

# **NARRATIVE: Request for Rezoning**

## **Harold Kimrey Property**

**11-23-15**

I purchased the 3.18 acre property approximately 14 years ago when it was in Washington County. I am not sure what county zoning regulations were in place at that time. Some years later we were annexed into Tontitown. Approximately 7-8 years ago I applied for and received a permit to build a 3-bedroom brick home to be the residence of my parents on the south 1 acre parcel of my property. They lived in the home for approximately 6 years until they both died. I have been renting the property for over a year to the current tenants who want to purchase the home.

**The current zoning** is RE and requesting a zoning change to R1

**Reason for request:** To allow me to sell this existing home with one acre to the current tenants.

**How the property will relate to surrounding properties:**

**Use:** The property has always been used as a residential property and will continue to be utilized in this same manner. The property surrounding my property is also residential.

**Traffic:** Single family dwelling, so moderate traffic as pertains to a normal residential neighborhood.

**Signage:** No signage other than name on an existing residential mail box.

**Appearance:** Nice brick home with landscaped lawn, flower beds and attached garage.

**Water:** **Already has** Tontitown City water meter to 873 Javello Rd with 1" line from the existing meter running inside the easement to the home.

**Sewer:** The home is served by a septic system. Land was perk tested and the layout of the system was approved before it was installed at the time the home was built. (Drawings showing the location of the septic tank and lateral lines are provided).

**Harold Kimrey Rezoning Legal Description of 871 AND 873 Javello Road, Tontitown, AR**

**Parent Tract** - Part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 18 North, Range 31 West, Washington County, Arkansas being more particularly **described as follows:** Commencing at an existing rebar marking the Northwest Corner of the Southwest Quarter of the Southwest Quarter. Thence along the North line of said Forty, South 87 degrees 43 minutes 00 seconds East, 527.37 feet to a set p/k nail and the Point of Beginning. Thence continue along said North line, South 87 degrees 43 minutes 00 seconds East, 204.31 feet to a set p/k nail. Thence leaving said North line, South 02 degrees 54 minutes 04 seconds West, 663.32 feet to an existing rebar. Thence North 87 degrees 43 minutes 00 seconds West, 205.00 feet to a set rebar with cap. Thence North 02 degrees 57 minutes 38 seconds East, 663.32 feet to the Point of Beginning, containing 3.12 acres and subject to Road Rights of Way and any Easements of Record.

**Lot 1** - Part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 18 North, Range 31 West, Washington County, Arkansas being more particularly **described as follows:** Commencing at an existing rebar marking the Northwest Corner of the Southwest Quarter of the Southwest Quarter. Thence along the North line of said Forty, South 87 degrees 43 minutes 00 seconds East, 527.37 feet to a set p/k nail and the Point of Beginning. Thence continue along said North line, South 87 degrees 43 minutes 00 seconds East, 204.31 feet to a set p/k nail. Thence leaving said North Line, South 02 degrees 54 minutes 04 seconds West, 450.71 feet to a set rebar with cap. Thence North 87 degrees 43 minutes 00 seconds West, 204.78 feet to a set rebar with cap. Thence North 02 degrees 57 minutes 38 seconds East, 450.71 feet to a set rebar with cap. Thence North 87 degrees 43 minutes 00 seconds West, 204.78 feet to a set rebar with cap. Thence North 02 degrees 57 minutes 38 seconds East, 450.71 feet to the Point of Beginning, containing 2.12 acres and subject to Road Rights of Way and any Easements of Record.

**Lot 2** - Part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 18 North, Range 31 West, Washington County, Arkansas being more particularly **described as follows:** Commencing at an existing rebar marking the Northwest Corner of the Southwest Quarter of the Southwest Quarter. Thence along the North line of said Forty, South 87 degrees 43 minutes 00 seconds East, 527.37 feet to a set p/k nail. Thence leaving said North line, South 02 degrees 57 minutes 38 seconds West, 450.71 feet to a set rebar with cap and the Point of Beginning. Thence South 87 degrees 43 minutes 00 seconds East, 204.78 feet to a set rebar with cap. Thence South 02 degrees 54 minutes 04 seconds West, 212.61 feet to an existing rebar. Thence North 87 degrees 43 minutes 00 seconds West, 205.00 feet to a set rebar with cap. Thence North 02 degrees 57 minutes 38 seconds East, 212.62 feet to the Point of Beginning containing 1.00 acre and subject to any Easements of Record.

**Also having rights to a 20.00 foot Road and Public Utility Easement being more particularly described as follows:** Beginning at a set rebar with cap marking the Northeast Corner of the above described tract. Thence North 87 degrees 43 minutes 00 seconds West, 20.00 feet. Thence North 02 degrees 54 minutes 04 seconds East, 450.71 feet to the North line of the Southwest Quarter of the Southwest Quarter. Thence along the North line of said Forty, South 87 degrees 43 minutes 00 seconds East, 20.00 feet to a set p/k nail. Thence leaving said North line, South 02 degrees 54 minutes 04 seconds West, 450.71 feet to the Point of Beginning.

2015-11-23 Kimrey - Rezoning