


Doc ID: 008006820003 Type: REL
Recorded: 12/29/2004 at 02:44:40 PM
Fee Amt: \$14.00 Page 1 of 3
Washington County, AR
Bette Stamps Circuit Clerk
File **2004-00053135**

ORDINANCE NO. 193

**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 THE CITY CODE OF ORDINANCES;
FOR REZONING THE LAND DESCRIBED IN PETITION 091704, THE
PETITIONERS BEING MAESTRI ENTERPRISES LLC.
AND FOR OTHER PURPOSES."**

WHEREAS, the Tontitown Planning Commission of the City of Tontitown, Washington County, Arkansas, gave notice as required by law and set a hearing date of October 19, 2004 for hearing the matter of redistricting the hereinafter described tract of real estate:

The rezoning from R-O Residential Office to I-1 Light Industrial, of areas of land contained within the property described as follows:

Legal Description attached to this Ordinance as Ordinance No. 193, Exhibit A, Page 1 of the City of Tontitown Arkansas.

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 (R-O)- Residential Office to (I-1) – Light Industrial 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.

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 and; The City Code of Ordinances are hereby amended by rezoning the hereinafter described tract of real estate from (R-O) Residential Office to (I-1) – Light Industrial:

Legal Description attached to this Ordinance as Ordinance No. 193, Exhibit A, of the City of Tontitown Arkansas.

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 on this 2nd Day of November, 2004.

ATTEST:


Frances Franco
RECORDER/TREASURER


MAYOR

EXHIBIT A FOR ORDINANCE NO. 193 of the City of Tontitown,
Arkansas:

LEGAL DESCRIPTION- FOR TRACT 1 LOT SPLIT

A part of the Southwest Quarter (SW ¼) of Section Six (6), Township Seventeen (17) North, Range Thirty (30) West of the Fifth Principal Meridian, Washington County, Arkansas, and being more particularly described as follows, to wit:

Commencing at the Northeast corner of the Southwest Quarter (SW ¼) of said Section Six (6); thence North 89 degrees 54 feet 00 inches West – 1,069.10 feet; thence South 00 degrees 13 feet 30 inches West – 2,632.20 feet; thence North 89 degrees 54 feet 00 inches West – 660.00 feet to the POINT OF BEGINNING; thence continue westerly along said line, a distance of 426.27 feet; thence North 00 degree 49 feet 00 inches East – 300.02 feet; thence South 89 degrees 54 feet 00 inches East – 423.17 feet; thence South 00 degrees 13 feet 30 inches West – 300.00 feet to the POINT OF BEGINNING and containing 2.93 acres, more or less, and subject to any easements and/or rights-of-way, of record, if any.