

NOTICE OF PUBLIC HEARING

Notice is hereby given that pursuant to Section of the City of Pea Ridge Code that Flash Properties, LLC is applying to the Pea Ridge Planning Commission to rezone certain real property at 10785 E. McNelly Road, Pea Ridge, Arkansas. A public hearing will be held before the Pea Ridge Planning Commission on the 2nd day of July 2024, at 6:00 p.m., at the Pea Ridge City Hall, 975 Weston Street on the application of Flash Properties, LLC to rezone the following described property to C-1 General Commercial for Parcel # 13-00184-532 from R-E Residential Estate.

LEGAL DESCRIPTION:

A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 30 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH 86 DEGREES 41 MINUTES 00 SECONDS WEST 56.39 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 03 DEGREES 20 MINUTES 04 SECONDS WEST 206.00 FEET; THENCE NORTH 86 DEGREES 41 MINUTES 00 SECONDS WEST 288.92 FEET; THENCE NORTH 03 DEGREES 20 MINUTES 04 SECONDS EAST 206.00 FEET; THENCE SOUTH 86 DEGREES 41 MINUTES 00 SECONDS EAST 288.92 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY OF BENTON COUNTY ROAD #40 TO THE NORTH AND ANY OTHER EASEMENTS OF RECORD.

Layman's Description: 10785 E. McNelly Road, Pea Ridge Arkansas 72751; Please refer to "Exhibit A" vicinity map for reference.

You are being notified as a requirement of the City of Pea Ridge Municipal Code. This notification will allow you an opportunity to express your views or concerns regarding the above petition. If you have any questions or comments concerning this application, please forward your comments in writing to the Planning Department; 975 Weston Street, Pea Ridge, Arkansas 72751, or email the Planning Director at Jessica.grady@cityofpearidge.com, or please call the Planning Department at 479-451-1122 ex. 107 Monday thru Friday 8 am to 5 pm.

Thank you, -



Jessica Grady
Planning Director
City of Pea Ridge
975 Weston Street
Pea Ridge, AR 72751
479-451-1122 ex. 107

"Exhibit A"

