

**ORDINANCE NO. 22-896**

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE OFFICIAL ZONING MAP 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 by Oscar J. Solis Castillo in accordance with the provisions of said ordinance, to rezone certain lands within the corporate limits of the city of Clarksville; and

WHEREAS, a public hearing was held on said petition on November 17, 2022. The Planning Commission approved the rezoning request to rezone the property from R-1 to C-3 on November 17, 2022, and recommends that the City Council adopt the change; and

WHEREAS, said change was reviewed in its entirety and found to be wholly acceptable.

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

**SECTION 1:** The following described land shall be rezoned from zoning classification R-1 to C-3:

DESCRIPTION: See "EXHIBIT A"

All of said property being located on West main Street, Clarksville, AR.

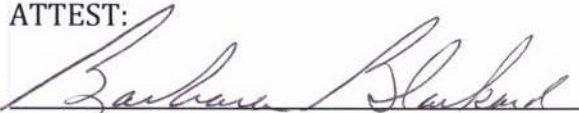
**SECTION 2:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Adopted this 12<sup>th</sup> day of December, 2022.



David Rieder, Mayor

ATTEST:



Barbara Blackard, City Clerk/Treasurer

**EXHIBIT "A"**

A CERTAIN TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION ONE (1), TOWNSHIP NINE (9) NORTH, RANGE TWENTY-FOUR (24) WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON ARKANSAS VALLEY SURVEYING PLAT #1548:

COMMENCING AT A SPIKE AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/c NE/4 NW/4); THENCE NORTH 87 DEGREES 31 MINUTES WEST 198.3 FEET ALONG THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) TO A SPIKE, THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 17 MINUTES WEST 386.3 FEET TO A 1/2" IRON PIPE; THENCE SOUTH 87 DEGREES 50 MINUTES EAST 197.8 FEET TO A T-POST; THENCE SOUTH 02 DEGREES 16 MINUTES WEST 936.4 FEET TO A FENCE CORNER; THENCE NORTH 87 DEGREES 20 MINUTES WEST 418.5 FEET TO A 1/2" REBAR AS SHOWN ON A C.A.B. SURVEY; THENCE NORTH 01 DEGREES 54 MINUTES EAST 1,320.2 FEET ALONG SAID C.A.B. SURVEY TO A SPIKE ON THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4); THENCE SOUTH 87 DEGREES 31 MINUTES EAST 229.2 FEET TO THE POINT OF BEGINNING, CONTAINING 11.07 ACRES, MORE OR LESS.

LESS AND EXCEPT: A CERTAIN TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION ONE (1), TOWNSHIP NINE (9) NORTH, RANGE TWENTY-FOUR (24) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON ARKANSAS VALLEY SURVEYING PLAT #1548:

COMMENCING AT A SPIKE AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/c NE/4 NW/4); THENCE NORTH 87 DEGREES 31 MINUTES WEST 254.5 FEET ALONG THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) TO A SPIKE; THENCE SOUTH 02 DEGREES 05 MINUTES WEST 43.9 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 05 MINUTES WEST 251.8 FEET; THENCE NORTH 88 DEGREES 30 MINUTES WEST 172.0 FEET; THENCE NORTH 01 DEGREES 54 MINUTES EAST 251.8 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES EAST TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT: A CERTAIN TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 24 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON ARKANSAS VALLEY SURVEYING PLAT #1548:

COMMENCING AT A SPIKE AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4); THENCE NORTH 87 DEGREES 31 MINUTES WEST 254.5 FEET ALONG THE NORTH LINE OF SAID NE/4 NW/4 TO A SPIKE; THENCE SOUTH 02 DEGREES 05 MINUTES WEST 295.7 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 30 MINUTES WEST 172.0 FEET; THENCE SOUTH 01 DEGREES 54 MINUTES WEST 251.8 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES EAST 171.2 FEET; THENCE NORTH 02 DEGREES 05 MINUTES EAST 251.8 FEET TO THE POINT OF BEGINNING.