursday of every month. You will be notified when the meeting will be and of any additional requirements requested (if any) after the Planning Commission reviews your request.

Applicant Signature: \_\_\_\_\_

Date: 3/25/21

**PLANNING COMMISSION/STAFF USE ONLY**

Date of application: \_\_\_\_\_

Notes from plan/project review:

---



---



---



---



---



---

**Checklist for Lot -Split**

- Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
- The names and addresses of the site owner(s).
- A written legal description for each lot or tract being created or resized including an area in square feet or acres.
- For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
- Show 100-year floodplain, if applicable
- Location of all existing structures.
- Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
- Location, name, and width of all bordering streets.
- Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
- North arrow, appropriately sized scale (graphic and written), current zoning.
- Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
- Complete and accurate legend.
- Vicinity map showing the location of the property to be subdivided within the City's Planning Area.
- Written description of any requested waivers or variances.
- Any other information as deemed necessary for project review by the City Code Officer or Planning Commission.
- Signature block for Planning Commission approval.
- Owner's certification for recording.

**PLANNING COMMISSION REQUEST, CHANGES OR NOTES:**

---



---



---



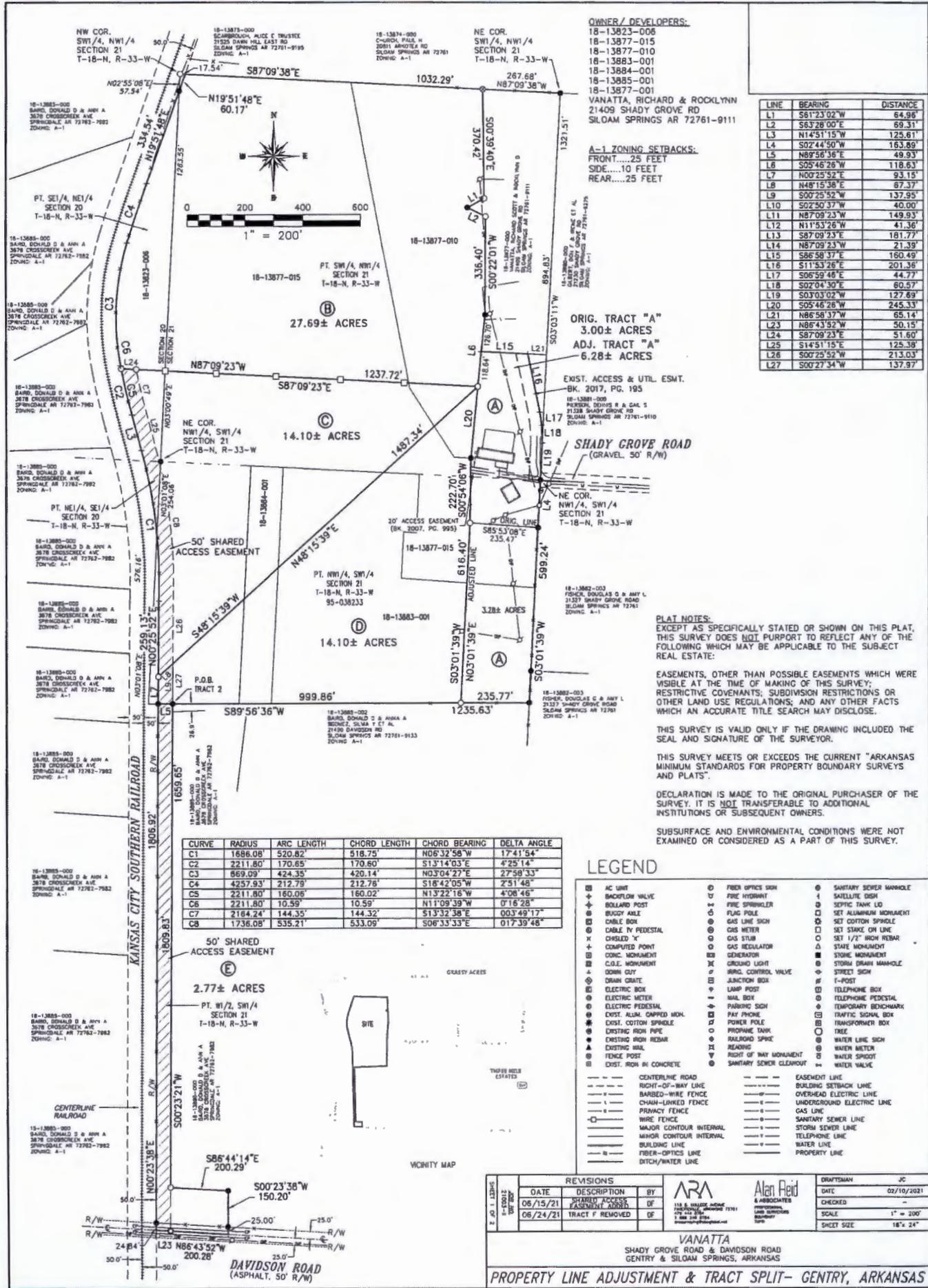
---



---



---



**OWNER/DEVELOPERS:**  
 18-13823-006  
 18-13877-015  
 18-13877-010  
 18-13883-001  
 18-13884-001  
 18-13885-001  
 18-13877-001  
 VANATTA, RICHARD & ROCKLYNN  
 21409 SHADY GROVE RD  
 SILOAM SPRINGS AR 72761-9111

**A-1 ZONING SETBACKS:**  
 FRONT.....25 FEET  
 SIDE.....10 FEET  
 REAR.....25 FEET

LINE	BEARING	DISTANCE
L1	S81°23'02"W	64.98'
L2	S83°28'00"E	69.31'
L3	N14°51'15"W	125.61'
L4	S02°44'50"W	163.89'
L5	N89°58'36"E	49.93'
L6	S05°46'26"W	118.63'
L7	N00°25'52"E	93.15'
L8	N48°15'38"E	67.37'
L9	S00°25'52"W	137.95'
L10	S02°50'37"W	40.00'
L11	N87°09'23"W	149.93'
L12	N11°53'26"W	41.36'
L13	S87°09'23"E	181.77'
L14	N87°09'23"W	21.39'
L15	S86°58'37"E	180.49'
L16	S11°53'26"E	201.36'
L17	S06°59'48"E	44.77'
L18	S02°04'30"E	60.57'
L19	S03°03'02"W	127.69'
L20	S05°46'26"W	245.33'
L21	N86°58'37"W	65.14'
L23	N86°43'52"W	50.15'
L24	S87°09'23"E	51.60'
L25	S14°51'15"E	125.38'
L26	S00°25'52"W	213.03'
L27	S00°27'34"W	137.97'

**ORIG. TRACT "A"**  
 3.00± ACRES  
**ADJ. TRACT "A"**  
 6.28± ACRES

EXIST. ACCESS & UTIL. ESMT.  
 -BK. 2017, PG. 195

**SHADY GROVE ROAD**  
 (GRAVEL, 50' R/W)

**PLAT NOTES:**  
 EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:

EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDED THE SEAL AND SIGNATURE OF THE SURVEYOR.

THIS SURVEY MEETS OR EXCEEDS THE CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1686.08'	520.82'	518.75'	N06°32'58"W	17°41'54"
C2	2211.80'	170.65'	170.60'	S13°14'03"E	4°25'14"
C3	869.09'	424.35'	420.14'	N03°04'27"E	27°58'33"
C4	4257.93'	212.79'	212.76'	S18°42'05"W	2°51'48"
C5	2211.80'	160.08'	160.02'	N13°22'18"W	4°08'46"
C6	2211.80'	10.59'	10.59'	N11°09'39"W	0°16'28"
C7	2184.24'	144.35'	144.32'	S13°32'38"E	00°49'17"
C8	1736.08'	535.21'	533.09'	S06°33'33"E	017°39'48"

**LEGEND**

- AC UNIT
- BACKFLOW VALVE
- BOLLARD POST
- BURIED ANGLE
- CABLE BOX
- CABLE TV PEDESTAL
- CHISELED "X"
- COMPUTED POINT
- CONC. MONUMENT
- C.O.E. MONUMENT
- DOWN CUT
- DRINK GATE
- ELECTRIC BOX
- ELECTRIC METER
- EXIST. ALUM. CAPPED HOUL
- EXIST. COTTON SPINDLE
- EXISTING IRON PIPE
- EXISTING IRON REBAR
- EXISTING HOUL
- FENCE POST
- EXIST. SIGN IN CONCRETE
- FIBER OPTICS SIGN
- FIRE HYDRANT
- FIRE SPRINKLER
- FLAG POLE
- GAS LINE SIGN
- GAS METER
- GAS REGULATOR
- GAS STUB
- GENERATOR
- GROUND LIGHT
- IRING, CONTROL VALVE
- JUNCTION BOX
- LAMP POST
- MAL BOX
- PARKING SIGN
- PAY PHONE
- POWER POLE
- PROPANE TANK
- RAILROAD SIGN
- READING HOUL
- RIGHT OF WAY MONUMENT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SKULLITE SIGN
- SOFTIC TANK LD.
- SET ALUMINUM MONUMENT
- SET COTTON SPINDLE
- SET STAKE ON LINE
- SET 1/2" IRON REBAR
- STATE MONUMENT
- STONE MONUMENT
- STORM DRAIN MANHOLE
- STREET SIGN
- T-POST
- TELEPHONE BOX
- TELEPHONE PEDESTAL
- TEMPORARY BENCHMARK
- TRAFFIC SIGNAL BOX
- TRANSFORMER BOX
- TREE
- WATER LINE SIGN
- WATER METER
- WATER SPOUT
- WATER VALVE
- EASEMENT LINE
- BUILDING SETBACK LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- TELEPHONE LINE
- WATER LINE
- PROPERTY LINE

REVISIONS				DATE	DESCRIPTION	BY	CHECKED
NO.	DATE	DESCRIPTION	BY				
1	06/15/21	ASSEMBLY	DF				
2	06/24/21	TRACT F REMOVED	DF				



**VANATTA**  
 SHADY GROVE ROAD & DAVIDSON ROAD  
 GENTRY & SILOAM SPRINGS, ARKANSAS

**PROPERTY LINE ADJUSTMENT & TRACT SPLIT- GENTRY, ARKANSAS**



# Informal Plat Permit Application

City of Gentry  
101 W. Main St.  
Gentry, AR 72734  
(479)-736-2555  
(479)-736-2877 Fax



**Application Instructions** - Please fill this form out completely and submit all required information. Please Email plat map to [Cityhall@cityofgentry.com](mailto:Cityhall@cityofgentry.com).

(At least one copy of the 11" by 17" with signatures for online recording) Ten (10) copies of the plat/lot-split/lot line adjustment must be submitted with application.

## PROPERTY INFORMATION: (If unknown leave blank)

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

Property Zone: \_\_\_\_\_ Parcel #'s 18-13568-004, 18-13569-000

## APPLICANT CONTACT INFORMATION:

Applicant Name: Bill Haak Email Address: HAAKDairy@gmail.com Phone Number: 479-238-4236  
Address: 20083 Lawn Hill East City/State: Gentry ARK

## Criteria for Approval:

1. Compliance with applicable City ordinances including those related to lot size, setback requirements, parking, easements, access, zoning, master street plan, etc.
2. Adequate access of resulting lots to public roads, utilities, and other infrastructure.
3. Inclusion of all required information on submitted plat.
4. Other appropriate considerations based on the unique nature and location of the property to be divided or resized and any existing or proposed structures or development.

The following information shall be included on any informal plat submitted to the City of Gentry:

1. Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
2. The names and addresses of the site owner(s).
3. A written legal description for each lot or tract being created or resized including an area in square feet or acres.
4. For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
5. Show 100-year floodplain, if applicable
6. Location of all existing structures.
7. Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
8. Location, name, and width of all bordering streets.
9. Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
10. North arrow, appropriately sized scale (graphic and written), current zoning.
11. Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
12. Complete and accurate legend.
13. Vicinity map showing the location of the property to be subdivided within the City's Planning Area.
14. Written description of any requested waivers or variances.
15. Any other information as deemed necessary for project review by the City Code Officer or Planning Commission.
16. Signature block for Planning Commission approval.
17. Owner's certification for recording. (Owner/Owner's signature block with notary)

The Planning Commission meets the 3<sup>rd</sup> Thursday of every month. You will be notified when the meeting will be and of any additional requirements requested (if any) after the Planning Commission reviews your request.

Applicant Signature: Bill Haak Date: 8.06.21

**PLANNING COMMISSION/STAFF USE ONLY**

Date of application: \_\_\_\_\_

Notes from plan/project review:

---



---



---



---



---

**Checklist for Lot -Split**

- Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
- The names and addresses of the site owner(s).
- A written legal description for each lot or tract being created or resized including an area in square feet or acres.
- For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
- Show 100-year floodplain, if applicable
- Location of all existing structures.
- Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
- Location, name, and width of all bordering streets.
- Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
- North arrow, appropriately sized scale (graphic and written), current zoning.
- Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
- Complete and accurate legend.
- Vicinity map showing the location of the property to be subdivided within the City's Planning Area.
- Written description of any requested waivers or variances.
- Any other information as deemed necessary for project review by the City Code Officer or Planning Commission.
- Signature block for Planning Commission approval.
- Owner's certification for recording.

**PLANNING COMMISSION REQUEST, CHANGES OR NOTES:**

---



---



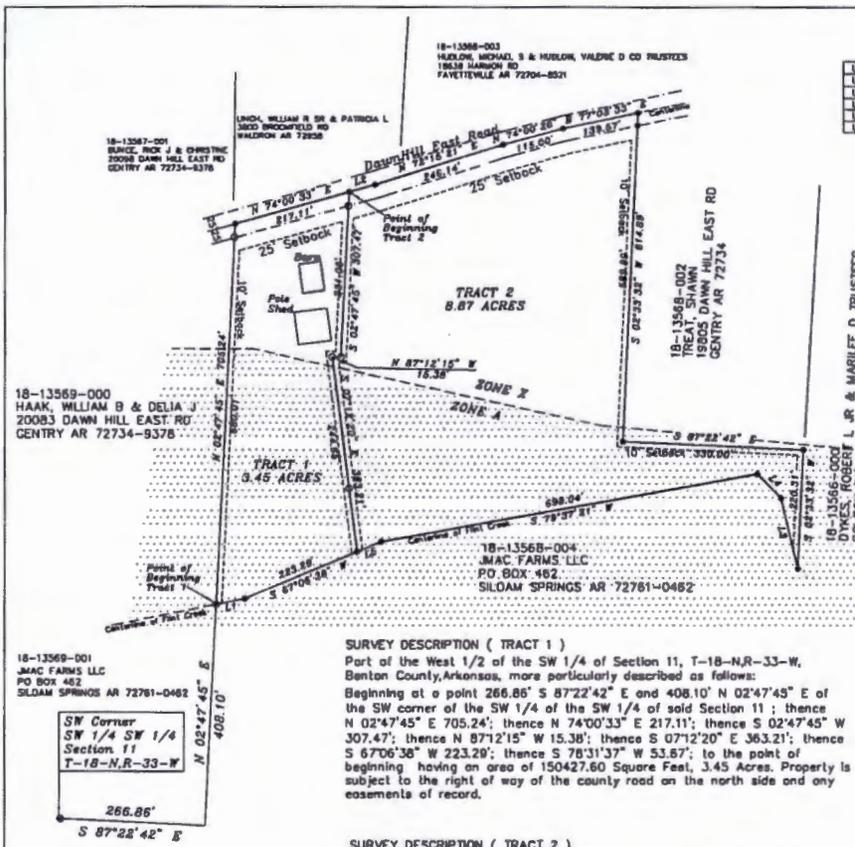
---



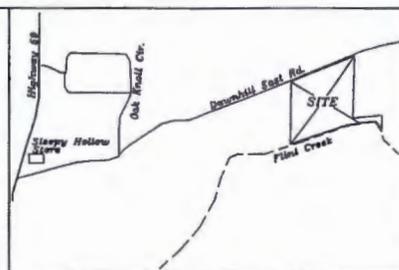
---



---



LINE	BEARING	DISTANCE
L1	S 78°31'37\" W	53.87
L2	N 74°00'33\" E	48.75
L3	N 13°21'23\" W	134.94
L4	N 44°19'19\" W	82.02
L5	S 67°06'38\" W	47.66



VICINITY MAP

**CENTRY PLANNING BOARD:**

This plat is hereby approved by the Centry Planning Board this \_\_\_ day of \_\_\_

Secretary

**OWNER'S CERTIFICATION**

As owners, we hereby certify that we have caused the land to be surveyed, divided, plotted, dedicated and access rights reserved as represented on this plat and attachments.

Owner

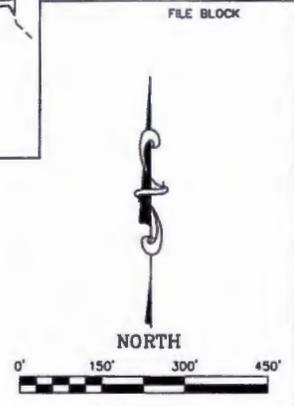
Owner

STATE OF ARKANSAS  
COUNTY OF BENTON

Subscribed and sworn before me this \_\_\_ day of \_\_\_

My commission expires \_\_\_\_\_

Notary Public



**LEGEND**

These standard symbols will be found in the drawing.

- FOUND IRON PIN
- SET IRON PIN
- COMPUTED CORNER

**SURVEY DESCRIPTION ( TRACT 1 )**

Part of the West 1/2 of the SW 1/4 of Section 11, T-18-N-R-33-W, Benton County, Arkansas, more particularly described as follows: Beginning at a point 266.86' S 87°22'42\" E and 408.10' N 02°47'45\" E of the SW corner of the SW 1/4 of the SW 1/4 of said Section 11; thence N 02°47'45\" E 705.24'; thence N 74°00'33\" E 217.11'; thence S 02°47'45\" W 307.47'; thence N 87°12'15\" W 15.38'; thence S 07°12'20\" E 363.21'; thence S 67°06'38\" W 223.29'; thence S 78°31'37\" W 53.87'; to the point of beginning having an area of 150427.60 Square Feet, 3.45 Acres. Property is subject to the right of way of the county road on the north side and any easements of record.

**SURVEY DESCRIPTION ( TRACT 2 )**

Part of the West 1/2 of the SW 1/4 of Section 11, T-18-N-R-33-W, Benton County, Arkansas, more particularly described as follows: Commencing at the SW corner of the SW 1/4 of the SW 1/4 of said Section 11, run thence S 87°22'42\" E 266.86'; thence N 02°47'45\" E 1113.35'; thence N 74°00'33\" E 217.11'; to the point of beginning thence N 74°00'33\" E 48.75'; thence N 72°15'21\" E 246.14'; thence N 74°00'26\" E 115.00'; thence N 77°03'33\" E 139.57'; thence S 02°33'32\" W 614.89'; thence S 87°22'42\" E 330.00'; thence S 02°33'32\" W 220.31'; thence N 13°21'23\" W 134.94'; thence N 44°19'19\" W 82.02'; thence S 79°37'21\" W 698.04'; thence S 67°06'38\" W 47.66'; thence N 07°12'20\" W 363.21'; thence S 87°12'15\" E 15.38'; thence N 02°47'45\" E 307.47'; to the point of beginning having an area of 386424.91 Square Feet, 8.87 Acres. Property is subject to the right of way of the county road on the north side and any easements of record.

**NOTES:**

1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
2. BASIS OF BEARINGS: GPS OBSERVATION ARKANSAS NORTH-ZONE
3. THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
4. NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON AUGUST 4, 2021.

**FLOOD CERTIFICATION:**

PART OF THIS PROPERTY LIES WITHIN A PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. MAP NUMBER: 05007C0380 J. EFFECTIVE DATE: SEPTEMBER 28, 2007.

**OWNER and PARCEL No.**

18-13568-001  
HAAK, WILLIAM B & DELIA J  
20083 DAWN HILL EAST RD  
CENTRY AR 72734-9378

IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSIGNED TO CERTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED IN THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE CORROBORATED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS TO THE SEAL.



Michael E. James RLS#985  
County Surveyor  
Benton County

500-18N-33W-0-11-300-04-985

**TRACT SPLIT FOR WILLIAM HAAK**

PART OF THE WEST 1/2 OF THE SW 1/4 SECTION 11, TOWNSHIP 18 NORTH, RANGE 33 WEST BENTON COUNTY, ARKANSAS

James Surveying  
P.O. Box 617  
Centry, Arkansas 72734  
(479)736-8416 Fax (479)736-8438

DATE: August 4, 2021  
SCALE: 1" = 150'  
JOB NUMBER: JS#663A  
FILE NAME: JS#663A.DWG

FILE BLOCK

# Informal Plat Permit Application

City of Gentry  
101 W. Main St.  
Gentry, AR 72734  
(479)-736-2555  
(479)-736-2877 Fax



**Application Instructions** - Please fill this form out completely and submit all required information. Please Email plat map to [Cityhall@cityofgentry.com](mailto:Cityhall@cityofgentry.com).

(At least one copy of the 11" by 17" with signatures for online recording) Ten (10) copies of the plat/lot-split/lot line adjustment must be submitted with application.

---

## PROPERTY INFORMATION: (If unknown leave blank)

Property Address: 20591 SHADY GROVE

Property Zone: PLANNING AREA Parcel #'S 18-13909-000

---

## APPLICANT CONTACT INFORMATION:

Applicant Name: KEVIN OSNES Email Address: kevin.osnes1@yahoo.com Phone Number: (479) 790-9723

Address: 20591 SHADY GROVE City/State: SILOAM SPRINGS AR 72761

---

## Criteria for Approval:

1. Compliance with applicable City ordinances including those related to lot size, setback requirements, parking, easements, access, zoning, master street plan, etc.
2. Adequate access of resulting lots to public roads, utilities, and other infrastructure.
3. Inclusion of all required information on submitted plat.
4. Other appropriate considerations based on the unique nature and location of the property to be divided or resized and any existing or proposed structures or development.

---

The following information shall be included on any informal plat submitted to the City of Gentry:

1. Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
2. The names and addresses of the site owner(s).
3. A written legal description for each lot or tract being created or resized including an area in square feet or acres.
4. For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
5. Show 100-year floodplain, if applicable
6. Location of all existing structures.
7. Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
8. Location, name, and width of all bordering streets.
9. Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
10. North arrow, appropriately sized scale (graphic and written), current zoning.
11. Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
12. Complete and accurate legend.
13. Vicinity map showing the location of the property to be subdivided within the City's Planning Area.
14. Written description of any requested waivers or variances.
15. Any other information as deemed necessary for project review by the City Code Officer or Planning Commission.
16. Signature block for Planning Commission approval.
17. Owner's certification for recording. (Owner/Owner's signature block with notary)

---

*The Planning Commission meets the 3<sup>rd</sup> Thursday of every month. You will be notified when the meeting will be and of any additional requirements requested (if any) after the Planning Commission reviews your request.*

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**PLANNING COMMISSION/STAFF USE ONLY**

Date of application: \_\_\_\_\_

**Notes from plan/project review:**

---



---



---



---



---



---

**Checklist for Lot -Split**

- Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
- The names and addresses of the site owner(s).
- A written legal description for each lot or tract being created or resized including an area in square feet or acres.
- For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
- Show 100-year floodplain, if applicable
- Location of all existing structures.
- Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
- Location, name, and width of all bordering streets.
- Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
- North arrow, appropriately sized scale (graphic and written), current zoning.
- Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
- Complete and accurate legend.
- Vicinity map showing the location of the property to be subdivided within the City's Planning Area.
- Written description of any requested waivers or variances.
- Any other information as deemed necessary for project review by the City Code Officer or Planning Commission.
- Signature block for Planning Commission approval.
- Owner's certification for recording.

**PLANNING COMMISSION REQUEST, CHANGES OR NOTES:**

---



---



---



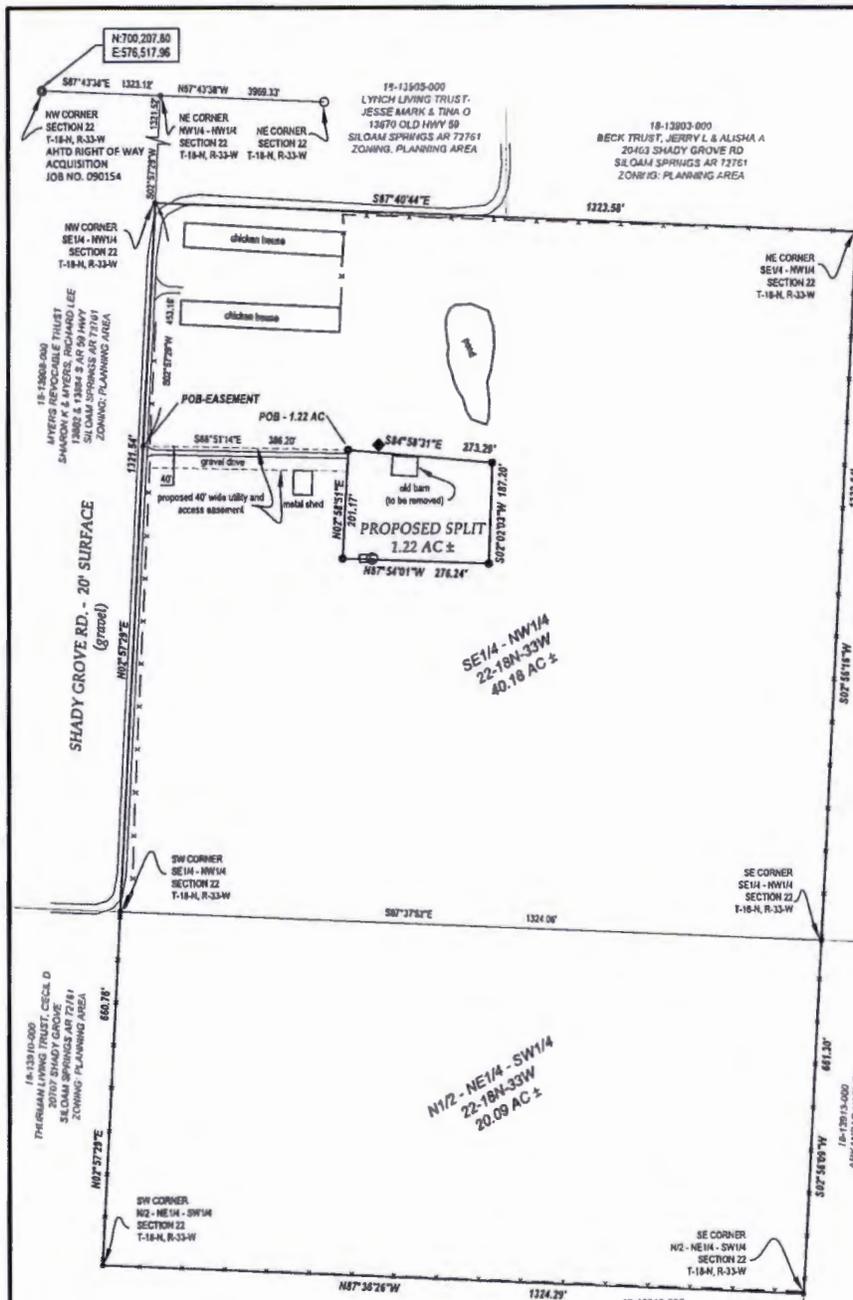
---



---



---



18-13909-000  
LYNCH LIVING TRUST  
JESSE MARK & TINA O  
12670 OLD HWY 59  
SILOAM SPRINGS AR 72761  
ZONING: PLANNING AREA

18-12803-000  
BECK TRUST, JERRY L & ALISHA A  
20403 SHADY GROVE RD  
SILOAM SPRINGS AR 72761  
ZONING: PLANNING AREA

18-12800-000  
MYERS REVOCABLE TRUST  
SHAWNAY & MYERS, RICHARD LEE  
1818 SHADY GROVE HWY  
SILOAM SPRINGS AR 72761  
ZONING: PLANNING AREA

18-13904-000  
CHAMBERLAIN & CHAMBERLAIN  
JERRY & CHAMBERLAIN, LEE  
1818 SHADY GROVE HWY  
SILOAM SPRINGS AR 72761  
ZONING: PLANNING AREA

18-13910-000  
THE JENKINS SURVEYING  
1552 CEDAR ST.  
FAYETTEVILLE, AR 72703  
P/F 479-521-5231

**OWNER/DEVELOPER**  
KEVIN L. & CANDRA K. OSNES  
20591 SHADY GROVE RD  
SILOAM SPRINGS AR 72761  
PARCEL: 18-13909-000  
ZONING: GENTRY PLANNING AREA



**LEGEND**

- x — x — BOUNDARY
- - - - - FENCE LINE
- - - - - EASEMENT
- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN
- ⊕ RR SPIKE
- ⊖ ELECTRIC METER
- ◆ WELL

NOTE: SECTION BREAKDOWN USED HEREON FROM AHTD RIGHT OF WAY ACQUISITION JOB NO. 090154 - HWY 59 VERIFICATION OF INTERIOR 1/4 CORNERS WAS NOT PERFORMED FOR THIS SURVEY.

FLOOD CERTIFICATION  
THE HEREIN DESCRIBED TRACTS ARE NOT WITHIN THE 100 YEAR FLOOD ZONE A OR AE PER F.I.R.M. COMMUNITY NO. 05007C03801, BENTON COUNTY, AR EFFECTIVE DATE 09/28/2007.

BASIS OF BEARINGS  
STATE PLANE - NAD 83 - AR NORTH

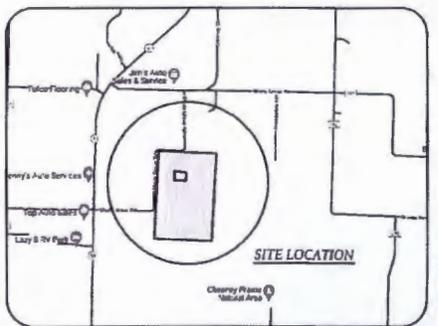
SURVEYORS CERTIFICATION  
I HEREBY CERTIFY I HAVE SURVEYED HEREIN DESCRIBED TRACT AND THAT THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED AS SHOWN. ALSO, ANY EASEMENTS AND/OR ENCROACHMENTS REVEALED BY SAID SURVEY ARE SHOWN HEREON.

**PARENT TRACT DESCRIPTION - WARRANTY DEED: L202001239**  
THE SE1/4 OF THE NW1/4 AND THE N1/2 OF THE NE1/4 OF THE SW1/4 OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS.

**SURVEY DESCRIPTION - PROPOSED SPLIT - 1.22 AC TRACT**  
A PART OF THE SE1/4 OF THE NW1/4 OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SE1/4 OF THE NW1/4; THENCE S02°57'29"W 453.16 FEET ALONG THE WEST LINE OF SAID SE1/4 OF THE NW1/4; THENCE S88°51'14"E 386.20 FEET TO A 1/2" REBAR FOR THE POINT OF BEGINNING; THENCE S84°58'31"E 273.29 FEET TO A 1/2" REBAR; THENCE S02°02'03"W 167.20 FEET TO A 1/2" REBAR; THENCE N87°54'01"W 276.24 FEET TO A 1/2" REBAR; THENCE N02°58'51"E 201.17 FEET TO THE POINT OF BEGINNING, CONTAINING 1.22 ACRES, MORE OR LESS.

**SURVEY DESCRIPTION - REMAINDER TRACT**  
THE SE1/4 OF THE NW1/4 AND THE N1/2 OF THE NE1/4 OF THE SW1/4 OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, LESS AND EXCEPT: A PART OF THE SE1/4 OF THE NW1/4 OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SE1/4 OF THE NW1/4; THENCE S02°57'29"W 453.16 FEET ALONG THE WEST LINE OF SAID SE1/4 OF THE NW1/4; THENCE S88°51'14"E 386.20 FEET TO A 1/2" REBAR FOR THE POINT OF BEGINNING; THENCE S84°58'31"E 273.29 FEET TO A 1/2" REBAR; THENCE S02°02'03"W 167.20 FEET TO A 1/2" REBAR; THENCE N87°54'01"W 276.24 FEET TO A 1/2" REBAR; THENCE N02°58'51"E 201.17 FEET TO THE POINT OF BEGINNING, CONTAINING 1.22 ACRES, MORE OR LESS, LEAVING IN ALL 59.05 ACRES, MORE OR LESS.

**PROPOSED 40' WIDE ACCESS/UTILITY EASEMENT**  
A 40' WIDE ACCESS EASEMENT, FOR INGRESS AND EGRESS, AND UTILITIES SITUATED IN THE SE1/4 OF THE NW1/4 OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, SAID EASEMENT LYING 40 FEET SOUTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHWEST CORNER OF SAID SE1/4 OF THE NW1/4; THENCE S02°57'29"W 453.16 FEET ALONG THE WEST LINE OF SAID SE1/4 OF THE NW1/4 TO THE POINT OF BEGINNING; THENCE RUNNING S88°51'14"E 386.20 FEET TO A 1/2" REBAR AT THE NORTHWEST CORNER OF A 1.22 ACRE TRACT.



JENKINS SURVEYING  
1552 CEDAR ST.  
FAYETTEVILLE, AR 72703  
P/F 479-521-5231

DATE: 8/9/21  
DRAWN BY: DWJ  
SCALE: 1" = 200'  
JOB NO.: 21-063

**INFORMAL PLAT**  
FOR  
KEVIN & CANDRA OSNES

**CITY OF GENTRY**

**SUBDIVISION CHECKLIST  
SKETCH PLAN**

SUBDIVISION NAME Apple Valley				OWNERS NAME Apple Valley LLC	DEVELOPERS NAME NWA LD, LLC	DATE SUBMITTED 08/05/21
STREET ADDRESS 21920 Marion Lee Rd Gentry, AR 72734				OWNERS ADDRESS ATTN: Cyntia Clark 16447 Kostner Drive Rogers, AR 72756	DEVELOPERS ADDRESS 4058 N. College Ave, Ste. 300 Fayetteville, AR 72703	FEE PAID \$220
ZONING R-3	SECTION 08	RANGE 33	TOWNSHIP 18	CITY, STATE, ZIP Gentry, AR, 72734	PHONE NUMBER 479.439.0375	# OF LOTS 170

A PLAT WILL NOT BE PLACED ON THE Planning Commission's meeting agenda unless it includes all the required items of the sketch plan review stage. 10 copies must be filed 10 days prior to the Planning Commission meeting. The Commission official conducting the review will initial the box for EACH item when the item is found acceptable by the Commission.

REVIEW STAGE SKETCH	REQUIRED ITEMS All required items listed below will be included.
	1. Location of all bordering streets.
	2. General location of all proposed streets within the subdivision.
	3. General size and shape of lots.
	4. Ownership of surrounding property.
	5. Location & size of existing utilities.
	6. Legal description of property.
	7. General location of problem areas such as floodplain, wetland, rock outcrop, increases in traffic on connecting street(s), what extent of existing street improvement will be done by developer due to the new development.
	8. General description of tree cover.
	9. Location map showing relationship to City of Gentry

PLANNING OFFICIALS SIGNATURE AND DATE	
	GENERAL COMMENTS AND DIRECTION: _____ _____ _____ _____

**CITY OF GENTRY**  
**SUBDIVISION CHECKLIST**  
**PRELIMINARY PLAT**

SUBDIVISION NAME Apple Valley			OWNERS NAME Apple Valley LLC		DATE SUBMITTED 08/05/21	DATE COMPLETED & ACCEPTED			
STREET ADDRESS 21920 Marion Lee Rd Gentry, AR 72734			OWNERS ADDRESS ATTN: Cynthia Clark 16447 Kostner Drive Rogers, AR 72756		DEVELOPERS NAME AND ADDRESS NWA LD., LLC 4058 N. College Ave, Ste. 300 Fayetteville, AR				
FEE PAID \$220	ZONING R-3			SECTION 08	RANGE 33	TOWNSHIP 18	CITY, STATE, ZIP Gentry, AR 72734	PHONE NUMBER 479.439.0375	# OF LOTS 170

If a proposed Preliminary Plat fails to meet all requirements, it may be disqualified by the Planning Commission and shall not be re-submitted for consideration by the Planning Commission until the deficiencies have been addressed by the Developer. Otherwise, approval of the Preliminary Plat will be evidenced by the signature of the Chairman or acting Chairman of the Planning Commission.

REVIEW STAGE PRELIMINARY	REQUIRED ITEMS All required items listed below will be included.
	1. Name of Subdivision & Subdivider
	2. Written legal description of the property
	3. Current zoning of property
	4. Names, addresses & telephone number of the owner, developer, surveyor and engineer
	5. Scale of plat shall be one inch equals 200 feet, one inch equals 100 feet, or one inch equals 50 feet depending upon the size of the property.
	6. Date of the plat and application
	7. A vicinity map showing the location of the property to be subdivided within the City's planning area.
	8. The location and size of all existing utilities and proposed utilities to be utilized by the subdivision. Engineering certification will be required with respect to the adequacy and suitability of existing (or upgraded) utilities with respect to the additional service requirements of the subdivision.
	9. Location, name and kind of surface of each existing and/or platted street and utility easement, public open space and permanent buildings within the subdivision
	10. Topography at two-foot intervals for grades less than ten percent and at five-foot intervals for grades (of) ten percent and more.
	11. Identify intended use for lots on which other than residential uses are proposed
	12. Building setback lines. Signature of Building Inspector required.
	13. A drainage report executed by an engineer duly licensed by the State of Arkansas, including information related to current drainage condition of the property and addressing drainage changes that will be caused by the development. Such report shall include a certification by the engineer that the proposed development will not adversely affect drainage with respect to either the upstream or downstream properties.
	14. Street, sidewalk & curb design shown & designed per ordinance #2005-572 Sec.2.
	15. Standard street lights shall be installed at each intersection and along one side of each street at an interval to be determined by the Planning Commission at preliminary plat review.
	16. Signatures of Authority Having Jurisdiction, Utilities, Street Department and Fire Marshall, are required.

The subdivider shall submit to the Planning Commission an application for preliminary plat approval and 6 copies of the preliminary plat together with the supporting data at least 10 days prior to the meeting. Of the Planning Commission at which consideration is requested. The preliminary plat and approval shall include the required items above.



CITY OF GENTRY

SUBDIVISION CHECKLIST  
FINAL PLAT

SUBDIVISION NAME Pioneer Woods Subdivision Phase 3	OWNERS NAME Paul Church	DATE SUBMITTED 8/4/21
STREET ADDRESS 500-700 Block S Smith Ave	OWNERS ADDRESS 20811 Arkotex Rd Siloam Springs, AR 72761	DATE PRELIMINARY PLAT COMPLETED & ACCEPTED

After approval of the preliminary plat and the installation of improvements as hereinafter specified, the subdivider shall submit to the Planning Commission an application, and an original, and 6 copies of the final plat for final approval together with certificates and other supporting information. Such submission shall be made at least 10 days prior to the meeting at which consideration is requested.

A PLAT WILL NOT BE PLACED ON THE Planning Commission's meeting agenda unless it includes all the required items of the review stage involved. The Commission official conducting the review will initial the box for EACH item when the item is found acceptable by the Commission. **Note: All items are to be completed except items 6 & 7 of the Supporting Data section before Final Plat is approved by the Planning Commission.**

REVIEW STAGE FINAL	REQUIRED ITEMS All required items listed below shall be included.
	1. Name of Subdivision
	2. Boundaries of subdivision with written legal description of the property
	3. Names, addresses & telephone number of the owner, developer, surveyor and engineer
	4. Acreage in subdivision tract
	5. Scale of plat shall be one inch equals 200 feet, one inch equals 100 feet, or one inch equals 50 feet depending upon the size of the property.
	6. Date, north arrow and graphic scale
	7. Location and names of all streets, highways, alleys, parks or public uses, if any, to be dedicated.
	8. Location of all streets, utility easements and areas for public uses, if any, to be dedicated and the location and description of all monuments.
	9. Front building setback lines, with dimensions.
	10. Dimensions and number of all lots and the number or letter of all blocks within the proposed subdivision.
	11. Bearing in degrees and minutes of all lots, blocks or street lines which are not at 90 degree angles.
	12. Copy of restrictive covenants.
	13. Street curvature characteristics.
	14. The required drainage report received & certified
	15. Engineering certification with respect to the adequacy and suitability of the new & existing utilities to service the subdivision – must be signed & dated.

SUPPORTING DATA	
	1. Certificate of ownership and dedication – signed & dated
	2. Certificate of accuracy (by an) engineer or surveyor – signed & dated
	3. Certificate of approval of water & sewer system by the State Health Dept. and/or City water superintendent – signed & dated
	4. Certificate of approval of street and utilities by City official – signed & dated
	5. Certificate of approval of building setback dimensions by City building inspector (official) – signed & dated
	6. Certificate of approval for recording by planning commission – signed & dated
	7. Certificate of plat acceptance by City Council and any other pertinent information or date.

**PLANNING COMMISSION APPROVAL:** This final plat is hereby approved this \_\_\_ day of \_\_\_\_\_, 2021,  
by the City of Gentry Planning Commission.

Secretary \_\_\_\_\_

**CITY COUNCIL APPROVAL:** This final plat is hereby accepted this \_\_\_ day of \_\_\_\_\_, 2021,  
by the Gentry City Council.

Mayor \_\_\_\_\_

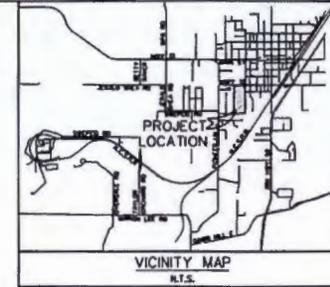
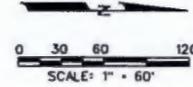
**OWNERS CERTIFICATION AND DEDICATION:**

We, the undersigned, do hereby certify that we are the sole owners of the hereon platted and described property and do hereby dedicate road rights-of-way and easements, if any, for the use of the general public and installation of utilities.

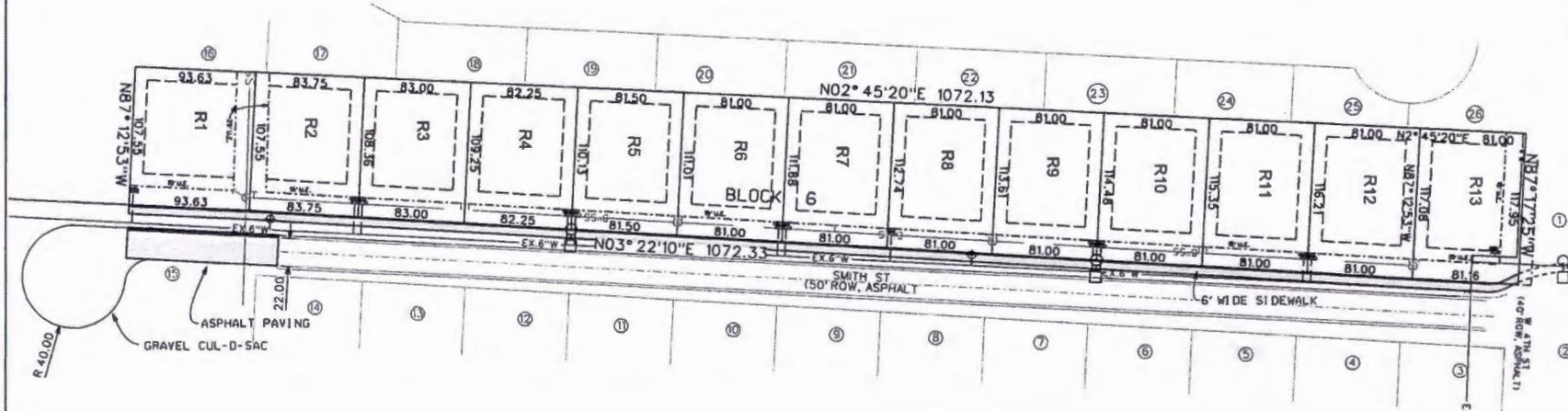
STATE OF ARKANSAS  
COUNTY OF BENTON

Subscribed and sworn before me this \_\_\_ day of \_\_\_\_\_, 2021.

Notary Public \_\_\_\_\_ My Commission expires: \_\_\_\_\_



- LEGEND:**
- Set 1/2" Rebar
  - Benchmark
  - ⊕ San. Sewer Manhole
  - ⊕ San. Sewer Service
  - M Valve Box
  - ⊕ Fire Hydrant
  - ⊕ Water Meter
  - ⊕ Street Light
  - Utility Easement
  - Building Setback Line
  - Boundary Line
- ANNOTATION LEGEND:**
- P.O.C. - Point of Commencement
  - P.O.B. - Point of Beginning
  - U.E. - Utility Easement
  - S.B. - Setback
  - B.B. - Back To Back
  - B.L. - Building Line
  - D.E. - Drainage Easement
  - N.T.S. - Not to Scale



**PROPERTY DESCRIPTION:**  
PART OF LOTS 1 - 10, BLOCK 5 OF PIONEER WOODS - PHASE 3 AND TRACT 'A',  
FOUND IN BENTON COUNTY PLAT RECORDS BOOK 18 AT PAGE 246,  
CONTAINING 2.775 ACRES, MORE OR LESS.

Parcel Key No	Parcel No	Name	Address
1	10-0009-001	City of Gentry	101 W Main St, Gentry AR 72734
2	10-0029-000	Ralph Lee Stephens	420 S Smith Ave, Gentry AR 72734
3	10-0110-000	Damon & Roberts Erickson	300 S Smith Ave, Gentry AR 72734
4	10-0110-000	Jeremy & Carol Holsen	504 S Smith Ave, Gentry AR 72734
5	10-0111-000	Rakyla & Maria Herrera	PO Box 1801, Gentry AR 72734
6	10-0113-000	Jordan Scott Holston	512 S Smith Ave, Gentry AR 72734
7	10-0113-000	NVA Dream Homes LLC	1204 E Joyce Blvd, Fayetteville AR 72703
8	10-0113-000	Georgina Fuentes Solo	604 S Smith Ave, Gentry AR 72734
9	10-0113-000	NVA Dream Homes LLC	1204 E Joyce Blvd, Fayetteville AR 72703
10	10-0113-000	Jessie Dean Center	612 S Smith Ave, Gentry AR 72734
11	10-0113-000	Shea Hopkins	PO Box 112, Gentry AR 72734
12	10-0113-000	Quinnan Rentals LLC	1204 E Joyce Blvd, Fayetteville AR 72703
13	10-0113-000	Lee Regal	708 S Smith Ave, Gentry AR 72734
14	10-0113-000	Dennis & Heather Asher	712 S Smith Ave, Gentry AR 72734
15	10-0013-000	City of Gentry	101 W Main St, Gentry AR 72734
16	10-0107-000	Paul Church	20811 Arkotex Rd, Siloam Springs AR 72761
17	10-0107-000	Paul Church	20811 Arkotex Rd, Siloam Springs AR 72761
18	10-0106-000	Paul Church	20811 Arkotex Rd, Siloam Springs AR 72761
19	10-0106-000	Paul Church	20811 Arkotex Rd, Siloam Springs AR 72761
20	10-0107-000	Paul Church	20811 Arkotex Rd, Siloam Springs AR 72761
21	10-0107-000	Paul Church	20811 Arkotex Rd, Siloam Springs AR 72761
22	10-0107-000	Paul Church	20811 Arkotex Rd, Siloam Springs AR 72761
23	10-0107-000	Paul Church	20811 Arkotex Rd, Siloam Springs AR 72761
24	10-0107-000	Paul Church	20811 Arkotex Rd, Siloam Springs AR 72761
25	10-0107-000	Paul Church	20811 Arkotex Rd, Siloam Springs AR 72761
26	10-0107-000	Paul Church	20811 Arkotex Rd, Siloam Springs AR 72761

Water/Sewer System are Approved \_\_\_\_\_  
Street/Utilities are Approved \_\_\_\_\_  
Setback Dimensions are Approved \_\_\_\_\_

LOT #	AREA (SQ)
R15	9,529
R16	9,445
R17	9,378
R18	9,304
R19	9,236
R20	9,167
R21	9,097
R22	9,027
R23	8,957
R24	8,887
R25	8,817
R26	8,747
R27	8,677

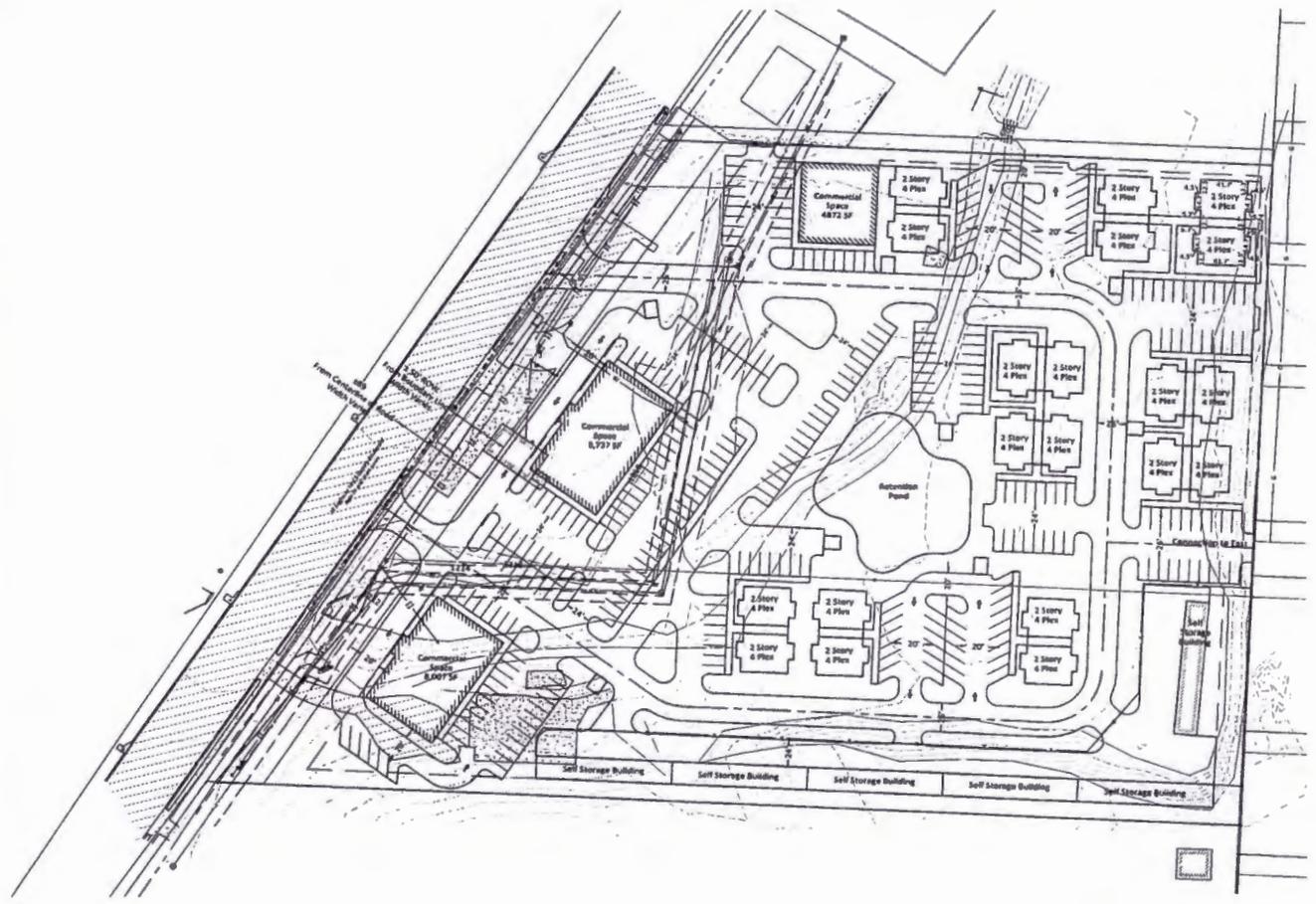
IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSIGNED TO CERTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE OBTAINED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS TO THE SDC.



Final Plat - Pioneer Woods Subdivision, Phase 3, Page 1 of 1

<b>Plat Prepared By:</b> CIVIL ENGINEERING, INC. P.O. Box 12 Siloam Springs, AR 72761 (479) 524-9956	<b>Survey By:</b> JAMES SURVEYING P.O. Box 617 Gentry, AR 72734 (479) 736-8416 Fax (479) 736-8838	<b>Owner/Developer:</b> PAUL CHURCH 20811 Arkotex Road Siloam Springs, AR 72761 (479) 736-2621	<b>Plat Code:</b> 500-18N-33W-0-03-330-04-0985 500-18N-33W-0-10-440-01-0985 <b>Date:</b> August 09, 2021	<b>Job #:</b> 1837
--	--	--	--	-----------------------





2407 W. CANTONWOOD STREET • NORTHWILBE, AR 72113 • 479.373.2227 • MORRISON@MORRISONSHIPLEY.COM

Revision	By	Date

**MORRISON SHIPLEY**  
 2407 W. CANTONWOOD STREET • NORTHWILBE, AR 72113 • 479.373.2227 • MORRISON@MORRISONSHIPLEY.COM

Drawn By CHI	Verified By ---
Approved By PJP	Interim/As-Built ---
Date 08.22.2021	Printing Date 11-30
Project No. RLP-00	Drawing Name CONCEPT 1

**RLP NAPA DEVELOPMENT**  
 Gentry, Benton County, Arkansas

**CONCEPT 5**  
 APARTMENTS: 10 BUILDINGS (40 UNITS)  
 COMMERCIAL: 3 BUILDINGS  
 STORAGE: 6 BUILDINGS  
 Issued for Review - 07.16.2021

Sheet No.	1
of	1

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF RV PARKS AND CAMPGROUNDS WITHIN THE CITY LIMITS OF THE CITY OF GENTRY, ARKANSAS; AND FOR OTHER PURPOSES.**

WHEREAS, the City of Gentry has determined that there exists a need to establish rules and regulations addressing the establishment and placement of RV Parks and campgrounds within the City of Gentry.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GENTRY, ARKANSAS:

**Section 1 Campgrounds and RV Parks**

**a. Legislative Intent**

The intended function of RV Parks is to provide temporary sites for RVs, tents and similar accommodations for camping, vacationing, recreation, extended work related projects, travel or related purposes. The restrictions included in this Ordinance are intended to ensure that RV Parks do not become de facto mobile home parks with placement of “permanent” RV units. A single RV occupied by the park manager is specifically recognized as being exempt from this requirement.

**Section 2 Definitions**

**Recreation Vehicle (RV).** Any vehicular unit, powered or unpowered, primarily designed and intended for use as temporary living quarters for recreational, camping or travel use. Recreational vehicles include camping trailers, motor homes, conversion vans/buses, pick-up mounted campers/shells, travel trailers, and self-contained trailers. For purposes of this Ordinance, tents shall also be considered to be recreational vehicles.

**RV Park.** A parcel of land developed specifically for RV rental spaces on a temporary basis. Uses within RV Parks are limited to rental spaces and directly-related accessory uses as described elsewhere in this section.

**RV Site.** An individual space within an RV Park intended for the accommodation of an RV or other camping unit.

**Sanitary Facilities.** Toilets, urinals, lavatories, showers, utility sinks, drinking fountains, and the building containing these facilities.

**Sanitary Waste Station.** A facility used for removing and holding for disposal of waste from self-contained camping vehicle sewage holding tanks.

**Service Building.** Any structure housing sanitary facilities, manager office, laundry room, convenience store, or any other camping related accessory uses. Laundry, general store, and other commercial uses should be for the convenience of RV Park patrons, available primarily to guests of the RV Park, rather than the general public.

### **Section 3 Review Process**

(A) An initial Application to develop and operate an RV Park shall be submitted to the Planning Commission for consideration, so long as proposed in an A-1, R-4, C-1, C-2, I or SP Zone. **If the proposed site is located within an R-4, C-1, C-2, I or SP Zone, the process for a Special Use Permit shall be followed.** If GRANTED, the issued RV Park Use Permit shall not be subject to review, unless the RV Park closes to the public or otherwise ceases operation as an RV Park for a period of 12 continuous months.

(B) In considering the application for issuance of an RV Park Use Permit, the Planning Commission shall take into consideration the following use factors:

- i) the character of uses expressly permitted in the district;
- ii) the traffic flow which would be created by the proposed use;
- iii) any possible air, water or noise pollution resulting from such use;
- iv) parking and access requirements in connection with the proposed use;
- v) any necessary extension of utilities;
- vi) existing neighborhood uses including those currently within the district for which the use is proposed; and
- vii) the expected impact of the proposed use on the aesthetic character of the City of Gentry, Arkansas.

(C) The RV Park Use Permit should be granted if, on consideration of the use factors, the Planning Commission determines that the proposed RV Park usage would be consistent with the stated purposes of the City of Gentry's Zoning Ordinance; and such proposed usage is otherwise in compliance with the regulations governing placement and issuance of RV Park Use Permits.

(D) Development or expansion of an RV Park or the letting of any camping spaces prior to approval of the RV Park Use Permit is prohibited.

(E) Occupancy of the RV Park premises without a Certificate of Occupancy is prohibited.

#### **Section 4 Location of Recreational Vehicle Parks**

(A) Applications for an RV Park Use Permit may be considered for locations situated in Zones A-1, R-4, C-1, C-2, I or [REDACTED], where the principal characteristic or activity in that location is:

- (1) Agricultural or open space;
- (2) Commercial uses;
- (3) Industrial uses; or
- (4) Manufactured Home placement.

#### **Section 5 Park Dimensional Requirements**

(A) Park Size- Minimum two (2) acres.

(B) Lot Frontage- 100' Minimum.

(C) Campsite area- No campsite shall comprise less than 1,200 square feet, with a minimum width of twenty feet and a minimum depth of forty feet.

(D) Density- Gross density shall not exceed 30 units per acre.

#### **Section 6 Park Development Standards**

(A) Roadways and Interior RV park roads shall be improved with "SB2" or better base material and crowned to facilitate drainage away from the traveling lanes. One-way streets shall have a minimum width of eleven feet and two-way streets shall have a minimum width of twenty-two feet. Street layout must be approved by the Building Inspector and Fire Chief. [REDACTED]

[REDACTED] shall be responsible for the maintenance of all streets, roads and all other improvements on the property.

(B) Parking- Each site must contain improved "SB2" or better surface parking, [REDACTED] concrete for one vehicle (10' X 20') plus an improved pad (contained compacted gravel or similar material) for RV (10' X 25'). [REDACTED] No Campsite [REDACTED] or [REDACTED] shall be permitted [REDACTED]

(C) Campsite separation- Campsites shall be laid out so that separation between RVs shall be not less than 15' [REDACTED] under any circumstances.

(D) Right of Way ("ROW") Access- There shall be no direct access to campsites from the public ROW.

(E) Open Space- Not less than 10% of the gross site area shall be provided for recreation or open space. Recreational facilities can be included to meet this requirement.

(F) Buffers - Along property lines where adjoining property is an actual residential use or is zoned for any type residential use, the Planning Commission may require a buffer area with a depth of not less than 25'. This area shall not be used for any purpose other than to serve as a passive buffer between the campground and adjoining residential property. The Planning Commission may also require installation of an opaque screening fence along all or some portion of the exterior property lines with a height of four feet forward of front yard setback lines, and a height of six feet in all other locations. Along property lines where adjoining land is neither zoned residential or in residential use the minimum buffer area depth shall be 10', with no screening fence required.

(G) Awnings/Skirting/etc- There shall be no removal of wheels or hitches (except as necessary for emergency repair), installation of skirting/underpinning, or erection of any awnings, porches, carports, etc; unless such installations are clearly temporary in nature. There shall be no permanent electricity/water/sewer hook ups for any RV site in the RV owner's name. All utilities will be provided in the name of the Park owner.

(H) Site Number- Each space shall be identified by a sign with letters/numbers a minimum of three inches tall, posted in a conspicuous location on the space.

### **Section 7 Utilities Underground.**

All public utilities constructed within the RV Park shall be underground.

### **Section 8 Refuse Disposal**

Collection, storage and disposition of refuse shall be handled with individual receptacles at each campsite; shared dumpsters placed throughout park; or some combination of the two. Dumpsters must be screened. Garbage containers must have lids. No burning of refuse shall be permitted in any RV Park. Refuse shall be collected not less than one (1) time per week.

### **Section 9 Sewage/Sanitary Disposal Station.**

(A) Every RV Park shall provide a sanitary disposal station **OR each campsite shall offer "full service hook-ups" which shall include sewage disposal connection** for the sole purpose of removing and disposing of waste from RV holding tanks. Design and operation of such stations **and connections** shall be subject to approval by the City of Gentry; Benton County; and/or the Arkansas Department of Health or such other agency, whether one or more, having jurisdiction.

(B) RV Park **water and** sewage facilities shall be installed and operated according to City **Corporation** Water and Sewer System standards.

PASSED and APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Kevin Johnston, Mayor

Attest:

\_\_\_\_\_  
Director of Finance