

Ordinance No. 16-759

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-2 zone for certain lands within the corporate limits of the City of Clarksville; and

WHEREAS, a public hearing was held on said petition on February 25, 2016. The Planning Commission approved the Special Permit Request on February 25, 2016, 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-2 Zone for residential use is approved for the following described lands:

Lot 4 of the Joseph Evans Addition to the City of Clarksville, in Johnson County, Arkansas, According to the Plat thereof, filed in Deed Book 47 at Page 117.

The same being described as follows: A part of the SE/4 of the NE/4 of Section 5, Township 9 North, Range 23 West, described as follows: Beginning at the SE corner of a lot heretofore conveyed by Joseph Evans and wife, on July 28, 1905 G. W. Jarnagin by Deed which is recorded in record book 44 page 94 of deed records of Johnson County, Arkansas, and running thence South 33 yards; thence West 148 yards; thence North 33 yards; thence East 148 yards to the place of beginning.

LESS AND EXCEPT:

Part of Lot 4 of Evans Subdivision to the City of Clarksville being part of the SE/4 of the NE/4 of Section 5, Township 9 North, Range 23 West, Johnson County, Arkansas, more particularly described as follows:

Starting at a point being used as the NE 1/16 corner of Section 5; thence South 88 degrees 09 minutes 12 seconds East along the North line of the SE/4 of the NE/4 of Section 5 a distance of 459.53 feet to a point on the Westerly right of way line of Arkansas State Highway 103 as established by the plat of Evans Subdivision, thence South 01 degrees 58 minutes 15 seconds West along said right of way line a distance of 457.56 feet to a point on the North line of Lot 4 of Evans Subdivision for the point of beginning; thence continue South 01 Degrees 58 minutes 15 seconds West along the Westerly right of way line of Arkansas State Highway 103 as established by the Plat of Evans Subdivision a distance of 99.01 feet to a point on the South line of Lot 4 of Evans Subdivision; thence North 88 degrees 07 minutes 47 seconds West along said South line a distance of 7.27 feet to a point on the Westerly right of way line of Arkansas State Highway 103 as established by AHTD Job 080224; thence North 02 Degrees 20 Minutes 46 Seconds East along

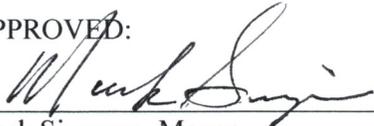
said right of way line a distance of 99.02 feet to a point on the North line of Lot 4 of Evans Subdivision; thence South 88 degrees 08 minutes 02 seconds East along said North line a distance of 6.62 feet to the point of beginning and containing 687 square feet, more or less.

All of said property being located at 318 S. Rogers Avenue.

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

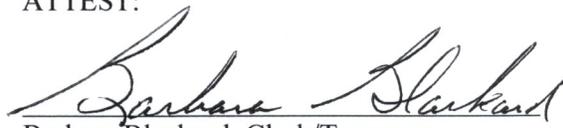
Adopted this 21st day of March, 2016.

APPROVED:



Mark Simpson, Mayor

ATTEST:



Barbara Blackard, Clerk/Treasurer