



Alan Reid
& ASSOCIATES

PROFESSIONAL
LAND
SURVEYORS
BOUNDARY
TOPO
GPS

Date: August 28, 2024

Tontitown Planning Department
235 E. Henri de Tonti Blvd.
Tontitown, AR, 72762

Re: Narrative Letter, Conditional Use Permit Application to use area zoned C-2 (General Commercial) as Residential / Owner, Maria Janet Martinez & Jose Alfredo Gonzales / Washington County Parcel #830-37717-000 / Address, 1026 W. Morsani Ave., Springdale, AR 72762
Original letter provided July 23, 2024 / Updated Letter provided for clarification on defined number of residences

Dear Tontitown Planning:

This is a submittal for a conditional use permit (CUP) to use the northern portion of parcel 830-37717-000, which is zoned C-2, General Commercial, to be granted permission to use said area as residential, specifically the addition of two (2) single- family residences. Maria J Martinez and Jose Alfredo Gonzales are the owners of the property and have hired Alan Reid & Associates, professional land surveyors, to subdivide the property into three (3) tracts and represent them and their interest in the CUP request. Please see the following attachments for a visual of the site under discussion:

- **Tontitown zoning / parcel image** taken from the City of Tontitown's website (Tontitown.com) which links to the Northwest Arkansas Regional Planning website.
- **Washington County Arkansas parcel map (site map)** has also been attached for reference.
- **Photographs of the site- parcel #830-37717-000**

The owners reside at the following address: 1026 W. Morsani Avenue, Springdale, AR 72762. The house was built in 2018 and is located on the southern portion of the parcel under discussion. Please see attached site photographs which depict a tasteful 2 story brick residential house near Morsani Avenue with a park like setting on the northern portion of the parcel. According to the Washington County Property Report the current acreage of the parcel is 2.76 acres, *please see attached deed*. According to the Tontitown GIS zoning map, the northern portion of the parcel which is zoned C-2 comes out to 1.78 acres, using rough area measurement tools. If granted a CUP, the owner intends to have property surveyed and parcel off some tracts for residential use, their adult sons would like to live near their parents.

The below items (A.-H.) listed in the Tontitown CUP packet have been addressed *in italicized writing*. Please note, the intended use is residential and will be in keeping with that use; therefore, several of the CUP items pertaining to business are not applicable.

- A. State the proposed use and reason for proposed use. *(already covered in the body of the letter)*
- B. Hours of operation, including days of the week *(the proposed use is not a business, it is residential)*
- C. Indoor and outdoor areas to be utilized *(residential use, yard and any outbuilding permitted with residential use zones)*
- D. Planned indoor and outdoor structural changes *(it is the intention of the owners to parcel off some tracts and develop them (house construction etc. if permit is granted)*
- E. Proposed number of employees *(proposed use associated with permit request is residential not a business)*
- F. Anticipated patrons, clients, deliveries, and/ or customers (average per day) *Not applicable as proposed use associated with the requested CUP permit is "residential".*
- G. Parking needs required for the proposed use including existing and proposed. *(There are no known excessive parking needs for the residential use proposed.)*
- H. Planned outdoor lighting changes. *(any lighting associated with the proposed residential use will be in keeping with residential zones outlined in the code).*

In summary, the proposed residential use is a lower impact use than most commercial uses and there is adequate land to support additional residences. The property is not located in a platted subdivision and there are no known protective covenants that would prevent further residential development. Thank you for your consideration of the requested permit. Please contact our office with any questions concerning the requested CUP permit. Thank you for your consideration of the requested permit.

Best Regards,



Alan Reid, Professional Land Surveyor

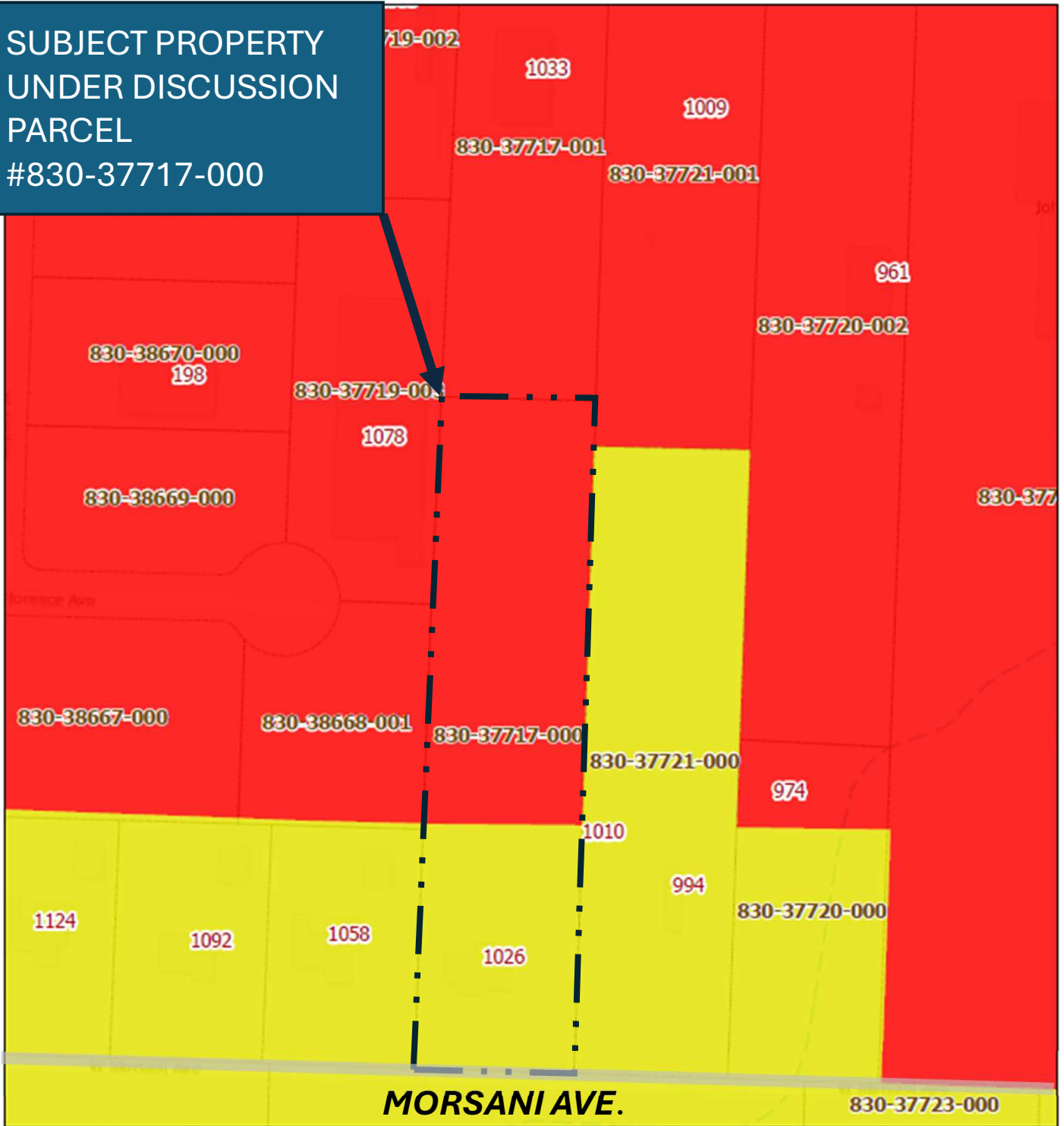
Alan Reid & Associates

Enclosures

- 1) Tontitown Zoning map snapshot of said parcel (830-37717-000) under discussion
- 2) Washington County parcel map -site map-
- 3) Photographs of site parcel #830-37717-000
- 4) Current deed, Quit Claim Deed, Washington County File No. 2022-00003006



ArcGIS Web Map

SUBJECT PROPERTY
UNDER DISCUSSION
PARCEL
#830-37717-000




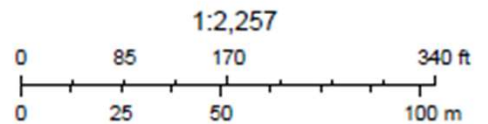
8/29/2024, 12:20:25 PM

TontitownZoning

-  C-2 (General Commerical)
-  R-3 (Single Fam Res. 9,600 sq ft min lot size)

Addresses_WashingtonCounty

 Parcels_WashingtonCounty



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ArcGIS Web AppBuilder

Esri Community Maps Contributors, City of Springdale, AR, Arkansas GIS Office, Missouri Dept. of Conservation, Missouri DNR, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom,

Washington County

Assessor's Office

Russell Hill, Assessor

APPROXIMATE AREA
COVERED BY TONTITOWN C-2 (GENERAL
COMMERCIAL ZONING) SHOWN
GRAPHICALLY WITH RED DASHED LINE



Date Created: 7/22/2024

Created By: actDataScout

1 inch = 115 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

PHOTOGRAPHS OF THE SITE

ADDRESS: 1026 W. MORSANI AVE., SPRINGDALE, AR, 72762

WASHINGTON COUNTY PARCEL ID #830-37717-000




EXISTING HOUSE ON SITE



NORTHERN PORTION OF THE SITE

This Instrument was prepared by:
Armando Rios
Martinez Law Firm, PLLC
1107 West Chestnut
Rogers, AR 72756
(479) 202-5275


Doc ID: 020360100004 Type: REL
Kind: QUITCLAIM DEED
Recorded: 01/27/2022 at 12:37:09 PM
Fee Amt: \$30.00 Page 1 of 4
Washington County, AR
- Kyle Sylvester Circuit Clerk
File **2022-00003006**

QUIT CLAIM DEED

WITH RELINQUISHMENT OF DOWER/CURTESY

KNOW ALL MEN BY THESE PRESENTS:

THAT Isidro Martinez, an unmarried person, and Irma Manriquez Martinez, an unmarried person, hereinafter called Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Maria Janet Martinez and Jose Alfredo Gonzales, husband and wife, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, convey, and quitclaim unto said Maria Janet Martinez and Jose Alfredo Gonzales, husband and wife as tenants by the entirety, hereinafter called Grantees, and unto their heirs, successors, and assigns forever, all of his rights, title, interest, equity, and estate in and to the following described land situated in the County of Washington, State of Arkansas, to-wit:

The East Half of the West Half of the East Half of the NW ¼ of the SE ¼ of Section 2, Township 17 North, Range 31 West, containing 5 acres, more or less. LESS AND EXCEPT: A part of the NW ¼ of the SE ¼ of Section 2, Township 17 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the NE corner of the NW ¼ of the SE ¼; thence N 89° 37' 37" W, 324.55 feet to the point of beginning; thence S 0° 59' 08" W, 593.95 feet; thence N 88° 35' 59" W, 164.77 feet; thence N 0° 57' 48" E, 591.00 feet; thence S 89° 37' 37" E, 165.00 feet to the point of beginning, containing 2.24 acres, more or less, and subject to the right-of-way of Highway 412 that borders the property on the North side.

**Subject to recorded instruments, covenants, rights of way, and easements.
Subject to all prior mineral reservations and oil and gas leases, if any.**

TO HAVE AND TO HOLD the same unto the said Grantees and unto their heirs, successors and assigns forever, together with all improvements thereon and all rights, privileges and appurtenances thereunto belonging.

AND, for the consideration stated above, all right of dower, curtesy and homestead in and to said land is hereby conveyed and relinquished unto the said Grantees and their heirs, successors and assigns, by Isidro Martinez, and Irma Manriquez Martinez.

WITNESS my hand and seal on this 20 day of January, 2022.

Isidro Martinez Perez
Isidro Martinez, Grantor

Irma Martinez
Irma Manriquez Martinez, Grantor

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

GRANTEE:

Maria Janet Martinez
JOSE A Gonzalez

ADDRESS: 1026 Morsani AVE
Springdale AR 72762

MAIL TAX STATEMENT TO:

Maria Janet Martinez and Jose Alfredo Gonzales
1026 W. Morsani Avenue
Springdale, AR 72762

Andrew christian Sagarin
Witness Name
[Signature]
Witness Signature

Maria de Lourdes Montoya
Witness Name
Ma de Lourdes Montoya C.
Witness Signature

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS.
COUNTY OF Benton)

BE IT REMEMBERED that on this 20 day of January, 2022 came before me, the undersigned, a Notary Public duly commissioned, qualified, and acting within and for the aforementioned County and State of Arkansas, **Isidro Martinez**, an unmarried person, to me personally well-known or satisfactorily proven to be as the **GRANTOR** of the foregoing Quit Claim Deed, who stated and acknowledged that he had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I hereunto set my hand and official seal as such Notary Public this 20 day of January, 2022.

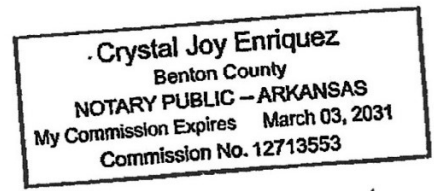
My Commission Expires:

Crystal Enriquez
Notary Public

March 3, 2031

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS.
COUNTY OF Benton)



BE IT REMEMBERED that on this 20 day of January, 2022 came before me, the undersigned, a Notary Public duly commissioned, qualified, and acting within and for the aforementioned County and State of Arkansas, **Irma Manriquez Martinez**, an unmarried person, to me personally well-known or satisfactorily proven to be as the **GRANTOR** of the foregoing Quit Claim Deed, who stated and acknowledged that she had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal as
such Notary Public this 20 day of January, 2022.

My Commission Expires:

March 3, 2031

Crystal Enriquez
Notary Public

Crystal Joy Enriquez
Benton County
NOTARY PUBLIC -- ARKANSAS
My Commission Expires March 03, 2031
Commission No. 12713553