



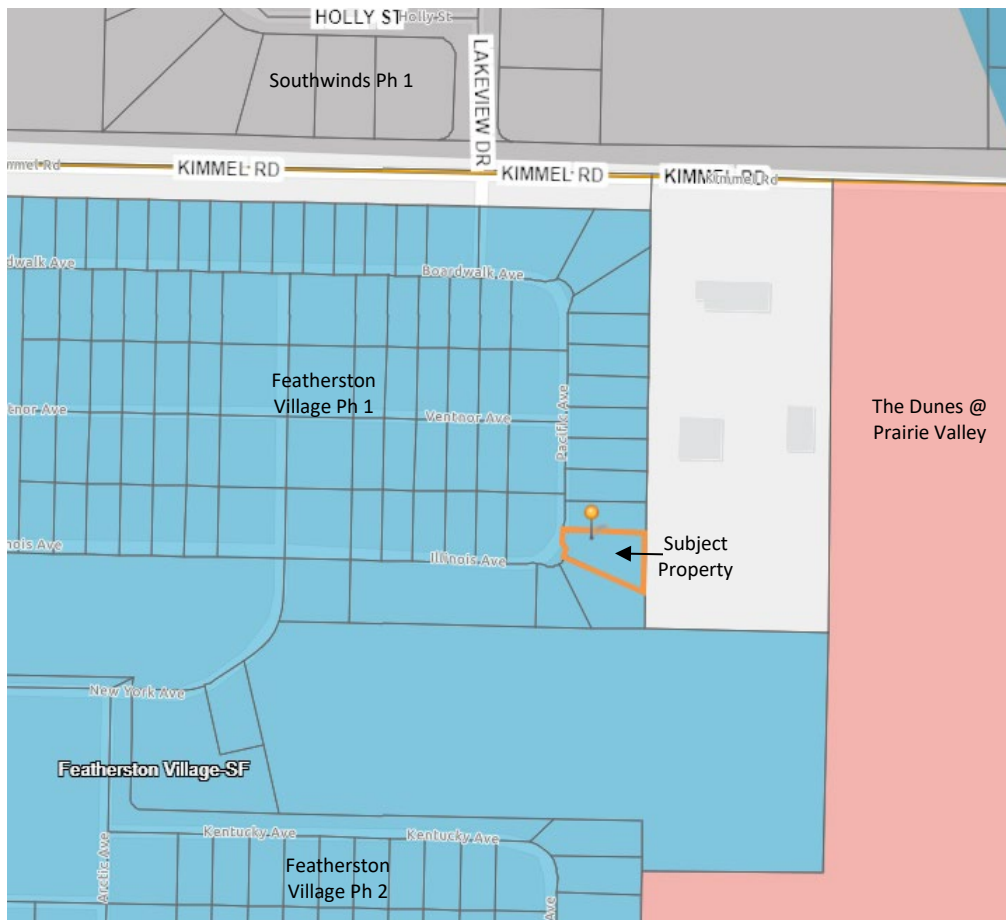
NOTICE OF PUBLIC HEARING **Centerton Planning Commission**

May 7th, 2024 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Centerton, Arkansas Planning Commission on **May 7th, 2024, at 6:00 PM** at the Centerton Court Building, 210 Municipal Dr, Centerton, AR 72719, to hear public comment on the conditional use application (CU24-02) to allow for a short term rental (Use #169) on 0.10 ac, located at 680 Pacific Ave, Centerton AR submitted by owner Stephanie Cain on behalf of 680 Pacific, LLC. The property is zoned Medium-High Density Single-Family Residential (R3-SF).

Property is described as Lot 137 of Featherston Village Ph 1; City of Centerton, Benton County, AR; PID #06-08023-000.

For questions or comments, contact the Planning Dept, 200 Municipal Dr, PO Box 208, Centerton, AR 72719, email planning@centertonar.us, or call (479) 795-2750 x302. Addtl info: <https://www.centertonar.us/planning-and-zoning>



Documents will be available prior to meetings for public review. Please email planning@centertonar.us to submit comments or request further information in advance of the meeting.

This narrative pertains to the acquisition of real property located at 680 Pacific Avenue, Centerton AR 72719 hereinafter referred to as the "Property". The purchase transaction was entered into by The Janette Weatherby Family Trust. The property has since been transferred into the 680 Pacific LLC on 05/18/2023, in accordance with the laws governing real estate transactions within the jurisdiction of Centerton, AR/ Benton County.

It is expressly acknowledged and agreed that the Buyer's primary intent in acquiring the Property was for rental property purposes. The Buyer intends to lease the Property to tenants in accordance with applicable landlord-tenant laws and regulations, generating rental income on a Short, Mid, or Long term basis.