

\* 9 mobile homes on the street  
8/25/08 R.W. Jr.



**CITY OF JONESBORO  
CONDITIONAL USE APPLICATION**

Case Number C.U. 08-07 MAPC Deadline 08-17-08  
Date Submitted 08-15-08 MAPC Meeting Date 09-09-08

**OWNER/APPLICANT INFORMATION**

Property Owner Pauline Coleman Applicant LARRY & Jodi Numann  
Address 910 Brownwood Cr Address 4 CR 933  
Phone 870-~~930-0308~~ 219-5328 Phone (870) 897-6904  
Signature Pauline Coleman Signature [Signature]

**PARCEL INFORMATION**

Address/Location 1901 Prescott Jonesboro AR 72401  
Current Zoning R-1 Existing Land Use VACANT  
Adjacent Zoning North R-1 East R-1 South R-1 West R-1

**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.

My wife and I will be locating our six (6) year old mobile home onto this one (1) acre of land. The surrounding properties are vacant. The nearest home is approx 400 ft away and also is a mobile home. There will be no adverse impacts on neighboring properties.

**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.

## Letter of Intent

*My wife and I have made an offer to purchase one (1) acre of land located at 1901 Prescott, Jonesboro, AR. We will be moving our six (6) year old mobile home ( 1250 sq ft ) onto this property and making it our permanent residence. The surrounding properties are vacant now. The nearest home is approximately 400 ft away and also is a mobile home. We have spent quite a bit of time over the last month at this property planning what we will be doing as far as landscaping this fall and next spring. I have estimated we will be spending between 4 to 5 thousand dollars in landscaping. My wife and I take pride in what we have and plan on making this property as beautiful and peaceful as we can. Therefore, knowing this, it is our wish that the Conditional Use Permit be approved.*

*Thank You,*

*Larry and Jodi Numann*

List of adjoining property owners within 200 ft.

1. Richard Stevenson M.D.  
2208 Oak Hollow Cv  
Jonesboro, AR 72401
2. David Cline Const Co.  
14 CR 138  
Bono, AR 72416
3. Prescott Estates LLC  
201 Howard  
Greenwood, MS 38930
4. Norman & Cynthia Jennings  
4212 CR 780  
Jonesboro, AR 72401



OWNERSHIP RECORD AND DESCRIPTION					APPRAISAL SUMMARY										
Owner Name <b>DAVID CLINE CONSTRUCTION CO INC</b>					Land	13,000	Improvements	1,600	Total Appraised						
Property Address					Assessed Land	2,600	Assessed Improvements	320	Total Assessed	2,920					
Taxpayer Name <b>DAVID CLINE CONSTRUCTION CO IN</b>					ASSESSMENT HISTORY										
Address <b>14 CR 138</b>					Year	Land	Improvements	Full Value	Effective Value	Homestead?	Comments				
Exemption Status <b>BONO AR 72416</b>					2008	2,600	320	2,920	2,680	65+	3rd year cap, Mass Update -				
Exemption Status <b>Non-Exempt</b>					2007	2,600	320	2,920	2,680	65+	Auto 2nd Year Cap Mass Update				
					2006	2,600	320	2,920	2,680	65+	2006 Reappraisal Mass Update				
					2005	2,600	250	2,850	2,680	65+	MASS UPDATE Mass Update - Adv				
					2004	2,600	250	2,850	2,470	65+	AUTO 2ND YEAR CAP MASS UPDATE				
					2003	2,600	250	2,850	2,260	65+	CORR #3454				
LEGAL DESCRIPTION					OWNERSHIP RECORD										
Lot <b>PT 2 &amp; 4</b>					Stamps	Price	Grantor / Grantee		Sale Date	Book/Page	Type	Remarks			
Block					132.00	40,000	PRESCOTT TO DAVID CLINE CONSTRUCTION CO		10/12/2005	708/536	WD				
Subdivision <b>PRESCOTT SUB DIV</b>					0.00		PRESCOTT TO PRESCOTT		10/12/2005	708/534	QCD				
School District <b>J JB Nhd Code F2 Market</b>					0.00		PRESCOTT TO PRESCOTT		11/26/1996	523/16	QCD	QCD			
Acres <b>9 Timber 0</b>															
Old Parcel <b>28676-0602-0000</b>															
Legal Description <b>05-14-04</b>															
REPLAT OF LOT 2 PRESCOTT SUB 5-14-4 ALL OF LOT 2 & 4 EXCEPT THE S165					BUILDING PERMIT RECORD				IMPROVEMENT DISTRICTS						
					Date	Amount	Purpose		District	Amount	Comment				
TREND	STREET	UTILITIES	TOPO	LANDSCAPING	LAND RECORD										
Improving	Concrete	No Water	High	Good	Use Code	Soil Code	Qtr Sec	Front	Rear	Depth	Depth %	Size	Rate	Adjustment	Value
Static	Asphalt	No Sewer	Low	Average	RESHS	M		0	0		1	8.00 Ac	1,000.00	1.00	8,000
Declining	G & G	No Gas	Rough	Poor	RESHS	M		0	0		1	1.00 Lt	5,000.00	1.00	5,000
	Gravel	No Electric	Flat												
	Dirt	No Phone													
COMMENTS															
NO H															
REVIEW RECORD			USE CODES												
Action	Date	By	1210												
PRINTED	08/13/08	PAD	2400												
NOTICE	06/20/06	TRS													
LAND	03/02/06	TFF													
REVIEW	09/15/05	ZDJ													
PRICED	09/15/05	TRS													
APPRAISED	09/15/05	ZDJ													
REVIEW	01/07/02	RLR													
PRICED	01/07/02	TRS													
APPRAISED	01/04/02	PCM													
					TOTALS				Acres	8.00			13,000		



STORY HEIGHT				GRADE		AGE		LIVING AREA		BASEMENT		BUILDING COMPUTATION					
One	S/L	One+	Two	Basic Grade	Adj %	Built	Effective	1st Floor	2nd Floor	Unfinished		Base Price	0.00				
										Fin w/o Part		Grade Adj Factor	0.000				
										Fin with Part		Grade +/- Factor	0.000				
										Area		Story Height Factor	0.000				
<b>HEAT &amp; AC</b>												Composite Factor	0.000				
Central												Adj Per Sqft Price	0.00				
Hot Air Forced												Total Base Sq Footage	0				
Floor/Wall Furnace												Base Value	0				
Elec Base/Ceiling												<b>ADJUSTMENTS TO BASE</b>					
Hot Water/Steam																	
None																	
<b>FOUNDATION</b>				<b>FLOOR COVER</b>													
Slab				Carpet/Vinyl													
Piers				Hard WD/SHT													
Open Piers				Hardd WD/PQT													
<b>FLOOR STRUCTURE</b>				Linoleum													
Elevated Slab				Ceramic													
Wood Subfloor				Stone													
Slab On Grade				Softwood													
<b>ROOF TYPE</b>				None													
Hip		Gable		Area													
Mansard		Flat		<b>PLUMBING</b>													
Gambrel		Dormer		Full Bath (3F)													
Arch		Shed		Half Bath (2F)													
<b>ROOF COVER</b>				Extra Charges													
Asphalt		Fbrglass		Rough-Ins													
Wd Shng		Shakes		None													
Tile		Rol/Mtl															
Other		Galvalume		<b>FIREPLACE</b>													
Area				Sgl-1S		Dbl-1S											
<b>INSULATION</b>				Sgl-2S		Dbl-2S											
Wall				Fair		Avg		Good									
Ceiling																	
<div style="border: 1px solid black; width: 150px; height: 50px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> <span style="margin-right: 10px;">50'</span> <span style="margin-right: 10px;">FLAT MH</span> <span style="margin-left: 10px;">10'</span> </div>																	
Sketch by Apex IV/Windows™																	
<b>YARD AND OTHER IMPROVEMENTS</b>																	
Item		Qty		Grade		Age		Rate		REL %		Loc Fact		HS		Value	
FLAT MH W/ADD		0						0.00				1.000		Y		500	
FLAT POLE SHED		0						0.00				1.000		Y		100	
FLAT OLD HOUSE		0						0.00				1.000		Y		1,000	
<b>Calculation Summary</b>																	
												Replacement Cost New		111			
												Remaining Life %		0			
												RCNLD		0			
												Location Factor		1.000			
												Adjusted Value		0			
												Total OBYI		1,600			
												Total Value		1,600			
												Adjustment Factor		1.000			
<b>Total of all OBYI items</b>												1,600		<b>Final Value</b>		1,600	





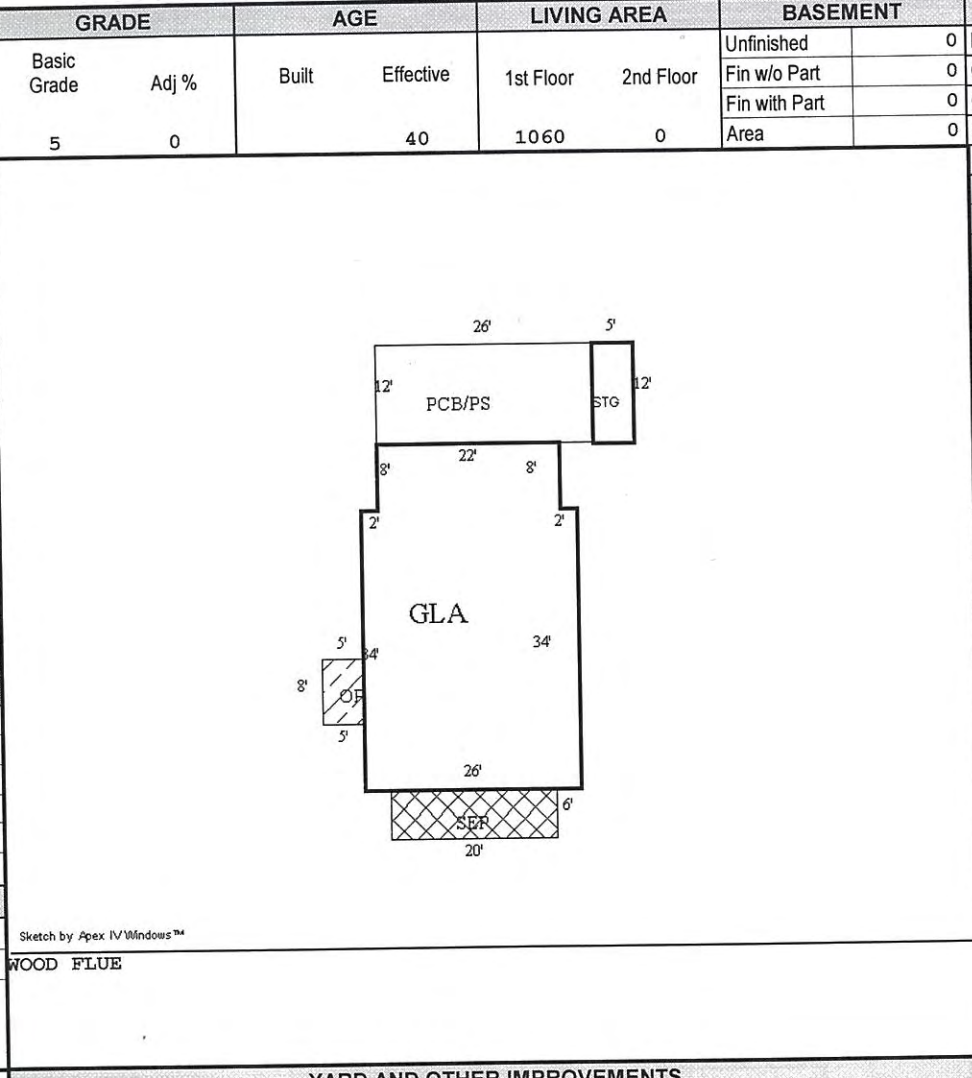


OWNERSHIP RECORD AND DESCRIPTION					APPRAISAL SUMMARY										
Owner Name	JENNINGS NORMAN & CYNTHIA				Land	5,000	Improvements	15,500	Total Appraised	20,500					
Property Address	1916 PRESCOTT LANE JONESBORO AR				Assessed Land	1,000	Assessed Improvements	3,100	Total Assessed	4,100					
Taxpayer Name	JENNINGS NORMAN				ASSESSMENT HISTORY										
Address	4212 CR 780 JONESBORO AR 72401				Year	Land	Improvements	Full Value	Effective Value	Homestead?	Comments				
Exemption Status	Non-Exempt				2008	1,000	3,100	4,100	4,100	No	3rd year cap, Mass Update -				
					2007	1,000	3,100	4,100	3,370	No	Auto 2nd Year Cap Mass Update				
					2006	1,000	3,100	4,100	3,090	No	2006 Reappraisal Mass Update				
					2005	1,000	1,810	2,810	2,810	No	MASS UPDATE Mass Update - Adv				
					2004	1,000	1,810	2,810	2,600	No	AUTO 2ND YEAR CAP MASS UPDATE				
					2003	1,000	1,810	2,810	2,380	No	AUTO MASS UPDATE				
LEGAL DESCRIPTION					OWNERSHIP RECORD										
Lot 1					Stamps	Price	Grantor / Grantee			Sale Date	Book/Page	Type	Remarks		
Block					36.30	11,000	LAND COMM TO JENNINGS			03/28/2007	744/954	WD			
Subdivision	PRESCOTT SUB DIV				82.50	25,000	PRESCOTT TO BARBER			07/30/2003	651/493	WD	WD		
School District	J JB Nbhd Code F2 Market				0.00		PRESCOTT TO PRESCOTT			07/29/1997					
Acres	0 Timber 0				0.00		PRESCOTT TO PRESCOTT			11/26/1996	523/18	QCD	QCD		
Old Parcel	28676-0600-0000														
Legal Description	05-14-04 PRESCOTT SUBDIVISION 5-14-4														
					BUILDING PERMIT RECORD				IMPROVEMENT DISTRICTS						
					Date	Amount	Purpose		District	Amount	Comment				
TREND	STREET	UTILITIES	TOPO	LANDSCAPING	LAND RECORD										
Improving	Concrete	No Water	High	Good	Use Code	Soil Code	Qtr Sec	Front	Rear	Depth	Depth %	Size	Rate	Adjustment	Value
Static	Asphalt	No Sewer	Low	Average	RESHS	M		0	0		1	1.00 Lt	5,000.00	1.00	5,000
Declining	G & G	No Gas	Rough	Poor											
	Gravel	No Electric	Flat												
	Dirt	No Phone													
COMMENTS															
REVIEW RECORD				USE CODES											
Action	Date	By		1210											
PRINTED	08/13/08	PAD		2100											
NOTICE	06/20/06	TRS													
LAND	03/02/06	TFF													
REVIEW	09/15/05	ZDJ													
PRICED	09/15/05	TRS													
APPRAISED	09/15/05	ZDJ													
REVIEW	01/07/02	RLR													
PRICED	01/07/02	TRS													
APPRAISED	01/04/02	PCM													
TOTALS											Acres	0.00		5,000	



053-14200

COMPANCY		STORY HEIGHT		GRADE		AGE		LIVING AREA		BASEMENT		BUILDING COMPUTATION							
Mobile	Other Home	One	S/L	One+	Two	Basic Grade	Adj %	Built	Effective	1st Floor	2nd Floor	Unfinished	0	Base Price	37.68				
		x				5	0		40	1060	0	Fin w/o Part	0	Grade Adj Factor	0.695				
												Fin with Part	0	Grade +/- Factor	1.000				
												Area	0	Story Height Factor	1.000				
<b>EXTERIOR WALLS</b>		<b>HEAT &amp; AC</b>																	
Masonry Veneer		Central																	
Comb Mas/Frame		Hot Air Forced																	
Standard Frame	x	Floor/Wall Furnace																	
Lowcost Frame		Elec Base/Ceiling																	
		Hot Water/Steam																	
		None		x															
<b>FOUNDATION</b>		<b>FLOOR COVER</b>																	
Slab		Carpet/Vinyl		1060															
Used Piers	x	Hard WD/SHT		0															
Open Piers		Hardd WD/PQT		0															
<b>FLOOR STRUCTURE</b>		Linoleum		0															
Elevated Slab		Ceramic		0															
Wood Subfloor	x	Stone		0															
Slab On Grade		Softwood		0															
<b>ROOF TYPE</b>		None		0															
Hip		Gable	x	Area		1060													
Mansard		Flat		<b>PLUMBING</b>															
Gambrel		Dormer		Full Bath (3F)		1													
Arch		Shed		Half Bath (2F)		0													
<b>ROOF COVER</b>		Extra Charges		0															
Asphalt		Fbrglass		Rough-Ins		0													
Wd Shng		Shakes		None															
Tile		Rol/Mtl		<b>FIREPLACE</b>															
Other		Galvalume		x															
Area		Sgl-1S	1	Dbl-1S															
<b>INSULATION</b>		Sgl-2S		Dbl-2S		<b>WOOD FLUE</b>													
Door		Fair		Avg		Good													
Wall																			
Ceiling		x																	



Sketch by Apex IV Windows™

Composite Factor	0.695		
Adj Per Sqft Price	26.18		
Total Base Sq Footage	1,060		
Base Value	27,751		

ADJUSTMENTS TO BASE			
Foundation	1,060	0.00	0
Floor Structure	1,060	0.00	0
Floor Insulation	1,060	0.00	0
Wall Insulation	1,060	-0.45	-477
Ceiling Insulation	1,060	-0.45	-477
Roof Cover	1,220	0.53	647
Plumbing Fixtures	0	449.00	0
Fireplaces	1	963.48	963
Heat and A/C	1,060	0.00	0
Floor Cover	1,060	1.25	1,325

ADDITIVE ITEMS				
Item	Qty	Rate	Factor	Total
OP	40	13.18	0.799	421
PCB	312	4.35	0.858	1,164
PS	312	1.73	0.858	463
PS	120	2.05	0.858	211
SEP	120	15.97	0.799	1,531



YARD AND OTHER IMPROVEMENTS								
Item	Qty	Grade	Age	Rate	REL %	Loc Fact	HS	Value
FLAT METAL OB	0			0.00		1.380	Y	0
FLAT STORM SHELTER	0			0.00		1.380	Y	0
FLAT FRAME OB	0			0.00		1.380	Y	69
FLAT FRAME OB	0			0.00		1.380	Y	0
STG	1	5	1			1.000	Y	100
FLAT CDW	0			0.00		1.380	Y	69
Total of all OBYI items								238

CALCULATION SUMMARY	
Replacement Cost New	33,522
Remaining Life %	33
RCNLD	11,062
Location Factor	1.380
Adjusted Value	15,266
Total OBYI	238
Total Value	15,504
Adjustment Factor	1.000
Final Value	15,504



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Signature <i>Norman Jennings</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to:		B. Received by (Printed Name)	C. Date of Delivery
NORMAN CYNTHIA JENNINGS 4212 CR 780 Jonesboro, AR 72401		<i>Norman Jennings</i>	<i>8-6-08</i>
2. Article Number (Transfer from service label)		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
		7007 0710 0001 3840 2235	
PS Form 3811, February 2004		Domestic Return Receipt	
		102595-02-M-1540	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Signature <i>Brandi Johnson</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to:		B. Received by (Printed Name)	C. Date of Delivery
Prescott Estates LLC 201 Howard Greenwood, MS 38930		<i>Brandi Johnson</i>	<i>8-6-08</i>
2. Article Number (Transfer from service label)		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
		7007 1490 0001 2006 1651	
PS Form 3811, February 2004		Domestic Return Receipt	
		102595-02-M-1540	

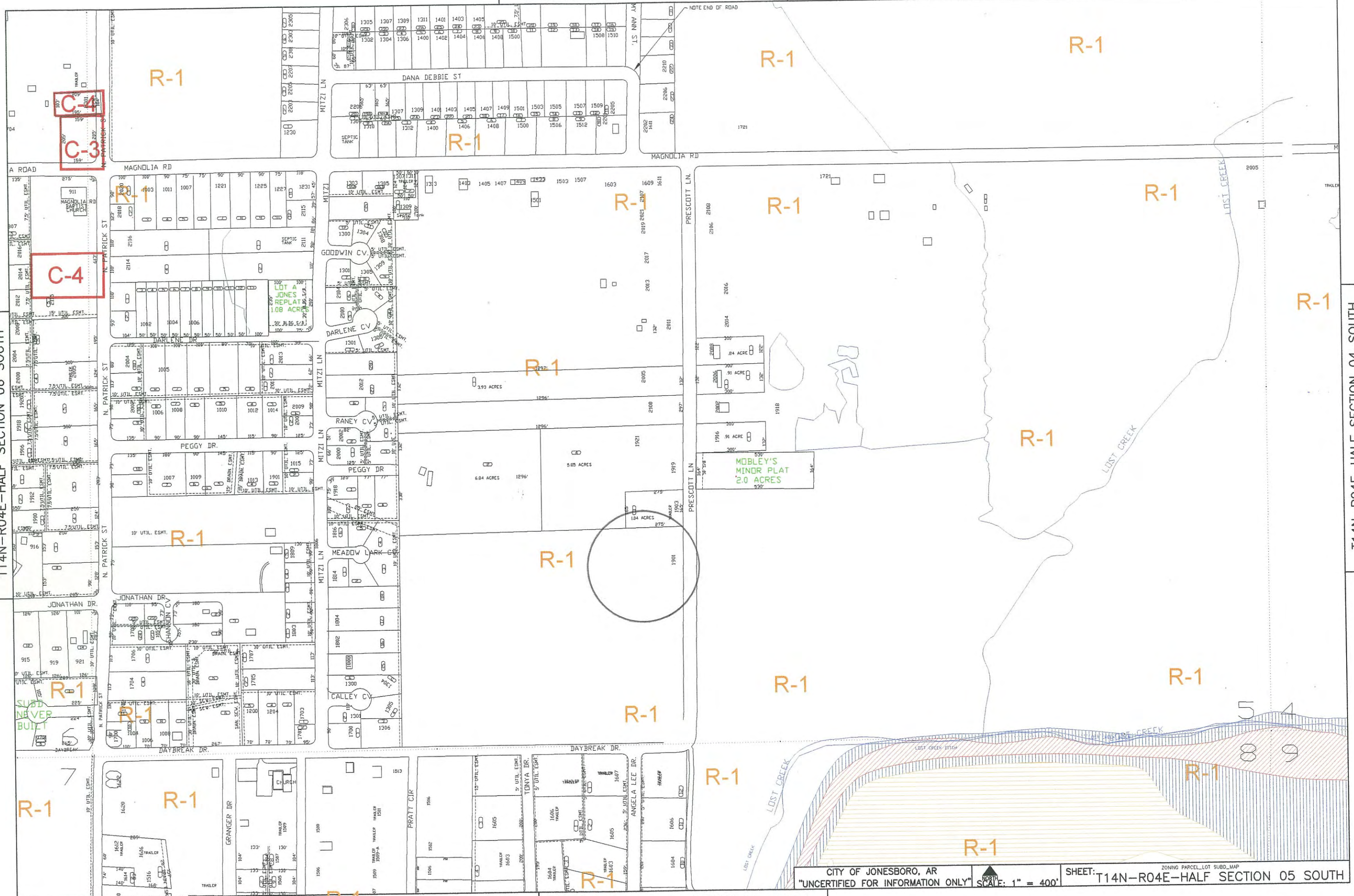
SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Signature <i>David Clive</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to:		B. Received by (Printed Name)	C. Date of Delivery
David Clive Const. Co. 14 CR 138 Bono, AR 72416		<i>DAVID CLIVE</i>	<i>8-6-08</i>
2. Article Number (Transfer from service label)		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
		7007 0710 0001 3840 2242	
PS Form 3811, February 2004		Domestic Return Receipt	
		102595-02-M-1540	



T14N-R04E-HALF SECTION 05 NORTH

T14N-R04E-HALF SECTION 06 SOUTH

T14N-R04E-HALF SECTION 04 SOUTH



T14N-R04E-HALF SECTION 08 NORTH