

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

THURSDAY, JANUARY 21, 2021

PUBLIC HEARING

Special Use Permit Parcel# 10-00652-000: Paczowski

PLANNING COMMISSION

- Roll Call
- Review of Minutes- December 17, 2020
- Statement of Financial Interest

*Lot Line Adjustment: Chaia Zellermayer, HICOR LLC
Parcel# 10-00820-000

*Special Use Permit: Edward & Mildred Paczowski
Parcel# 10-00652-000

*Specific Plan Application: Pole Barn: James Wren
Parcel# 10-01097-000

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, DECEMBER 17, 2020

The Planning and Zoning Commission of the City of Gentry, Arkansas met on December 17, 2020 at 7:00 p.m. for a regular meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order.

ROLL CALL: Paul Church- Present	Danny Feemster- Absent
Jim Kooistra- Present	Jay Williams- Absent
Wanda Meyer- Present (remotely)	
Mike Parks- Present	
Tammy Runyan- Present	

Others in attendance: Janie Parks, Mark Smithson, Linda Allen, Dale Adams, Janie Kooistra, Gene James, Jason Williams, and others.

Review of the Minutes of the November 19, 2020 Regular Meeting:

Motion: Church- To approve the minutes as presented

Second: Runyan

Roll Call: Church-yes Kooistra-pass Parks-yes
 Meyer-yes Runyan-yes

Motion Passed.

1. 2021 Selection of Chairman, Alternate Chairman & Secretary

Motion: Church – To nominate Mike Parks as Chair, Wanda Meyer as Alternate Chair, and Jenny Trout (City Clerk) as Secretary

Second: Runyan

Roll Call: Church-yes Kooistra-yes Parks-yes
 Meyer-yes Runyan-yes

Motion Passed Unanimously.

2. 2021 Regular Planning & Zoning Meeting Schedule

Motion: Kooistra ~ To keep meetings on 3rd Thursday of each month

Second: Church

Roll Call: Church-yes Koistra-yes Parks-yes
 Meyer-yes Runyan-yes

Motion Passed Unanimously.

3. Re-zone- Cam and Jane Klassen

The Commission discussed the City Council’s referral of the Klassen rezone petition back to the Commission after having reached an impasse. The Commission noted the concerns voiced by residents of Parks Circle: light and noise pollution, the possibility of unpleasant odors and an unsightly appearance, and increased traffic. The Commission considered the Klassens’ plans to reconstruct a historic post and beam structure on the property and use it to store and display antiques in connection with the adjoining antique shop, and possibly host classes. The Commission considered the Klassens’ offer to dissolve the lot line and make the property part of the existing lot on which the antique store sits; to build a fence along the east side of the property to screen it from adjoining property on Parks Circle; and to access the property solely from the existing driveway off Highway 59. The Commission also discussed the fact that there is an existing 80’-wide wooded buffer between the property and the nearest adjoining residence on Parks Circle, which contains a fairly deep ravine that, because it drains Parks Circle, is very unlikely to be developed.

Commissioners felt that the combination of the existing features and the Klassens’ offers amply addressed the concerns voiced by the residents. Any light or noise pollution in excess of what would typically occur in R-1 would be greatly, if not completely abated by the wooded buffer strip and the planned fence. If the lot line is dissolved and the only entrance to the property is off Highway 59, traffic on Parks Circle would, if anything, be less than if a residence was present on the property. Finally, the Commissioners noted that any concerns about the possibility of an unsightly appearance should be allayed by the appearance of the Klassens’ adjoining properties, by the fact that the appearance of the property has already been much improved since the Klassens’ purchase, and by the offer to construct a fence along the east side. The Commissioners also believed that any future concerns in this area could be adequately addressed by enforcement of the City’s existing code regulations.

Motion: Church - To reiterate Planning Commission’s recommendation that the petition to rezone the subject property from R-1 to C-2 be approved, contingent on the owners’ agreement to promptly dissolve the lot line between the subject property and the adjoining lot on Highway 59.

Second: Kooistra

Roll Call: Church=yes Koistra=yes Parks=yes
 Meyer=yes Runyan=yes

Motion Passed Unanimously.

4. Lot Split/ Lot Line Adjustment-Alan Watkins

Motion: Kooistra – Approve the Lot Split/Lot Line Adjustment and effectively dissolve the 8’ tail for the eastern lot on south.

Second: Church

Roll Call: Church=yes Koistra=yes Parks=yes
 Meyer=yes Runyan=yes

Motion Passed Unanimously.

5. Final Plat/Checklist- Williams Addition

Motion: Church- To approve the final plat on condition that the plat be redrawn to show existing gas line and the necessary signatures be obtained on the supporting documents

Second: Kooistra

Roll Call: Church-yes Koistra-yes Parks-yes
 Meyer-yes Runyan-yes

Motion Passed Unanimously.

6. Lot Split- Pat Adams (Adams Truss)

Motion: Church – Table to find out whether owner can grant easement over land leased to cell company

Second: Meyer

Roll Call: Church-yes Koistra-yes Parks-yes
 Meyer-yes Runyan-yes

Motion Passed Unanimously.

7. Lot Split/Lot Line adjustment- Assembly Church

Motion: Meyer – Approve now that sewer easement has been granted

Second: Runyan

Roll Call: Church-yes Koistra-yes Parks-yes
 Meyer-yes Runyan-yes

Motion Passed Unanimously.

8. Initial Review of Proposed R-N Zone

The Commissioners discussed some proposed requirements of a possible new zoning district, tentatively captioned the R-N Residential Neighborhood zone. The Commission felt that given the narrower proposed minimum lot width of fifty feet, the minimum interior setback line should be reduced from ten feet to seven feet. The Commissioners requested that the City Attorney continue to flesh out regulations for the proposed district, and also look into how alleys would be utilized.

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

Motion: Church

Second: Runyan

All in favor, none opposed.

Motion passed. Meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk

Mike Parks, Planning Committee Chairman

STATEMENT OF FINANCIAL INTEREST

State/District officials file with:
Mark Martin, Secretary of State
State Capitol, Room 026
Little Rock, AR 72201
Phone (501) 682-5070
Fax (501) 682-3548

Calendar year covered _____
(Note: Filing covers the previous calendar year)

For assistance in completing
this form contact:
Arkansas Ethics Commission
Phone (501) 324-9600
Toll Free (800) 422-7773

Is this an amendment? Yes No

Please provide complete information. If the information requested in a particular section does not apply to you, indicate such by noting "Not Applicable" in that section. Do not leave any part of this form blank. If additional space is needed, you may attach the information to this document. Do not file this form with the Arkansas Ethics Commission.

SECTION 1- NAME AND ADDRESS

Name _____
(Last) (First) (Middle)

Address _____
(Street or P.O. Box Number) (City) (State) (Zip Code)

Phone _____

Spouse's name _____
(Last) (First) (Middle)

All names under which you and/or your spouse do business: _____

SECTION 2- REASON FOR FILING

- Public Official _____
(office held)
- Candidate _____
(office sought)
- District Judge _____
(name of district)
- City Attorney _____
(name of city)
- State Government: Agency Head/Department Director/Division Director _____
(name of agency/department/division)
- Chief of Staff or Chief Deputy _____
(name of Constitutional Officer, Senate, or House of Representatives)
- Public appointee to State Board or Commission _____
(name of board/commission)
- School Board member _____
(name of school district)
- Candidate for school board _____
(name of school district)
- Public or Charter School Superintendent _____
(name of school district/school)
- Executive Director of Education Service Cooperative _____
(name of cooperative)
- Advertising and Promotion Commission member _____
(name of advertising and promotion commission)
- Research Park Authority Board member under A.C.A. § 14-144-201 et seq. _____
(name of research park authority board)

SECTION 2- REASON FOR FILING (continued)

- Appointee to one of the following municipal, county or regional boards or commissions (list name of board or commission):
- Planning board or commission _____
 - Airport board or commission _____
 - Water or Sewer board or commission _____
 - Utility board or commission _____
 - Civil Service commission _____

SECTION 3- SOURCE OF INCOME

List each employer and/or each other source of income from which you, your spouse, or any other person for the use or benefit of you or your spouse receives gross income amounting to more than \$1,000. (You are not required to disclose the individual items of income that constitute a portion of the gross income of the business or profession from which you or you spouse derives income. For example: accountants, attorneys, farmers, contractors, etc. do not have to list their individual clients.) If you receive gross income exceeding \$1,000 from at least one source, the answer N/A is not correct.

- a) Check appropriate box: More than \$1,000 More than \$12,500

(name of employer or source of income)

(address)

(name under which income received)

Provide a brief description of the nature of the services for which the compensation was received _____

- b) Check appropriate box: More than \$1,000 More than \$12,500

(name of employer or source of income)

(address)

(name under which income received)

Provide a brief description of the nature of the services for which the compensation was received _____

- c) Check appropriate box: More than \$1,000 More than \$12,500

(name of employer or source of income)

(address)

(name under which income received)

Provide a brief description of the nature of the services for which the compensation was received _____

SECTION 10- AWARDS

If you are an employee of a public school district, the Arkansas School for the Blind, the Arkansas School for the Deaf, the Arkansas School for Mathematics, Sciences, and the Arts, a university, a college, a technical college, a technical institute, a comprehensive life-long learning center, or a community college, the law requires you to disclose each monetary or other award over one hundred dollars (\$100) which you have received in recognition of your contributions to education. The information disclosed with respect to each such award should include the source, date, description, and a reasonable estimate of the fair market value.

a) _____
(description of award)

(date) (fair market value)

(source of award)

b) _____
(description of award)

(date) (fair market value)

(source of award)

c) _____
(description of award)

(date) (fair market value)

(source of award)

d) _____
(description of award)

(date) (fair market value)

(source of award)

SECTION 11- NONGOVERNMENTAL SOURCES OF PAYMENT

List each nongovernmental source of payment of your expenses for food, lodging, or travel which bears a relationship to your office when you appear in your official capacity when the expenses incurred exceed \$150.

a) _____
(name of person or organization paying expense)

(business address) \$ _____
(date of expense) (amount of expense)

(nature of expenditure)

b) _____
(name of person or organization paying expense)

(business address) \$ _____
(date of expense) (amount of expense)

(nature of expenditure)

SECTION 12- DIRECT REGULATION OF BUSINESS

List any business which employs you and is under direct regulation or subject to direct control by the governmental body which you serve.

a) _____
(name of business)

_____ (governmental body which regulates or controls)

b) _____
(name of business)

_____ (governmental body which regulates or controls)

c) _____
(name of business)

_____ (governmental body which regulates or controls)

d) _____
(name of business)

_____ (governmental body which regulates or controls)

SECTION 13- SALES TO GOVERNMENTAL BODY

List the goods or services sold to the governmental body for which you serve which have a total annual value in excess of \$1,000. List the compensation paid for each category of goods or services sold by you or any business in which you or your spouse is an officer, director, or stockholder owning more than 10% of the stock of the company.

a) _____
(goods or services)

_____ (governmental body to whom sold)

_____ (compensation paid)

b) _____
(goods or services)

_____ (governmental body to whom sold)

_____ (compensation paid)

c) _____
(goods or services)

_____ (governmental body to whom sold)

_____ (compensation paid)

d) _____
(goods or services)

_____ (governmental body to whom sold)

_____ (compensation paid)

SECTION 14- SIGNATURE

I certify under penalty of false swearing that the above information is true and correct.

Signature

STATE OF ARKANSAS

} ss

COUNTY OF _____

Subscribed and sworn before me this _____ day of _____, 20_____.

(Legible Notary Seal)

Notary Public

My commission expires: _____

Note: If faxed, notary seal must be legible (i.e., either stamped or raised and inked) and the original must follow within ten (10) days pursuant to Ark. Code Ann. § 21-8-703(b)(3).

IMPORTANT

Where to file:

- State or district candidates/public servants file with the Secretary of State.
- Appointees to state boards/commissions file with the Secretary of State.
- County, township, and school district candidates/public servants file with the county clerk.
- Municipal candidates/public servants file with the city clerk or recorder, as the case may be.
- City attorneys file with the city clerk of the municipality in which they serve.
- District judges file with the Secretary of State.
- Members of regional boards or commissions file with the county clerk of the county in which they reside.

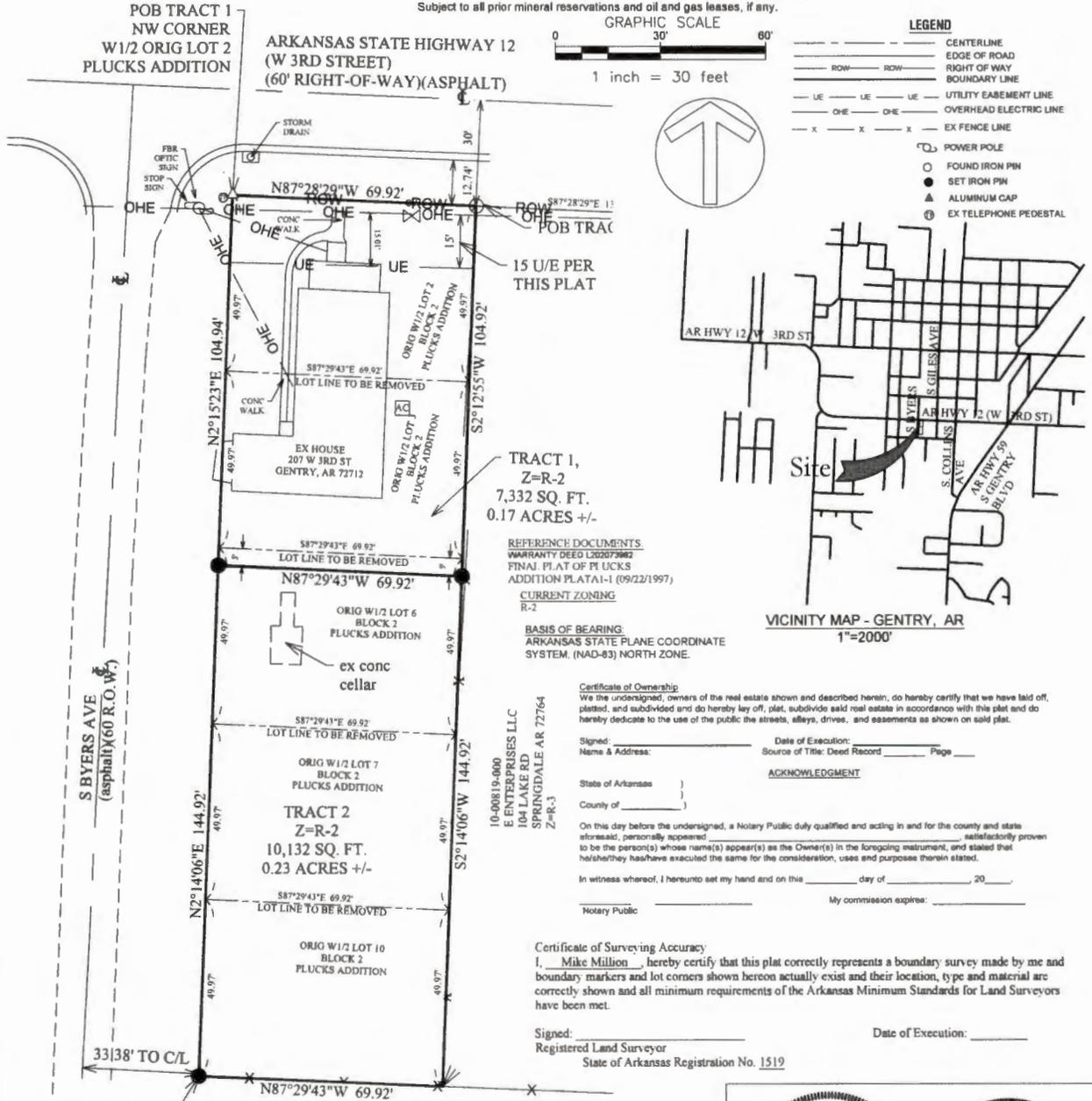
General Information:

- * The Statement of Financial Interest should be filed by January 31 of each year.
- * The filing covers the previous calendar year.
- * Candidates for elective office shall file the Statement of Financial Interest for the previous calendar year on the first Monday following the close of the period to file as a candidate for elective office unless already filed by January 31. In addition, if the party filing period ends before January 1 of the year of the general election, candidates for elective office shall file a Statement of Financial Interest for the previous calendar year by no later than January 31 of the year of the general election.
- * Agency heads, department directors, and division directors of state government shall file the Statement of Financial Interest within thirty (30) days of appointment or employment unless already filed by January 31.
- * Appointees to state boards or commissions shall file the Statement of Financial Interest within thirty (30) days after appointment unless already filed by January 31.
- * If a person is included in any category listed above for any part of a calendar year, that person shall file a Statement of Financial Interest covering that period of time regardless of whether they have left their office or position as of the date the statement is due.

SURVEY DESCRIPTION TRACT 1
 THE WEST 1/2 OF LOTS 2,3, AND THE NORTH 5' OF LOT 6, BLOCK 2, PLUCK'S ADDITION, TO THE CITY OF GENTRY, BENTON COUNTY, ARKANSAS, AS FILED ON PLAT-A1-1 (09-22-1997) IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT FOUND ALUMINUM CAP LOCATED AT THE NORTHWEST CORNER OF THE WEST 1/2 OF SAID ORIG LOT 2, THENCE S87°28'29"E 89.92 FEET ALONG THE ARKANSAS STATE HIGHWAY 12 SOUTH RIGHT-OF-WAY TO THE NORTHEAST CORNER OF THE W1/2 OF SAID ORIG LOT 2, THENCE LEAVING SAID RIGHT-OF-WAY S02°12'55"W 104.92 FEET TO A 5/8" REBAR CAP #1519 LOCATED ON THE EAST LINE OF THE W1/2 OF SAID ORIG LOT 6, THENCE LEAVING SAID EAST LINE AND RUNNING N87°29'43"W 69.92 FEET TO A 5/8" REBAR CAP #1519 LOCATED ON THE WEST LINE OF THE W1/2 OF SAID ORIG LOT 6, THENCE N02°15'23"E 104.94 FEET TO THE POINT OF BEGINNING, CONTAINING 7,332 SQ FT OR 0.17 ACRES, MORE OR LESS. SUBJECT TO RECORDED INSTRUMENTS, COVENANTS, RIGHTS OF WAY, AND EASEMENTS. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

SURVEY DESCRIPTION TRACT 2
 THE WEST 1/2 OF LOTS 6 LESS THE NORTH 5', 7, & 10 OF BLOCK 2, PLUCK'S ADDITION, TO THE CITY OF GENTRY, BENTON COUNTY, ARKANSAS, AS FILED ON PLAT-A1-1 (09-22-1997) IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT 5/8" REBAR CAP #1519 LOCATED AT THE SOUTHWEST CORNER OF THE WEST 1/2 OF SAID ORIG LOT 10, THENCE N02°14'06"E 144.92 FEET TO A 5/8" REBAR CAP #1519 LOCATED ON THE WEST LINE OF THE W1/2 OF SAID ORIG LOT 6, THENCE LEAVING SAID WEST LINE AND RUNNING S87°29'43"E 69.92 FEET TO A 5/8" REBAR CAP #1519 LOCATED ON THE EAST LINE OF THE W1/2 OF SAID ORIG LOT 6, THENCE S02°14'06"W 144.92 FEET TO A 5/8" REBAR CAP #1519 LOCATED AT THE SOUTHEAST CORNER OF THE W1/2 OF SAID ORIG LOT 10, THENCE N87°29'43"W 69.92 FEET TO THE POINT OF BEGINNING, CONTAINING 10,132 SQ FT OR 0.23 ACRES, MORE OR LESS. SUBJECT TO RECORDED INSTRUMENTS, COVENANTS, RIGHTS OF WAY, AND EASEMENTS. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

ORIGINAL WARRANTY DEED L202073962
 The West 1/2 of Lots 2,3, 6,7 and 10, Block 2, Pluck's Addition, to the City of Gentry, Benton County, Arkansas.
 Subject to recorded instruments, covenants, rights of way, and easements.
 Subject to all prior mineral reservations and oil and gas leases, if any.



TRACT 1,
 Z=R-2
 7,332 SQ. FT.
 0.17 ACRES +/-

REFERENCE DOCUMENTS
 WARRANTY DEED L202073962
 FINAL PLAT OF PLUCKS
 ADDITION PLAT-A1-1 (09/22/1997)

CURRENT ZONING
 R-2

BASIS OF BEARING:
 ARKANSAS STATE PLANE COORDINATE
 SYSTEM. (NAD-83) NORTH ZONE.

Certificate of Ownership
 We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, plotted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public: the streets, alleys, drives, and easements as shown on said plat.

Signed: _____ Date of Execution: _____
 Name & Address: _____ Source of Title: Deed Record _____ Page _____

ACKNOWLEDGMENT

State of Arkansas)
 County of _____)

On this day before the undersigned, a Notary Public duly qualified and acting in and for the county and state aforesaid, personally appeared _____, satisfactorily proven to be the person(s) whose name(s) appear(s) as the Owner(s) in the foregoing instrument, and stated that he/she/they has/have executed the same for the consideration, uses and purposes therein stated.

In witness whereof, I hereunto set my hand and on this _____ day of _____, 20____.

Notary Public _____ My commission expires: _____

Certificate of Surveying Accuracy
 I, Mike Million, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Signed: _____ Date of Execution: _____
 Registered Land Surveyor
 State of Arkansas Registration No. 1519

H:\millions\misc\surveying\2021\projects\Shannon Billingsley\01_line_06-01_Zellermay\view.dwg Printed On: 2021-10-16

POB TRACT 2
 SW CORNER
 W1/2 ORIG LOT 10
 PLUCKS ADDITION

10-00823-000
 WALTERS, CARL & VILMA
 420 S BYERS AVE
 GENTRY AR 72734-9621
 Z=R-3

SURVEY IS VALID ONLY IF PRESENT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT
 THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN THE STATE OF ARKANSAS
 SURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY
 ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES
 EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE POLLING 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. BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE

Approved And Recommended For Acceptance By The
 Gentry Planning Commission.

This _____ Day of _____, 2021

City of Gentry _____ Date _____

FLOOD CERTIFICATION
 NO PORTION OF THE HEREIN DESCRIBED TRACT(S) IS WITHIN THE 100 YEAR FLOOD ZONE PER F.I.R.M. MAP NUMBER 05007C0215J. DATE 08-28-2007

OWNER/DEVELOPER
 HICOR LLC
 12857 HOGEYE RD
 PRAIRIE GROVE AR 72753
 INST#202073962 (11/12/2020)

STATEMENT OF NON-ASSURANCE
 THE APPROVAL OF THIS PLAT DOES NOT CARRY ANY ASSURANCE THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS HEALTH DEPARTMENT.

PROFESSIONAL SURVEYOR
 STATE OF ARKANSAS
 No. 1519
 Michael D. Million

CERTIFICATE OF AUTHORIZATION
 A MILLION MIRACLES SURVEYING
 P.L.L.C.
 No. 3323
 ARKANSAS

A MILLION MIRACLES SURVEYING P.L.L.C.

Eric Heller, Project Manager 129 W Boles St., Ste. A Fayetteville, Arkansas enc@amms-pltc.com Phone: (479) 387-4361	Mike Million, Project Manager 129 W Boles St., Ste. A Fayetteville, Arkansas mike@amms-pltc.com
---	--

REPLAT OF THE West 1/2 of Lots 2,3, 6,7 and 10, Block 2, Pluck's Addition	DATE: 1/6/2021 SCALE: 1"=30' DRAWN BY: ETH JOB: SB-01-21 FC: SB REVIEW BY: MDM
FOR: HICOR LLC 12857 HOGEYE RD	SHEET: 1 OF 1

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. Ten (10) copies of the plat/lot-split/lot line adjustment must be submitted with application.

PROPERTY INFORMATION: (if unknown leave blank)

Property Address: 207 W 3rd St. Gentry, AR

Property Zone: _____ Parcel #'s: 10-00820-000

APPLICANT CONTACT INFORMATION:

Applicant Name: HICOR, LLC, Chara Zellermaier Email Address: Chara.z@yahoo.com Phone Number: 423-284-3204

Address: 12857 Hozye Rd. Prairie Grove, AR City/State: Prairie Grove, AR

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. City 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.

The Planning Commission meets the 3rd 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: _____

1/7/2021

PAGE 1

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:

Property Address: 1398 E MAIN GENTRY AR, 72734

Type of Use Proposed: SHOP WITH LIVING QUARTERS

Residential Commercial
Circle One

Parcel # (if known) 10-00652-000

APPLICANT INFORMATION:

Applicant Name: William Paczowski Phone Number: 479-228-1269

Address: 1902 AUDABON PARK COURT City/State: Siloam Springs / AR 72761

Owners of adjacent Properties:

Name: ELEAN PILSRUM Mailing Address: 1402 E MAIN ST

Name: DANIEL MARSH Mailing Address: 1380 E MAIN ST

Name: _____ Mailing Address: _____

Name: _____ Mailing Address: _____

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

12/18/2020
 Date

OFFICE USE ONLY

Permit	Check _____ Surcharge	Cash Card Holder	Credit Card Penalty	Total



**Arkansas Department of Health
Environmental Health Protection**

Receipt No.

FOR INSTALLER

Individual Onsite Wastewater System Installation Specifications

(Must be signed and returned to ADH Authorized Agent within five working days.)

Name of Applicant		TB = Trench Bottom Elevation PE = Top of Pipe Elevation GE = Ground Elevation FL = Flow Line Elevation (Top of Pipe Elev. + 4") TE = Tank Lid Elevation
Location of System		
Name of Installer	License #	

Septic Tank Size	Gal	Dose Tank Size	Gal	Drawdown Inches	Benchmark
Type of System				Number and Length of Lines	at ft
Orifice Head	ft	Pump Run	min	sec	Pump Rest min sec

Trench Media	Trench Width
Stub-out	FL GE

Tank Inlet	FL	GE	TE	Dose Tank Inlet	FL	GE	TE
Tank Outlet	FL	GE	TE	Dose Tank Outlet	FL	GE	TE

D-box Inlet	FL	GE	D-box Outlet	FL	GE	Other Devices	GE	PE
-------------	----	----	--------------	----	----	---------------	----	----

Line 1

Line Length	Beginning	Middle	End
	TB	TB	TB
	GE	GE	GE

Line 2

Line Length	Beginning	Middle	End
	TB	TB	TB
	GE	GE	GE

Line 3

Line Length	Beginning	Middle	End
	TB	TB	TB
	GE	GE	GE

Line 4

Line Length	Beginning	Middle	End
	TB	TB	TB
	GE	GE	GE

Receipt No. _____

Line 5

Line Length	Beginning	Middle	End
	TB	TB	TB
	GE	GE	GE

Line 6

Line Length	Beginning	Middle	End
	TB	TB	TB
	GE	GE	GE

Line 7

Line Length	Beginning	Middle	End
	TB	TB	TB
	GE	GE	GE

Line 8

Line Length	Beginning	Middle	End
	TB	TB	TB
	GE	GE	GE

Line 9

Line Length	Beginning	Middle	End
	TB	TB	TB
	GE	GE	GE

Line 10

Line Length	Beginning	Middle	End
	TB	TB	TB
	GE	GE	GE

Environmental Health Specialist _____ Date _____

I have installed this system as designed and in compliance with all Rules and Regulations Pertaining to Onsite Wastewater Systems.

Installer Signature

License Number

Date



Arkansas Department of Health
Environmental Health Protection

Received

DEC 04 2020

Receipt Number
23978362

Benton Co Health Unit

Individual Onsite Wastewater System Permit Application

Permit Type

- New Installation
 Alteration / Repair

DR Environmental ID #

ADW13135073

Fee Schedule for Structures		√
Structures 1500 sq ft or less	\$ 30.00	<input checked="" type="checkbox"/>
Structures more than 1500 sq ft and up to 2000 sq ft	\$ 45.00	<input type="checkbox"/>
Structures more than 2000 sq ft and up to 3000 sq ft	\$ 90.00	<input type="checkbox"/>
Structures more than 3000 sq ft and up to 4000 sq ft	\$ 120.00	<input type="checkbox"/>
Structures more than 4000 sq ft	\$ 150.00	<input type="checkbox"/>
Alteration and Repair	\$ 30.00	<input type="checkbox"/>

Part 1 Application

Treatment Type (check one)

Disposal Method (check one)

- | | | | |
|--|---|---|--|
| <input checked="" type="checkbox"/> STD = Standard Septic Tank | <input type="checkbox"/> ATU = Aerobic Treatment Plant | <input checked="" type="checkbox"/> STD = Standard Absorption Field | <input type="checkbox"/> LPD = Low Pressure Distribution |
| <input type="checkbox"/> ISF = Intermittent Sand Filter | <input type="checkbox"/> RSF = Re-circulating Sand Filter | <input type="checkbox"/> SUR = Surface Discharge | <input type="checkbox"/> HLD = Holding Tank |
| <input type="checkbox"/> PMF = Proprietary Media Filter | <input type="checkbox"/> RGF = Re-circulating Gravel Filter | <input type="checkbox"/> CPF = Capping Fill | <input type="checkbox"/> SRL = Serial Distribution |
| <input type="checkbox"/> OTH = Other (Describe) | <input type="checkbox"/> HLD = Holding Tank | <input type="checkbox"/> OTH = Other | <input type="checkbox"/> DRP = Drip Irrigation |

1. Owner's/Applicant's Name: **Ball Paczowski Parcel #10-00652-000** 2. Phone Number: **479-228-1269**

3. Mailing Address: **1902 Ashland Park Ct Ste 2061 Benton** 4. County: **Benton**

5. Address of Proposed System (If a 911 address is not available, attach detailed directions or map): **1398 E. Main St. Gentry, Mo. 72734**

6. Subdivision Name: **Hornbeck Heights** 7. Approval Date: _____ 8. Date Recorded: _____ 9. Lot Number: **14**

10. Lot Dimensions: _____ 11. Total Area (Acres): **3.89** 12. # Bedrooms # People: **1** 13. Daily Flow (GPD): **150**

14. Brief Legal Description of Property (Attach a separate sheet of paper, if necessary): **2-18-33**

15. Water Supply (Specify supplier, if Public Water): **Gentry** 16. GPS Coordinates: **Lat. 36.2686 Long. -94.4698**

17. Loading Rates (gpd/ft²): **59** 18. System Specifications

Primary Area: **59** a. Size of Septic Tank: **1000** gal f. Trench Depth: **18** inches

Secondary Area: **59** b. Size of Dose Tank: **254** gal g. Trench Spacing: **10** feet

Percolation Test (min/in): _____ c. Absorption Area: **235** ft² h. Trench Media (List Below): **Pipe + gravel** i. Trench Width: _____

Primary Area Avg: _____ d. Number of Field Lines: **2** _____ in

Secondary Area: _____ e. Length of Field Lines: **100** ft _____ in

TO THE OWNER

The permit for construction may be deemed invalid by the local Environmental Health Specialist before the start of construction, if the site and/or soil conditions have changed after approval of this permit, or if the information within this permit is inaccurate or has been found to be misrepresented. Approval for operation does not constitute a guarantee that the system will function properly. The approval states that the system was designed and installed according to the Arkansas Department of Health, Rules and Regulations Pertaining to Onsite Wastewater Systems, unless there are exceptions or deviations noted in the comments. A Permit for Construction is valid for one (1) year from the date of approval. The authorized agent must revalidate a permit more than one (1) year old prior to the start of any construction.

19. Utilization Verification

I hereby attest that item 12, the number of bedrooms (number of persons for commercial) and square footage of the structure that will utilize the designed individual onsite wastewater system in this permit application, is accurate. I have reviewed the permit application and understand the layout, installation, maintenance, operation and expense(s) that may be associated with this system.

Owner/Applicant Signature: **[Signature]** Date: **11-28-2020**

20. I certify that I have conducted the above tests and that the above listed information is in accordance with the latest requirements of the Arkansas Department of Health Rules and Regulations Pertaining to Onsite Wastewater Systems.

Designated Representative Signature: **[Signature]** Title: **DR** Soil Certified: Yes No

Print Name: **Ross Wilmoth** Date: **11-28-2020** Phone Number: **479-957-6867**

21. Approval of Health Authority

The information and specifications in the application has been reviewed and found to meet the requirements of the Arkansas Department of Health Rules and Regulations Pertaining To Onsite Wastewater Systems. A PERMIT FOR CONSTRUCTION is hereby issued.

Environmental Specialist Signature: **[Signature]** EHS Number: **#166** Date: **12/10/20**

Individual Onsite Wastewater System Permit Application

Receipt Number **23978362**

Continue Part 1

22. Soil Criteria (Primary Area) Indicate the depth to items a-f, if observed in the soil (designate in inches)							
a. Bedrock	b. BSWT	c. MSWT	d. LSWT	e. Adj. MSWT	f. Adj. LSWT	g. H.C./Depth	h. Loading Rate (gpd/ft ²)
	22"	28" 26		26"	25		64.59
23. Soil Criteria (Secondary Area) Indicate the depth to items a-f, if observed in the soil (designate in inches)							
a. Bedrock	b. BSWT	c. MSWT	d. LSWT	e. Adj. MSWT	f. Adj. LSWT	g. H.C./Depth	h. Loading Rate (gpd/ft ²)
	22"	29" 26		26"	25		64.59
24. Seasonal Water Table (SWT) Classes Detail							
Primary Area		List Redoximorphic Features and/or Clay Content Restrictions					
Brief	22	in	Iron				
Moderate	28	in	Chroma 2				
Long		in					
Secondary Area		List Redoximorphic Features and/or Clay Content Restrictions					
Brief	22	in	Iron				
Moderate	29	in	Chroma 2				
Long		in					
Comments * EHS Soils							

Part 2 Installation Inspection

Septic tank manufacturer	Pump information
Septic tank material	Trench media and width
Dose tank manufacturer	Depth of interceptor drain
Dose tank material	Depth of settled fill
Name of Installer	License Number
Installation Inspected by <input type="checkbox"/> Environmental Health Specialist <input type="checkbox"/> Designated Representative (check one or Installer signs System Installation Verification below)	
Signature	EHS / License Number Date
System Installation Verification I have installed this system as designed and in compliance with all Rules and Regulations Pertaining to Onsite Wastewater Systems.	
Installer Signature	License Number Date

Part 3 Permit for Operation

The information contained in Part 1 and 2 of this form has been reviewed and found to meet the requirements of the Arkansas Department of Health. THE PERMIT FOR OPERATION of this system is hereby issued.		
Environmental Health Specialist	Signature	EHS Number Date
Comments		
Site Revalidation conducted by <input type="checkbox"/> Environmental Health Specialist <input type="checkbox"/> Designated Representative (check one)		
Signature	EHS / License Number	Date

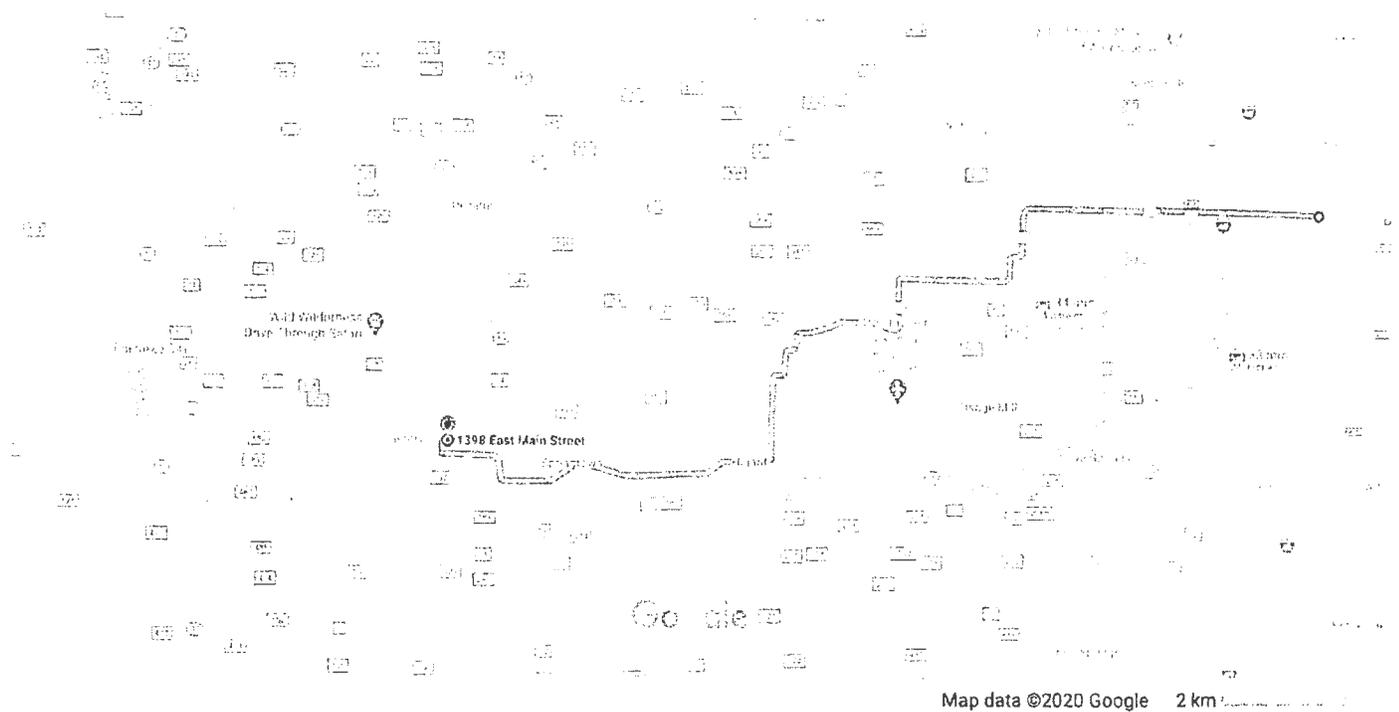
PACZOWSKI, EDWARD J & MILDRED

1398 E MAIN ST
GENTRY, AR

Basic Land Sales Valuation Improvements Parcel Boundary 9

Basic Info

Parcel Number:	10-00652-000
County Name:	Benton County
Property Address:	PACZOWSKI, EDWARD J & MILDRED 1398 E MAIN ST GENTRY, AR Map This Address
Mailing Address:	PACZOWSKI, EDWARD J & MILDRED 1398 E MAIN ST GENTRY AR 72734-8210
Collector's Mailing Address ☉:	PACZOWSKI EDWARD J 1398 E MAIN ST GENTRY, AR 72734-8210
Total Acres:	3.89
Timber Acres:	0.00
Sec-Twp-Rng:	02-18-33
Lot/Block:	PT 14/
Subdivision:	HORNBECK HEIGHTS ADD-GENTRY
Legal Description:	PT L 14 BEG 133' E SW/C N 210W 133' N 420' E 313' S 630' W 180' TO BEG
School District:	C19 Gentry City
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No



W Walnut St

Rogers, AR

- ↑
 1. Head west on W Walnut St toward S 24th St
 📍 Pass by Subway (on the right)
 1.8 mi
- ↑
 2. Continue onto US-71 BUS N/SE Walton Blvd
 1.5 mi
- ↶
 3. Turn left onto AR-12 W/SW Regional Airport Blvd
 📍 Continue to follow AR-12 W
 📍 Pass by McDonald's (on the left in 0.7 mi)
 12.6 mi
- ↷
 4. Keep right to stay on AR-12 W
 7.4 mi
- ↷
 5. Turn right onto S Robin Rd
 0.2 mi
- ↷
 6. Turn right at the 1st cross street onto E Main St
 📍 Destination will be on the left
 0.1 mi

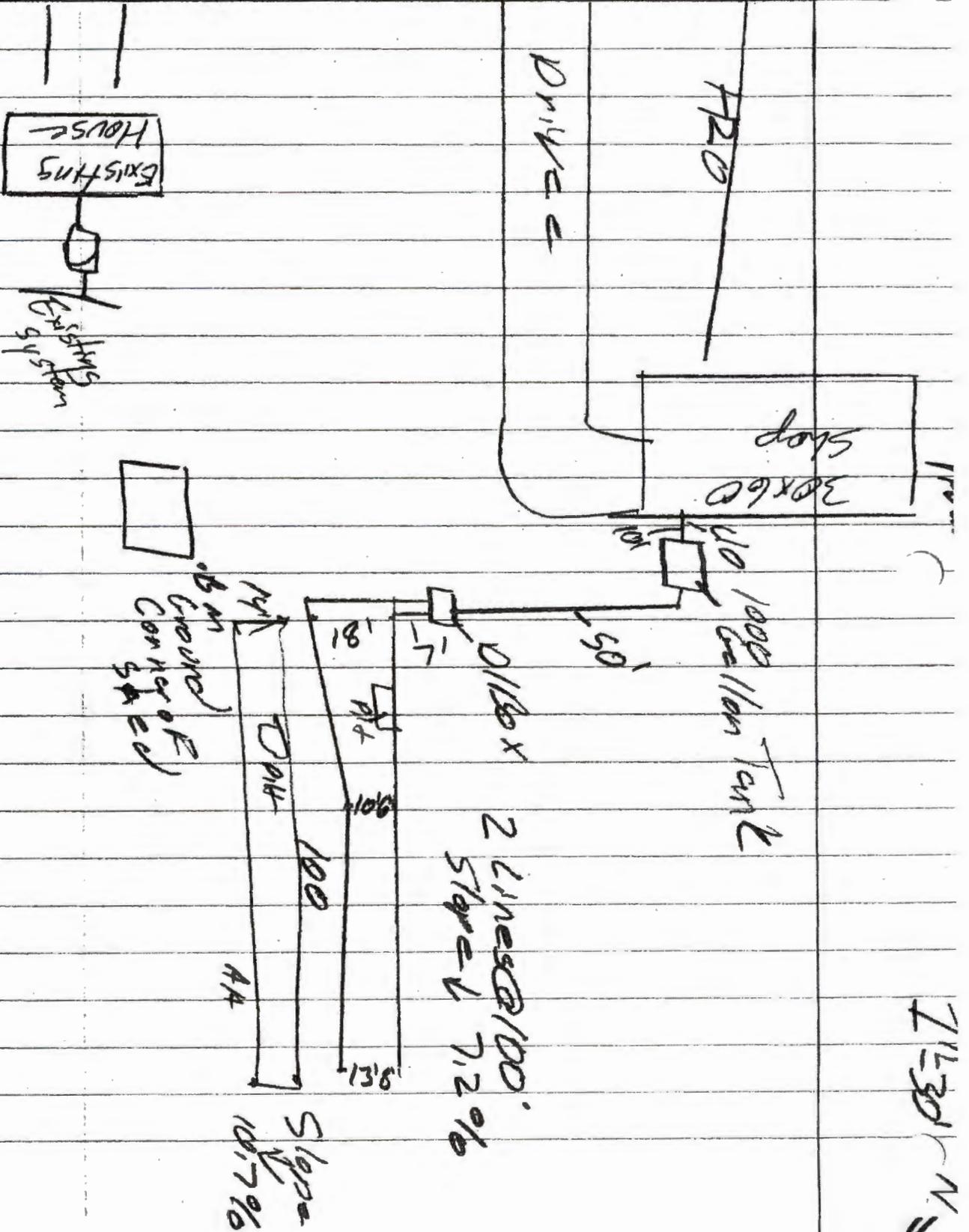
1398 E Main St

Gentry, AR 72734

E. Main St.

23978362

KIK #166
12/16/20



71130' N

Pipe Specifications from:

**ARKANSAS STATE BOARD OF HEALTH
RULES AND REGULATIONS PERTAINING TO ONSITE WASTEWATER SYSTEMS
August 2019**

Section 8: Standard Systems, pages 31-32

8.11. SOLID PIPE

8.11.1. Pipe installed from the outlet tee of the septic tank to the distribution box or diversion device shall be Schedule 40 pipe for whatever distance is required to reach undisturbed soil, but in no case shall be less than ten (10) feet. Once a solid trench bottom is achieved the Schedule 40 pipe may be adapted to SDR 35 PVC pipe or ASTM 3034 PE (polyethylene) pipe for the remaining distance to the distribution box or diversion device. SDR 35 PVC, ASTM 3034 PE or Schedule 40 PVC shall be used from the distribution box or diversion device to the perforated field line pipe.

8.12. PERFORATED DRAIN PIPE

8.12.1. Perforated pipe in absorption lines shall be ASTM D2729 PVC or ASTM F-810-12 PE.

8.13. Any pipe under driveways, roadways, parking areas, or any area where traffic will pass over shall be constructed of Schedule 40 PVC, cast iron, or use a steel sleeve. A cleanout shall be located between the stub-out and the septic tank.

8.14. House sewer lines shall be installed and maintained in accordance with the Arkansas State Plumbing Code.

Property owner Notes:

- Guttering should be in such a manner to carry runoff water around and away from the lateral field.
- Garbage grinders are not recommended for septic systems.
- Recommend topsoil and seeding to prevent erosion.

Notice: This is only a plan and does not necessarily reflect the actual size shape or location of any improvements, which may be constructed on this property. This individual sewage disposal system was designed according to the Arkansas Department of Health Rules and Regulations Pertaining to Sewage Disposal Systems, DR's, and installers. However, this does not constitute a guarantee that the system will function properly.

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: 1398 E MAIN GENTRY AR, 72734

Lot: _____ Block: _____ #of Units: _____ # of Stories: _____

Single Family: Duplex: Multi-Family:

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

Alterations: Renovations: Repairs: Remodels: Other: _____

Accessory Structures: Storm Shelter: Carport: Deck: Fence:

Gazebo: Green House: Other: _____

Property Owner Information

Property Owner Name: EDWARD PACZOWSKI
Address: 1398 E MAIN GENTRY AR 72734
Phone: 479-736-2679
Email: _____

Contractors Information

Contractors Name: Quality Metal License #: _____
Mailing Address: P.O BOX 429
Physical Address: 19378 Hwy 12
Office Phone: 479-736-2125 Cell Phone: _____
Email: _____
Contact Person: _____ Contact Phone: _____

Structure Information

New: Heated SQ Feet: _____ Garage: _____ Total SQ Feet: 1800
Other: _____ Approximate Construction Cost: _____

Existing: Heated SQ Feet: _____ Garage: _____ Total SQ Feet: _____
Other: _____ Approximate Construction Cost: _____

Subcontractor's List

Plumber: Trey Wilmoth License: _____ Phone: _____
Electrician: _____ License: _____ Phone: _____
Heating & Air-conditioning: _____ License: _____ Phone: _____

For Office Use Only

Setbacks: _____ Approval Date: _____ Zoning: _____ Subdivision: _____

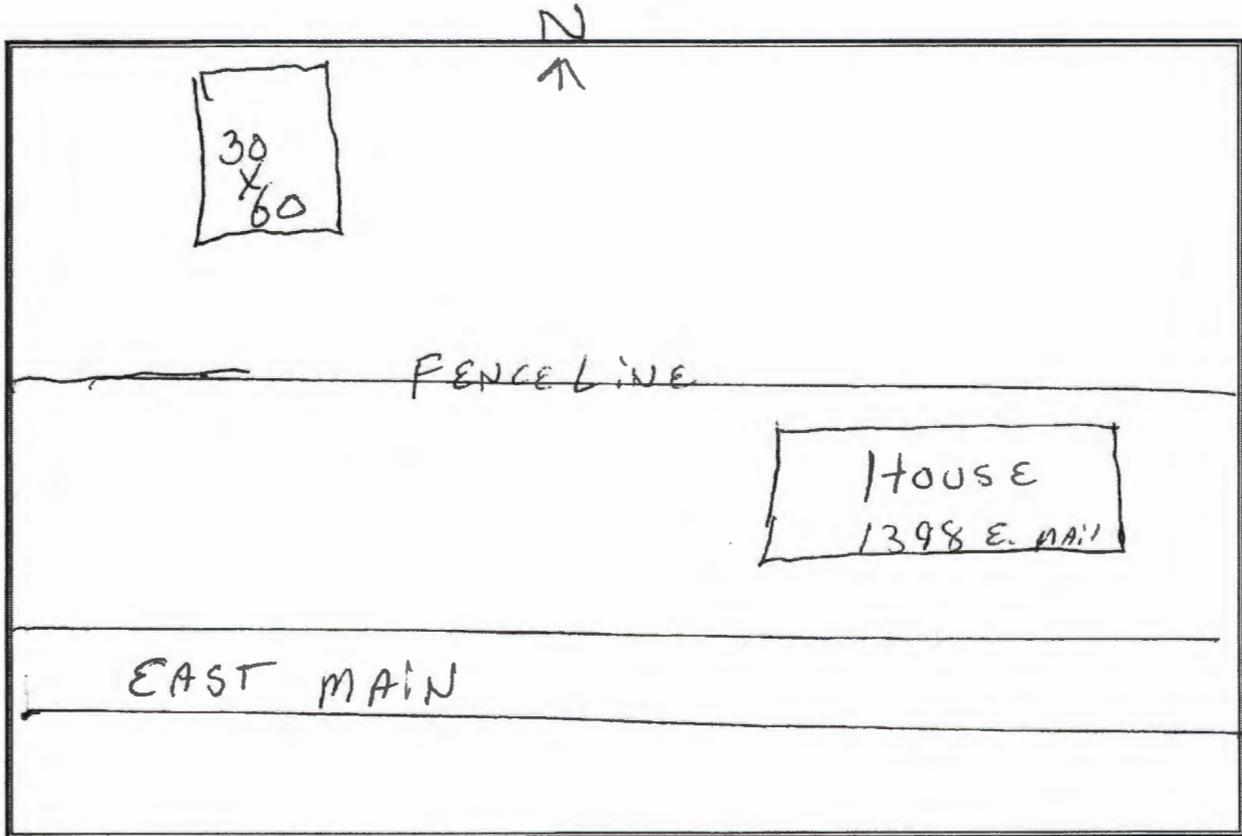
Flood Plain: YES NO

Building Inspector: _____ Date: _____

Mayor: _____ Date: _____

Permit: _____ Receipt: _____ Total: \$ _____ 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.

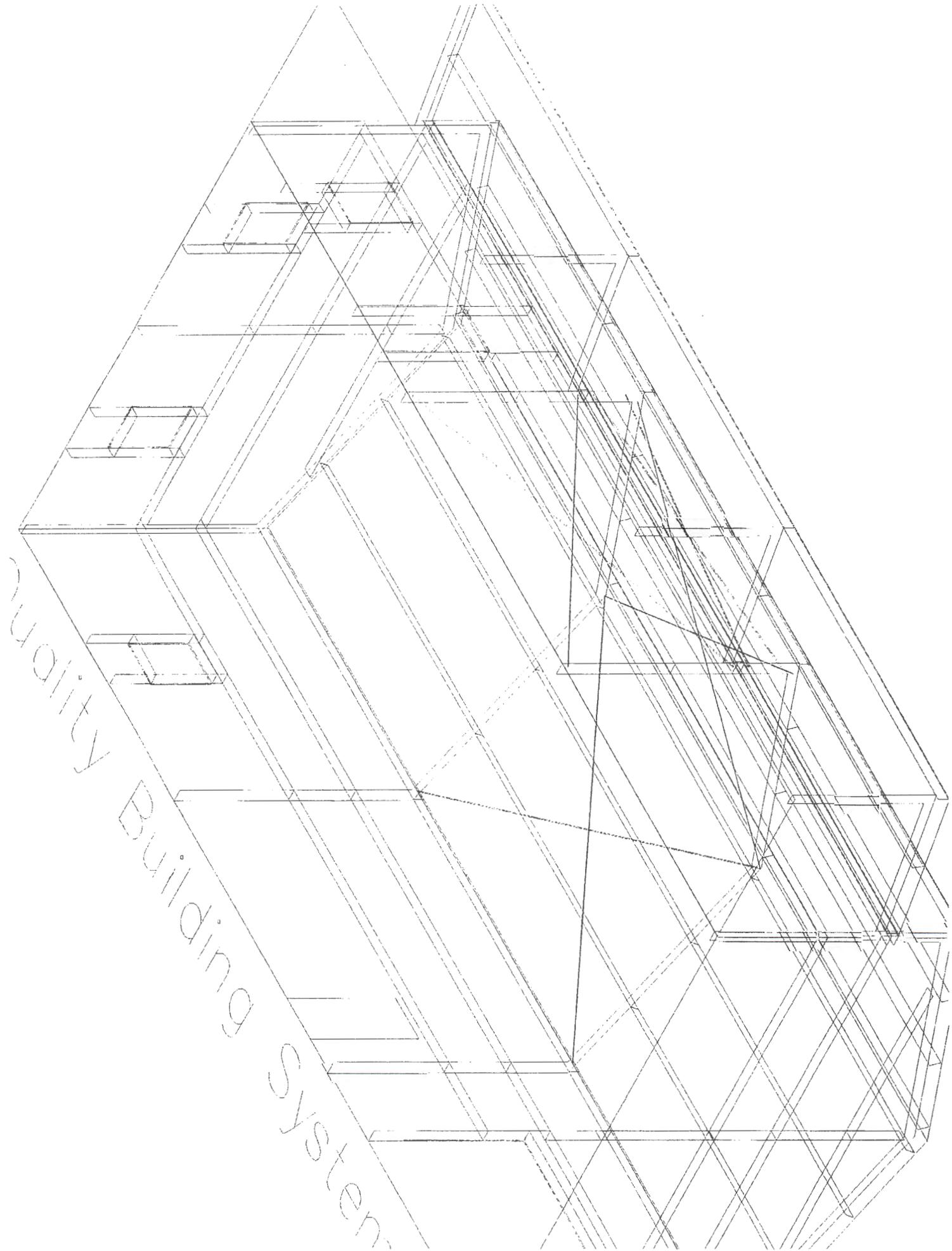


Additional Notes: THE 30X60 WILL HAVE A KITCHEN AREA AS WELL AS A BATHROOM. THIS WILL BE LOCATED IN A 30X25 SPACE

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: 11/30/2020 Date Construction is to Begin: _____

Signature of Applicant:  contractor: owner:



Quality Building System



P.O. Box 429 · Gentry, AR 72734
 Phone: (479) 736-2125 Fax: (479) 736-8491

Estimate

Date
10/21/20

Customer Name/Address	
	Bill Paczowski Gentry, AR. 72734
Phone	479-228-1269
Email	bill.paczowski@simfoods.com

Quantity	Materials	Amount
1	30X60X16 (4/12 pitch) W/10x60 Lean-to (2/12 pitch) All steel Red Iron Frame Package Package Includes: 26 Ga. PBR Painted roof and walls painted trim package w/gutters & downspouts 3" fiberglass insulation package roof and walls	\$28,196.25
1	3070 standard steel entry door	
1	3068 RO for customer provided entry door	
4	3040 RO's for customer provided windows	
1	10x10 Insulated overhead doors (manual lift) 10x60 Lean-to is roof only (NO insulation or soffit panel)	\$1,579.50
	Labor to erect above	\$11,700.00
	4" concrete with #4 bar on 24" grid laid over visqueen vapor barrier/standard perimeter footings 600 sq. ft. of 4" approach under lean-to	\$15,000.00
	2- loads of fine grade gravel (material and labor to spread) Price Does not include site preparation such as: Site leveling, pad construction or backfill. After inspection of site by Quality Metal, Inc. a separate bid can be presented for this work.	\$1,190.00
This estimate is valid for 10 days		Total \$57,665.75

(Wren)

property and published in a newspaper having circulation in Benton County, Arkansas, for a period of not less than 14 days prior to a public hearing which will be held by the Planning Commission for the purpose of considering the proposed rezoning. The initial public hearing should include a presentation in which the proponent of the rezoning provides possible development or redevelopment scenarios. Additional public meetings, workshops, focus group meetings, open house events, and presentations may be scheduled as requested by the Planning Commission. needed by the Planning and Development Department Director or designee. All meetings shall be advertised at least 14 days in advance via prominent signage, letter or email announcements, or any other means deemed practical and appropriate by the Planning Commission.

- b. Following such public hearing, the Planning Commission shall investigate or charge City personnel and/or outside contractors or professionals to investigate existing conditions and previous plans in order to determine feasible future development scenarios. Thereafter, but no sooner than the next regular Planning Commission meeting, may the Planning Commission take action on the rezoning request.
- c. Prior to the meeting at which the Planning Commission will consider taking action on the SP rezoning request, sufficient notice of a public hearing for rezoning shall be furnished in accordance with the Gentry Municipal Code and Arkansas law. The SP rezoning request must clarify whether the rezoning will change the base zone or add an overlay to the existing base zone. The Planning Commission shall take one of four actions: send the rezoning request to the City Council with a positive recommendation; send the rezoning request to the City Council with a negative recommendation; send the rezoning request to the City Council with no recommendation; or hold the rezoning request in committee pending additional information or clarification. The Planning Commission may require additional public meetings or plan revisions prior to issuing a recommendation.
- d. City Council Consideration. Upon receiving the SP recommendation from the Planning Commission and reviewing the SP rezoning request and Specific Plan document, the City Council shall consider an ordinance rezoning the lands in question. The City Council shall take one of three actions: approve the SP request as recommended by the Planning Commission; approve the SP request with amendment(s); or deny the SP request.

G. D. PROCEDURES FOR AMENDING A SPECIFIC PLAN PARCEL OR TRACT.

Changes to a parcel or tract rezoned pursuant to a Specific Plan should occur within the framework of the Specific Plan. If, at any time, any individual, organization, business, and/or City department find it necessary or desirable to amend the approved Specific Plan, a plan modification may be requested. Such request shall be made in writing to the Planning Commission, which will determine whether the requested modification meets the criteria of a minor modification or major modification. All modifications must be consistent with the intent of this ordinance.

- a. **Minor Modifications.** Minor modifications may be granted on vote of the Planning Commission and do not require notice, hearing or Council approval. For a requested modification to be classified as minor, the modification must alter one or more provisions of the Specific Plan and must not: expand the types of land uses specifically allowed in the approved Specific Plan; change the character, function, or number of streets approved in the Specific Plan; create any foreseeable significant increase in traffic volume or result in any foreseeable negative impacts on traffic flow; or create any significant change to the nature or character of the approved Specific Plan.

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: 381 Wilson

Lot: 8A Block: 2 #of Units: _____ # of Stories: _____

Single Family: Duplex: Multi-Family:

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

Alterations: Renovations: Repairs: Remodels: Other: Pole Barn

Accessory Structure: Storm Shelter: Carport: Deck: Fence: Gazebo: Green House: Other: Pole Barn

Property Owner Information

Property Owner Name: James Wren
Address: 381 Wilson Dr Gentry Ar 72734
Phone: 402 430-6293
Email: Jim.E.Wren@gmail.com

Contractors Information

Contractors Name: Jeff Maxwell
Mailing Address: 19123 Nolces Farm Rd Siloam Springs AR
Physical Address: _____
Office Phone: _____ Cell Phone: 479-238-3654
Email: _____
Contact Person: Jeff Maxwell Contact Phone: _____

Structure Information

New: Heated SQ Feet: _____ Garage: 40x40x12 Total SQ Feet: 4,600
Other: _____ Approximate Construction Cost: 26,000

Existing: Heated SQ Feet: _____ Garage: _____ Total SQ Feet: _____
Other: _____ Approximate Construction Cost: _____

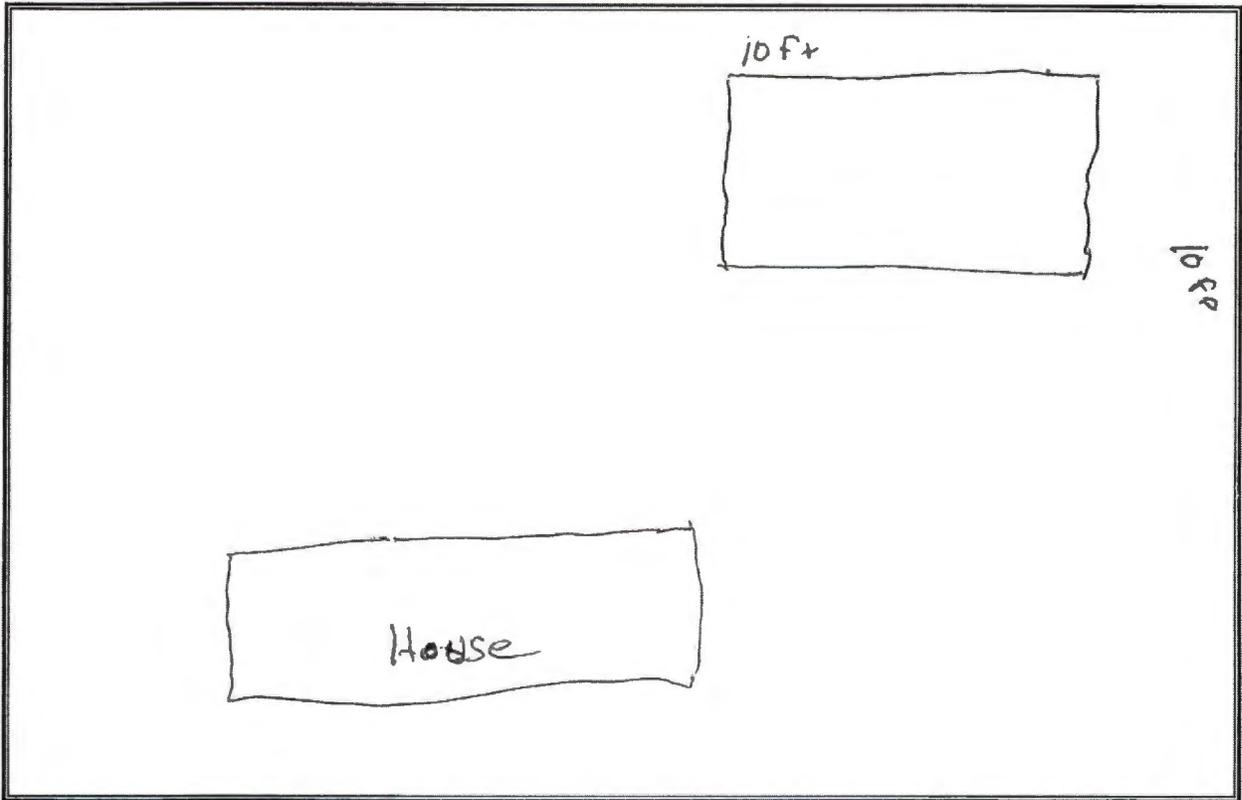
Subcontractor's List

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: _____ Receipt: _____ Total: \$ _____ 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: 12-18-20 Date Construction is to Begin: 1-2-21

Signature of Applicant: [Handwritten Signature] contractor: owner:



Specific Plan Application

Application Instructions - Please fill this form out completely and submit all required information.

PROPERTY INFORMATION:

Property Address: 381 Wilson Dr
Parcel # (if known) Lot 82 Block 2

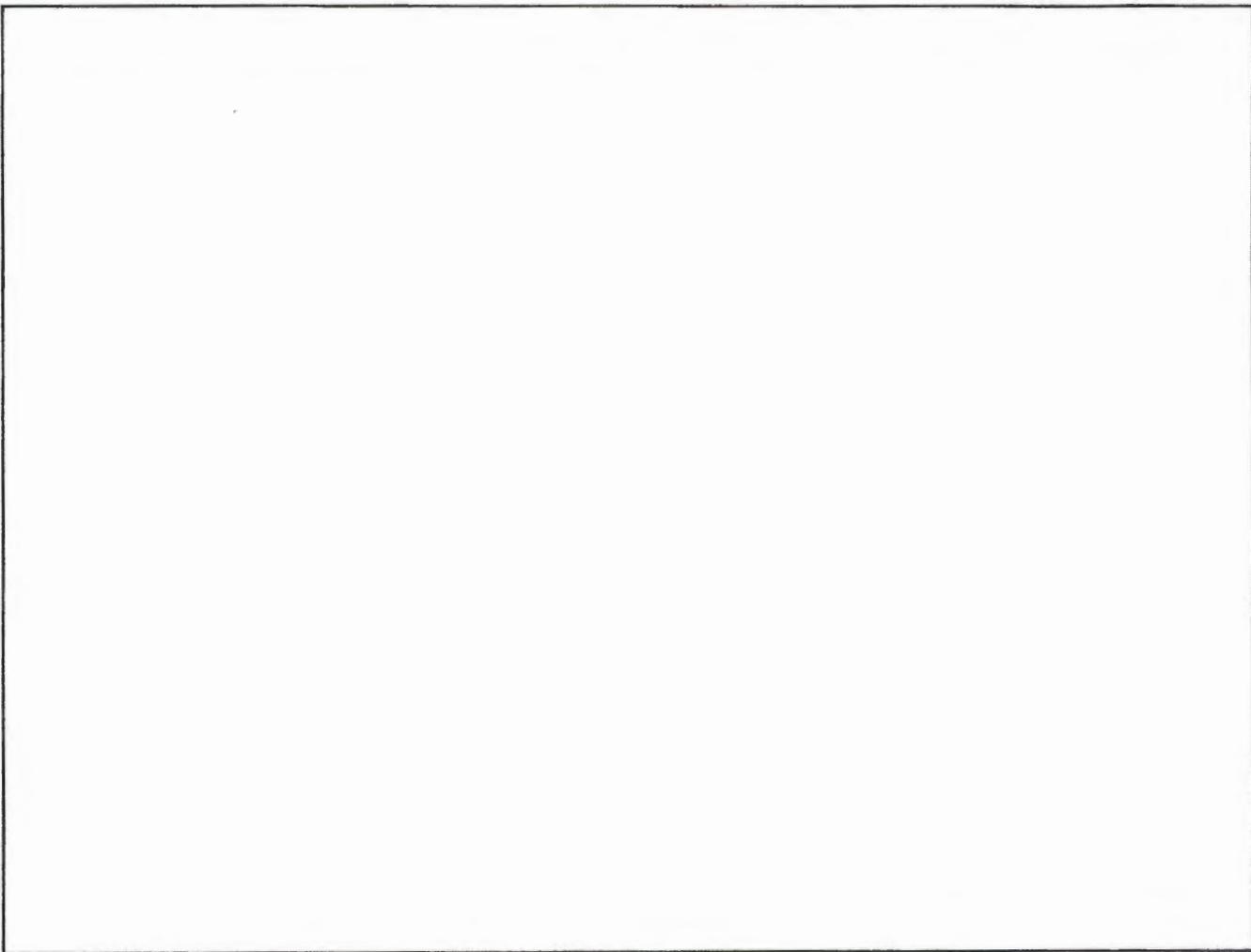
OWNER INFORMATION:

Owner Name: James Wren Phone Number: 402-430-6293

PLAN INFORMATION:

- a. The legal description of the parcel subject to the proposed change.
- b. A map or aerial photo of the parcel subject to the proposed change and the area immediately surrounding it, showing sufficient topographic data to clearly indicate the character of the terrain; waterways; and the location of existing development.
- c. A map, drawing or plan depicting the proposed new use of the plan, including a sketch of proposed improvements.
- d. A detailed description of the proposed new usage, including the following information:
 - i. Minimum lot area (in square feet). 20,037
 - ii. Minimum lot width at building line (in feet). 95 ft
 - iii. Maximum lot coverage (percent). 30%
 - iv. Setbacks from all sides (in feet). 10 Foot RI
 - v. Height restrictions (in feet). 35 feet max
 - vi. A list of land uses allowed by right or by condition
 - a: _____
 - b: _____
 - c: _____
 - vii. A map depicting the location and configuration of all infrastructure and public facilities proposed within property. Such facilities include but are not limited to roads, sewers, lift stations, drainage facilities, fire stations, police substations, parks, libraries, communications equipment, and similar facilities.
 - viii. A written and illustrated document, describing in detail any design guidelines for the development, including but not limited to architectural style, materials, colors, themes, streetscapes, public realm elements, and similar issues; and
 - ix. Other elements as appropriate such as grading plans, wildlife mitigation plans, open space management plans, hazardous materials remediation plans, etc.

DESCRIPTION OF WORK: 40x40x12 Pole Barn with
c. 10x20 lean to porch



This permit becomes null and void if work or construction authorized is not commenced within 6 months, or if construction or work is suspended or abandoned for a period of 6 months at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

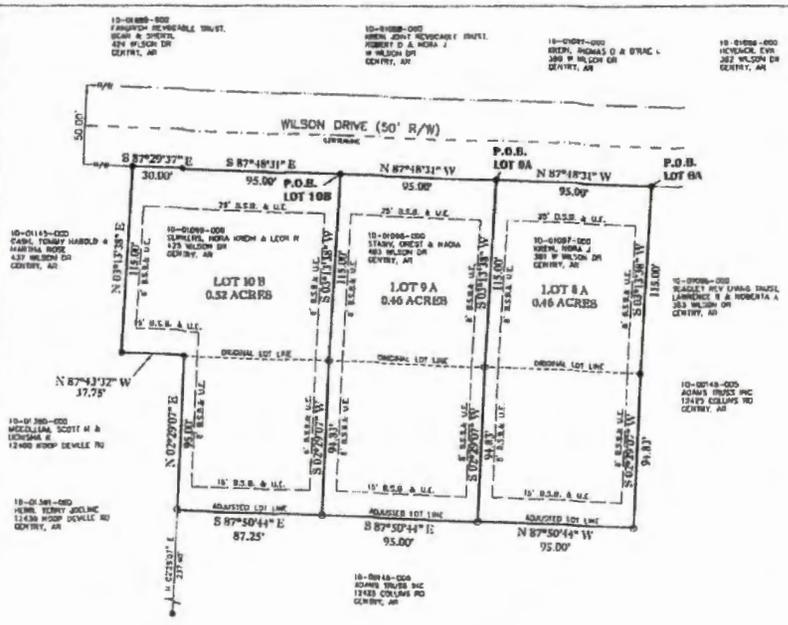
J. E. W. 12-15-20
Signature of Owner, Contractor Date

OFFICE USE ONLY

	Check	Cash	Credit Card	
Permit	Surcharge	Card Holder	Penalty	Total

PLUMB BLOCK

CERTIFICATE OF PUBLIC STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was Filed and Recorded in the Official Records L201967330 11/20/2019 10:35:25 AM
Brenda Dubois, Circuit Clerk
BENTON CO, AR FEE \$15.00



GENEY CITY COUNCIL

This plat is hereby approved by the Geney City Council this 4th day of November, 2019

[Signature]

GENEY PLANNING COMMISSION

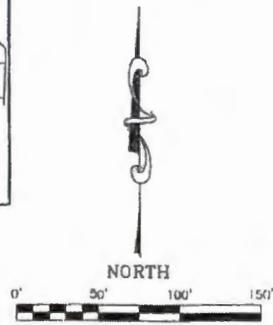
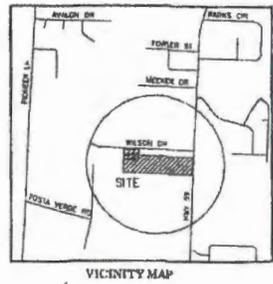
This plat is hereby approved by the Geney Planning Commission this 17th day of October, 2019

[Signature]
Secretary
Utilities
Street Department
Fire Marshall

OWNER'S CERTIFICATION

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

[Signatures and Dates]
Nora Krein 10-13-19
Leon Surkiers 10-4-19
Nadia Stasz 10-07-19
Date
425 WILSON DRIVE
CENTRY, AR 72734
STATE OF ARKANSAS
COUNTY OF BENTON
CITY OF GENEY
Subscribed and sworn before me this 14th day of October 2019
My commission expires 10-20-28
Notary Public
ANGELENA ROSE ATKINS
Date
Nadia Stasz 10-4-19
Date
NADIA STASZ
STATE OF ARKANSAS
COUNTY OF BENTON
CITY OF GENEY
Subscribed and sworn before me this 4th day of October, 2019
My commission expires 10-20-28
Notary Public
ANGELENA ROSE ATKINS
Date
ANGELENA ROSE ATKINS
Notary Public-ARKANSAS
BENTON COUNTY
MY COMMISSION EXPIRES: 08-20-29



(IN FEET)
1 inch = 50 ft

LEGEND

These standard symbols may be found in the drawing.

- FOUND STONE
- ALUMINUM MONUMENT
- FOUND IRON PIN
- SET IRON PIN
- RAILROAD SPIKE
- FOUND PIPE
- WATER METER
- GAS METER
- POWER POLE
- PROPANE TANK
- TELEPHONE PEDESTAL
- FIRE HYDRANT

SURVEY DESCRIPTION:

A REPLAT OF LOT 8, LOT 9 AND LOT 10A, BLOCK 2 OF COUNTRY ESTATES AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, INTO LOT 8A, LOT 9A AND LOT 10B, BLOCK 2 OF COUNTRY ESTATES TO THE CITY OF GENEY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 8A

BEGINNING AT THE NE CORNER OF LOT 8, BLOCK 2 OF COUNTRY ESTATES; THENCE S 03°13'30" W 115.00'; THENCE S 02°29'07" W 94.83'; THENCE N 87°50'44" W 95.00'; THENCE N 02°29'07" E 94.83'; THENCE N 03°13'30" E 114.84'; THENCE S 87°48'31" E 95.00' TO THE POINT OF BEGINNING AND CONTAINING 0.48 ACRES. PROPERTY IS SUBJECT TO ANY EASEMENT OF RECORD.

LOT 9A

BEGINNING AT THE NE CORNER OF LOT 8, BLOCK 2 OF COUNTRY ESTATES; THENCE S 03°13'30" W 115.00'; THENCE S 02°29'07" W 94.83'; THENCE N 87°50'44" W 95.00'; THENCE N 02°29'07" E 94.83'; THENCE N 03°13'30" E 115.00'; THENCE S 87°48'31" E 95.00' TO THE POINT OF BEGINNING AND CONTAINING 0.46 ACRES. PROPERTY IS SUBJECT TO ANY EASEMENT OF RECORD.

LOT 10B

BEGINNING AT THE NE CORNER OF LOT 10A, BLOCK 2 OF COUNTRY ESTATES; THENCE S 03°13'30" W 115.00'; THENCE S 02°29'07" W 94.83'; THENCE N 87°50'44" W 87.25'; THENCE N 02°29'07" E 95.00'; THENCE N 87°48'31" W 37.75'; THENCE N 03°13'30" E 115.00'; THENCE S 87°29'37" E 30.00'; THENCE S 87°48'31" E 95.00' TO THE POINT OF BEGINNING AND CONTAINING 0.52 ACRES. PROPERTY IS SUBJECT TO ANY EASEMENT OF RECORD.

NOTES:

- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- BASES OF BEARINGS: ARKANSAS STATE PLANE COORDINATES-NORTH ZONE PER GPS OBSERVATION
- THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
- 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.
- APPROVAL OF THIS PLAT CARRIES NO ASSURANCE THAT THESE TRACTS WILL QUALIFY FOR SEPTIC PERMITS FROM THE ARKANSAS DEPARTMENT OF HEALTH.
- APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAT ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF BUILDABILITY OF SAID LOTS.
- THE APPROXIMATE LOCATION OF THE SEPTIC AREA, IF APPLICABLE, IS SHOWN AS INDICATED BY OWNER. APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THE TRUE LOCATION OF ANY PART OF THE SEPTIC SYSTEM, NOR SHOULD IT BE RELIED UPON FOR ANY FUTURE EXCAVATION, BUILDING OR CONSTRUCTION PROJECTS OR PROCEDURE.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY 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: 0507C0215 & EFFECTIVE DATE: SEPTEMBER 28, 2007.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREIN PLATED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON SEPTEMBER 10, 2019.



900-18N-33W-0-10-310-04-0985
REPLAT FOR NORA KREIN
LOTS 8, 9 AND 10, BLOCK 2 COUNTRY ESTATES AND PART OF THE NE 1/4 OF THE SW 1/4 SECTION 10, TOWNSHIP 18 NORTH, RANGE 33 WEST GENEY, ARKANSAS
James Surveying
P.O. Box 617
Genev, Arkansas 72734
(479)758-0415 Fax (479)758-8838
DATE: SEPTEMBER 10, 2019.
SCALE: 1" = 50'
JOB NUMBER: JS5775A
FILE NAME: JS5775A.DWG