



**CITY OF JONESBORO
CONDITIONAL USE APPLICATION**

Case Number C.U. 09-05 MAPC Deadline 8-17-09
Date Submitted 08-17-09 MAPC Meeting Date 9-8-09

OWNER/APPLICANT INFORMATION

Property Owner Jon Ross Applicant HP Development, Inc
Address 3716 Riviera Dr Address 2729 E Nettleton Ste E
Phone (870) 530 0307 Phone 931 9300
Signature [Signature] Signature [Signature]

PARCEL INFORMATION

Address/Location 3716 Riviera Dr.
Current Zoning R1 Existing Land Use Single family residence
Adjacent Zoning North R1 East R1 South R1 West R1

REQUESTED CONDITIONAL USE

Describe the proposed use, explain why it is appropriate for this location, and describe any precautions to be taken to minimize adverse impacts on neighboring properties.

Adding an attached garage with a full kitchen above it.
Many homes in this subdivision have two kitchens.

GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with ten (10) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties within 200' of subject property have been notified.
- Pay \$100.00 fee.

HP DEVELOPMENT, INC
2729 E NETTLETON STE E
JONESBORO, AR 72401
870-931-9300

August 14th, 2009

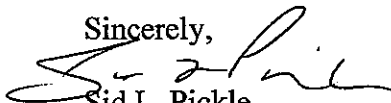
RE: Conditional use permit 3716 Riviera Dr

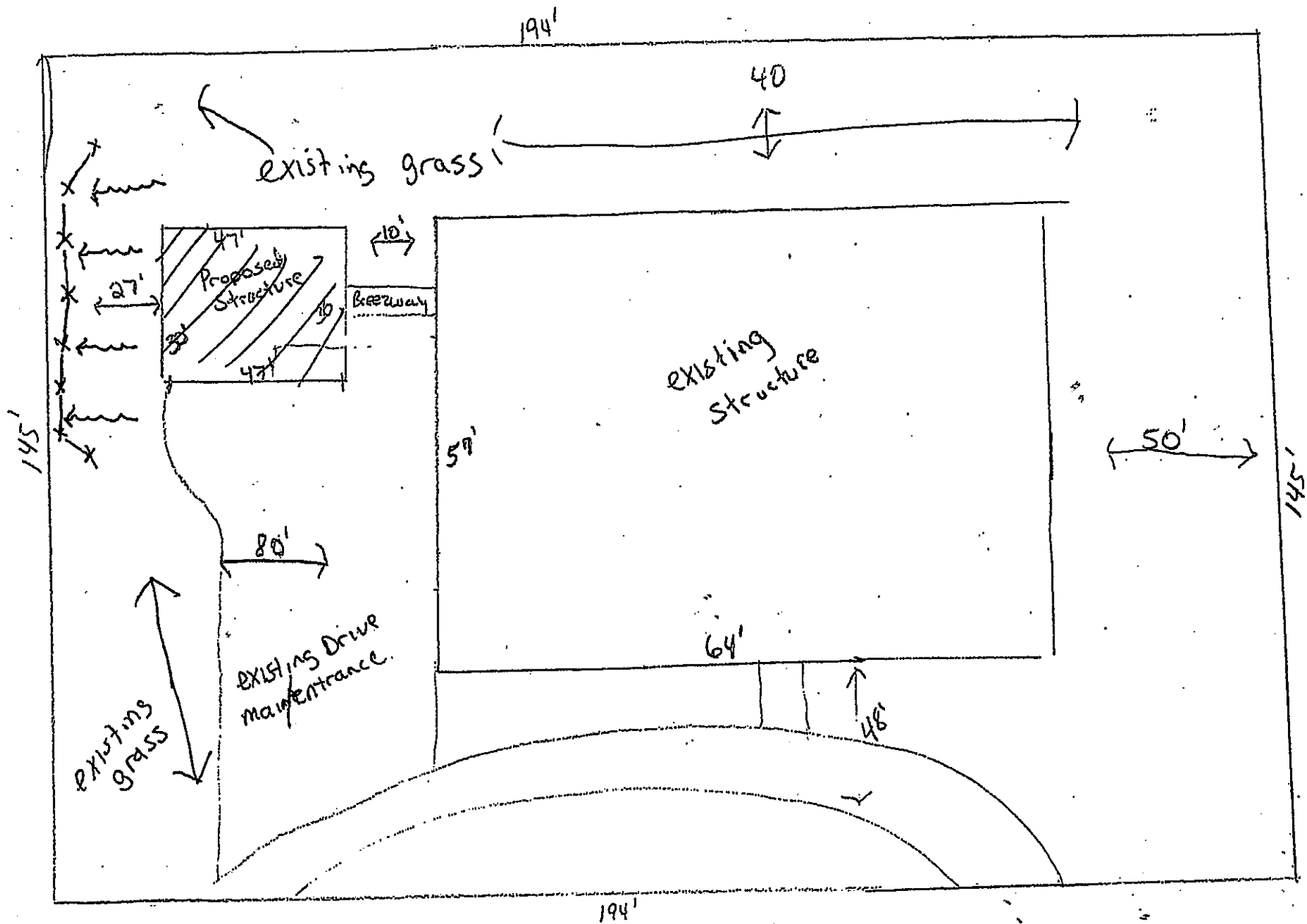
To Whom It May Concern:

Please see attached application for a conditional use permit at 3716 Riviera Dr in Ridgepointe Subdivision to the city of Jonesboro, AR. The property owner plans to build a new attached three car garage with living quarters above it. Current use of the living quarters will be exercise room. As the owners parents age it is possible that one of their parents may stay there. We feel like this is appropriate for this area and in no way will it harm or devalue any neighboring property.

Should you have any questions or concerns please feel free to contact me at the above number.

Sincerely,


Sid L. Pickle
HP Development, INC



Jon Ross, 3716 Riviera Dr.

Ridgepoint Subdivision

Not to scale

Stormwater Flow

Disturbed area