

ORDINANCE NO. 116

FILED FOR RECORD
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WASHINGTON CO AR
K. HANNESS

**AN ORDINANCE ENTITLED "AN ORDINANCE AMENDING
ORDINANCE NO. 92, THE SAME BEING THE ZONING ORDINANCE
OF THE CITY OF TONTITOWN, ARKANSAS, AND THE PLAT
PERTAINING THERETO, AND FOR OTHER PURPOSES."**

WHEREAS, the Tontitown Planning Commission of the City of Tontitown, Washington County, Arkansas, gave the notice required by law and set a hearing date of February 18, 1997, for hearing the matter of redistricting the hereinafter described tract of real estate:

Part of the NE1/4 of fractional Section 1, Township 17 North, Range 31 West, 5th PM: Commence at East Quarter Corner of said fractional Section 1, thence N 599.48 feet to a point; thence W 1802.76 feet; thence S 89 degrees 30' 19" W 367.99 feet; thence N 05 degrees 11' 12" E 100 feet; to an iron pin set for point of beginning; thence continuing N 05 degrees 11' 12" E 220.87 feet to a set iron pin; thence S 89 degrees 53' 10" E 255.47 feet to set iron pin; thence S 00 degrees 06' 50" W 220 feet to a set iron pin; thence N 89 degrees 53' 10" 275 feet to the point of beginning. More specifically, THAT AREA WITHIN THE BOUNDARIES OF THE PREVIOUSLY DESCRIBED PARCEL THAT LIES EAST OF A LINE WHICH IS DESCRIBED AS BEING 150 FEET EAST OF AND PARALLEL WITH THE MIDDLE LINE OF THE BARRINGTON ROAD RIGHT-OF-WAY. THE APPROXIMATE SIZE OF THIS AREA IS 0.71 ACRE.

AND WHEREAS, after giving notice as required by law, the Tontitown Planning Commission of the City of Tontitown, Arkansas, held a hearing; and after hearing arguments for and against such rezoning; and the Tontitown Planning Commission feeling that the area described herein should be redistricted and changed from Agricultural (A-1) to Residential-Office (R-O) in that the purpose of the Zoning Ordinance would be more properly carried out by such redistricting; and that unless granted, citizens of Tontitown will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

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NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL of the City of Tontitown, Arkansas:

SECTION 1: Ordinance No.92, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Tontitown, Arkansas, are hereby amended by rezoning the hereinafter described tract from Agricultural to Residential-Office as follows:

Part of the NE1/4 of fractional Section 1, Township 17 North, Range 31 West, 5th PM: Commence at East Quarter Corner of said fractional Section 1, thence N 599.48 feet to a point; thence W 1802.76 feet; thence S 89 degrees 30' 19" W 367.99 feet; thence N 05 degrees 11' 12" E 100 feet; to an iron pin set for point of beginning; thence continuing N 05 degrees 11' 12" E 220.87 feet to a set iron pin; thence S 89 degrees 53' 10" E 255.47 feet to set iron pin; thence S 00 degrees 06' 50" W 220 feet to a set iron pin; thence N 89 degrees 53' 10" 275 feet to the point of beginning. More specifically, THAT AREA WITHIN THE BOUNDARIES OF THE PREVIOUSLY DESCRIBED PARCEL THAT LIES EAST OF A LINE WHICH IS DESCRIBED AS BEING 150 FEET EAST OF AND PARALLEL WITH THE MIDDLE LINE OF THE BARRINGTON ROAD RIGHT-OF-WAY. THE APPROXIMATE SIZE OF THIS AREA IS 0.71 ACRE.

SECTION 2: EMERGENCY CLAUSE: The City council determines that an emergency exists and this Ordinance, being necessary for the preservation of the health, safety, and welfare of the citizens of Tontitown, Arkansas, shall be in effect from and after its approval, passage, publication and the recording of a certified copy thereof with the Recorder of Washington County, Arkansas.

PASSED AND APPROVED BY the City Council of Tontitown, Arkansas on the

24th day of March, 1997.

Freddie B. Faldut
MAYOR



Frances Franco
CITY CLERK

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