



**Mayor  
Nathan See**

**City Clerk  
Sandy Button**

## **NOTICE OF PUBLIC HEARING**

Notice is hereby given that pursuant to Section of the City of Pea Ridge Code that, Baioni Property Holdings LLC is applying to the Pea Ridge Planning Commission to rezone certain real property at 123 W. Patton St., Pea Ridge, Arkansas. A public hearing will be held before the Pea Ridge Planning Commission on the 3<sup>rd</sup> day of December 2024, at 6:00 p.m., at the Pea Ridge City Hall, 975 Weston Street on the application of Baioni Property Holdings LLC to rezone the following described property for Parcel # 13-00330-000 to C-2 General Commercial from R-1 (Low Density Residential).

### **LEGAL DESCRIPTION:**

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING 718 FEET WEST OF THE NE CORNER OF SAID NE 1/4 OF THE SE 1/4; RUNNING THENCE SOUTH 00 DEGREES 54 MINUTES 40 SECONDS WEST 249.3 FEET; THENCE WEST 99.8 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 40 SECONDS EAST 249.3 FEET; THENCE EAST 99.8 FEET TO THE POINT OF BEGINNING.

Layman's Description: Parcel #13-00330-000; Located at 123 W. Patton St.; Please see the vicinity map marked "Exhibit A".

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](mailto:jessica.grady@cityofpearidge.com), or please call the Planning Department at 479-451-1122 Monday thru Friday 8 am to 5 pm.

Thank you,

A handwritten signature in blue ink that reads "Jessica Grady". The signature is written over a horizontal line.

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

“Exhibit A”

