

**METROPOLITAN AREA PLANNING COMMISSION
PETITION FOR REZONING**

DATE: July 15, 1998

APPLICATION NO. RZ: _____

To the Honorable Mayor and City Council and the Metropolitan Area Planning Commission:

Gentlemen:

I, Jim Etters, Managing Partner, H.J.E., LLC, the owner of the property described in paragraph 1 below, do hereby respectfully petition to amend the present Zoning Ordinance as hereinafter designated, and in support thereof, the following facts are presented:

1. That the area to be rezoned is contained in the following legal description:

LEGAL DESCRIPTION

A part of the Southeast Quarter of the Southwest Quarter (SE1/4, SW1/4) of Section 33, Township 14 North, Range 4 East of the 5th Principal Meridian in Craighead County, Arkansas, more particularly describes as follows;

From the northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 33, thence S00°11'08"E 130.00 feet along the west line of the Southeast Quarter of the Southwest Quarter of said Section 33 to the Point of Beginning;

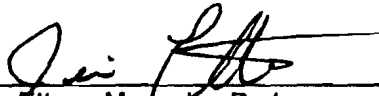
Thence N88°58'49"E 845.67 feet to a point, thence S00°11'08"E 510.00 feet to a point, thence S88°58'49"W 845.67 feet to a point on the west line of the Southeast Quarter of the Southwest Quarter of said Section 33, thence N00°11'08"W 510.00 feet along the west line of the Southeast Quarter of the Southwest Quarter of said Section 33 to the Point of Beginning, containing some 9.9 acres, more or less.

2. That we request that the property described above be rezoned from Commercial Three to Residential Three (C-3 to R-3).
3. That the reasons for requesting the change are as follows:
 - A) The property abuts land zoned Residential Three;
 - B) The property is well suited for residential density greater than can be developed as single family residences;
 - C) The depth of this commercially zoned property is such that it is very unlikely that it will be fully developed for commercial purposes such a great distance from Stadium Boulevard;
 - D) Apartments situated at this location would provide ready access to the commercial district for residents;
 - E) The highest and best use of this land is for high density residential development.
4. That the undersigned is the owner of all property within the area for which rezoning is requested.

PETITION FOR REZONING IN SE1/4, SW1/4, SECTION 33, T14N, R4E, PAGE 2

5. The undersigned have been fully apprised and acquainted with the uses to which the area to be rezoned may be put if the rezoning takes place.

Respectfully,
H.J.E., LLC



Jim Etters, Managing Partner
14011 Maumelle Boulevard
North Little Rock, Arkansas 72113
(870) 926-6360

6. Contact person for questions/information and telephone number:

Dan B. Mulhollen, Engineer, (870) 935-7610 or
Charles M. "Skip" Mooney, Sr. (870) 935-5847