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CLINTON ARK

ORDINANCE NO. 2005-06

AN ORDINANCE REZONING VARIOUS TRACTS OF LAND IN THE CITY OF CLINTON, ARKANSAS, FROM R-2 TO R-1 AND VARIOUS OTHER TRACTS FROM R-1 TO R-2 AND FOR OTHER PURPOSES.

WHEREAS, various individuals own tracts of land within the city limits of the City of Clinton, Arkansas; and

WHEREAS, said tracts of land are currently zoned either R-1 or R-2; and

WHEREAS, the owners of said tracts have requested that their properties be rezoned and have sought rezoning of the tracts either from R-2 to R-1 or from R-1 to R-2 and have filed the proper applications with the City; and

WHEREAS, the Planning Commission has conducted a public hearing on the rezoning requests as required by ordinance; and

WHEREAS, as a result of the hearings, the Planning Commission recommends that said tracts be rezoned as either R-1 or R-2 as denoted below to accurately reflect their true use and the intent of the land use plan.

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

Section 1:

The following tracts of land located in the City of Clinton, Arkansas, are hereby rezoned from R-2 to R-1 to wit:

1. ALL OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4), SECTION TEN (10) TOWNSHIP ELEVEN (11) NORTH, RANGE FOURTEEN (14) WEST LAYING NORTH OF THE ARCHEY FORK OF THE LITTLE RED RIVER.

2. ALL OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4), SECTION TEN (10) TOWNSHIP ELEVEN (11) NORTH, RANGE

Duly received 3 Feb 2005
File for record on this 31 day of Jan, 2005
at 3:30 pm and this same is now duly recorded in
County Court books 4 page 33
ESTER BAS... D.C.
Book 6 PC140

FOURTEEN (14) WEST LAYING NORTH OF THE ARCHEY'S FORK OF THE LITTLE RED RIVER.

3. PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (PT. SW1/4 SE1/4), SECTION THREE (3), AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (PT. NE1/4 NW1/4), SECTION TEN (10) AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (PT. NW1/4 NE1/4), SECTION TEN (10), ALL IN TOWNSHIP ELEVEN (11) NORTH, RANGE FOURTEEN (14) WEST, VAN BUREN COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 713.48 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SW1/4 SE1/4 OF SAID SECTION 3, THENCE S 42°21'58" W 2792.92 FEET TO THE CENTER LINE OF ARCHEY'S FORK OF LITTLE RED RIVER. ALL PROPERTY IN SAID FORTYS (40) LAYING SOUTHEAST OF SAID 2792.92 FOOT LINE.

4. ALL LAND LYING NORTH OF ARCHEY, WITHIN THE CLINTON CITY LIMITS AS OF THE DATE OF THIS ORDINANCE, THAT IS PART OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 14 WEST AND THAT IS PART OF SECTION 3 TOWNSHIP 11 NORTH, RANGE 14 WEST AND THAT IS PART OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 14 WEST THAT ARE CURRENTLY ZONED R-2

Section 2: The following tracts of land located in the City of Clinton, Arkansas, are hereby rezoned from R-1 to R-2 to wit:

1. ALL OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4), SECTION TEN (10) TOWNSHIP ELEVEN (11) NORTH, RANGE FOURTEEN (14) WEST LAYING SOUTH OF THE ARCHEY FORK OF THE LITTLE RED RIVER.

2. ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4), SECTION TEN (10) TOWNSHIP ELEVEN (11) NORTH, RANGE FOURTEEN (14) WEST.

3. THE NORTH ONE HUNDRED AND FIVE (105.0) FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4 SE1/4), SECTION TEN (10) TOWNSHIP ELEVEN (11) NORTH, RANGE FOURTEEN

(14) WEST, BETWEEN THE NORTH SOUTH CENTER LINE OF SECTION TEN (10) AND THE WEST RIGHT OF WAY LINE OF OLD U.S. HIGHWAY #65.

4. PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4), SOUTH OF THE ARCHEY'S FORK OF THE LITTLE RED RIVER, AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4), ALL IN SECTION TEN (10) TOWNSHIP ELEVEN (11) NORTH, RANGE FOURTEEN (14) WEST, EXCLUDING THE FOLLOWING COWSERT PROPERTY: DESCRIBED AS BEGINNING AT A POINT 217 FEET NORTH AND 347 FEET WEST OF THE SOUTHEAST CORNER OF THE NW1/4 SE1/4 OF SAID SECTION 10, FROM WHICH POINT RUN N 07°00' W 245.0 FEET; THENCE, N 75°00' E 161.0 FEET. THENCE N 15°00' W 1000.0 FEET, THENCE EAST 335 FEET TO ARCHEY'S FORK OF LITTLE RED RIVER; THENCE IN A SOUTHEASTERLY DIRECTION WITH THE MEANDERING OF SAID RIVER 1300 FEET, MORE OR LESS, TO THE NORTH SIDE OF "OLD" RIGHT OF WAY OF U.S. HIGHWAY 65; THENCE WEST 58 FEET TO THE POINT OF BEGINNING. OF COWSERT PROPERTY. THE EXCLUSION ALSO INCLUDES THE PROPERTY BETWEEN "OLD" HIGHWAY 65 AND U.S. HIGHWAY 65, AS RELOCATED.

Section 3: The Planning Commission shall amend the official zoning map to reflect this change in zoning.

PASSED: January 20, 2015

Chip Ellis
Chip Ellis, Mayor

ATTEST:

Merl Eoff
Merl Eoff, Recorder/Treasurer CMC

APPROVED AS TO LEGAL FORM:

Brad A. Cazort
Brad A. Cazort, City Attorney