

ORDINANCE No. 135 '98 AUG 4 AM 11 33

AN ORDINANCE AMENDING ORDINANCE #92, THE TONTITOWN ZONING ORDINANCE, TO REZONE PROPERTY from A-1 to C for KAY RIAZZI TRUST

WHEREAS, The Tontitown Planning Commission, on March 17, 1998 conducted a public hearing on Rezoning Application No. 020498A submitted by Kay Riazzi Revocable Truse, Kay Riazzi - Trusee, requesting a change in zoning classification of property described in that petition, FROM: A-1 Agricultural to C Commercial and after discussing the parcel size with the owner who agreed to amend the request to limit the commercial zoning to a depth of Six Hundred and Sixty (660) feet north of the centerline of U. S. 412 Highway, voted to recommend the proposed change to the City Council; and

WHEREAS, the Tontitown City Council, on Tuesday, April 7, 1998, reviewed the above recommendation and determined the change was needed.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Tontitown, Arkansas that Ordinance # 92, the Tontitown Zoning Ordinance, be amended as follows:

SECTION 1. That the zoning classification of the property described in Rezoning Petition No. 020498A, attached hereto as Exhibit A and amended by the Tontitown Planning Commission, be hereby changed from A-1 Agriculture to C - Commercial
Layman's Property Description: A strip of property along the west side of Jones Road with an east west depth of three hundred thirty (330) feet and beginning three hundred thirty (330) feet north of the centerline of U. S. Highway 412 containing approximately two and one half (2 1/2) Acres.
Legal Description: Attached as Exhibit B

SECTION 2. That the official zoning districts map of the City of Tontitown be amended to reflect the zoning change described in Section 1.

EMERGENCY CLAUSE: It is hereby declared that an emergency exists and that this ordinance become effective immediately upon it's passage, approval and publication because it is necessary for the preservation of the health, safety and welfare of the citizens of Tontitown, Arkansas.

PASSED and APPROVED this 7th day of April, 1998.

Mayor Freddie P. Faldo

ATTEST: [Signature]
Clerk



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EXHIBIT B. - ORDINANCE NO. 125

CITY OF TONTITOWN, ARKANSAS

LEGAL DESCRIPTION:

Part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 6, T-1 7-N, R-30-W of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows, to wit: Beginning at a point that is East 405.50 feet from the Southwest Corner of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4); thence East 914.5 feet; thence North 330 feet to the True Point of Beginning; thence West 330 feet; thence North 990 feet; thence East 330 feet; thence South 990 feet to the True Point of Beginning being 7.50 acres more or less.

More specifically, THAT AREA WITHIN THE BOUNDARIES OF THE PREVIOUSLY DESCRIBED PARCEL THAT LIES NORTH OF A LINE WHICH IS DESCRIBED AS BEING 330 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF THE U.S. HIGHWAY 412 RIGHT-OF-WAY AND RUNNING 330 FEET NORTH ALONG ITS ENTIRE WIDTH THEREOF. THE APPROXIMATE SIZE OF THIS AREA IS 2.5 ACRE.

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