

ORDINANCE NO. 2024-21

**AN ORDINANCE AMENDING ORDINANCE NO. 296, AS AMENDED,
WITH REFERENCE TO ZONING WITHIN THE CITY LIMITS
OF THE CITY OF MOUNTAIN HOME, ARKANSAS, RELATIVE TO CHANGING
AREA ZONED AS RESIDENTIAL R-1 TO COMMERCIAL C-2**

WHEREAS, a proper petition was filed by the property owner requesting a map change in zoning; said petition was submitted to the Planning Commission of the City of Mountain Home, Arkansas; notice of said petition and public hearing thereon was published in a newspaper having local circulation as required by Ordinance; a public hearing was held, and all remonstrances were heard, after which the Planning Commission recommended the property described herein be rezoned.

**THEREFORE, BE IT ORDAINED
BY THE CITY COUNCIL OF MOUNTAIN HOME, ARKANSAS:**

The following real estate in Baxter County, Arkansas be, and it hereby is changed in zoning from Residential R-1 to Commercial C-2:

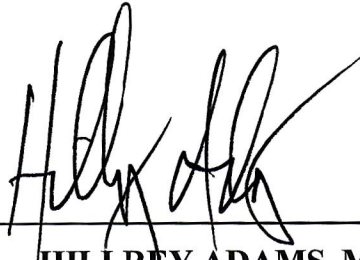
Lots 1 and 2, Buena Vista, a subdivision, as shown by the recorded plat thereof.

Also, a part of the SW1/4 NE1/4 of Section 5, Township 19 North, Range 13 West, described as follows: Beginning at the Northwest corner of Lot 1 Buena Vista Subdivision as shown by the recorded plat thereof, run thence North 61 degrees 18 minutes 30 seconds East along the North line of said Lot 1 to the South right of way of State Highway No. 5, run thence in a Northwesterly direction along the right of way 142.53 feet to a cement marker, thence run in a Southeasterly direction 134.15 feet to the point of beginning.

The above described property is located at the South 900 block of Highway 5 North, Mountain Home, Arkansas.


WHEREAS, this Ordinance is necessary to permit the best use of the property and to permit the immediate commencement of construction on the property, an emergency is hereby declared to exist pertaining to the rezoning of the property, and this Ordinance shall be in full force and effect from and after its passage and publication.

PASSED THIS 21st DAY OF NOVEMBER, 2024.



HILLREY ADAMS, MAYOR

ATTEST:



SCOTT LILES, CITY CLERK





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PETITION

TO: PLANNING COMMISSION
CITY OF MOUNTAIN HOME
MOUNTAIN HOME, ARKANSAS

MAYOR AND CITY COUNCIL
CITY OF MOUNTAIN HOME
MOUNTAIN HOME, ARKANSAS

City of Mountain Home
File Marked this 30 day
of October, 2024
City Clerk, [Signature]

The petitioner, Cash Enterprises, Inc., by and through its counsel, Ted H. Sanders, hereby petitions you to rezone certain residential property described below. The petitioner requests that the property be rezoned from Residential R-1 to Commercial C-2. The property to be rezoned is described below, to-wit:

Lots 1 and 2, Buena Vista, a subdivision, as shown by the recorded plat thereof.

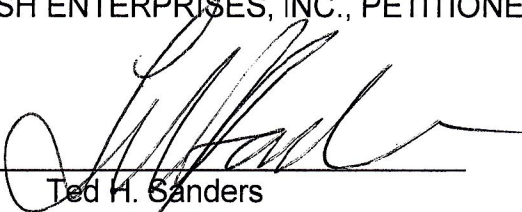
Also, a part of the SW1/4 NE1/4 of Section 5, Township 19 North, Range 13 West, described as follows: Beginning at the Northwest corner of Lot 1 Buena Vista Subdivision as shown by the recorded plat thereof, run thence North 61 degrees 18 minutes 30 seconds East along the North line of said Lot 1 to the South right of way of State Highway No. 5, run thence in a Northwesterly direction along the right of way 142.53 feet to a cement marker, thence run in a Southeasterly direction 134.15 feet to the point of beginning.

The property is located at the South 900 block of Highway 5 North, Mountain Home, Arkansas. The rezoning of this property will not conflict with the surrounding land uses because of multiple zoning classifications that exist in the vicinity. A diagram of the property and vicinity is attached hereto and marked Exhibit "A". It is the opinion of the petitioner that this property is no longer practical or desirable for Residential R-1 use.

The petitioner herein is Cash Enterprises, Inc., and it has authorized Ted H. Sanders to act on its behalf in the prosecution of this petition.

CASH ENTERPRISES, INC., PETITIONER

BY:



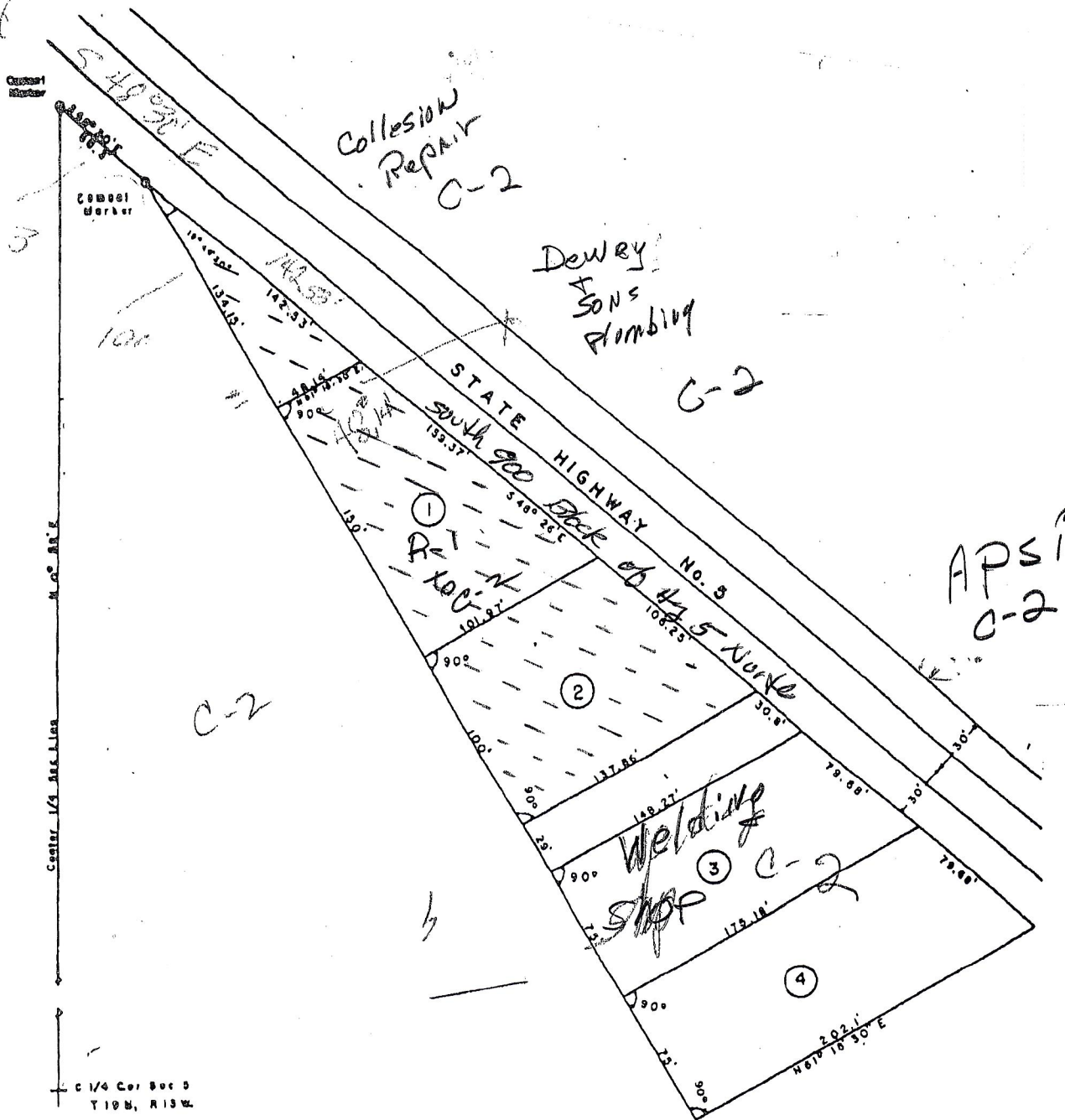
Ted H. Sanders

P. O. Box 2308

Mountain Home, AR 72654

Its Attorney

Accepted
11/10/10



NOTICE

NOTICE is hereby given that a petition has been filed with the Planning Commission and City Council of Mountain Home, Arkansas, by the owner of the following described property situated in Baxter County, Arkansas, to-wit:

Lots 1 and 2, Buena Vista, a subdivision, as shown by the recorded plat thereof.

Also, a part of the SW1/4 NE1/4 of Section 5, Township 19 North, Range 13 West, described as follows: Beginning at the Northwest corner of Lot 1 Buena Vista Subdivision as shown by the recorded plat thereof, run thence North 61 degrees 18 minutes 30 seconds East along the North line of said Lot 1 to the South right of way of State Highway No. 5, run thence in a Northwesterly direction along the right of way 142.53 feet to a cement marker, thence run in a Southeasterly direction 134.15 feet to the point of beginning.

The above described property is located at the South 900 block of Highway 5 North, Mountain Home, Arkansas.

Said petition seeks the rezoning of the property from Residential R-1 to Commercial C-2.

The hearings related to said petition will be held as follows:

1. The Planning Commission will hear objections and make its determination on said petition at the City Hall on November 18, 2024, at 1:00 p.m.
2. The City Council will make its determination on said petition at the City Hall on November 21, 2024, at 5:00 p.m.

The petitioner is Cash Enterprises, Inc., the record owner of the property, and it has named Ted H. Sanders to act for it in this proceeding.



Scott Liles

Scott Liles, City Clerk

ONE PUBLICATION:

November 2, 2024