

Ordinance No. 18-799

ORDINANCE APPROVING A SPECIAL PERMIT REQUEST FOR THE CITY OF CLARKSVILLE, ARKANSAS.

WHEREAS, the City of Clarksville has heretofore adopted a Zoning Ordinance and Official Zoning Map to guide and influence the allocation and arrangement of land uses, the development of land, and the future building within the corporate limits of the City of Clarksville; and

WHEREAS, a petition was filed in accordance with the provisions of said ordinance requesting a Special Permit in a C-3 zone for certain lands within the corporate limits of the City of Clarksville; and

WHEREAS, a public hearing was held on said petition on March 22, 2018. The Planning Commission approved the Special Permit Request on March 22, 2018, and recommended its approval by the Clarksville City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, ARKANSAS:

SECTION 1: A Special Permit in a C-3 Zone for Taxidermy and Meat Processing shall be granted for the following described property:

DESCRIPTION: APPROXIMATELY 4.80 ACRES OF THE NW¹/₄ NW¹/₄ AND APPROXIMATELY 0.02 ACRE OF THE SW¹/₄ NW¹/₄ OF SECTION 3, T-9-N, R-23-W, IN THE CITY OF CLARKSVILLE, IN JOHNSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE LAND SURVEYING ON 1-31-2018, FOR ROBERT MITCHELL, JOB# 18-134):

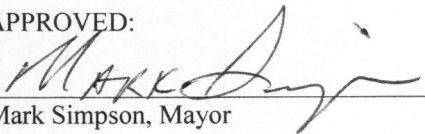
COMMENCING AT A STATE MONUMENT FOR THE NW CORNER OF SAID NW¹/₄ NW¹/₄, THENCE ALONG THE WEST LINE THEREOF S 01°38'40" W 590.52 FEET TO A POINT, THENCE S 88°21'37" E 339.12 FEET TO THE NE CORNER OF A 4.48 ACRE TRACT (SURVEYED BY CORNERSTONE LAND SURVEYING ON 5-8-2013, FOR IRVIN PRATT, JOB #13-225) FOR THE TRUE POINT OF BEGINNING (A SET IRON PIN BEARS S 03°47'55" W 31.27 FEET FROM THIS POINT), THENCE S 77°54'10" E 9.64 FEET TO A POINT, THENCE S 02°39'17" W 30.90 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HIGHWAY #64, THENCE ALONG SAID RIGHT OF WAY S 78°17'31" E 90.71 FEET TO A SET IRON PIN FOR THE NW CORNER OF A 0.472 ACRE TRACT (SURVEYED BY CORNERSTONE LAND SURVEYING FOR DAVID WEST ON 10-6-2011, JOB #11-372), THENCE S 11°43'34" W 228.77 FEET TO A SET IRON PIN FOR THE SW CORNER OF SAID TRACT, THENCE S 78°24'51" E 89.98 FEET TO A SET IRON PIN FOR THE SE CORNER OF SAID TRACT, THENCE S 78°19'08" E 180.30 FEET TO A SET IRON PIN, THENCE S 78°20'19" E 91.07 FEET TO A FOUND IRON PIN, THENCE S 02°56'27" W 78.97 FEET TO A POINT ON THE CENTERLINE OF A CREEK (A SET IRON PIN BEARS N 02°56'27" E 8.00 FEET FROM THIS POINT), THENCE ALONG SAID CENTERLINE THROUGH THE FOLLOWING COURSES: N 87°45'12" E 19.62 FEET, S 85°10'09" E 50.52 FEET, S 77°12'17" E 112.17 FEET, S 64°18'39" E 101.64 FEET AND N 89°51'36" E 21.16 FEET TO A POINT (A SET IRON PIN BEARS S 32°41'12" W 37.75 FEET FROM THIS POINT), THENCE LEAVING SAID CENTERLINE S 32°41'12" W 344.29 FEET TO A SET IRON PIN ON THE CENTERLINE OF AN OLD RAILROAD, THENCE ALONG SAID CENTERLINE THROUGH THE FOLLOWING COURSES: N 52°57'20" W 121.42 FEET, N 57°18'45" W 84.55 FEET, N 59°22'34" W 91.35 FEET, N 64°46'25" W 209.82 FEET, N 68°59'16" W 42.13 FEET AND N 68°55'46" W 67.90 FEET TO A SET IRON PIN, THENCE N 03°47'53" E 496.01 FEET TO THE POINT OF BEGINNING, CONTAINING 4.82 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

All of said property being located at 1250 East Main Street.

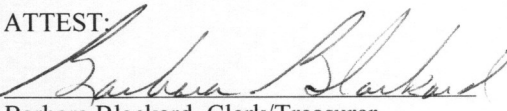
SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Adopted this 9th day of April, 2018.

APPROVED:


Mark Simpson, Mayor

ATTEST:


Barbara Blackard, Clerk/Treasurer