

City of Fayetteville Staff Review Form

2014-0326

Legistar File ID

8/19/2014

City Council Meeting Date - Agenda Item Only
 N/A for Non-Agenda Item

Quin Thompson

7/29/2014

City Planning /
 Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

VAC 14-4780: Vacation (1414 HAPPY HOLLOW RD./QUALITY COLLISION, 565): Submitted by BLEW & ASSOCIATES for property located at 1414 HAPPY HOLLOW ROAD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.67 acres. The request is to vacate a portion of an existing street right-of-way.

Budget Impact:

Account Number	Fund
Project Number	Project Title
Budgeted Item? <u>NA</u>	Current Budget \$ -
	Funds Obligated \$ -
	Current Balance \$ -
Does item have a cost? <u>No</u>	Item Cost
Budget Adjustment Attached? <u>No</u>	Budget Adjustment
	Remaining Budget \$ -

Previous Ordinance or Resolution # _____

Original Contract Number: _____

Comments:

[Handwritten signatures and dates]
 Paul a. Beulen 8-1-2014
 San Man 8-9-14

[Handwritten initials]

Approval Date: _____

CITY COUNCIL AGENDA MEMO

MEETING OF AUGUST 19, 2014

TO: Fayetteville City Council

THRU: Andrew Garner, City Planning Director

FROM: Quin Thompson, Current Planner

DATE: July 29, 2014

SUBJECT: **VAC 14-4780: Vacation (1414 HAPPY HOLLOW RD./QUALITY COLLISION, 565):** Submitted by BLEW & ASSOCIATES for property located at 1414 HAPPY HOLLOW ROAD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.67 acres. The request is to vacate a portion of an existing street right-of-way.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of an ordinance to vacate existing street right-of-way.

BACKGROUND:

The subject 0.67 acre property is located at 1414 S. Happy Hollow, is zoned C-2, Commercial Thoroughfare and is developed with a small auto body repair shop, paint booth, and associated parking. There is existing excess right-of-way along the western boundary that is not required for City or franchise utility use.

On July 15, 2014, the City Council vacated right-of-way for a section of Happy Hollow road located adjacent and to the south of this property.

The applicant requests vacation of right-of-way that is not needed and replacement with a 25' general utility easement, as indicated on the attached survey. The applicant wishes to expand his business and this vacation would allow his business to grow and remain at this location.

DISCUSSION:

On July 28, 2014 the Planning Commission forwarded this item to the City Council with a recommendation for approval.

BUDGET/STAFF IMPACT:

N/A

Attachments:

CC Ordinance
Exhibit A
Exhibit B
Planning Commission Staff Report

ORDINANCE NO.

AN ORDINANCE APPROVING VAC 14-4780 SUBMITTED BY BLEW & ASSOCIATES FOR PROPERTY LOCATED AT 1414 S. HAPPY HOLLOW ROAD TO VACATE EXISTING STREET RIGHT-OF-WAY.

WHEREAS, the City Council has the authority under A.C.A. § 14-54-104 to vacate public grounds or portions thereof which are not required for corporate purposes; and

WHEREAS, the City Council has determined that the following described portion of the platted street right-of-way is not required for corporate purposes;

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby vacates and abandons the following portions of street right-of-way described in Exhibit “B” attached hereto and made a part thereof.

Section 2: That a copy of this Ordinance duly certified by the City Clerk along with the map attached and labeled Exhibit “A” shall be filed in the office of the Recorder of the County and recorded in the Deed Records of the County.

Section 3: That this vacation approval is subject to the following conditions of approval:

- 1. Any damage or relocation of existing facilities shall be at the owner/developer’s expense.
- 2. Existing utility easements shall not be vacated by this ordinance.
- 3. The vacated right-of-way will be retained as easement for general utility use.

PASSED and **APPROVED** this day of , 2014.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

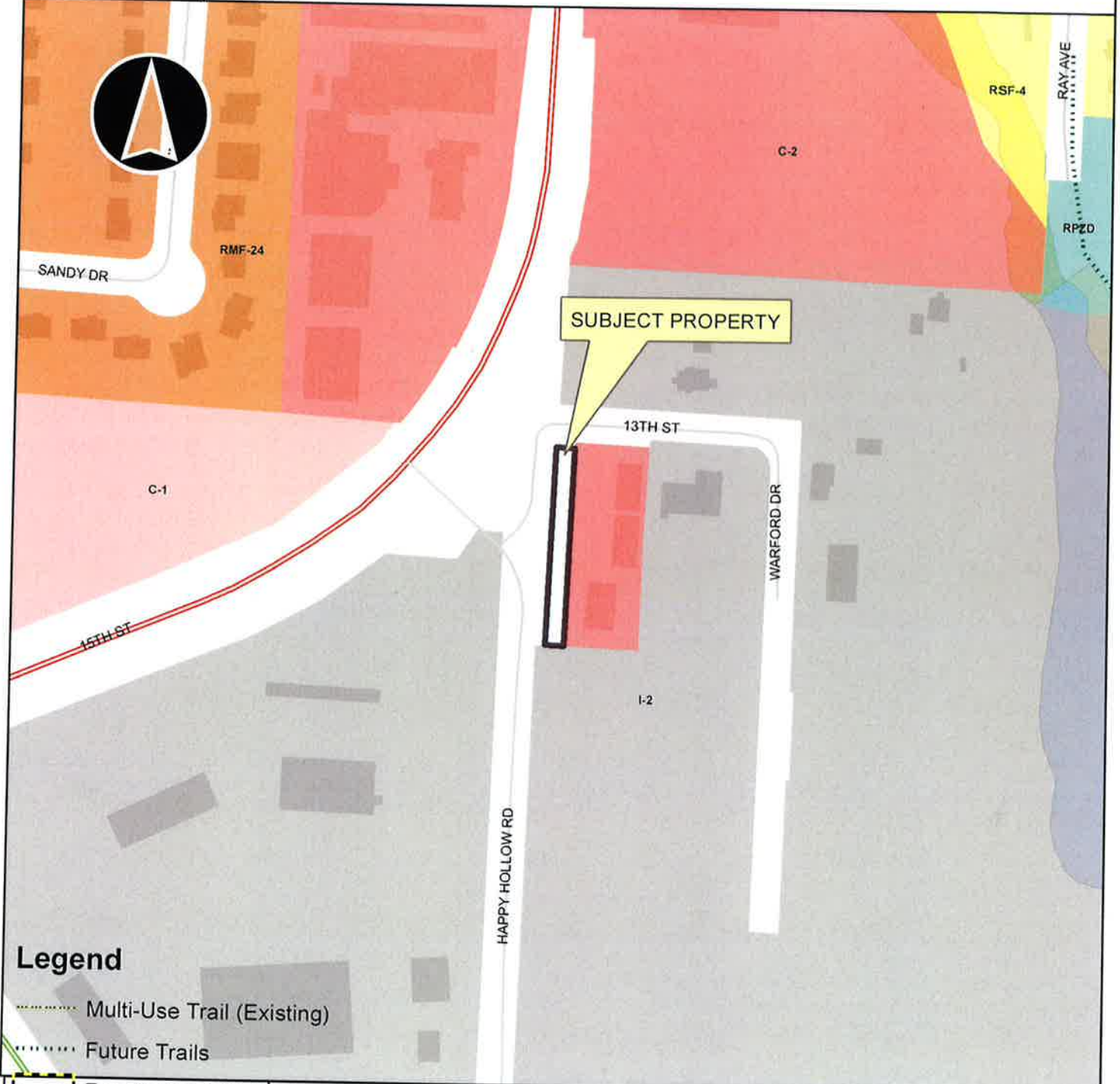
By: _____
SONDRA E. SMITH, City Clerk/Treasurer

EXHIBIT 'A' 14-4780

VAC14-4780

Close Up View

QUALITY COLLISION



Legend

- Multi-Use Trail (Existing)
- Future Trails

Overview Fayetteville City Limits

- VAC14-4780
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Planning Area



EXHIBIT 'B'

14-4780

AREA TO BE VACATED

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-THREE (23) IN TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY (30) WEST, CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT N02°34'13"E 369.95' AND S86°38'58"E 10.05' FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) SAID POINT BEING A FOUND IRON PIN; THENCE N02°34'14"E, 271.14'; THENCE S87°12'21"E, 25.00' TO A SET IRON PIN; THENCE S02°34'11"W, 271.39' TO A SET IRON PIN; THENCE N86°38'58"W, 25.00' TO THE POINT OF BEGINNING. CONTAINING 8712 SQUARE FEET (0.2 ACRES) MORE OR LESS.

SURVEY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-THREE (23) IN TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY (30) WEST, CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A SET IRON PIN N02°34'13"E 369.95' AND S86°38'58"E 35.01' FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) SAID POINT BEING A FOUND IRON PIN; THENCE N02°34'11"E, 271.39' TO A SET IRON PIN; THENCE S87°12'21"E, 104.99' TO A SET IRON PIN; THENCE S02°32'55"W, 272.44' TO A SET IRON PIN; THENCE N86°38'58"W, 105.00' TO THE POINT OF BEGINNING. CONTAINING 28543.4 SQUARE FEET (0.7 ACRES) MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.



PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Andrew Garner, City Planning Director

FROM: Quin Thompson, Current Planner

MEETING DATE: ~~July 28, 2014~~ UPDATED 7-30-2014

SUBJECT: **VAC 14-4780: Vacation (1414 HAPPY HOLLOW ROAD/QUALITY COLLISION, 565):** Submitted by BLEW & ASSOCIATES for property located at 1414 HAPPY HOLLOW ROAD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.67 acres. The request is to vacate a portion of an existing street right-of-way.

RECOMMENDATION:
Staff recommends forwarding **VAC 14-4780** to the City Council with a recommendation for approval.

BACKGROUND:
Property and background: The subject 0.67 acre property is located at 1414 S. Happy Hollow, is zoned C-2, Commercial Thoroughfare and is developed with a small auto body repair shop, paint booth, and associated parking. There is existing excess right-of-way along the western boundary that is not required for City or franchise utility use.

On July 15, 2014, the City Council vacated right-of-way for Happy Hollow road located adjacent to the south of this property. Surrounding land use and zoning is depicted in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction from Site	Land Use	Zoning
North	Undeveloped/Single-family residential	I-2, General Industrial
South	City Recycling Drop-off	I-2, General Industrial
East	Commercial/Industrial	I-2, General Industrial
West	City of Fayetteville Fleet/Parks & Recreation offices	I-2, General Industrial

Proposal: The applicant requests vacation of right-of-way that is not needed and replacement with a 25' general utility easement, as indicated on the attached survey.

DISCUSSION:
Vacation Approval: The applicant has submitted the required vacation forms to the City utility departments and applicable franchise utilities, with no objections.

UTILITIES

RESPONSE

Cox Communications	No objections
AEP/SWEPCO	No objections
Source Gas	No objections
AT&T	No objections

CITY OF FAYETTEVILLE:

RESPONSE

Water/Sewer	No objections
Transportation	No objections
Recycling & Trash	No objections

Public Comment:
No public comment has been received.

Recommendation:
Staff recommends forwarding **VAC 14-4780** to the City Council with a recommendation for approval subject to the following conditions:

Conditions of Approval:

1. Any relocation or damage to utilities shall be at the owner/developer's expense.
2. The vacated right-of-way will be retained as easement for general utility use.
3. Prior to the City Council agenda request being submitted, the applicant shall provide signed utility permission forms from Source Gas and from the City Transportation and Recycling & Trash Collection Divisions.

PLANNING COMMISSION ACTION: Required			
Date: <u>July 28, 2014</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
Motion: CHESSER	Second: COOK	Vote: <u>9-0-0</u>	PASSED ON CONSENT
CITY COUNCIL ACTION: Required			
Date: _____	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	

BUDGET/STAFF IMPACT:

None

Attachments:

Request Letter

Petition to Vacate

Utility Approvals

Easement Vacation Exhibit

One Mile Map

Close Up Map



524 W. Sycamore Street Suite #4 Fayetteville, AR 72703
PH: 479-443-4506 * FAX: 479-582-1883
<http://www.blewinc.com>

February 14, 2014

City of Fayetteville Planning Commission and
City of Fayetteville City Council.

We would like to present for your consideration a request for a right of way vacation on behalf of Quality Collision Repair located at 1414 S. Happy Hollow Road.

We ask for the right of way along the west side of the property as shown on the attached to be vacated to bring the west property line more in line with the adjoining properties to the north and south.

Since the property lines of the property line is approximately 25' east of the adjacent property lines, this would bring the right of way to a more uniform line.

Thank you for your consideration on this matter.

A handwritten signature in blue ink, which appears to read "Michael Million".

Michael Million
Project Manager

PETITION TO VACATE

A RIGHT-OF-WAY LOCATED IN SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 16 NORTH, RANGE 30 WEST, CITY OF FAYETTEVILLE, ARKANSAS

TO: The Fayetteville City Planning Commission and
The Fayetteville City Council

We, the undersigned, being all the owners of the real estate abutting the RIGHT-OF-WAY hereinafter
sought to be abandoned and vacated, lying at 1414 S. Happy Hollow Road City of Fayetteville, Arkansas,
a municipal corporation, petition to vacate a RIGHT-OF-WAY which is described as follows:

AREA TO BE VACATED:

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION
TWENTY-THREE (23) IN TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY (30) WEST, CITY OF
FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS, TO-WIT: BEGINNING AT A POINT N02°34'13"E 369.95' AND S86°38'58"E 10.05' FROM THE
SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4),
SAID POINT BEING A FOUND IRON PIN; THENCE N02°34'14"E, 271.14'; THENCE S87°12'21"E, 25.00' TO A
SET IRON PIN; THENCE S02°34'11"W, 271.39' TO A SET IRON PIN; THENCE N86°38'58"W, 25.00' TO THE
POINT OF BEGINNING. CONTAINING 8712 SQUARE FEET (0.2 ACRES) MORE OR LESS.

That the abutting real estate affected by said abandonment of the alley are parcel numbers 765-15261-
003, 765-19940-000 and 765-15258-000 located adjacent to the area requested to be vacated. City of
Fayetteville used by the public for a period of many years, and that the public interest and welfare
would not be adversely affected by the abandonment of the portion of the above described RIGHT-OF-
WAY.

The petitioners pray that the City of Fayetteville, Arkansas, abandon and vacate the above described real
estate, subject, however, to the existing utility easements and sewer easements as required, and that
the above described real estate be used for their respective benefit and purpose as now approved by
law.

The petitioners further pray that the above described real estate be vested in the abutting property
owners as provided by law.

WHEREFORE, the undersigned petitioners respectfully pray that the governing body of the City of
Fayetteville, Arkansas, abandon and vacate the above described real estate, subject to said utility and
sewer easements, and that title to said real estate sought to be abandoned be vested in the abutting
property owners as provided by law, and as to that particular land the owners be free from the
easements of the public for the use of said alley.

Dated this ___ day of _____, 2014.

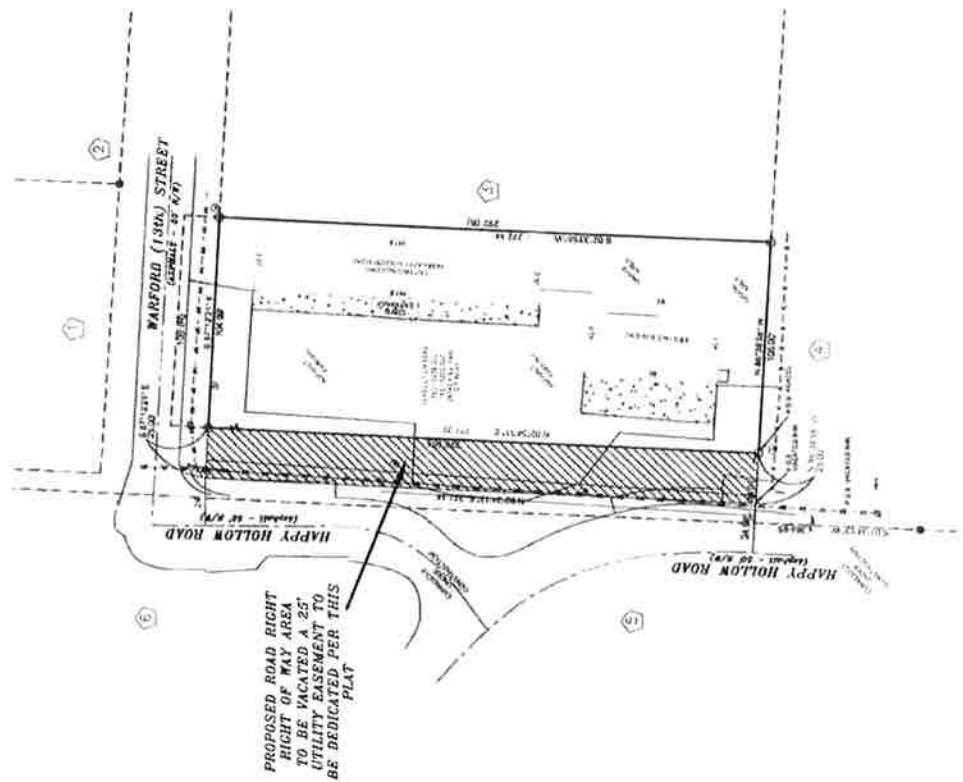
Printed Name Ray Lovell

Signature Ray Concell

Printed Name _____

Signature _____

Right of Way Vacation



Urban View

THE CITY OF FAYETTEVILLE, ARKANSAS, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT CONFORMS WITH THE SUBDIVISION MAP ACT AND THE PROVISIONS OF THE SUBDIVISION MAP ACT. THE CITY ENGINEER HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT CONFORMS WITH THE SUBDIVISION MAP ACT AND THE PROVISIONS OF THE SUBDIVISION MAP ACT.



BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

324 W. SYCAMORE STREET, SUITE 4
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479-433-4900
FAX: 479-582-1963
WWW.BLEWPA.COM



Survey Description

THIS PLAT SHOWS THE BOUNDARIES OF THE PROPOSED RIGHT OF WAY AREA TO BE VACATED A 25' UTILITY EASEMENT TO BE DEDICATED PER THIS PLAT. THE PLAT IS BASED ON A SURVEY CONDUCTED BY JAMES S. SWAFFORD, REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, STATE OF ARKANSAS, LICENSE NO. 12157, ON 08/14/2014. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE PROVISIONS OF THE SUBDIVISION MAP ACT.

Survey Description

THIS PLAT SHOWS THE BOUNDARIES OF THE PROPOSED RIGHT OF WAY AREA TO BE VACATED A 25' UTILITY EASEMENT TO BE DEDICATED PER THIS PLAT. THE PLAT IS BASED ON A SURVEY CONDUCTED BY JAMES S. SWAFFORD, REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, STATE OF ARKANSAS, LICENSE NO. 12157, ON 08/14/2014. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND THE PROVISIONS OF THE SUBDIVISION MAP ACT.

Adjacent Land Owners

1. [Name]

2. [Name]

3. [Name]

4. [Name]

5. [Name]

6. [Name]

7. [Name]

8. [Name]

9. [Name]

10. [Name]

Map Information

1. [Name]

2. [Name]

3. [Name]

4. [Name]

5. [Name]

6. [Name]

7. [Name]

8. [Name]

9. [Name]

10. [Name]

Notes

1. [Text]

2. [Text]

3. [Text]

4. [Text]

5. [Text]

6. [Text]

7. [Text]

8. [Text]

9. [Text]

10. [Text]

Survey & Station Information

1. [Text]

2. [Text]

3. [Text]

4. [Text]

5. [Text]

6. [Text]

7. [Text]

8. [Text]

9. [Text]

10. [Text]

Legend	Symbol	Description
[Symbol]	[Symbol]	Subdivision Boundary
[Symbol]	[Symbol]	Proposed Right of Way
[Symbol]	[Symbol]	Utility Easement
[Symbol]	[Symbol]	Property Line
[Symbol]	[Symbol]	Survey Point
[Symbol]	[Symbol]	Corner Marker
[Symbol]	[Symbol]	Adjacent Property
[Symbol]	[Symbol]	Water Feature
[Symbol]	[Symbol]	Other Feature

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: July 1, 2014

UTILITY COMPANY: Fayetteville Transportation Dept

APPLICANT NAME: Roy Lovell APPLICANT PHONE: 479.521.6088

REQUESTED VACATION (*applicant must check all that apply*):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address 1414 Happy Hollow Rd. Fayetteville, AR

(*ATTACH legal description and graphic representation of what is being vacated-SURVEY*)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above, and no comments.
- No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

No objections provided the following conditions are met:

Terry J. Gulley
Signature of Utility Company Representative

TRANS Services Dir
Title

UTILITY APPROVAL FORM
FOR RIGHT-OF-WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 6-4-2014

UTILITY COMPANY: Source Gas

APPLICANT NAME: Roy Lovell APPLICANT PHONE: (471) -521-6058

REQUESTED VACATION (*applicant must check all that apply*):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right-of-way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:


General location / Address 1414 Happy Hollow RD Fayetteville AR

(*ATTACH legal description and graphic representation of what is being vacated-SURVEY*)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above, and no comments.
- No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

No objections provided the following conditions are met:



Signature of Utility Company Representative

Division Manager

Title

UTILITY APPROVAL FORM

**FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS**

DATE: July 1, 2014

UTILITY COMPANY: Fayetteville Solid Waste Division

APPLICANT NAME: Roy Lovell APPLICANT PHONE: 479.521.6088

REQUESTED VACATION (*applicant must check all that apply*):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address 1414 Happy Hollow Rd. Fayetteville, AR

(*ATTACH legal description and graphic representation of what is being vacated-SURVEY*)

UTILITY COMPANY COMMENTS:

No objections to the vacation(s) described above, and no comments.

No objections to the vacation(s) described above, provided following described easements are retained.
(State the location, dimensions, and purpose below.)

No objections provided the following conditions are met:

Brian Puff
Signature of Utility Company Representative

Waste Reduction Coordinator
Title

UTILITY APPROVAL FORM

FOR RIGHT-OF-WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 2-13-14

UTILITY COMPANY: COX COMMUNICATIONS

APPLICANT NAME: ROY LOVELL APPLICANT PHONE: 521-6088

REQUESTED VACATION (applicant must check all that apply):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right-of-way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (alley, easement, right-of-way), described as follows:

General location / Address 1414 HAPPY HOLLOW RD. FAYETTEVILLE AR.

(ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above, and no comments.
- No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

No objections provided the following conditions are met:
Existing electric easement that covers this aerial line is converted to a general utility easement.
Any damage to or relocation of our existing facilities will be at owners/developers expense.

Chad S. J...
Signature of Utility Company Representative

Construction Planner NWA
Title

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 6-4-2014

UTILITY COMPANY: ATT

APPLICANT NAME: Roy Lovell APPLICANT PHONE: 521-6088

REQUESTED VACATION (*applicant must check all that apply*):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right-of-way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

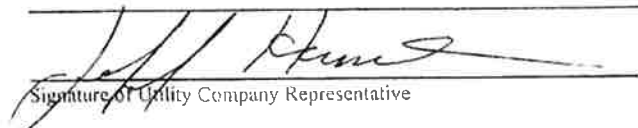
General location / Address 1414 Happy Hollow RD. Fayetteville AR.

(*ATTACH legal description and graphic representation of what is being vacated-SURVEY*)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above, and no comments.
- No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

No objections provided the following conditions are met:
AT&T agrees to the ROW vacation with the retained 25 ft easement.


Signature of Utility Company Representative

Manager OSP PIng & Engrg Design

Title

**UTILITY APPROVAL FORM
FOR RIGHT-OF-WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS**

DATE: 2-13-14

UTILITY COMPANY: OZARKS ELECTRIC

APPLICANT NAME: ROY LOVELL APPLICANT PHONE: 521-6088

REQUESTED VACATION (applicant must check all that apply):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right-of-way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (alley, easement, right-of-way), described as follows:

General location / Address 1414 HAPPY HOLLOW RD. FACETTENVILLE AR.

- (ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above, and no comments.
- No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

Ozarks has a 30 foot easement that must remain for the overhead power lines in this requested vacate area

- No objections provided the following conditions are met:

Greg McGee
Signature of Utility Company Representative

Lead Staking Tech
Title

UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS

DATE: 6-11-2014

UTILITY COMPANY: AFP/SWEP/CO

APPLICANT NAME: Roy Lovell APPLICANT PHONE: (479)-521-6084

REQUESTED VACATION (*applicant must check all that apply*):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address 1414 Happy Hollow RD Fayetteville AR

(*ATTACH legal description and graphic representation of what is being vacated-SURVEY*)

UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above, and no comments.
- No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

No objections provided the following conditions are met:

John Ray
Signature of Utility Company Representative

Dist. Engineer
Title

**UTILITY APPROVAL FORM
FOR RIGHT- OF- WAY, ALLEY, AND
UTILITY EASEMENT VACATIONS**

DATE: 7-11-2014

UTILITY COMPANY: McLean Water & Sewer

APPLICANT NAME: James Lowell

APPLICANT PHONE: (907) 521-0000

REQUESTED VACATION (*applicant must check all that apply*):

- Utility Easement
- Right-of-way for alley or streets and all utility easements located within the vacated right-of-way.
- Alley
- Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address 1414 Happy Hollow Rd Fayetteville AK

(*ATTACH legal description and graphic representation of what is being vacated-SURVEY*)

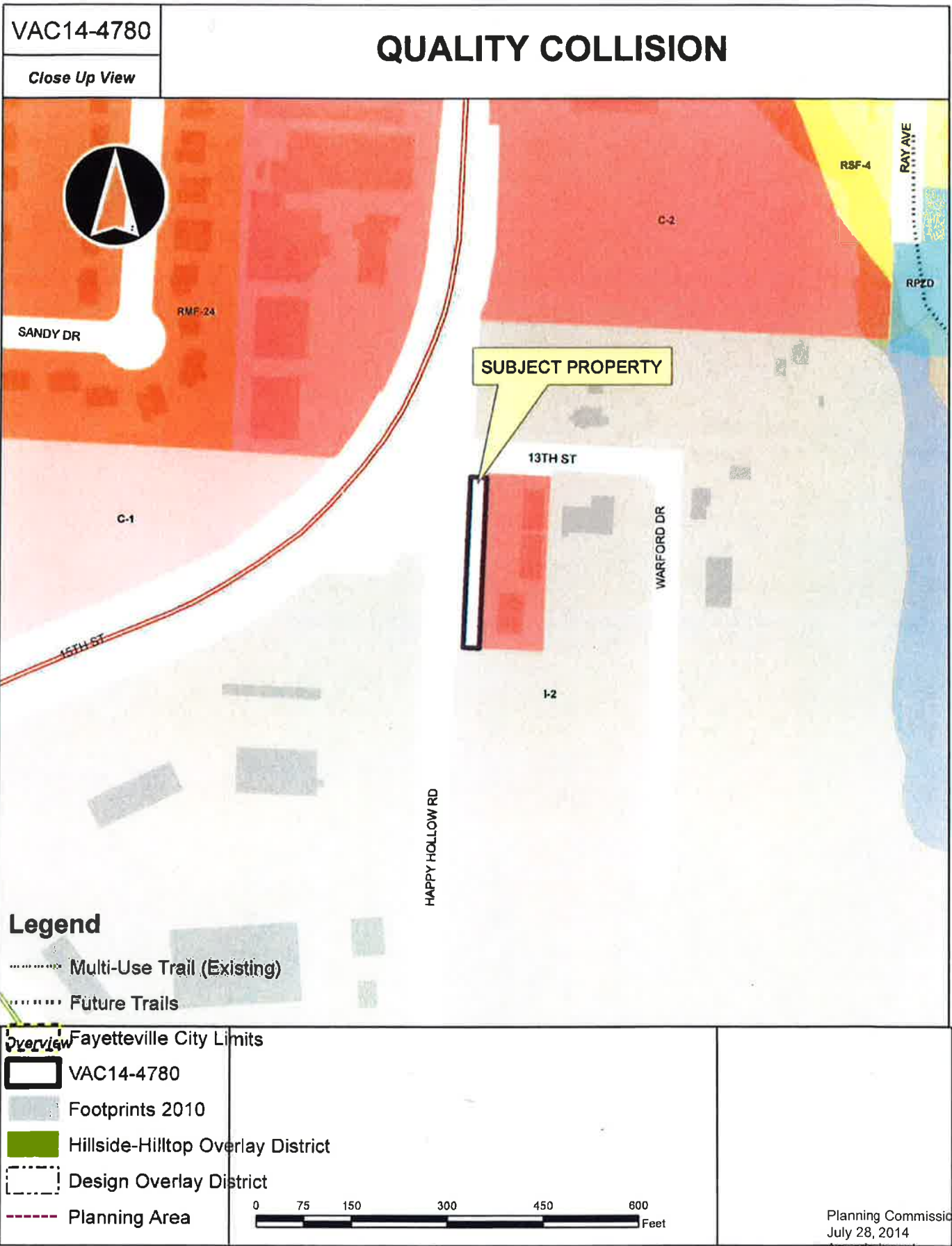
UTILITY COMPANY COMMENTS:

- No objections to the vacation(s) described above, and no comments.
- No objections to the vacation(s) described above, provided following described easements are retained. (State the location, dimensions, and purpose below.)

No objections provided the following conditions are met:

James Lowell
Signature of Utility Company Representative

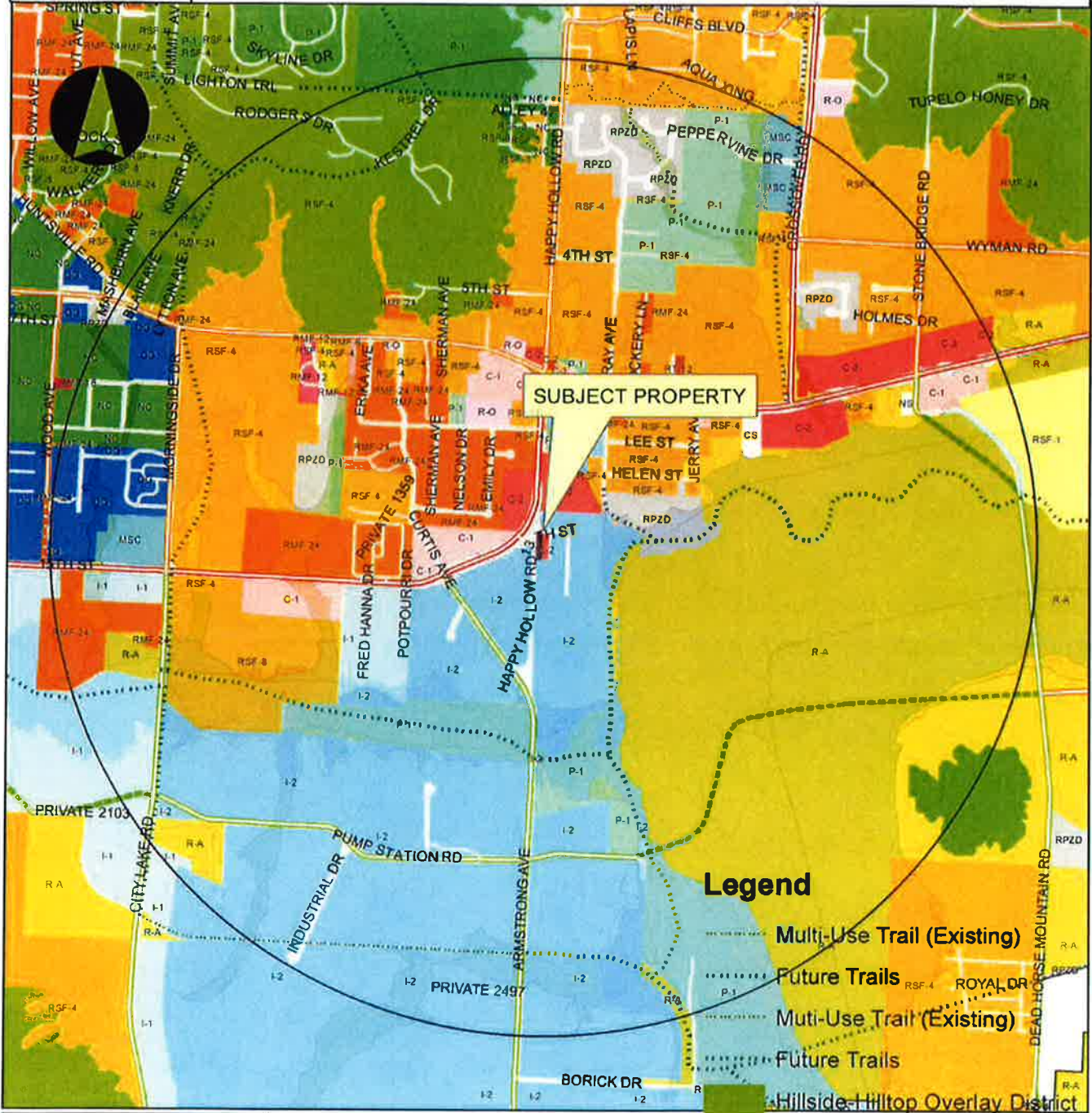
INTERIM DIR. FOR WATER & SEWER
Title



VAC14-4780

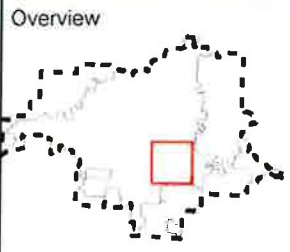
QUALITY COLLISION

One Mile View



Legend

- Multi-Use Trail (Existing)
- Future Trails
- Multi-Use Trail (Existing)
- Future Trails
- Hillside-Hilltop Overlay District



Legend
 Subject Property
 VAC14-4780

Boundary

0 0.25 0.5

Miles

- VAC14-4780
- Design Overlay District
- Planning Area
- Fayetteville