



## Legislation Text

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**File #: 2015-0329, Version: 1**

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### **RZN 15-5103 (1837 W. MITCHELL ST./DUNN)**

AN ORDINANCE REZONING THAT PROPERTY DESCRIBED IN REZONING PETITION RZN 15-5103, FOR APPROXIMATELY 0.23 ACRES, LOCATED AT 1837 W. MITCHELL ST. FROM RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, TO RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE

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

Section 1. That the City Council for the City of Fayetteville, Arkansas hereby changes the zone classification of the following described property from RMF-24, Residential Multi Family, 24 Units per Acre, to RSF-8, Residential Single Family, 8 Units per Acre, as shown on Exhibits "A" and "B" attached hereto and made a part hereof.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.

**City of Fayetteville Staff Review Form**

**2015-0329**

**Legistar File ID**

**8/4/2015**

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

Jeremy Pate

7/17/2015

City Planning /  
Development Services Department

**Submitted By**

**Submitted Date**

**Division / Department**

**Action Recommendation:**

RZN 15-5103: Rezone (1837 W. MITCHELL ST./DUNN, 520): Submitted by BLEW & ASSOCIATES for property located at 1837 W. MITCHELL ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.23 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE.

**Budget Impact:**

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

V20140710

Previous Ordinance or Resolution # \_\_\_\_\_

Original Contract Number: \_\_\_\_\_

Approval Date: \_\_\_\_\_

Comments:



## CITY COUNCIL AGENDA MEMO

### MEETING OF AUGUST 4, 2015

**TO:** Fayetteville City Council  
**THRU:** Andrew Garner, City Planning Director  
**FROM:** Quin Thompson, Current Planner  
**DATE:** July 17, 2015

**SUBJECT: RZN 15-5103: Rezone (1837 W. MITCHELL ST./DUNN, 520):** Submitted by BLEW & ASSOCIATES for property located at 1837 W. MITCHELL ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.23 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE.

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#### RECOMMENDATION:

The Planning Commission and staff recommend approval of an ordinance to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE.

#### BACKGROUND:

The subject property is located at 1837 W. Mitchell St and contains approximately 0.23 acres within the RMF-24 zoning district. The property is developed with a residence of approximately 874 square feet constructed in 1939, and a detached garage building of approximately 800 square feet. The request is to rezone the property from RMF-24 to RSF-8. The applicant has indicated that the rezoning is needed so that the property can be split for development of two single family dwellings.

#### Land Use Compatibility:

The proposed zoning is compatible with the surrounding mixture of single and multi-family residential uses.

#### Land Use Plan Analysis:

The City Plan 2030 Future Land Use Map (FLUM) designates this area as City Neighborhood Area, a designation which encourages a wide variety of uses, increased density, and appropriate infill of properties with existing infrastructure.

#### DISCUSSION:

On July 13, 2015 the Planning Commission forwarded this item to the City Council with a recommendation for approval by a vote of 7-0-0.

#### BUDGET/STAFF IMPACT:

N/A

**Attachments:**

CC Ordinance

Exhibit A

Exhibit B

Planning Commission Staff Report



## PLANNING COMMISSION MEMO

**TO:** City of Fayetteville Planning Commission

**THRU:** Andrew Garner, City Planning Director

**FROM:** Quin Thompson, Current Planner

**MEETING DATE:** ~~July 13, 2015~~ **UPDATED 7-14-2015**

**SUBJECT:** **RZN 15-5103: Rezone (1837 W. MITCHELL ST./DUNN, 520):** Submitted by BLEW & ASSOCIATES for property located at 1837 W. MITCHELL ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.23 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE.

**RECOMMENDATION:**

Staff recommends **RZN 15-5103** be forwarded to the City Council with a recommendation for approval.

**BACKGROUND:**

The subject property is located at 1837 W. Mitchell St and contains approximately 0.23 acres within the RMF-24 zoning district. The property is developed with a residence of approximately 874 square feet constructed in 1939, and a detached garage building of approximately 800 square feet. Surrounding land use and zoning is depicted on *Table 1*.

**Table 1  
Surrounding Land Use and Zoning**

Direction from Site	Land Use	Zoning
North	Undeveloped	RMF-24, Residential Multi-Family
South	Single-Family Residential	RMF-24, Residential Multi-Family
East	Single-Family Residential	RMF-24, Residential Multi-Family
West	Single-Family Residential	RMF-24, Residential Multi-Family

*Request:* The request is to rezone the property from RMF-24, Residential Multi-family/24 Units per Acre to RSF-8, Residential Single-family/8 units per acre. The applicant has stated that the rezoning is needed so that the property can be split and the garage can be renovated into a dwelling.

*Public Comment:* Staff has received no public comment.

**INFRASTRUCTURE:**

**Streets:** The subject parcel has access to Mitchell Street. Any required improvements to this street will be determined at time of development.

**Water:** Public water is available to this parcel. An existing 6" main is located along the property frontage of Mitchell Street.

**Sewer:** Sanitary sewer is available to this lot. An existing 6" sanitary sewer main reaches the southwest corner of this parcel within an existing utility easement. Future splitting of this lot would likely require sewer main extension to service any additional lots.

**Drainage:** Any additional improvements or requirements for drainage will be determined at time of development. This parcel does not lie within the 100-yr floodplain, streamside protection areas, or the Hillside/Hilltop Overlay District.

**Fire:** The Fire Department did not express any concerns with the request.

**Police:** The Police Department did not express any concerns with this request.

CITY PLAN 2025 FUTURE LAND USE PLAN: *City Plan 2030 Future Land Use Plan designates this site as **City Neighborhood Area**. These areas are more densely developed than residential neighborhood areas and provide a varying mix of nonresidential and residential uses. This designation supports the widest spectrum of uses and encourages density in all housing types.*

#### FINDINGS OF THE STAFF

**RECOMMENDATION:** Staff recommends RZN 15-5103 be forwarded to City Council with a recommendation for approval, finding that the proposed zoning allows development compatible with the existing adjacent uses and consistent with the Future Land Use Plan.

<b>PLANNING COMMISSION ACTION:</b>	<b>Required</b>	<b><u>YES</u></b>	
<b>Date:</b> <u>July 13, 2015</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied
<b>Motion:</b> <b>HOSKINS</b>	<b>Second:</b> <b>COOK</b>	<b>Vote:</b> <b>7-0-0</b>	
<b>CITY COUNCIL ACTION:</b>	<b>Required</b>	<b><u>YES</u></b>	
<b>Date:</b> <u>August 4, 2015</u>	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

**Finding:** *Land Use Compatibility:* The proposed zoning is compatible with the surrounding mixture of single and multi-family residential uses.

*Land Use Plan Analysis:* The City Plan 2030 Future Land Use Map (FLUM) designates this area as City Neighborhood Area, a designation which encourages a wide variety of uses, increased density, and appropriate infill of properties with existing infrastructure.

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

**Finding:** The proposed rezoning is justified at this time, as the proposed zoning will allow infill development in an area where it is encouraged.

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

**Finding:** The site has access to Mitchell Street, an unimproved local street. The rezoning would allow an additional single-family dwelling to be built on the lot, which is likely to perceptibly increase neither traffic danger nor congestion.

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

**Finding:** Rezoning the property from RMF-24 to RSF-8 will not undesirably affect density or load on public services. This down-zoning would reduce potential population density and the associated impacts. The Police and Fire Departments have expressed no objections to the proposal.

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:

- a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;

- b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

**Finding:** N/A

**BUDGET/STAFF IMPACT:**

None

**Attachments:**

- Unified Development Code sections 161.14 & 161.09
- Request Letter
- Survey
- One Mile Map, Close-Up Map, Current Land Use Map, Future Land Use Map



**161.14 District RMF-24, Residential Multi-Family – Twenty-Four Units Per Acre**

(A) *Purpose.* The RMF-24 Multi-family Residential District is designed to permit and encourage the developing of a variety of dwelling types in suitable environments in a variety of densities.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three-family dwellings
Unit 26	Multi-family dwellings

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 11	Manufactured home park
Unit 12	Limited business
Unit 25	Professional offices
Unit 24	Home occupations
Unit 36	Wireless communications facilities

(C) *Density.*

Units per acre	24 or less
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(D) *Bulk and area regulations.*

(1) *Lot width minimum.*

Manufactured home park	100 ft.
Lot within a Manufactured home park	50 ft.
Single-family	60 ft.
Two-family	60 ft.
Three or more	90 ft.
Professional offices	100 ft.

(2) *Lot area minimum.*

Manufactured home park	3 acres
Lot within a mobile home park	4,200 sq. ft.
Townhouses: Development	10,000 sq. ft.
Individual lot	2,500 sq. ft.
Single-family	6,000 sq. ft.
Two-family	7,000 sq. ft.
Three or more	9,000 sq. ft.

Fraternity or Sorority	2 acres
Professional offices	1 acre

(3) *Land area per dwelling unit.*

Manufactured home	3,000 sq. ft.
Apartments:	
No bedroom	1,700 sq. ft.
One bedroom	1,700 sq. ft.
Two bedroom	2,000 sq. ft.
Fraternity or Sorority	1,000 sq. ft. per resident

(E) *Setback requirements.*

Front	Side	Rear
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	8 ft.	25 ft.

**Cross reference(s)**--Variance, Ch. 156.

(F) *Building height regulations.*

Building Height Maximum	30/45/60ft.*
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\*A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of 30 feet, between 10-20 feet from the master street plan right-of-way a maximum height of 45 feet and buildings or portions of the building set back greater than 20 feet from the master street plan right-of-way shall have a maximum height of 60 feet.

Any building which exceeds the height of 20 feet shall be set back from any side boundary line of an adjacent single family district, an additional distance of one foot for each foot of height in excess of 20 feet.

(G) *Building area.* None.

(H) *Minimum buildable street frontage.* 50% of the lot width.

(Code 1965, App. A., Art. 5(III); Ord. No. 2320, 4-6-77; Ord. No. 2700, 2-2-81; Code 1991, §160.033; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. 5028, 6-19-07; Ord. 5079, 11-20-07; Ord. 5224, 3-3-09; Ord. 5262, 8-4-09; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11; Ord. 5495, 4-17-12; Ord. 5592, 06-18-13)

**161.09 District RSF-8, Residential Single-Family – 8 Units Per Acre**

(A) *Purpose.* The RSF-8 Residential District is designed to bring historic platted development into conformity and to allow for the development of new single family residential areas with similar lot size, density, and land use as the historical neighborhoods in the downtown area.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings

(2) *Conditional uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cottage Housing Development

(C) *Density.*

	By Right
Single-family dwelling units per acre	8 or less

(D) *Bulk and area regulations.*

(1) *Lot width minimum.*

Single-family	50 ft.
Two-family	50 ft.
Townhouse, no more than two attached	25 ft.

(2) *Lot area minimum.*

Single-family	5,000 sq. ft.
Two-family	5,000 sq. ft.

(3) *Land area per dwelling unit.*

Single-family	5,000 sq. ft.
Two-family	5,000 sq. ft.

Townhouse, no more than two attached	2,500 sq. ft.
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(E) *Setback requirements.*

Front	Side	Rear
15 ft.	5 ft.	5 ft.

(F) *Height regulations.*

Building Height Maximum	45 ft.
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(G) *Building area.* The area occupied by all buildings shall not exceed 50% of the total lot area, except when a detached garage exists or is proposed; then the area occupied by all buildings shall not exceed 60% of the total lot area.

(Ord. 4783, 10-18-05; Ord. 5028, 6-19-07; Ord. 5128, 4-15-08; Ord. 5224, 3-3-09; Ord. 5312, 4-20-10; Ord. 5462, 12-6-11)



# Blew & Associates, P.A.

Professional Land Surveyors

524 W. Sycamore Street Suite 4, Fayetteville, AR 72703

PH: 479-443-4506 \* FAX: 479-582-1883

<http://www.blewinc.com>

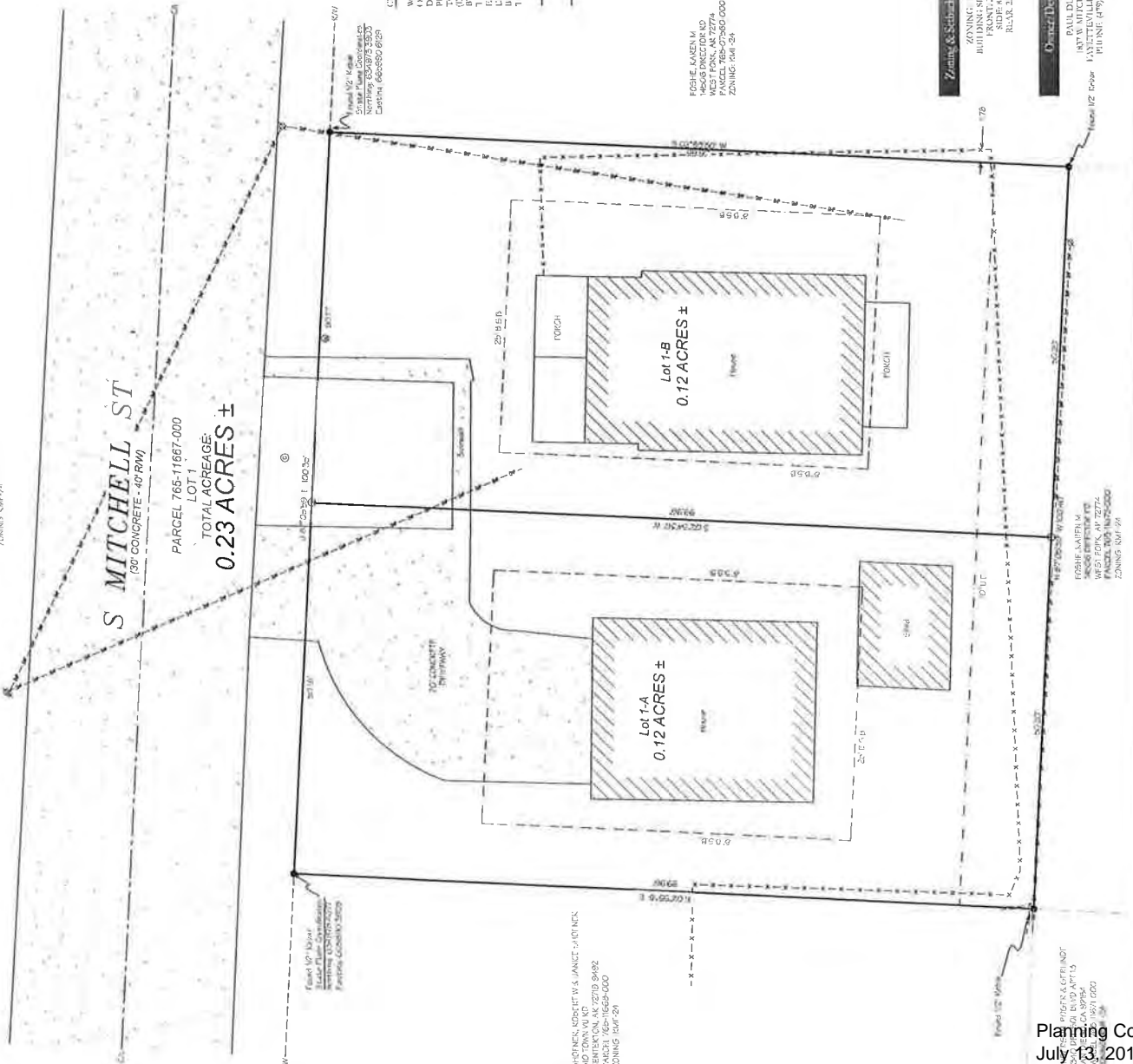
To Whom It May Concern,

Our client, Paul Dunn, wishes to rezone his property. The current Zoning on his property, Parcel number 765-11667-000, is RMF-24. The requested Zoning is RSF-8. The purpose of the rezone is to meet minimum requirements of a future lot split on the above location. If you have any additional questions feel free to contact our office.

Thanks,  
Heath Myers  
Office Manager

# LOT SPLIT

AUBANITA ASSOCIATES,  
ALPHEANUM FOUNDATION  
17029 STATE ST.  
MORNING HILLS, SAUNDERSVILLE  
PARCEL 765-11687-000  
ZONING SW 94



S MITCHELL ST  
(30' CONCRETE - 40' R/W)

PARCEL 765-11687-000

LOT 1  
TOTAL ACREAGE:  
0.23 ACRES ±

Front 10' Easement  
10' Utility Easement  
Front 10' Easement  
Front 10' Easement  
Front 10' Easement

SPRINKLER, NORTH W. S. LANCE - 1110 S.W.  
3100 W. W. D.  
10' UTILITY EASEMENT  
10' UTILITY EASEMENT  
10' UTILITY EASEMENT  
ZONING SW 94

FRONT 10' EASEMENT  
10' UTILITY EASEMENT  
FRONT 10' EASEMENT  
FRONT 10' EASEMENT  
FRONT 10' EASEMENT  
ZONING SW 94

### Metropolitan Vision

STATE RECORDED NUMBER 151-2015-001  
METROVISION DISTRICT 27-210  
APPROVED BY METROVISION BOARD  
APPROVED BY METROVISION BOARD  
APPROVED BY METROVISION BOARD  
APPROVED BY METROVISION BOARD

THE PROJECT WILL BE CONDUCTED IN ACCORDANCE WITH THE METROVISION DISTRICT 27-210. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS DETERMINED THAT THE PROPOSED LOT SPLIT IS CONSISTENT WITH THE METROVISION DISTRICT 27-210. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA AND HAS DETERMINED THAT THE PROPOSED LOT SPLIT IS CONSISTENT WITH THE METROVISION DISTRICT 27-210.

THE PROPERTY IS LOCATED IN THE METROVISION DISTRICT 27-210. THE PROPERTY IS CURRENTLY ZONED SW 94. THE PROPOSED LOT SPLIT IS CONSISTENT WITH THE METROVISION DISTRICT 27-210. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS DETERMINED THAT THE PROPOSED LOT SPLIT IS CONSISTENT WITH THE METROVISION DISTRICT 27-210.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS DETERMINED THAT THE PROPOSED LOT SPLIT IS CONSISTENT WITH THE METROVISION DISTRICT 27-210. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA AND HAS DETERMINED THAT THE PROPOSED LOT SPLIT IS CONSISTENT WITH THE METROVISION DISTRICT 27-210.

CERTIFICATE OF OWNERSHIP & DELINEATION

WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OR NEARLY ALL OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREIN IS OUR OWN AND THAT WE HAVE THE RIGHT TO MAKE THE PROPOSED LOT SPLIT AND TO CONVEY THE SAME TO THE CITY OF JAYETTEVILLE AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING THE ARKANSAS POWER AND LIGHT COMPANY) FOR THE PURPOSES OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES, ALSO ESTABLISHED HEREIN, IS THE RIGHT OF INHERENT AND SEVERABLE RIGHTS OF THE UNDERSIGNED OWNERS AND WE HEREBY AGREE TO REMOVAL OF TRAIL TRESS WITHIN SAID DELINEATION.

DATE: \_\_\_\_\_ OWNER: \_\_\_\_\_  
DATE: \_\_\_\_\_ OWNER: \_\_\_\_\_

Legend of Symbols & Abbreviations

○	As To (Symbol) Refer To (Number)
○	As To (Symbol) Refer To (Number)
○	As To (Symbol) Refer To (Number)
○	As To (Symbol) Refer To (Number)

Survey Description

THE PROPERTY SHOWN AND DESCRIBED HEREIN IS A LOT SPLIT OF 0.23 ACRES ±, TO BE SPLIT INTO TWO (2) LOTS, LOT 1-A AND LOT 1-B, EACH BEING 0.12 ACRES ±. THE PROPERTY IS CURRENTLY ZONED SW 94.

Zoning & Setback Information

ZONING: SW 94  
FRONT SETBACK: 25 FT.  
SIDE SETBACK: 30 FT.  
REAR SETBACK: 35 FT.

Owner Description

PAUL DUNN  
1101 S. VALLEY VISTA  
JAYETTEVILLE, AR 72701  
PHONE: (870) 943-2000



UTILITY NOTES

THE LOCATION OF ALL UTILITIES HAS BEEN DETERMINED BY VISUAL INSPECTION AND BY THE SURVEYOR. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS DETERMINED THAT THE PROPOSED LOT SPLIT IS CONSISTENT WITH THE METROVISION DISTRICT 27-210. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA AND HAS DETERMINED THAT THE PROPOSED LOT SPLIT IS CONSISTENT WITH THE METROVISION DISTRICT 27-210.



HEREBY CERTIFY THIS TO BE TRUE AND CORRECT ON THIS THE 13TH DAY OF MAY, 2015



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT IN THE HANDS OF THE ORIGINAL SURVEYOR, NO STATEMENT OF RECORD SHALL BE MADE AND NO COPIES SHALL BE MADE OF THIS SEAL OR SIGNATURE.

BLEW & ASSOCIATES, PA  
CIVIL ENGINEERS & LAND SURVEYORS  
524 W. SYCAMORE ST, SUITE 4  
JAYETTEVILLE, ARKANSAS 72703  
OFFICE: 479.443.4506  
FAX: 479.582.1883  
www.BLEWINC.com

PLAT BOOK NUMBER	151-2015-001
PLAT BOOK PAGE	15-560
PLAT BOOK SHEET	15-560
PLAT BOOK SHEET NUMBER	15-560
PLAT BOOK SHEET DATE	15-560

PAUL  
DUNN

LOT 1, BLOCK 1 OF VALLEY VISTA  
JAYETTEVILLE, ARKANSAS



RZN15-5103

# DUNN

Current Land Use



## Legend

- Shared-Use Paved Trail
- Neighborhood/Park Trail
- Natural Surface Trail
- RZN15-5103
- Fayetteville City Limits
- Planning Area



RZN15-5103

# DUNN

Future Land Use



SUBJECT PROPERTY

### Legend

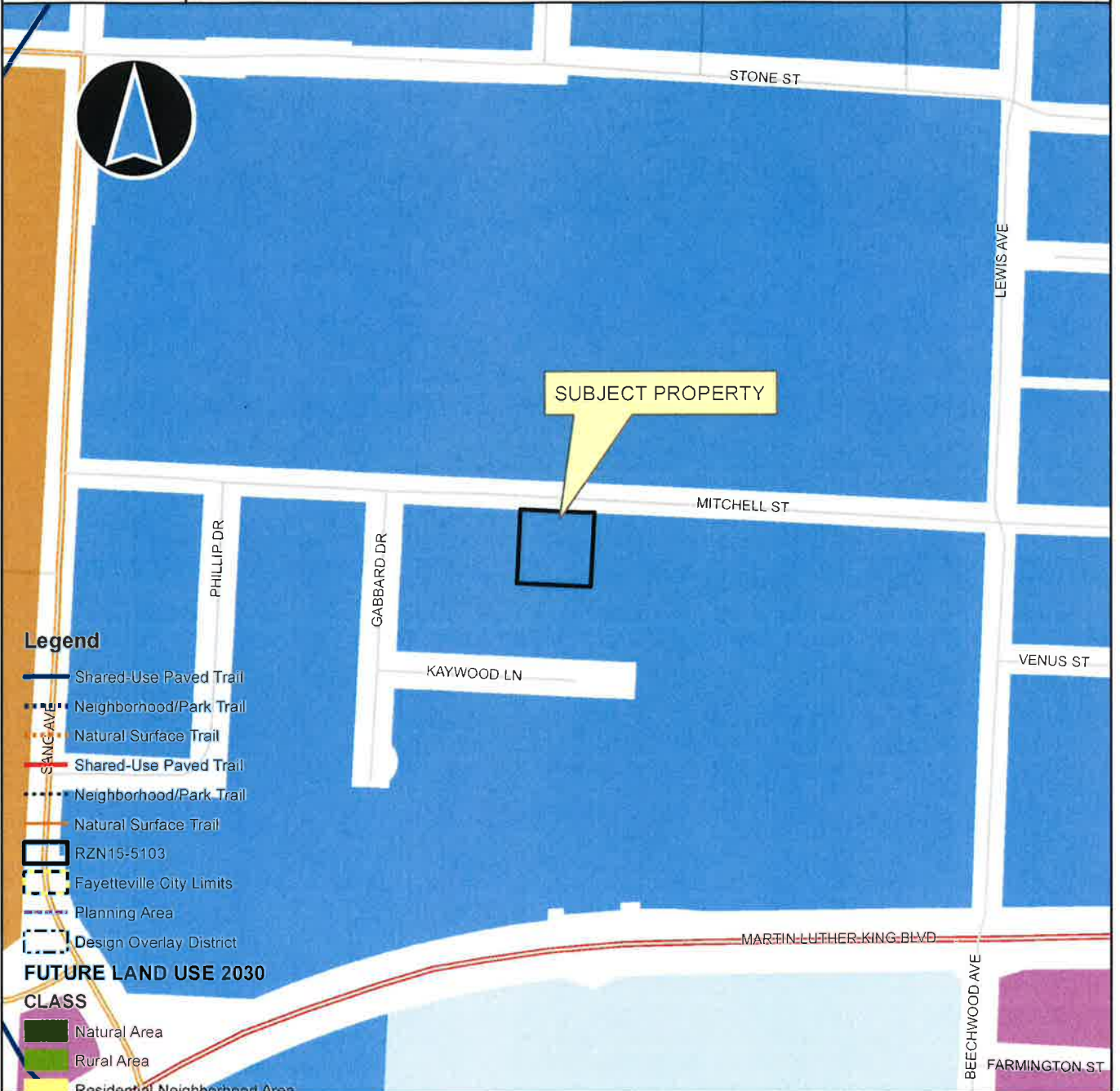
- Shared-Use Paved Trail
- Neighborhood/Park Trail
- Natural Surface Trail
- Shared-Use Paved Trail
- Neighborhood/Park Trail
- Natural Surface Trail
- RZN15-5103
- Fayetteville City Limits
- Planning Area
- Design Overlay District

### FUTURE LAND USE 2030

#### CLASS

- Natural Area
- Rural Area
- Residential Neighborhood Area

- City Neighborhood Area
- Urban Center Area
- Industrial
- Complete Neighborhood Plan
- Civic and Private Open Space/Parks
- Civic Institutional
- Non-Municipal Government
- ROW

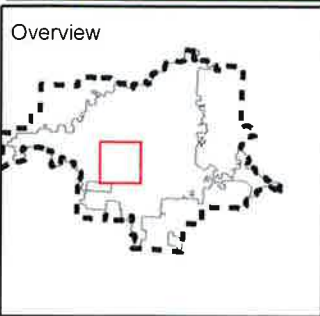
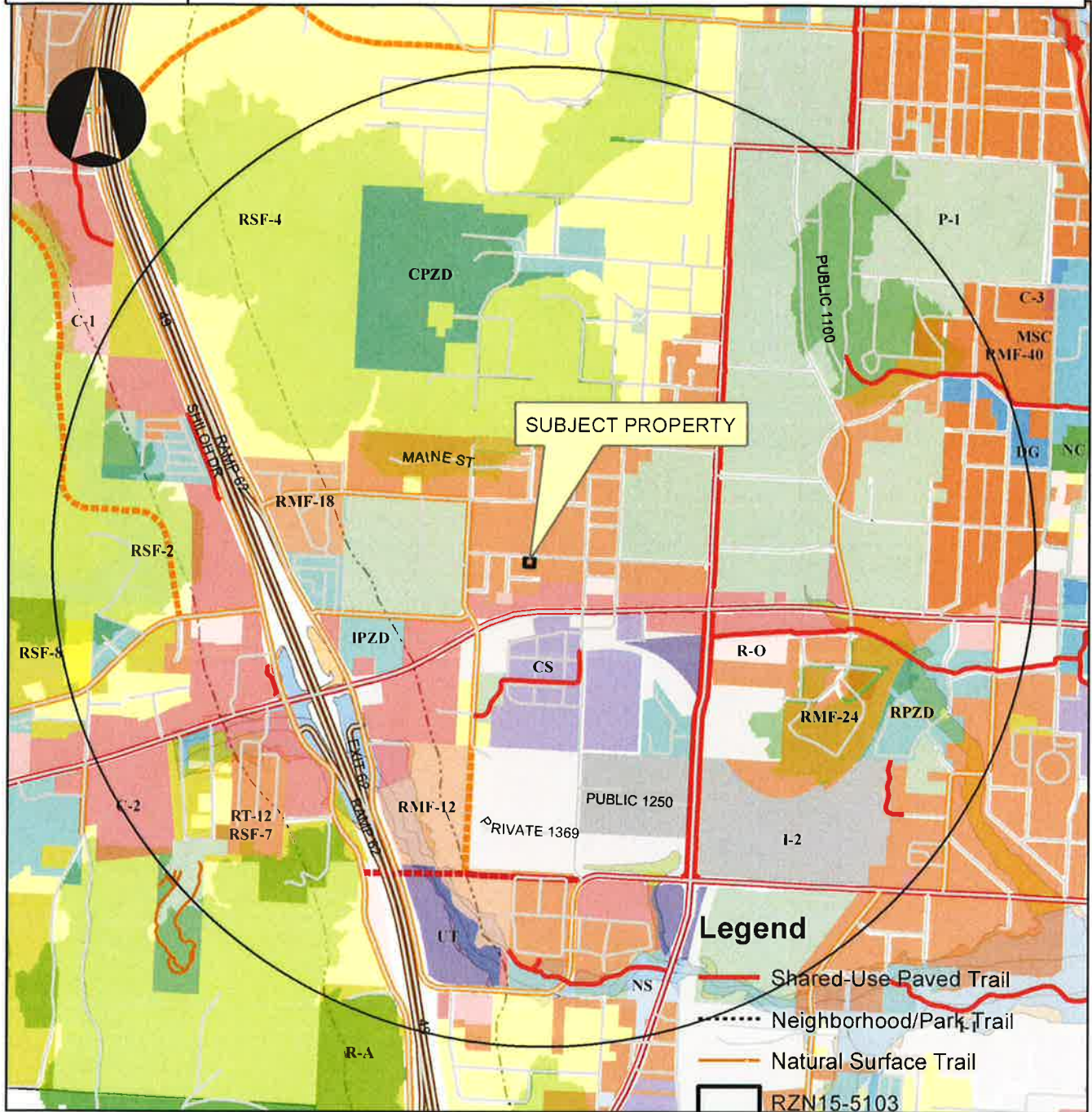




RZN15-5103

# DUNN

One Mile View



**Legend**

- Shared-Use Paved Trail
- Neighborhood/Park Trail
- Natural Surface Trail
- RZN15-5103
- Hillside-Hilltop Overlay District
- Design Overlay District
- Planning Area
- Fayetteville

Subject Property

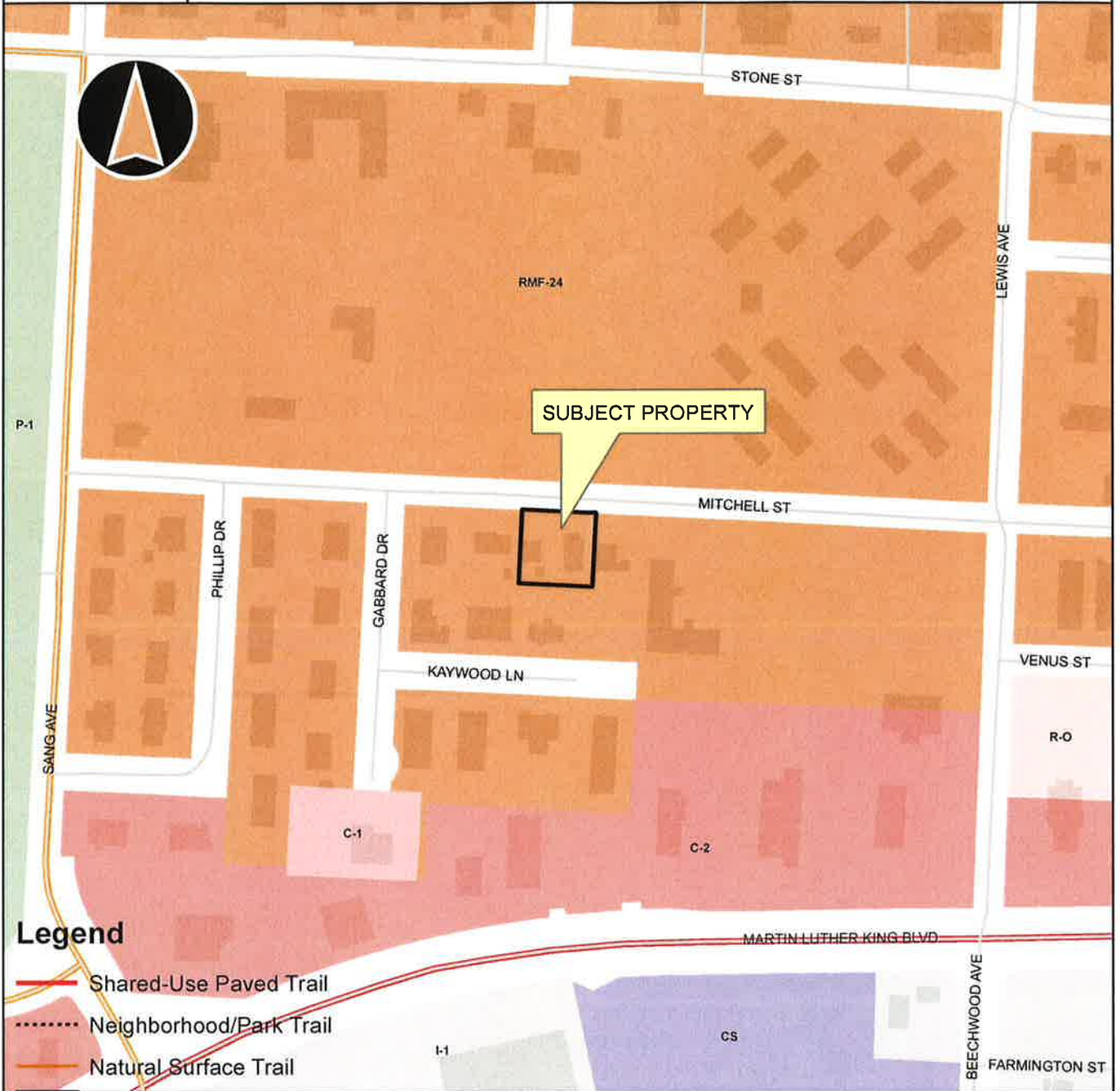
Boundary

0 0.25 0.5 1 Miles

RZN15-5103

# DUNN

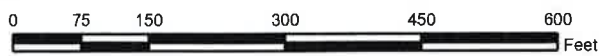
Close Up View



## Legend

- Shared-Use Paved Trail
- Neighborhood/Park Trail
- Natural Surface Trail

- Overview RZN15-5103
- Fayetteville City Limits
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Planning Area





**EXHIBIT 'B'**  
**15-5103**

**LOT 1 DESCRIPTION:**

LOT 1, BLOCK 1, OF VALLEY VISTA SUBDIVISION, TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1, AT PAGE 153, PLAT RECORDS OF WASHINGTON COUNTY, ARKANSAS.

**LOT 1-A DESCRIPTION:**

THE WEST HALF OF LOT 1, BLOCK 1, OF VALLEY VISTA SUBDIVISION, TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1, AT PAGE 153, PLAT RECORDS OF WASHINGTON COUNTY, ARKANSAS.

**LOT 1-B DESCRIPTION:**

THE EAST HALF OF LOT 1, BLOCK 1, OF VALLEY VISTA SUBDIVISION, TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1, AT PAGE 153, PLAT RECORDS OF WASHINGTON COUNTY, ARKANSAS.