



## Legislation Text

---

**File #: 2018-0177, Version: 1**

---

**VAC 18-6119 (2021 E. MISSION BLVD./MISSION HEIGHTS):**

AN ORDINANCE TO APPROVE VAC 18-6119 FOR PROPERTY LOCATED AT 2021 E. MISSION BOULEVARD TO VACATE A PORTION OF A WATER AND SEWER RIGHT OF WAY GRANT

**WHEREAS**, the City Council has the authority under A.C.A. § 14-54-104 to vacate public grounds or portions thereof which are not required for corporate purposes; and

**WHEREAS**, the City Council has determined that the following described water and sewer right of way grant is not required for corporate purposes.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:**

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby vacates a portion of a water and sewer right of way grant as described in Exhibit B attached to the Planning Department's memo.

Section 2: A copy of this Ordinance duly certified by the City Clerk along with the map attached as Exhibit A to the Planning Department's memo shall be filed in the office of the Washington County Circuit Clerk.

Section 3: This vacation approval is subject to the condition that any relocation of or damage to existing utilities or existing facilities shall be at the owner/developer's expense.

City of Fayetteville Staff Review Form

2018-0177

Legistar File ID

4/3/2018

City Council Meeting Date - Agenda Item Only  
N/A for Non-Agenda Item

Garner Stoll

3/16/2018

City Planning /  
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

VAC 18-6119: Vacation (2021 E. Mission Blvd. /Mission Heights, 370-371): Submitted by BLEW & ASSOCIATES, INC. for properties located at 2021 E. MISSION BLVD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION & CS, COMMUNITY SERVICES and contain approximately 1.83 acres. The request is to vacate a portion of a water and sewer easement.

Budget Impact:

Account Number		Fund	
Project Number		Project Title	
Budgeted Item?	NA	Current Budget	\$ -
		Funds Obligated	\$ -
		Current Balance	\$ -
Does item have a cost?	No	Item Cost	
		Budget Adjustment	
Budget Adjustment Attached?	NA	Remaining Budget	\$ -

V20140710

Previous Ordinance or Resolution #

Original Contract Number:

Approval Date:

Comments:



## CITY COUNCIL AGENDA MEMO

### MEETING OF APRIL 3, 2018

**TO:** Mayor and City Council

**THRU:** Garner Stoll, Development Services Director

**FROM:** Harry Davis, Current Planner

**DATE:** March 16, 2018

**SUBJECT:** **VAC 18-6119: Vacation (2021 E. Mission Blvd. /Mission Heights, 370-371):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 2021 E. MISSION BLVD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION & CS, COMMUNITY SERVICES and contain approximately 1.83 acres. The request is to vacate a portion of a water and sewer easement.

---

### RECOMMENDATION:

Staff and the Planning Commission recommend approval of **VAC 18-6119** with the following condition of approval:

1. Any relocation of or damage to existing utilities or existing facilities shall be at the owner/developer's expense.

### BACKGROUND:

The subject property is an unused easement within the Mission Heights Subdivision. Mission Heights is southeast of the intersection of Mission Boulevard and Lisa Lane, is zoned CS, Community Services, and contains 1.83 acres. The site is currently vacant with some dedicated utility easements. The subject water and sewer easement runs through several other properties in the Mission Heights subdivision, which are all zoned NC, Neighborhood Conservation.

*Proposal:* The applicant proposes to vacate a water and sewer easement for development.

### DISCUSSION:

On March 12, 2018, the Planning Commission forwarded this item to the City Council with a recommendation for approval with a vote of 7-0-1 (Commissioner Hoffman recused), as a part of the consent agenda.

### BUDGET/STAFF IMPACT:

N/A

### Attachments:

- Exhibit A

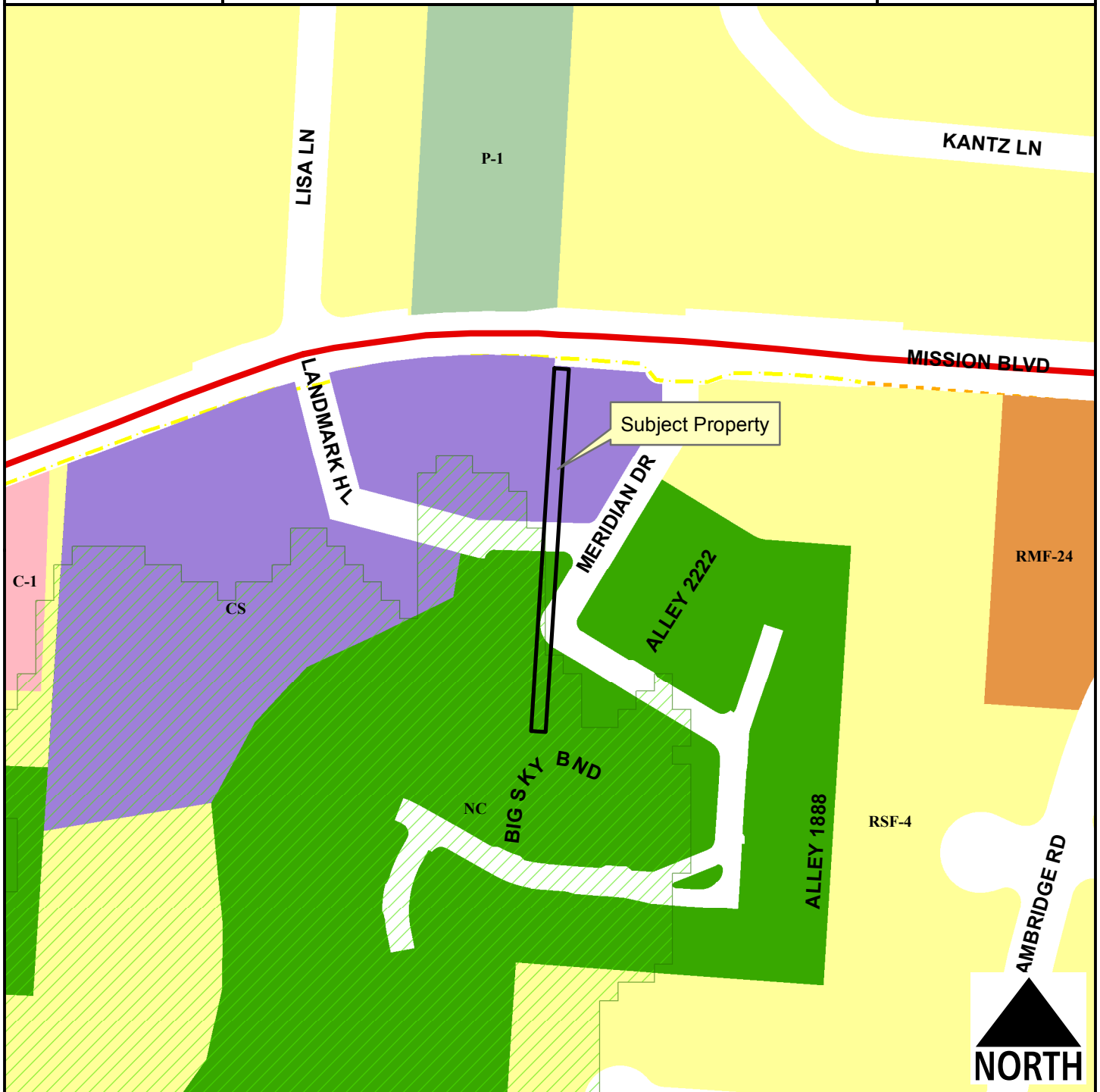
- Exhibit B
- Application
- Planning Commission Staff Report

VAC18-6119

# MISSION HEIGHTS

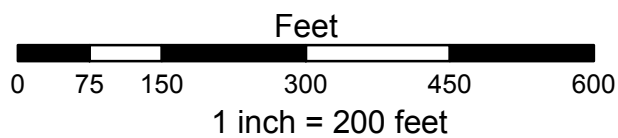
18-6119  
EXHIBIT 'A'

Close Up View



## Legend

- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Trail (Proposed)
- Building Footprint



- RSF-4
- RMF-24
- C-1
- Community Services
- Neighborhood Conservation
- P-1

**18-6119**  
**EXHIBIT 'B'**

Water and Sewer Easement (to be abandoned):

A part of the Southwest  $\frac{1}{4}$  (SW  $\frac{1}{4}$ ) of the Southeast  $\frac{1}{4}$  (SE  $\frac{1}{4}$ ) of Section Two (2),  
Township 16 North, Range 30 West:

More particularly described as beginning at a point approximately 40 feet south of the northwest corner of said 40 acre tract said point being also on the south right-of-way line of State Highway Number 45; running thence south 500 feet; thence east 20 feet; thence north 500 feet; thence west 20 feet to the point of beginning.

As described in Right of Way Grant recorded in Deed Book 709, Page 141 of the Washington County, Arkansas records.

CITY OF FAYETTEVILLE, ARKANSAS

# Right-of-Way, Easement or Alley VACATION

**FOR STAFF USE ONLY**

Date Application Submitted:  
Date Accepted as Complete:  
Project Number:  
Public Hearing Date:

**FEE: \$200.00**

**Sign Fee: \$5.00**

S-T-R:

PP#:

Zone:

Please fill out this form completely, supplying all necessary information and documentation to support your request.  
**Your application will not be placed on the Planning Commission agenda until this information is furnished.**

**Application:**

Indicate one contact person for this request: \_\_\_\_\_ Applicant ☒ Representative

**Applicant (person making request):**

Name: East Mission Boulevard, LLC

Address: P.O. Box 2901  
Fayetteville, AR 72702

Phone: (     )

Email: \_\_\_\_\_

Fax: (     )

Site Address / Location: East Mission Boulevard, Fayetteville, AR.

**Representative (engineer, surveyor, realtor, etc.):**

Name: Sebrina Ricks, Project Manager  
Blew & Associates, P.A.

Address: 524 W. Sycamore St., Ste. 4  
Fayetteville, AR 72703

Phone: ( 501 ) 455-4984

Email: sebrina@global-surveying.com

Fax: ( 501 ) 758-9782

Legal description of area to be vacated (attach separate sheet if necessary):  
See attached Easement Description.

Current Zoning District: Community Services and Neighborhood Conservation. (Hillside/Hilltop Overlay District)

Assessors Parcel Number(s) for subject property: 765-30433-000, 765-30464-000, 765-30456-000,  
765-30457-000

**FINANCIAL INTERESTS**

The following entities and / or people have financial interest in this project:

East Mission Boulevard, LLC



**APPLICANT / REPRESENTATIVE:** I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approval. I understand that the City might not approve what I am applying for, or might set conditions on approval.

Name (printed): Sebrina Ricks

Date: 2/13/18

Signature: Sebrina Ricks

**PROPERTY OWNER(S) / AUTHORIZED AGENT:** I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)

**Owners (attach additional info if necessary):**

Name (printed): \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Phone: (     ) \_\_\_\_\_

Name (printed): \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Phone: (     ) \_\_\_\_\_

---

**Vacation Checklist:**

*Attach the following items to this application:*

- (1) Payment in full of applicable fees for processing the application:  
    \$200.00 application fee  
    \$5.00 public notification sign fee
- (2) Metes and bounds legal description of the area to be vacated, not the entire property (this may be included on the survey plat).
- (3) Survey of the site depicting the perimeter property lines and area within the property to be vacated.
- (4) CD containing a copy of the legal description in MS Word and PDF copies of the signed application and all other items submitted with this project.
- (5) A surveyor should stake the area on the site to be vacated for utility company review on their site visit.
- (6) A letter addressed to the Planning Commission and City Council describing the scope, nature, and intent of the request.
- (7) Documentation stating names of all owners of property adjacent to the street right-of-way, alley, or easement to be vacated.
- (8) A copy of the county parcel map from the Washington County Assessor's office or from the Washington County website ([www.co.washington.ar.us](http://www.co.washington.ar.us)). The subject property and all adjacent parcels should be identified on this parcel map. The owner's name, official mailing address, and the parcel number for every adjacent property shall be shown on this map.
- (9) Petition to vacate street right-of-way, alley, or easement (sample petition is attached).



- (10) For applications to vacate an access easement, alley or right-of-way only: Written consent is required from all adjacent property owners and is required to be submitted with the application (example form is attached).
- (11) Comments from all utility companies concerning the street right-of-way, alley, or easement to be vacated and its relationship to existing or planned utilities with recommendations as to what action should be taken (an example comment form is attached) is required at application submittal.
- (12) The applicant is responsible for meeting the public notification requirements for a Vacation listed on the Notification Requirements pages in this application.

#### **Utility Representatives for a Vacation Request \***

<b>Name</b>	<b>Company</b>	<b>Telephone</b>	<b>Email</b>
Jeff Hamilton	AT&T	442-3107	jh5430@att.com
Chad Hodge	Cox Communications	871-0339	Chad.Hodge@cox.com
John Le	AEP/SWEPCO	973-2426	ttle@aep.com
Scott Stokes	Black Hills Corp.	435-0229	Scott.Stokes@blackhillscorp.com
Wes Mahaffey Or Mike Phipps	Ozarks Electric	684-4949 684-4696	wmahaffey@ozarksecc.com mphipps@ozarksecc.com

#### **City Divisions:**

Mark Rogers	Water and Sewer	575-8392	mrogers@fayetteville-ar.gov
Maury Nelson	Solid Waste	575-8397	mmnelson@fayetteville-ar.gov
Terry Gulley	Transportation	444-3491	tgulley@fayetteville-ar.gov

**\*Solid Waste & Transportation sign off is required only when a ROW, Alley, or Drainage Easement Vacation is being requested.**

**City of Fayetteville**  
**Appointment of Agent Affidavit**

We, East Mission Boulevard, LLC (Property Owner(s)), certify by our signature that we hereby authorize Blew & Associates, P.A. (Authorized Representative) to act as my agent regarding the rezoning, variances, annexation, platting, easement/Right-of-Way/Alley/Street abandonments, relocations, and/or dedications of the below described property. Property described as:

**Parcel Numbers: 765-30433-000, 765-30464-000, 765-30455-000, 765-30456-000, 765-30457-000, and 765-29879-000; also known as Lot 69, Mission Heights Phase 2, Lots 44, 45, 46, and 68, Mission Heights Phase 2A, and Lot 67, Mission Heights Phase 1.**

 _____ <b>Signature of Title Holder</b>	<div style="text-align: right; margin-right: 20px;">Managing Partner</div> _____ <b>Title</b>	<div style="text-align: right; margin-right: 20px;">2-13-18</div> _____ <b>Date</b>
--	--	--

Subscribed and sworn to me, a Notary Public on this \_\_\_\_ day \_\_\_\_\_ of, 2018.

Notary Public: \_\_\_\_\_

My commission expires: \_\_\_\_\_



## PLANNING COMMISSION MEMO

**TO:** City of Fayetteville Planning Commission

**THRU:** Andrew Garner, City Planning Director

**FROM:** Harry Davis, Planner

**MEETING DATE:** March 12, 2018 **UPDATED W PC RESULTS**

**SUBJECT:** **VAC 18-6119: Vacation (2021 E. Mission Blvd. /Mission Heights, 370-371):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 2021 E. MISSION BLVD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION & CS, COMMUNITY SERVICES and contain approximately 1.83 acres. The request is to vacate a portion of a water and sewer easement.

---

### RECOMMENDATION:

Staff recommends forwarding **VAC 18-6119** to City Council with a recommendation for approval with conditions.

### BACKGROUND:

The subject property is southeast of the intersection of Mission Boulevard and Lisa Lane, is zoned CS, Community Services, and contains 1.83 acres. The site is currently vacant with some dedicated utility easements. The subject water and sewer easement runs through several other properties in the Mission Heights subdivision, which are all zoned NC, Neighborhood Conservation. Surrounding land uses and zoning districts are in *Table 1*.

**Table 1**  
**Surrounding Zoning and Land Use**

Direction	Land Use	Zoning
North	Mission Boulevard Baptist Church; Westwood Gardens	P-1, Institutional; RSF-4, Residential Single-family, 4 Units per Acre
South	Undeveloped	NC, Neighborhood Conservation
East	Single-family Residential	NC, Neighborhood Conservation
West	Undeveloped	NC, Neighborhood Conservation

*Proposal:* The applicant proposes to vacate a water and sewer easement for development.

### DISCUSSION:

*Vacation Approval:* The applicant has submitted the required vacation forms to the City utility departments, with the following responses:

Utility

Response

Cox Communications

No objections, provided that any damage to or relocation of existing facilities will be at the owner/developer's expense.

AEP/SWEPCO

No objections and no comment.

BlackHills Energy AR

No objections and no comment.

AT&T

No objections and no comment.

Ozarks Electric

No objections and no comment.

City of Fayetteville

Response

Water/Sewer

No objections and no comment.

Solid Waste & Recycling

N/A

Transportation

N/A

**Public Comment:**

No public comment has been received.

**RECOMMENDATION:** Staff recommends forwarding **VAC 18-6119** to the City Council with a recommendation for approval subject to the following conditions:

**Conditions of Approval:**

1. Any relocation of or damage to existing utilities or existing facilities shall be at the owner/developer's expense;

**Planning Commission Action:**

☒ Forwarded

☐ Tabled

☐ Denied

**Meeting Date:** March 12, 2018

**Motion:** Johnson

Motion to approve as part of consent agenda

**Second:** Noble

Motion passes; Commissioner Hoffman recused

**Vote:** 7-0-1

**BUDGET/STAFF IMPACT:**

None.

**Attachments:**

- Petition to Vacate
- Utility Approvals
- Easement Vacation Exhibit
- One Mile Map
- Close-Up Map
- Current Land Use Map

## Petition to Vacate

**PETITION TO VACATE A(N)** water and sewer easement **located in** Lot 69, Mission Heights Phase 2 and Lots 45, 46, and 68, Mission Heights Phase 2A, City of Fayetteville, Arkansas.

**To:** The Fayetteville City Planning Commission and  
The Fayetteville City Council

We, the undersigned, being all the owners of the real estate on and/or abutting the easement hereinafter sought to be abandoned and vacated, lying in Lot 69, Mission Heights Phase 2 and Lots 44, 45, 46, 68, Mission Heights Phase 2A, City of Fayetteville, Arkansas, a municipal corporation, petition to vacate a(n) easement which is described as follows:

A part of the Southwest ¼ (SW ¼) of the Southeast ¼ (SE ¼) of Section Two (2), Township 16 North, Range 30 West;

More particularly described as beginning at a point approximately 40 feet south of the northwest corner of said 40 acre tract said point being also on the south right-of-way line of State Highway Number 45; running thence south 500 feet; thence east 20 feet; thence north 500 feet; thence west 20 feet to the point of beginning.

That the abutting real estate affected by said abandonment of the easement are Lot 69, Mission Heights Phase 2 and Lots 44, 45, 46, 68, Mission Heights Phase 2A, City of Fayetteville. Said easement was used by the City of Fayetteville and public for a period of many years. The public interest and welfare would not be adversely affected by the abandonment of the above described easement.

The petitioners pray that the City of Fayetteville, Arkansas, abandon and vacate the above described real estate, and that the above described real estate be used for their respective benefit and purpose as now approved by law.

The petitioners further pray that the above described real estate be vested in the abutting property owners as provided by law.

Wherefore, the undersigned petitioners respectfully pray that the governing body of the City of Fayetteville, Arkansas, abandon and vacate the above described real estate, subject to said utility and sewer easements and that title to said real estate sought to be abandoned be vested in the abutting property owners as provided by law, and as to that particular land the owners be free from the easement of the public for the use of said easement.

Dated this 13 day of February, 2018.

Lawrence Finn

Printed Name

  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature



**UTILITY APPROVAL FORM**  
**FOR RIGHT- OF- WAY, ALLEY, AND**  
**UTILITY EASEMENT VACATIONS**

DATE: 2/13/18

UTILITY COMPANY: City of Fayetteville - Water & Sewer

APPLICANT NAME: Blew & Associates, P.A. APPLICANT PHONE: 501-455-4984

REQUESTED VACATION (*applicant must check all that apply*):

- ☒ Utility Easement
- ☒ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- ☐ Alley
- ☐ Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address South side of E. Mission Blvd. and west of N. Meridian Drive.

☒ (*ATTACH legal description and graphic representation of what is being vacated-SURVEY*)

UTILITY COMPANY COMMENTS:

- ☒ No objections to the vacation(s) described above, and no comments.
- ☐ No objections to the vacation(s) described above, provided following described easements are retained.  
(State the location, dimensions, and purpose below.)

☐ No objections provided the following conditions are met:

Trang Le  
Signature of Utility Company Representative

DISTRIBUTION Engineer.  
Title



[illegible]

Right-of-Way	Greenland	Washington County	Private	Other	Parcel
Right-of-Way Abandoned					Quarter Quarter Section
Right-of-Way					Parcel

The data contained therein was compiled from various sources for the state and benefit of the City of Fayetteville, Fayetteville, Metropolitan System and the Public Agencies it serves. Any use of the data by any other person or agency is strictly prohibited. The data is the state and the use and misapplication of the data without the express written permission of the City of Fayetteville is strictly prohibited. The data is not to be used for any other purpose and without liability for any claim, action, cost, or damages of any nature, including the City's cost of defense, asserted by user or by another using them as part of this data. The City of Fayetteville reserves the right to restrict or remove warranties with reference to this data. No word, phrase, or clause found therein shall be construed to imply that said information shall not undergo revision at any time.



## UTILITY APPROVAL FORM

### FOR RIGHT- OF- WAY, ALLEY, AND UTILITY EASEMENT VACATIONS

DATE: 2/13/18

UTILITY COMPANY: City of Fayetteville - Water & Sewer

APPLICANT NAME: Blew & Associates, P.A. APPLICANT PHONE: 501-455-4984

REQUESTED VACATION (*applicant must check all that apply*):

- ☒ Utility Easement
- ☒ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- ☐ Alley
- ☐ Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address South side of E. Mission Blvd. and west of N. Meridian Drive.

☒ (**ATTACH legal description and graphic representation of what is being vacated-SURVEY**)

UTILITY COMPANY COMMENTS:

- ☐ No objections to the vacation(s) described above, and no comments.
- ☐ No objections to the vacation(s) described above, provided following described easements are retained.  
(State the location, dimensions, and purpose below.)

☒ No objections provided the following conditions are met:  
Transportation has no problem with vacating the utility easement  
but not the street right of way that the easement crosses.

Joey Smith  
Signature of Utility Company Representative

Assistant Transportation Manager.  
Title

**UTILITY APPROVAL FORM**  
**FOR RIGHT- OF- WAY, ALLEY, AND**  
**UTILITY EASEMENT VACATIONS**

DATE: 2/13/18

UTILITY COMPANY: City of Fayetteville - Water & Sewer

APPLICANT NAME: Blew & Associates, P.A. APPLICANT PHONE: 501-455-4984

REQUESTED VACATION (*applicant must check all that apply*):

- ☒ Utility Easement
- ☒ N/A Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- ☐ Alley
- ☐ Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:


General location / Address South side of E. Mission Blvd. and west of N. Meridian Drive.

☒ (ATTACH legal description and graphic representation of what is being vacated-SURVEY)

UTILITY COMPANY COMMENTS:

- ☒ No objections to the vacation(s) described above, and no comments.
- ☐ No objections to the vacation(s) described above, provided following described easements are retained.  
(State the location, dimensions, and purpose below.)

☐ No objections provided the following conditions are met:

  
Signature of Utility Company Representative

W&S OPERATIONS MANAGER  
Title

**UTILITY APPROVAL FORM**  
**FOR RIGHT- OF- WAY, ALLEY, AND**  
**UTILITY EASEMENT VACATIONS**

DATE: 2/13/18

UTILITY COMPANY: City of Fayetteville - Water & Sewer

APPLICANT NAME: Blew & Associates, P.A. APPLICANT PHONE: 501-455-4984

REQUESTED VACATION (*applicant must check all that apply*):

- ☒ Utility Easement
- ☒ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- ☐ Alley
- ☐ Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

General location / Address South side of E. Mission Blvd. and west of N. Meridian Drive.

☒ (*ATTACH legal description and graphic representation of what is being vacated-SURVEY*)

UTILITY COMPANY COMMENTS:

- ☐ No objections to the vacation(s) described above, and no comments.
- ☐ No objections to the vacation(s) described above, provided following described easements are retained.  
(State the location, dimensions, and purpose below.)

☒ No objections provided the following conditions are met:

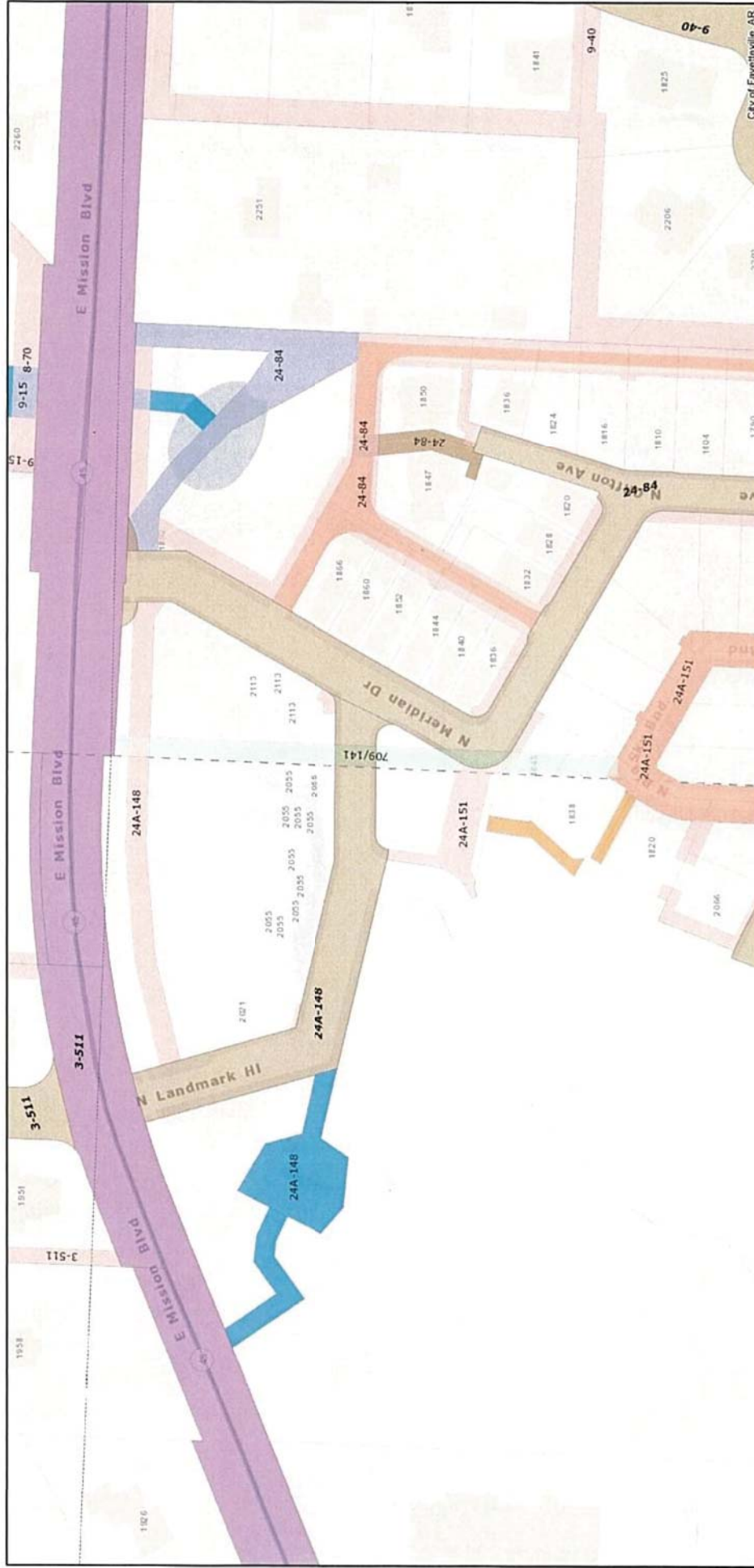
Any damage to or relocation of existing facilities will be at the owners/developers expense.

  
\_\_\_\_\_  
Signature of Utility Company Representative

Construction & Planning Manager  
\_\_\_\_\_  
Title



# Fayetteville, AR



February 6, 2018

Right-of-Way / Abandoned

Right-of-Way

AHTD

Farmingington

Fayetteville

Goshen

Greenland

Institutional Drive-AHTD

Johnson

RR

Springdale

University of Arkansas

Washington County

General Utility

Water/Sewer

Access

Drainage

Tree Preservation

Private

Trail

Landscape

Vacated

Avigation

Conservation

Other

Township

Section

PLSS Line

Section

Quarter Section

Quarter Quarter Section

Parcel

1:1,411

0 90 180 360 ft

0 25 50 100 m

The data compiled herein was furnished from various sources for the use and benefit of the City of Fayetteville. The City of Fayetteville does not warrant the accuracy or completeness of the data. Any use of the data by any other person or entity is at their own risk. The City of Fayetteville is not responsible for any errors or omissions in the data. The City of Fayetteville is not responsible for any damages or losses resulting from the use of the data. The City of Fayetteville is not responsible for any claims or liabilities arising from the use of the data. The City of Fayetteville is not responsible for any claims or liabilities arising from the use of the data.



**UTILITY APPROVAL FORM**  
**FOR RIGHT- OF- WAY, ALLEY, AND**  
**UTILITY EASEMENT VACATIONS**

DATE: 2/13/18

UTILITY COMPANY: ~~City of Fayetteville - Water & Sewer~~ AT&T

APPLICANT NAME: Blew & Associates, P.A. APPLICANT PHONE: 501-455-4984

REQUESTED VACATION (*applicant must check all that apply*):

- ☒ Utility Easement
- ☒ N/ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- ☐ Alley
- ☐ Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

**General location / Address** South side of E. Mission Blvd. and west of N. Meridian Drive.

☒ (**ATTACH legal description and graphic representation of what is being vacated-SURVEY**)

UTILITY COMPANY COMMENTS:

- ☒ No objections to the vacation(s) described above, and no comments.
- ☐ No objections to the vacation(s) described above, provided following described easements are retained.  
(State the location, dimensions, and purpose below.)

☐ No objections provided the following conditions are met:

\_\_\_\_\_  
Signature of Utility Company Representative

\_\_\_\_\_  
**MGR OSP PLNG & ENGRG DESIGN**  
Title

**UTILITY APPROVAL FORM**  
**FOR RIGHT- OF- WAY, ALLEY, AND**  
**UTILITY EASEMENT VACATIONS**

DATE: 2/13/18

UTILITY COMPANY: City of Fayetteville - Water & Sewer

APPLICANT NAME: Blew & Associates, P.A. APPLICANT PHONE: 501-455-4984

REQUESTED VACATION (*applicant must check all that apply*):

- ☒ Utility Easement
- ☒ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- ☐ Alley
- ☐ Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

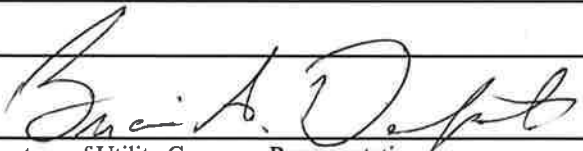
General location / Address South side of E. Mission Blvd. and west of N. Meridian Drive.

☒ (*ATTACH legal description and graphic representation of what is being vacated-SURVEY*)

UTILITY COMPANY COMMENTS:

- ☒ No objections to the vacation(s) described above, and no comments.
- ☐ No objections to the vacation(s) described above, provided following described easements are retained.  
(State the location, dimensions, and purpose below.)

☐ No objections provided the following conditions are met:

  
\_\_\_\_\_  
Signature of Utility Company Representative

Supervisor- Gas Ops  
\_\_\_\_\_  
Title

**UTILITY APPROVAL FORM**  
**FOR RIGHT- OF- WAY, ALLEY, AND**  
**UTILITY EASEMENT VACATIONS**

DATE: 2/13/18

UTILITY COMPANY: City of Fayetteville - Water & Sewer

APPLICANT NAME: Blew & Associates, P.A. APPLICANT PHONE: 501-455-4984

REQUESTED VACATION (*applicant must check all that apply*):

- ☒ Utility Easement
- ☒ Right-of-way for alley or streets and all utility easements located within the vacated right- of- way.
- ☐ Alley
- ☐ Street right-of-way

I have been notified of the petition to vacate the following (*alley, easement, right-of-way*), described as follows:

**General location / Address** South side of E. Mission Blvd. and west of N. Meridian Drive.

☒ (**ATTACH legal description and graphic representation of what is being vacated-SURVEY**)

UTILITY COMPANY COMMENTS:

- ☒ No objections to the vacation(s) described above, and no comments.
- ☐ No objections to the vacation(s) described above, provided following described easements are retained.  
(State the location, dimensions, and purpose below.)

☐ No objections provided the following conditions are met:

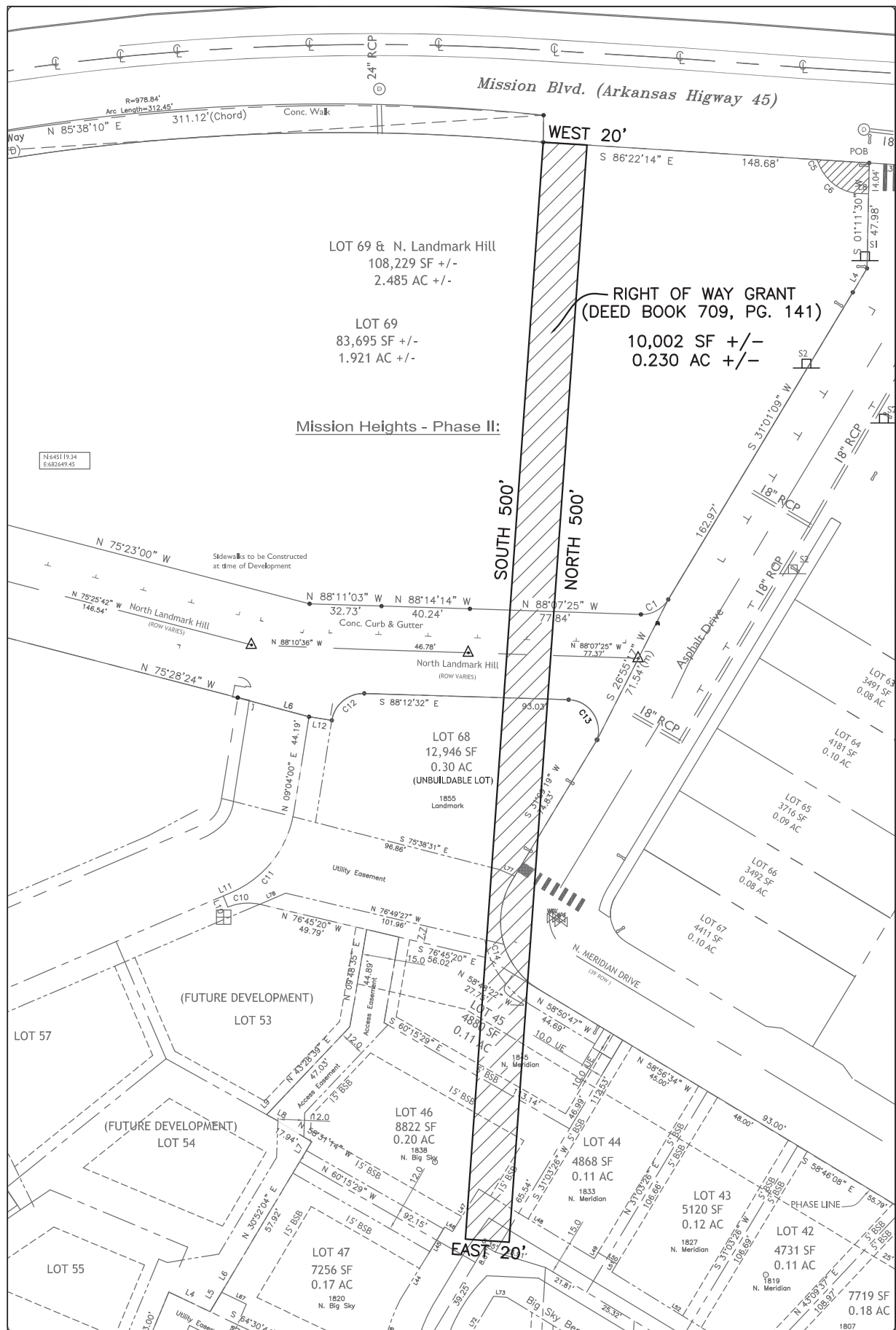
Wesley Mahaffey

Signature of Utility Company Representative

Staking Tech. III

Title





**Global Surveying Consultants, Inc.**  
Land Surveying • Planning • GPS • Subdivision • Design

6511 Heilman Court, North Little Rock, AR 72118  
TELE. (501) 455-4984 FAX (501) 455-8158  
www.global-surveying.com

**EASEMENT ABANDONMENT  
FOR USE AND BENEFIT  
ECOLOGICAL DESIGN GROUP**

CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS

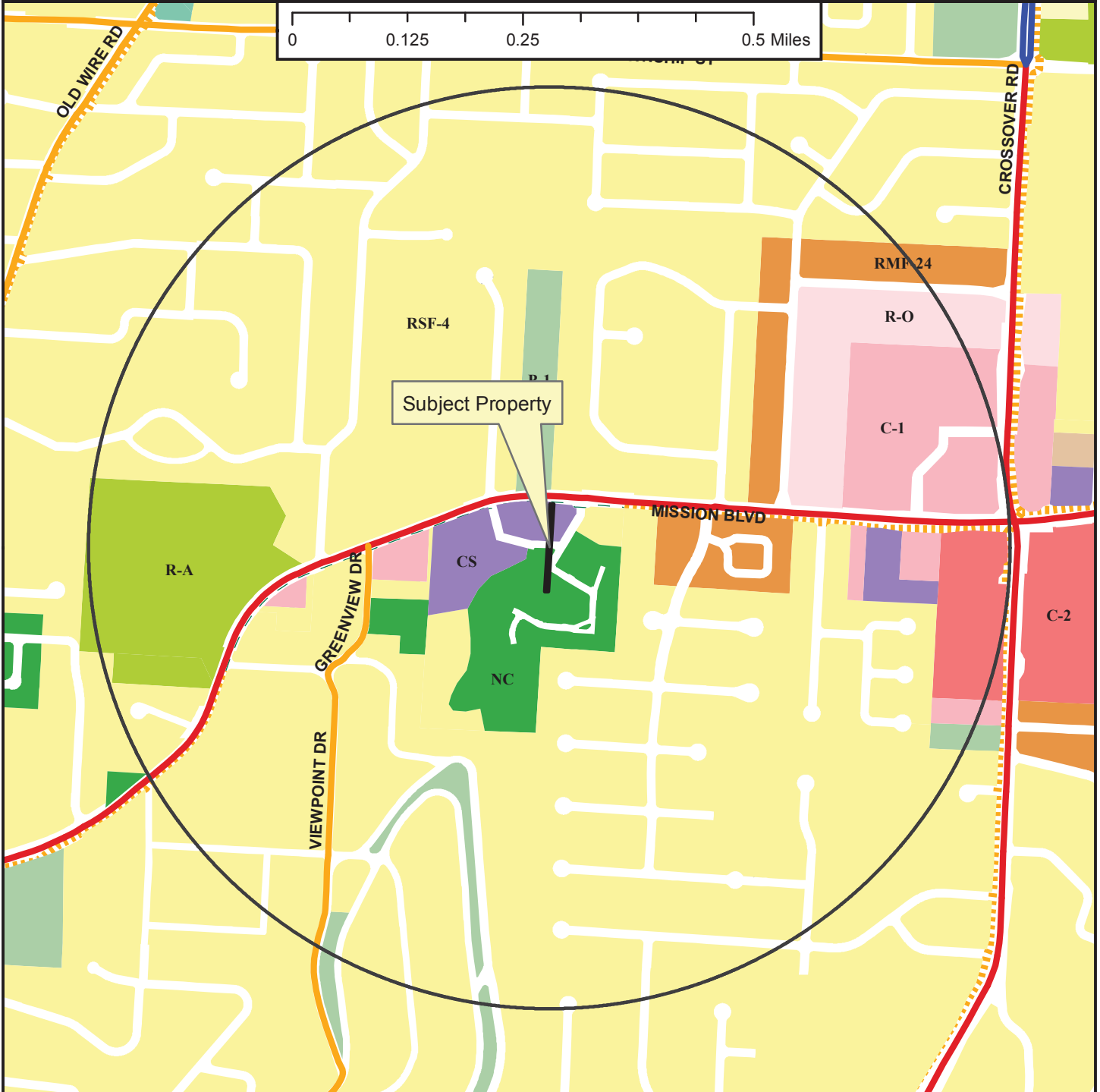
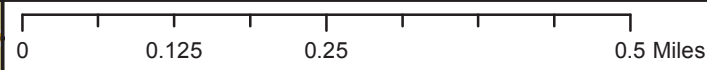
ALL PLANS, DESIGNS, AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF GLOBAL SURVEYING CONSULTANTS, INC., AND SHALL NOT BE USED, DISCLOSED, OR REPRODUCED BY ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN PERMISSION OF GSC, INC. © COPYRIGHT 2015 ALL RIGHTS RESERVED



VAC18-6119

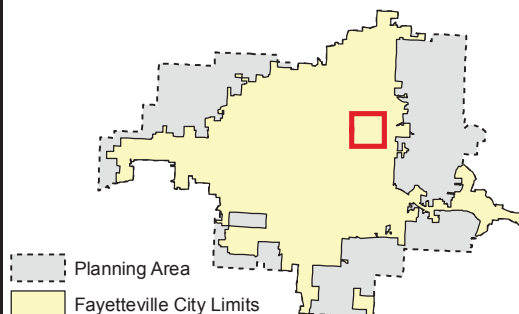
One Mile View

# MISSION HEIGHTS



## Legend

- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Trail (Proposed)
- Building Footprint

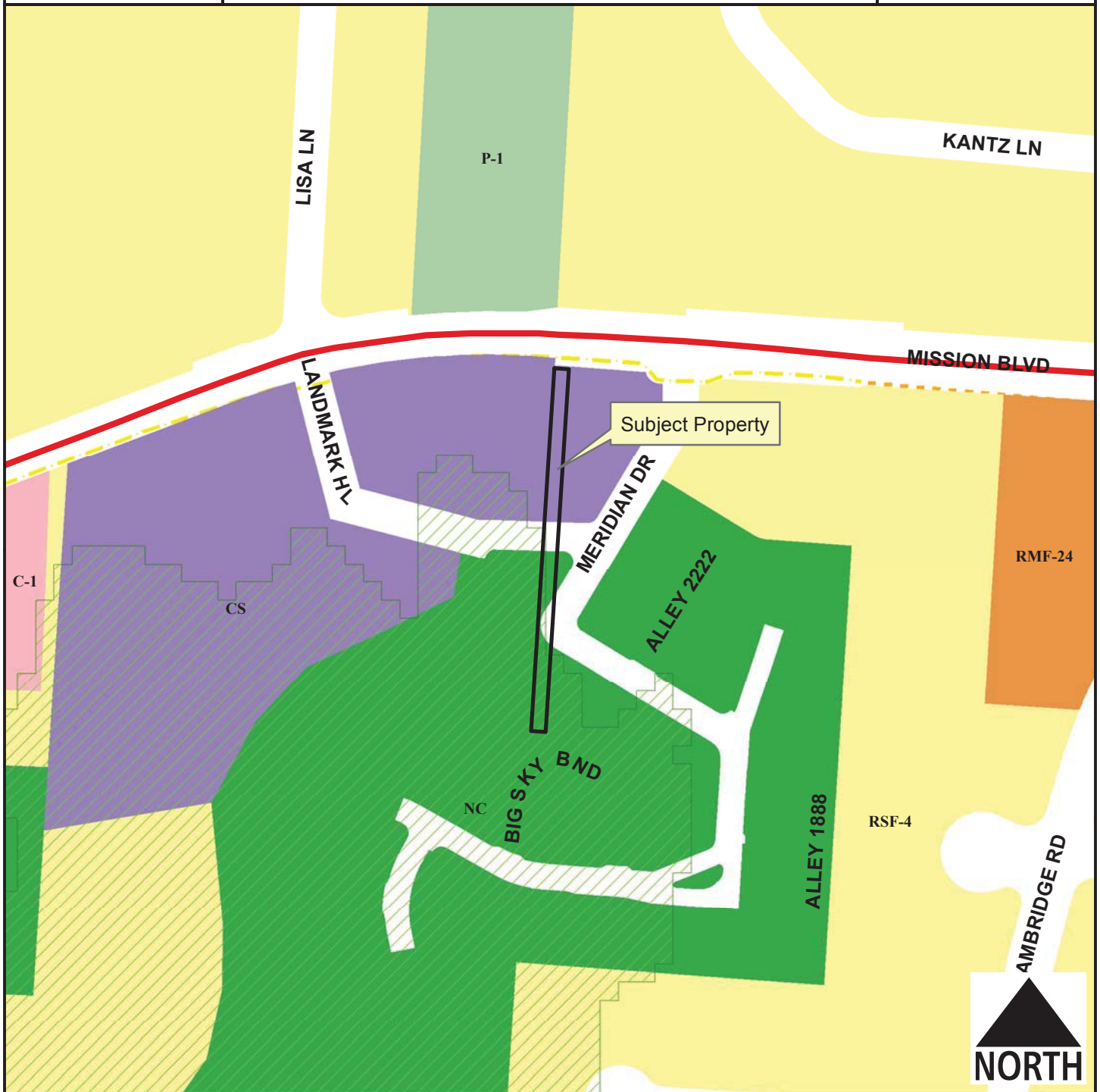


- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
    - RSF-5
    - RSF-1
    - RSF-2
    - RSF-4
    - RSF-7
    - RSF-8
    - RSF-18
  - RESIDENTIAL MULTI-FAMILY**
    - RT-12 Residential Two and Three-family
    - RMF-6
    - RMF-12
    - RMF-18
    - RMF-24
    - RMF-40
  - INDUSTRIAL**
    - I-1 Heavy Commercial and Light Industrial
    - I-2 General Industrial
- EXTRACTION**
- E-1
- COMMERCIAL**
- Residential-Office
  - C-1
  - C-2
  - C-3
- FORM BASED DISTRICTS**
- Downtown Core
  - Urban Thoroughfare
  - Main Street Center
  - Downtown General
  - Community Services
  - Neighborhood Services
  - Neighborhood Conservation
- PLANNED ZONING DISTRICTS**
- Commercial, Industrial, Residential
- INSTITUTIONAL**
- P-1

VAC18-6119

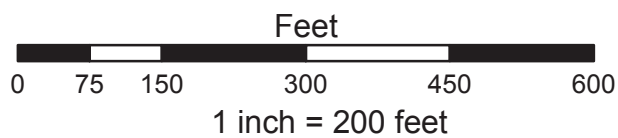
# MISSION HEIGHTS

Close Up View



## Legend

- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Shared Use Paved Trail
- Trail (Proposed)
- Building Footprint



- RSF-4
- RMF-24
- C-1
- Community Services
- Neighborhood Conservation
- P-1



VAC18-6119

Current Land Use

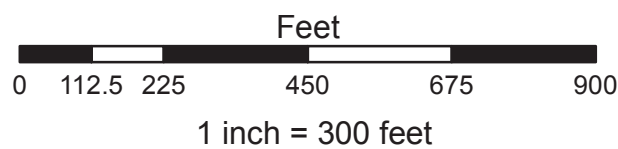
# MISSION HEIGHTS



## Streets Existing

### MSP Class

- COLLECTOR
- PRINCIPAL ARTERIAL
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits



## FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway