



**Mayor
Nathan See**

**City Clerk
Sandy Button**

Notice is hereby given that pursuant to Section of the City of Pea Ridge Code that, Pea Ridge Toy Storage a.k.a. Drew Rosser is applying to the Pea Ridge Planning Commission to rezone certain real property on 850 E. Pickens Rd., Pea Ridge, Arkansas. A public hearing will be held before the Pea Ridge Planning Commission on the 7th day of January 2025, at 6:00 p.m., at the Pea Ridge City Hall, 975 Weston Street on the application of Pea Ridge Toy Storage a.k.a. Drew Rosser, to rezone the following described property for Parcel # 13-00019-002 to C-2 General Commercial from C-1 Neighborhood Commercial.

LEGAL DESCRIPTION:

Legal Description: A PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 21 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND ROD AT THE SE CORNER OF SAID SE 1/4 OF THE SW 1/4, THENCE FOLLOWING THE SOUTH LINE OF SAID SE 1/4 OF THE SW 1/4 N88°02'43"W 637.28 FEET TO A SET PK NAIL WITHIN THE RIGHT-OF-WAY OF E. PICKENS ROAD (AR HIGHWAY 94), SAID PK NAIL ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE N88°04'04"W 396.31 FEET TO A SET PK NAIL IN SAID E. PICKENS ROAD RIGHT-OF-WAY; THENCE DEPARTING SAID SOUTH LINE N00°29'19"E 427.86 FEET TO A FOUND IRON PIN; THENCE S85°59'00"E 409.25 FEET TO A SET IRON PIN; THENCE S02°11'37"W 412.84 FEET PASSING THROUGH A SET IRON PIN AT 372.84 FEET; TO THE POINT OF BEGINNING, CONTAINING 169,191 SQUARE FEET OR 3.884 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS, RIGHT-OF-WAYS OR RESTRICTIONS OF RECORD OR FACT.

Layman's Description: Parcel # 13-00019-002, located 850 E. Pickens Rd.; 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, or please call the Planning Department at 479-451-1122 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”

