



**City of North Little Rock
Board of Zoning Adjustment Agenda
Thursday, October 30, 2025 - 1:30 PM
North Little Rock City Services Building,
700 W 29th Street, NLR, AR 72114**

Call to Order -

Roll Call and finding of a Quorum -

Approval of Minutes - September 25, 2025

Public Hearing Items -

- BOA 2025-23 -** 4364 Baucum Pike, A variance from the area provisions of Section 4.1.4 (d) to allow the placement of an accessory structure in the side yard of residential property and to also allow the same structure to be located less than 10-feet from the primary structure.
- BOA 2025-24 -** 800 N Main St, A variance request from the area provisions of Section 14.25 of the North Little Rock Zoning Ordinance (Sign Ordinance) to allow the placement of a wall sign(s) without public street frontage.

Administrative -

Public Comment -

Adjournment -

Reminder -

- Turn off cell phones
- Board of Adjustment Hearing procedures on back of the Agenda
- Visitors sign-in with both name and address

Next Board of Zoning Adjustment Hearing Filing Deadline: November 03, 2025 - Hearing Date November 20, 2025

For the Board to grant a variance the applicant must first establish a hardship. A hardship should not be created by the owner, it should be due to unique circumstances existing on the property. For example, it must be demonstrated a strict enforcement of the Zoning Ordinance would prohibit the development of the property or no reasonable use of the property can be made.



**NORTH LITTLE ROCK
BOARD OF ZONING ADJUSTMENT
HEARING PROCEDURES
(1/1/2019)**

Order of the Public Hearing: The regularly scheduled public hearing is generally held on the last Thursday of each month at 1:30 PM in the North Little Rock, City Council Chambers 300 Main St, NLR, AR, 72114. All meetings are open to the public. Typical hearings begin with roll call and finding of a quorum, approval of the previous meeting minutes, correspondence and staff reports, committee reports, unfinished business, new business, public comment and adjournment.

Voting: There are five members of the Board. A quorum consists of three members present. "Robert's Rules of Order" apply unless the Board has outlined alternative procedures. All business must be approved by a minimum of three votes.

Procedure to allow a person to address or approach the Board:

1. No person shall address or approach the Board without first being recognized by the Chair.
2. After being recognized, each person shall state their name and address for the record.
3. All questions and remarks shall be addressed through the Chair.
4. All remarks shall be addressed to the Board as a whole and not to any individual Board member.
5. When a group of citizens are present to speak on an item, a spokesperson may be selected by the group to address the Board. If multiple individuals of the group desires to speak, the Chair may limit each presentation to three minutes.
6. No person other than members of the Board and the person having the floor shall be permitted to enter into any discussion, either directly, indirectly or through a Board member, without permission of the Chair.
7. Once the question has been called, no person in the audience shall address the Board on the matter at hand without first securing permission to do so by a majority vote of the Board.
8. At least 24-hours prior to the public hearing, anyone wishing to submit exhibits for the record shall provide staff with copies of the exhibits for each Board member, one copy of the exhibit for staff to place in the permanent file and one copy of the exhibit for the legal department.
9. At least 24-hours prior to the public hearing, anyone wishing to read a statement into the record shall provide staff with a written copy of the statement.

**North Little Rock Board of Zoning Adjustment
Minute Record Summary – September 25, 2025**

Chairman Tom Brown called the meeting of the North Little Rock Board of Zoning Adjustment to order at 1:30 P.M. in the Council Chambers, City Hall, 300 Main Street. Roll call found a quorum to be present; a quorum being three members present.

Members Present

Mr. Tom Brown, Chairman
Mr. Mike Abele
Mr. Tim Giattina, Vice-Chair
Mr. Steve Sparr

Members Absent

Mr. Gardner Burton

Staff Present

Donna James, Planning Director
Tracy Spillman, City Planner
Marie-Bernarde Miller, City Attorney

Others Present

Damon Crawford	410 W A St, NLR
Bart Land	2033 Topf Rd

Old Business

None

Administrative

None

Approval of Minutes

Approval of the minutes was moved to the end of the meeting

Public Hearing Items –

BOA 2025-21 – 410 W A Avenue, A variance from the area provisions of Section 4.1.2: R1: Single-Family District requirements to allow an accessory structure (swimming pool) to encroach into the 15-foot exterior side yard setback.

Chairman Brown called the item and requested the applicant to come forward and provide the Commission with a statement of hardship. The property owner Mr. Damon Crawford, explained the history of the property and past approved variances and the need for the exterior side yard setback. Mr. Crawford explained that, because of the drainage and utility easements on the property, only 41% of the land is buildable. As a result, the swimming pool must be placed within the exterior side-yard setback. He is therefore requesting the same setback relief that was granted for the house.

Chairman Brown questioned if any of the Board members had any additional questions or comments. There being none, he stated he would entertain a motion. Mr. Sparr provided a motion to approve the variance as submitted. Mr. Giattina provided a second to the motion. By a roll call vote, all members present voted in the affirmative, and the motion was approved.

BOA 2025-22 - 2033 Topf Rd, A variance from the area provisions of Section 4.1.2: R1: Single-Family District requirements to allow the placement of an accessory structure within the side yard of a residential property.

Chairman Brown called the item and requested the applicant to come forward and provide the Commission with a statement of hardship. The property owner Mr. Bart Land explained the history of the property and the limited building space available. Mr. Land stated that protection of his vehicles and the existing concrete slab were additional reasons for requesting the variance.

Mr. Abele inquired about the buildings shown on the aerial photo. Mr. Land and staff were able to explain these to Mr. Abele's satisfaction.

Chairman Brown questioned if any of the Board members had any additional questions or comments. There being none, he stated he would entertain a motion. Mr. Sparr provided a motion to approve the variance as submitted. Mr. Giattina provided a second to the motion. By a roll call vote, all members present voted in the affirmative, and the motion was approved.

Public Comment, Old Business, Administrative and Adjournment

None

Approval of Minutes

Chairman Brown called for a motion for approval of the previous meetings minutes Mr. Abele formed a motion to approve the minutes from the August 28, 2025 meeting. Mr. Giattina provided a second to the motion. Chairman Brown called for a vote, all members present voted in the affirmative, the motion was approved.

**North Little Rock Board of Zoning Adjustment
Minute Record – September 25, 2025
Page 3 of 3**

There being no further business before the Board, Brown Chairman Brown called for a motion to adjourn Mr. Sparr formed a motion to adjourn. Mr. Burton provided a second to the motion. Chairman Brown called for a vote, all members present voted in the affirmative, and the meeting was adjourned at 1:39pm.

Respectively submitted:

**D. Tracy Spillman, PLA
City Planner / Landscape Architect**

Variance Requested: a variance from the area provisions of Section 4.1.4 (d) to allow the placement of an accessory structure in the side yard of residential property and to also allow the same structure to be located less than 10-feet from the primary structure.

Location of the Request: 4364 Baucum Pike, North Little Rock, AR 72117

Legal Description of the Property: TRS 117 & 118 EXC A TRIANGULAR TR ACROSS
TR 118 DESC IN DR445 PAGE 385 & DR 446 PAGE
45 PULASKI COUNTY PULASKI COUNTY
ARKANSAS

Owner: George Pippins

Applicant: Gregory Tucker

Present Use of the Property: Residential

Present Zoning of the Property: R3 Duplex District

Site Characteristics: The subject property is located north of the Arkansas River, south of Lynch Drive / Faulkner Lake Road, east of Interstate 440, and west of East Washington Avenue / East Broadway Street. A railroad easement runs parallel to the road along the north side. More precisely, the parcel lies on the south side of Baucum Pike, approximately a half-mile west of the intersection of Baucum Pike and East Broadway.

Travelling from west to east, the first third of Baucum Pike has properties zoned R3 on the north side, while the south side shows a mix of zoning classifications: R4, C4, R3, and I2. Continuing east toward I-440, the remaining two-thirds of the road are predominantly zoned I2, though there are intermittent residential zones on the north side. These properties are sparsely developed — large single-family parcels, a wooded buffer along the northern railroad easement, and extensive undeveloped industrial tracts with natural tree growth and understory. The south side of the road is developed with nonconforming residential properties on industrial zoned lots, pastures, and the North Little Rock Waste Water facilities.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	N/A	ROW / Railroad Easement
South	I2, Light Industrial	Undeveloped / AR River
East	R3, Duplex District	Undeveloped
West	R3, Duplex District	Undeveloped

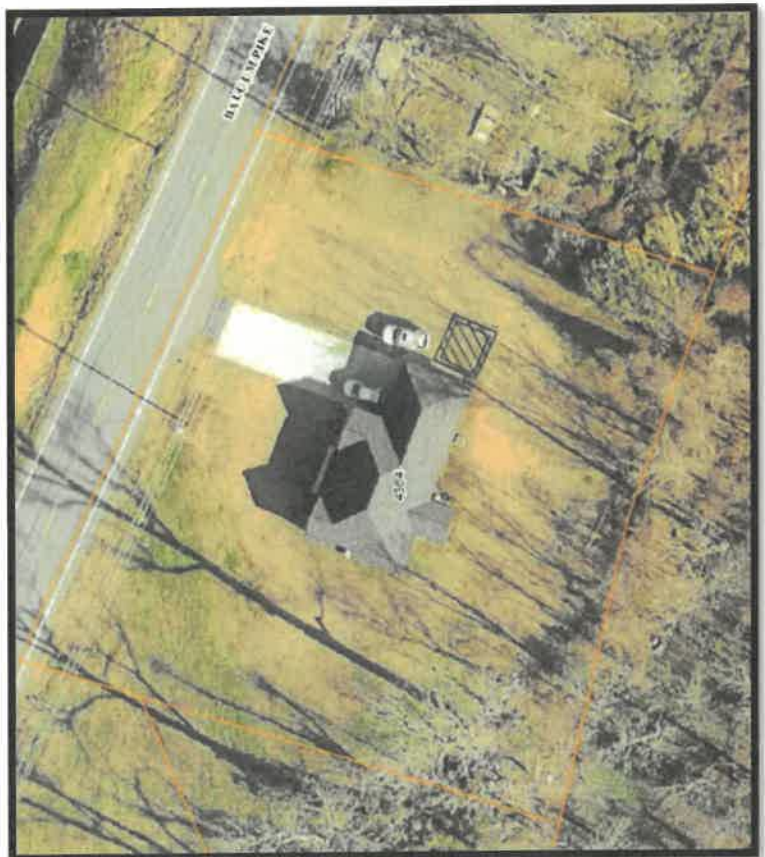
Justification: The applicant's justification is presented in an attached letter.

Staff Analysis:

The applicant has been contracted by the home owner to construct a garage on an existing concrete pad located in the east side yard of the property adjacent to the house and attached garage space. The proposed garage is proposed to be 22x23 feet in area and also be placed closer to the primary structure than the required minimum separation of 10-feet.



The homeowner's letter of hardship explains he is the primary caregiver for his eldest son who requires medical attention and needs a secondary garage space to store a large volume of medical supplies. Storage is currently housed within the two car garage space that was part of the original construction of the home. The homeowner /caregiver is 78 years old and reports his own mobility issues. Due to these physical restraints he is requesting that the proposed storage garage's location be allowed in the side yard and constructed on the existing concrete parking pad. The owner states that this will provide a direct access route through the side doors of both garages reducing the physical burden of accessing these essential supplies. The owner believes that locating the garage in the rear yard, as typically required



by the current zoning code, would substantially create additional difficulties when accessing the needed medical stock.

Under the R3 Duplex District standards (Section 4.1.4, d) and the Accessory Structure Requirements Table, accessory structures must be at least 10 feet from any other building and are only allowed in the rear yard. An attached garage, however, would be considered an extension of the primary structure and would still comply with the property's side, front, and rear yard setbacks and be allowed to be constructed without the need of a variance. The 200-foot property width provides ample space expansion and would not negatively impact the subject property or adjacent parcels either attached or detached as proposed.

A hardship is a special circumstance, which makes it very difficult for a particular project to meet the Zoning Ordinance requirement. Special circumstances are not interpreted to be something intangible, such as lack of knowledge of the code or misinformation at the time of purchase or construction. A hardship generally occurs when the physical characteristics of a property are such that it cannot be developed as permitted by the zoning ordinance. A hardship may be created by surroundings, shape or topographical conditions particular to the specific property. A hardship cannot be self-imposed, or the result of the property owners own action.

Variances should only be granted when the Board can determine the spirit of the zoning ordinance is observed, public safety is secured and substantial justice is done. Variance may be granted by the Board when the property owner can provide a unique circumstance existing on the property, the unique circumstance was not created by the owner of the property, and is not due to or the result of general conditions in the zoning district in which the property is located. The development or use of the property for which the variance is sought, if limited by a literal enforcement of the provision of the zoning ordinance cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same zoning district.

Board to Consider:

1. Is the variance being sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? No, the parcel has ample space to construct the accessory structure in the rear yard. However, due to the property owners physical limitations construction of the garage in the rear yard of the house could possibly cause a preventable hardship if not constructed in an area that would allow easier accessibility.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, the property is residential and will remain residential. The addition and location of the detached garage will have little to no impact on the adjacent properties.
3. Will approval of the variance alter the essential character of the district? No, the area will remain as duplex district in close proximity to other zoning classifications.

4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, zoning and land use will remain the same.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? No, the variance process requires the applicant to show a valid hardship based on the shape of the lot or topography of the lot.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, there will be no impact on public health, safety and general welfare of the neighborhood or the City.

Approval Allows:

1. Approval will allow the placement of a garage to be used for storage within the east side yard of this single-family residence and allow for the structure to be constructed closer than 10-feet from the primary structure that 10-feet as shown on the attached site plan and as indicated on the attached site plan and as described above
2. Approval of this variance request is valid for 180-days from date of approval. If a building permit is not secured within the 180-day period, approval becomes invalid unless, the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.

North Little Rock Board of Adjustment



BOA Case #2025-23

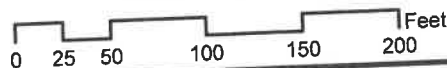
4364 Baucum Pike.

To allow an accessory structure in the side yard
and be located less than 10 ft. from the primary
structure.

BOA CASE #2025-23

Date: 10/6/2025

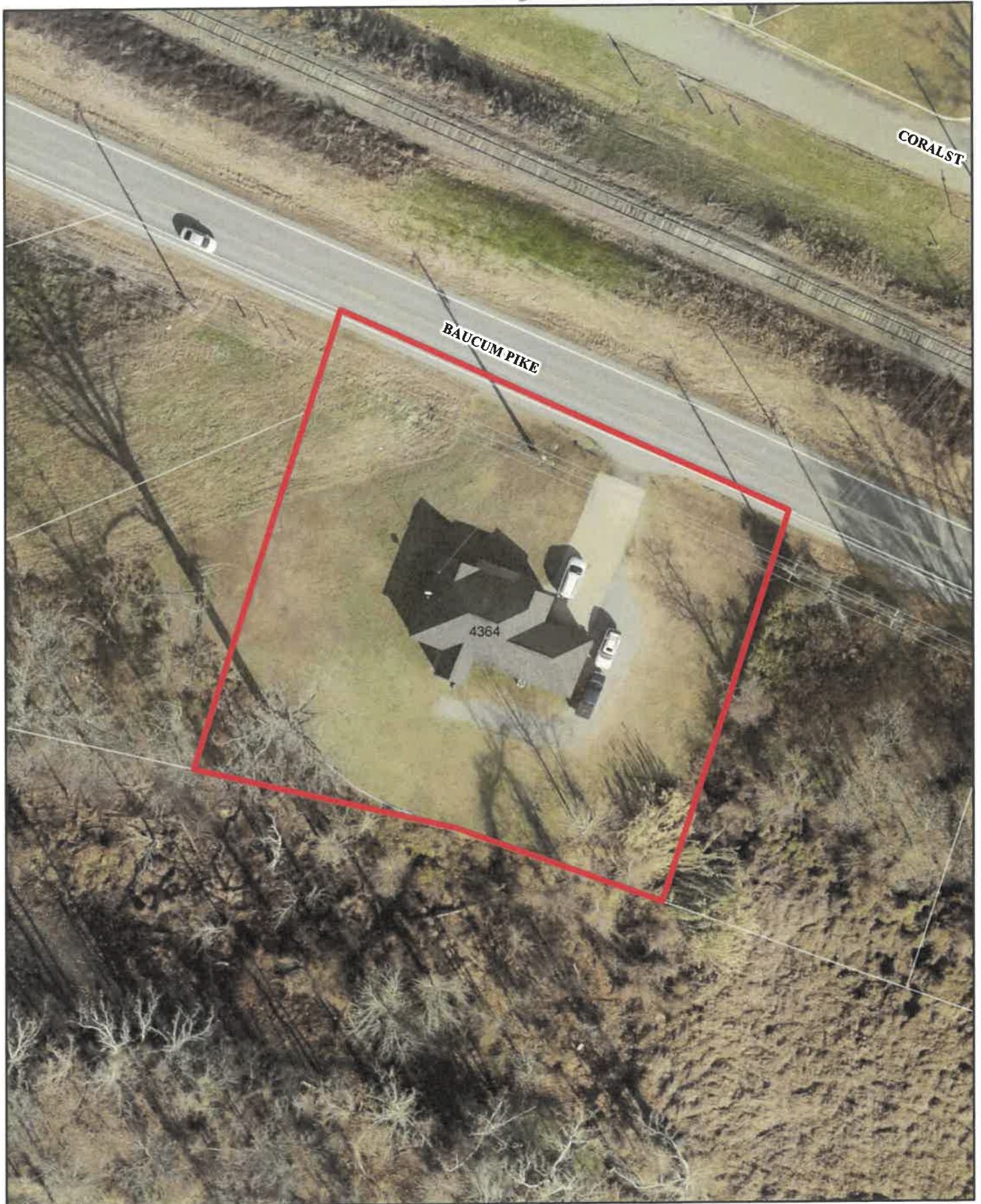
1 inch = 100 feet



User: JHale



North Little Rock Board of Adjustment



BOA CASE #2025-23

Date: 10/6/2025

1 inch = 50 feet

0 25 50 100 Feet



User: JHale



Notes

From:

George Pippins

4368 Baucum Pike

NLR, AR 72117

TO:

NLR Board of Adjustments

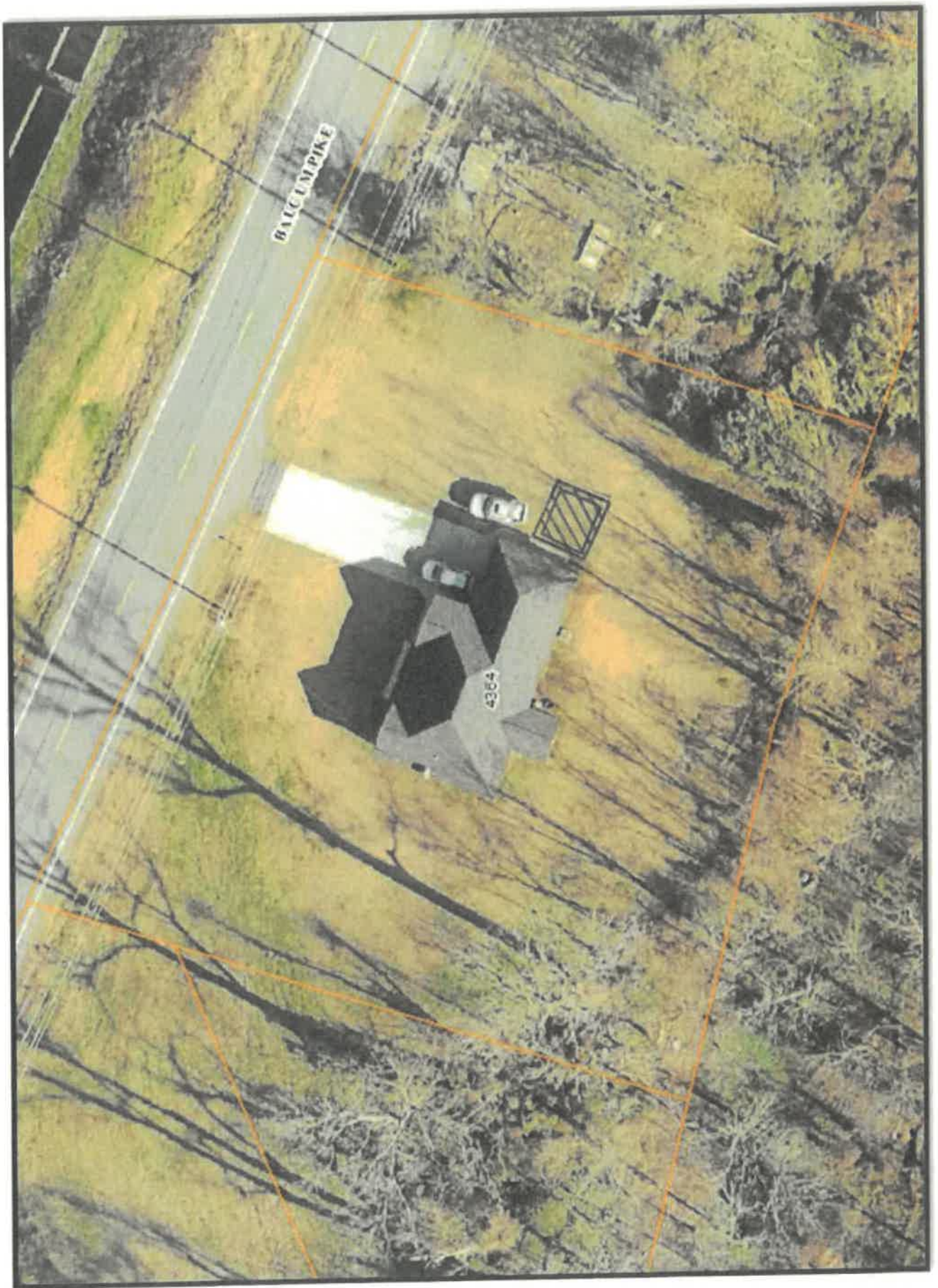
I George Pippins give Gregory Tucker permission to represent me in front of Board. Mr. Pippins asked me to build a 2 car garage next to his home to store medical supplies for his disabled son. Mr. Pippins is 78 years old and takes care of ^{his} oldest son ~~who~~ who receives lots of medical supplies that is currently stored in his garage. Mr. Pippins wanted the ^{extra} garage right next to his to make it easier to retrieve supplies when needed. Mr. Pippins have medical issues as well, his mobility is not that great so going behind his home to retrieve large medical supply boxes will definitely be a burden for him. The garage being placed next to his home will definitely lessen the burden especially in bad weather conditions. Placing the garage right next to his

Notes

current home will be a big help with storage and easy to retrieve supplies going out one door and straight into the other.

Sincerely

Gregory Tucker



Variance Requested: A variance request from the area provisions of Section 14.25 of the North Little Rock Zoning Ordinance (Sign Ordinance) to allow the placement of a wall sign without public street frontage.

Location of the Request: 800 N Main St, North Little Rock, AR 72116

Legal Description of the Property: Lot 1 Bryan Hosto Addition, filed for record 2022020759 records of Pulaski County, AR

All of Lots 2-44 Faucette Triangle in Argenta, North Little Rock, Pulaski County, Arkansas, filed for record Book 1. Page 193, Records of Pulaski County, Arkansas, and all of fractional Block 50 and part of lots 1-3 and 10-12 Original City of Argenta Addition filed for record Book M. Page 640. Records of Pulaski County, Arkansas

Owner: Hydco / Jeremy Hyde

Applicant: Jared Dulski

Present Use of the Property: Proposed Hydco Construction Offices

Present Zoning of the Property: C6: Mixed Use Commercial District

Site Characteristics:

The property under review was developed in 1971 with the building serving as the North Little Rock Electric Department. The existing structure and associated parking are held within the block bordered to the south by Bishop Lindsey Avenue, to the east by N Magnolia Street, and to the north by W 9th Street. The parcel—listed as 800 N Main—is triangular in shape, with its north apex at the corner of W 9th and Main Streets. Along its eastern boundary, the site abuts a railroad spur, while its southern edge borders a parcel with an unoccupied retail building originally developed in 1959. Further south a liquor store occupies the parcel located on the corner of N Main and Bishop Lindsey Ave. The mixed commercial develop to the west across Main St includes a veterinarian clinic, barber shop, and print shop at street level with residential properties located on the upper floors.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	ROW / I1, Office Warehouse District	W 9 th Street / Railroad Spur
South	C6, Mixed Use Commercial District	Unoccupied Retail
East	I1, Office Warehouse District	Railroad Spur
West	ROW / C6: Mixed Use Commercial District	N Main Street / Retail / Residential

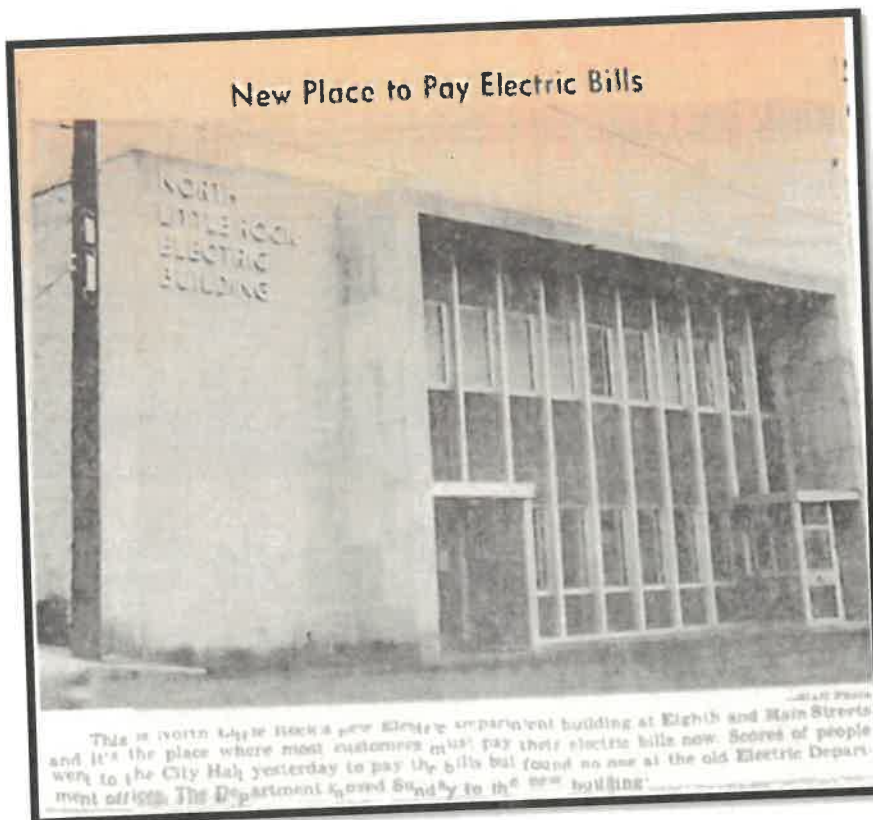
Justification: The applicant's justification is presented in an attached letter.

Staff Analysis:

Hydco Construction has recently purchased the former North Little Rock Electric Department Building and has begun renovations to be used as their corporate offices.

The applicant is seeking a variance from Section 14.25 to allow the placement of a wall sign without direct street frontage. *Section 14.25 of the North Little Rock Sign Ordinance outlines the criteria for the placement of signage on commercially zoned properties. One (1) freestanding or ground-mounted sign per premises, window signs and in addition to the ground and window signs the owner may use one (1) of the following:*

- i. Wall or mansard signs.
- ii. One (1) under-canopy sign.
- iii. One (1) projecting sign.
- iv. One (1) awning sign.



All permitted wall signs are not to exceed ten percent in aggregate sign area for that occupancy's façade area. Wall signs must face required street frontage except in complexes where a sign without street frontage would be the only means of identification for a tenant.

The applicant proposes to install wall signs on the south and west façades of the building. Although the west elevation faces Main Street, the additional sign would not have direct street frontage. The building's front and main entrance face south, and the existing parking area is also located on that side and

accessed from Main Street. The building, as constructed, conforms to the C6 zoning setbacks and is built to the western property line. Therefore, the most logical location for an identifying business sign is on the south to mark the building's front and to alert northbound traffic on Main Street



of the business before passing the property. It is also worth noting that, originally, the North Little Rock Electric sign occupied this location. However, since its removal, its replacement will require a variance to comply with current code standards. Both signs proposed for the south and west sides of the building are identical and indicated to be approximately 24 square feet in area which is within the ten percent maximum of the total building façade aggregate.



The applicant has noted that the proposed signage is necessary to identify their business on both the south and west sides of the building to sufficiently alert Main St traffic of their location. Additionally the applicant states in their letter of hardship; *"The signage on both west elevation and south elevation was also approved by both the Argenta Historic Commission and the Federal Parks Department. This was after two rounds of submissions and designs for final approval, leaving us with the 6' signage size and placement as our only options. The Argenta Historic Commission would not approve a pylon or monument sign it was the opinion of the Federal Parks*

Department and Argenta Historic Commission that a sign needed to also be placed on the south face of the building to reflect the original location of the building signage."

A hardship is a special circumstance, which makes it very difficult for a particular project to meet the Zoning Ordinance requirement. Special circumstances are not interpreted to be something intangible, such as lack of knowledge of the code or misinformation at the time of purchase or construction. A hardship generally occurs when the physical characteristics of a property are such that it cannot be developed as permitted by the zoning ordinance. A hardship may be created by surroundings, shape or topographical conditions particular to the specific property. A hardship cannot be self-imposed, or the result of the property owners own action.

Variances should only be granted when the Board can determine the spirit of the zoning ordinance is observed, public safety is secured and substantial justice is done. Variance may be granted by the Board when the property owner can provide a unique circumstance existing on the property, the unique circumstance was not created by the owner of the property, and is not due to or the result of general conditions in the zoning district in which the property is located. The development or use of the property for which the variance is being sought, if limited by a literal enforcement of the provision of the zoning ordinance cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same zoning district.

Board to Consider:

1. Is the variance being sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? No, the applicant is renovating an existing building on the property that borders Main St. In addition to the (1) conforming sign facing the street frontage the applicant is requesting an additional sign proposed for the front/south elevation facing the parking area.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, the adjacent business are predominately retail with similar site design. The proposed additional sign will single drivers traveling north on Main St before passing the subject property's only site entry drive.
3. Will approval of the variance alter the essential character of the district? No, the district is a developed with similar commercial uses.
4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, the land use and zoning will not change based on approval of the variance request.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? No, the ordinance specifically defines the number and placement of wall signs. Signs are to be located along a building facade with street frontage except in cases where the signs without street frontage would be the only means of identification such as a shopping center or shopping mall. In addition to the one wall sign permitted by code facing the street right-of-way the applicant is also seeking to place two additional wall signs on east and west sides of the building.

6. Will the approval of the variance adversely affect public health, safety, and general welfare? No, there will be no impact on the public health, safety and general welfare of the community by approval of this variance request.

Approval Allows:

1. In addition to the one allowable building sign facing the street, approval will allow the placement of one additional wall sign on the south elevation of the building. The total building signage will include one sign with street frontage and one sign without street frontage.
2. Approval of this variance request is valid for 180-days from date of approval. If a building permit is not secured within the 180-day period, approval becomes invalid unless, the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.

North Little Rock Board of Adjustment

BOA Case #2025-24

800 N. Main St.

To allow the placement of a wall
sign without street frontage.

BOA CASE #2025-24

Date: 10/6/2025

1 inch = 200 feet

0 50 100 200 300 400 Feet



User: JHale



North Little Rock Board of Adjustment



BOA CASE #2025-24

Date: 10/6/2025

1 inch = 100 feet

0 50 100 200 Feet



User: JHale





General Contractor
Construction Manager

HYDCO, INC.
208 North Beech Street
North Little Rock, AR 72114
(501) 371-0255
FAX (501) 371-0020

9/25/25

Hydco, Inc

800 N. Main St

N. Little Rock, AR

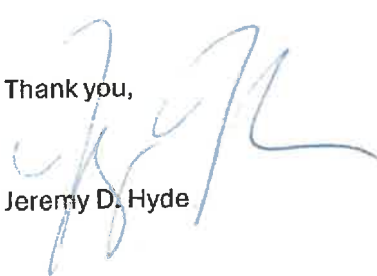
Letter of Hardship

We are requesting a variance to allow Hydco, Inc to have an additional sign on the South elevation. This would allow oncoming vehicles to identify the building. Furthermore, the historic "North Little Rock Electrical" signage was on the South elevation. In placing a new sign at that location, it would also cover up a portion of the penetrations left in the limestone when that signage was removed.

The signage on both the West elevation and South elevation was also approved by both the Argenta Historic commission and the Federal Parks department. This was after two rounds of submissions and designs for final approval, leaving us with the 6' signage size and placement as our only options. The Argenta Historic commission would not approve a Pylon or monument sign. It was the opinion of the Federal Parks department and Argenta Historic Commission that a sign needed to also be placed on the south face of the building to reflect the original location of the building signage.

Although we do understand the current codes only allow signage to face the Right of Way, we cordially request the above additional signage placement for variance consideration. We appreciate your time and deliberation in this important matter.

Thank you,


Jeremy D. Hyde

Jarred Dulski

From: KPeters@nlr.ar.gov
Sent: Friday, July 11, 2025 1:24 PM
To: Jarred Dulski
Subject: Historic Photo of NLR Electric Building
Attachments: Electric Department (Gazette 11-6-1956).jpg

Jarred,

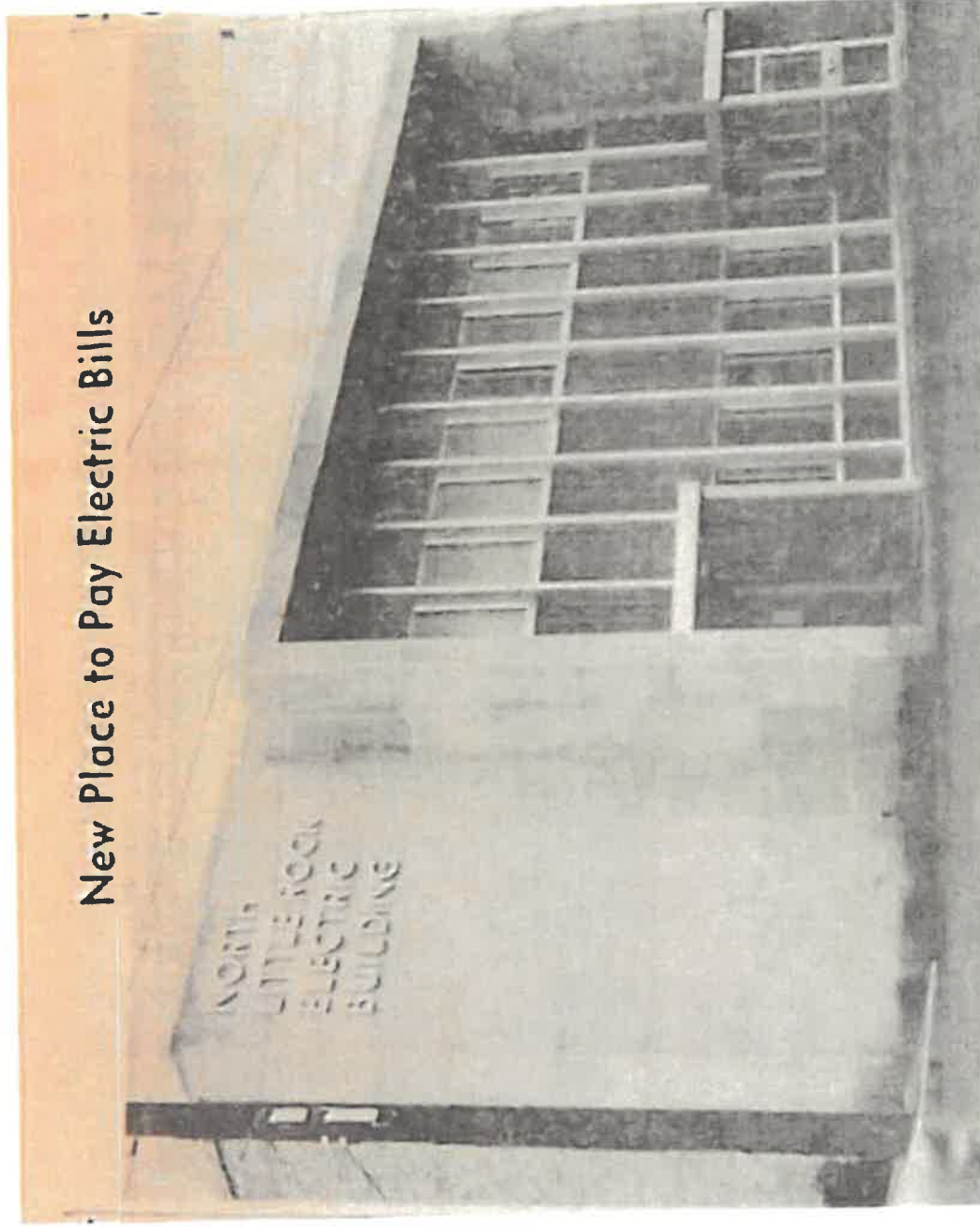
As promised, attached is the historic photo of the NLR Electric Building showing the original signage. These were individual aluminum letters attached to the building. Just for a little background, after NLR Electric moved to the City Services building, the NLR Police Department used it for a while, removing the word "Electric" from the sign. That left a gap and looked rather odd, in my opinion. After NLRPD moved out, it was vacant for a time, and the sign was removed entirely.

Thanks,

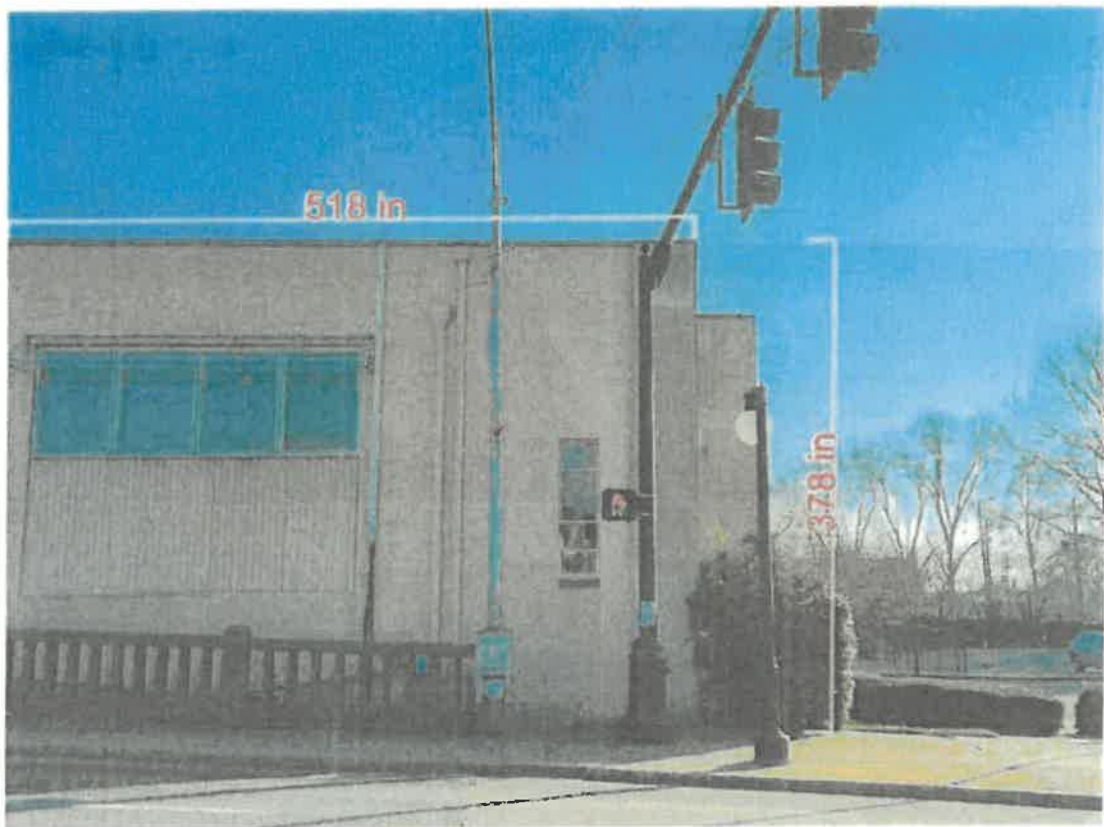
KELLI PETERS

North Little Rock History Commission
506 Main St.
North Little Rock, AR 72114
Phone: (501) 371-0755
Email: kpeters@nlr.ar.gov

New Place to Pay Electric Bills



—Staff Photo
This is North Little Rock's new electric department building at Eighth and Main Streets and it's the place where most customers must pay their electric bills now. Scores of people went to the City Hall yesterday to pay the bills but found no one at the old Electric Department offices. The Department moved Sunday to the new building.



50.68 in.
15 in.



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1107 E Harding Ave. Pine Bluff, AR 71601
ph (870) 534-5210

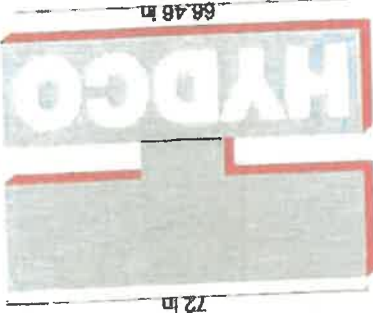
Client: Hydco
Location: Little Rock, AR
Representative: Perry Oldner
Designer: Jason McGee
Date: 7-16-25

File location: \\DESKTOP-CL9TA201
Shared Server Files\\SHARED FOLDER\\
graphic files\\HYDco\\2025
File name: reverse channel logo.fs

This is an original unpublished drawing by Delta Sign and Neon, Inc. and is the property of Delta Sign and Neon, Inc. It is not to be shown to anyone outside of Delta Sign and Neon, Inc. without the written consent of Delta Sign and Neon, Inc. All or any part of the design (except registered trademarks) remain the property of Delta Sign and Neon, Inc. The rights thereof are copyrighted by Delta Sign and Neon, Inc.

68.46 in

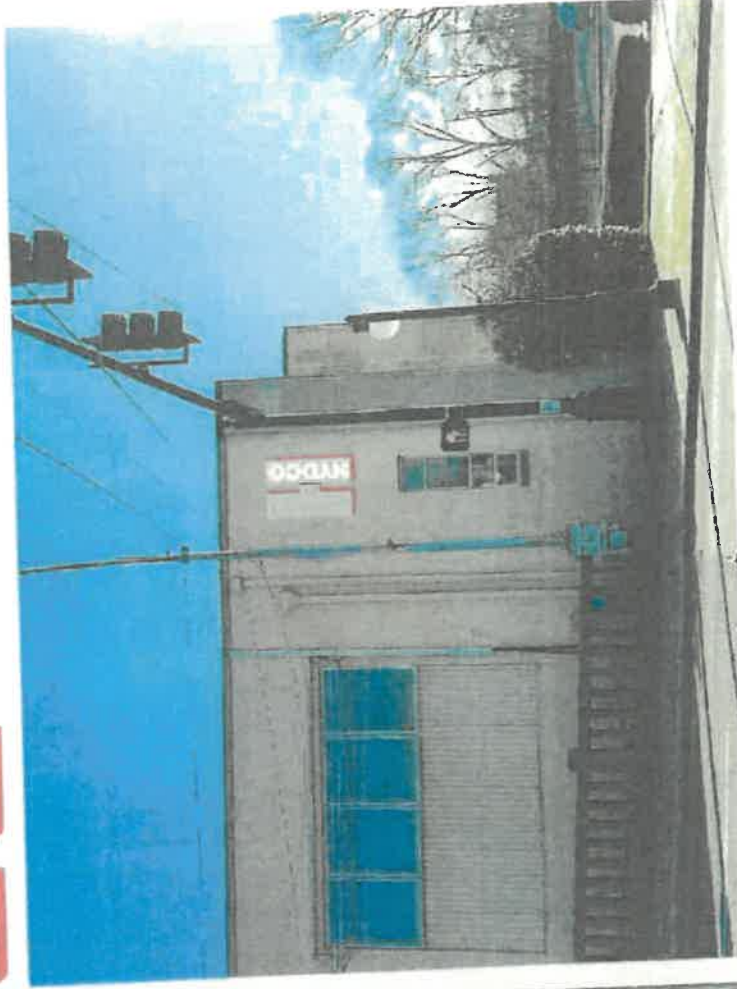
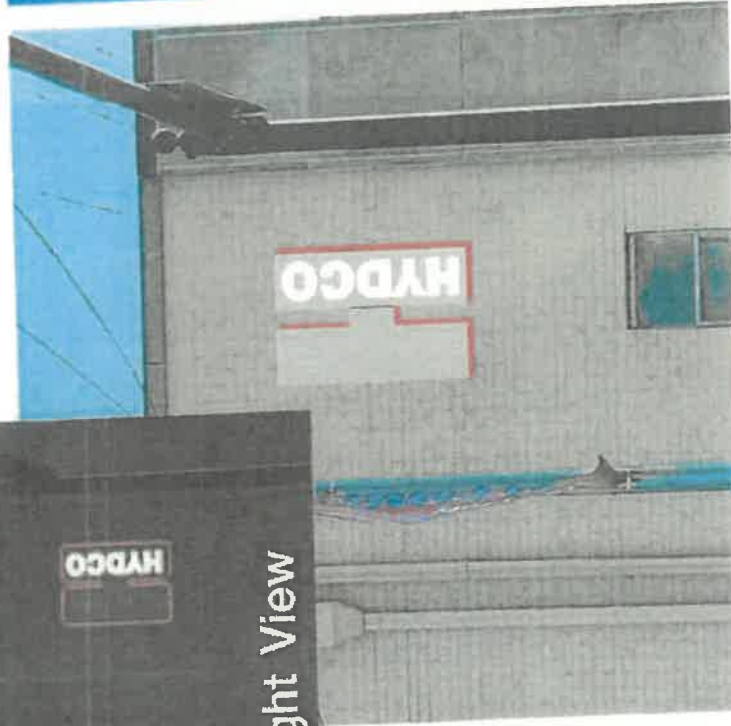
15 in



72 in



Night View



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Please Sign here



1107 E. Harding Ave. Pine Bluff, AR 71601
ph (870) 534-5210

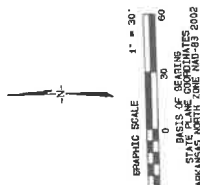
Client: hydco
Location: Little Rock, AR
Representative: Perry Oldner
Designer: Jason McGee
Date: 7/18/25

File location: \DESKTOP-CL9TA201
Shared Server File\SHARED FOLDER1
graphic files\H1-hydco\2025
File name: West reverse channel logo.fs

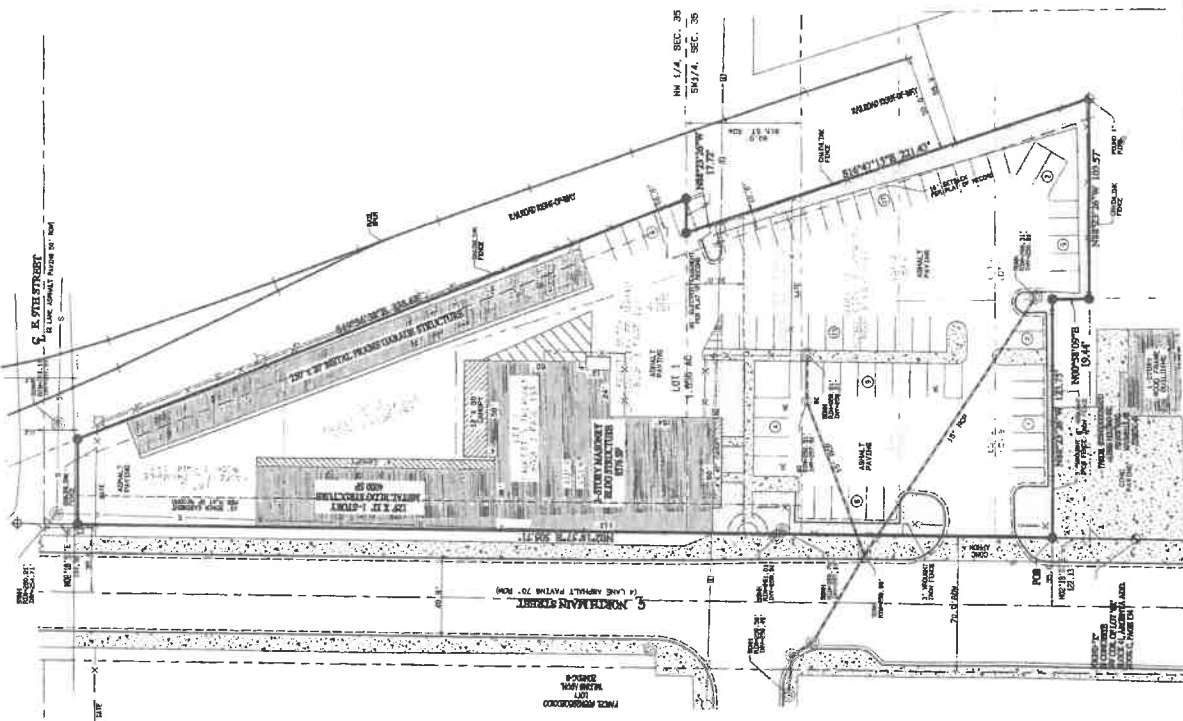
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THIS SURVEY



NEIGHBORHOOD MAP



- | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|----|----|----|------|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13</ | |

- [illegible]

- ACREAGE PER AO
- | | |
|--------------------------|--------------|
| SU 1/4 NW 1/4 SECTION 20 | 8.796 ACRES |
| NW 1/4 SW 1/4 SECTION 20 | 8.888 ACRES |
| TOTL. | 16.684 ACRES |
- ZONING NOTES (S-O) ACRE USE COMMERCIAL

- [illegible]

- [illegible]

SURVEYOR CERTIFICATE

[illegible]

SURVEY CODE:
660-084-124-0-35-304-00-1003

FLOOD STATEMENT:
THERE ARE NO PORTIONS OF THIS LOT INCLUDED AND WITHIN THE
140 YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE
RATE MAP A08110000AL, DATED JULY 6, 2015.

