

ORDINANCE NO 2016-04

AN ORDINANCE AMENDING ORDINANCE NO. 2001-03, AS AMENDED, WITH REFERENCE TO ZONING WITHIN THE CITY LIMITS OF THE CITY OF BULL SHOALS, ARKANSAS, RELATIVE TO CHANGING AREA ZONED AS COMMERCIAL C-2 TO RESIDENTIAL R-1.

WHEREAS, a proper petition was filed by property owners requesting a map change in zoning, said petition was submitted to the Planning Commission of the City of Bull Shoals, Arkansas, notice of said petition and public hearing thereon was sent to the required property owners and 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 BULL SHOALS, ARKANSAS

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

Part of the Southeast Quarter of the Northwest Quarter of the Northwest Quarter, Section 17, Township 20 North, Range 15 West, South of White River, more specifically described as follows From the point of beginning, U.S Engineers brass marker E-486-4, go South 88 degrees 21 minutes 30 seconds East 16.82 feet to a one-half inch pipe on the westline of the town of Bull Shoals, Then go along said west line of town of Bull Shoals South 127.41 feet to the center of Lake access road, Then go along center line of said Lake access road South 48 degrees 38 minutes 18 seconds West 304.04 feet to a point on the boundary between government and private property; Then go along said boundary between government and private property with the following movements North 89 degrees 38 minutes 07 seconds West 117.87 feet to U.S. Engineers Brass Marker E-386-6, North Zero degrees 25 minutes 46 seconds West 330.11 feet to U.S. Engineers Brass Marker E-486-5, South 89 degrees 38 minutes 40 seconds East 331.73 feet to the point of beginning, containing 2.102 acres, subject to a 25-foot road easement along the southeast side, being one-half of 50-foot Lake access road easement.

Plat filed in Office of Marion County Clerk, Survey Book 3, Page 161, filed November 20, 1975.

The above described property is located at 112 Boat Dock Cove, Bull Shoals, Arkansas,
72619

WHEREAS, this Ordinance is necessary to permit the best use of the property and to permit the immediate occupancy of 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 _____ day of _____, 2016

MAYOR

ATTEST

CITY CLERK