City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

Conditional Use Permit Application

Applicants are advised to read the Conditional Use Permit section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: 1/10/24

Applicant or Designee:

Name Joshua Hester Hester Home Solutions
Address [redacted] 7513 Hunt Rd, Benton, AR 72019
Phone 501-912-8667
Email Address: Joshhester28@gmail.com

Project Location:

Property Address Ward Dr, Bryant, AR 72022
Parcel Number 840-03588-065
Zoning Classification _____

Property Owner (If different from Applicant):

Name Nathan Brady
Phone 501-672-1557
Address 10432 Reed Rd, Alexander, AR 72002
Email Address gnbrady71@gmail.com

Additional Information:

Legal Description (Attach description if necessary)
Casa De Campo, Lot 23

Description of Conditional Use Request (Attach any necessary drawings or images)
Duplex

Proposed/Current Use of Property Duplex / currently undeveloped

Application Checklist

Requirements for Submission

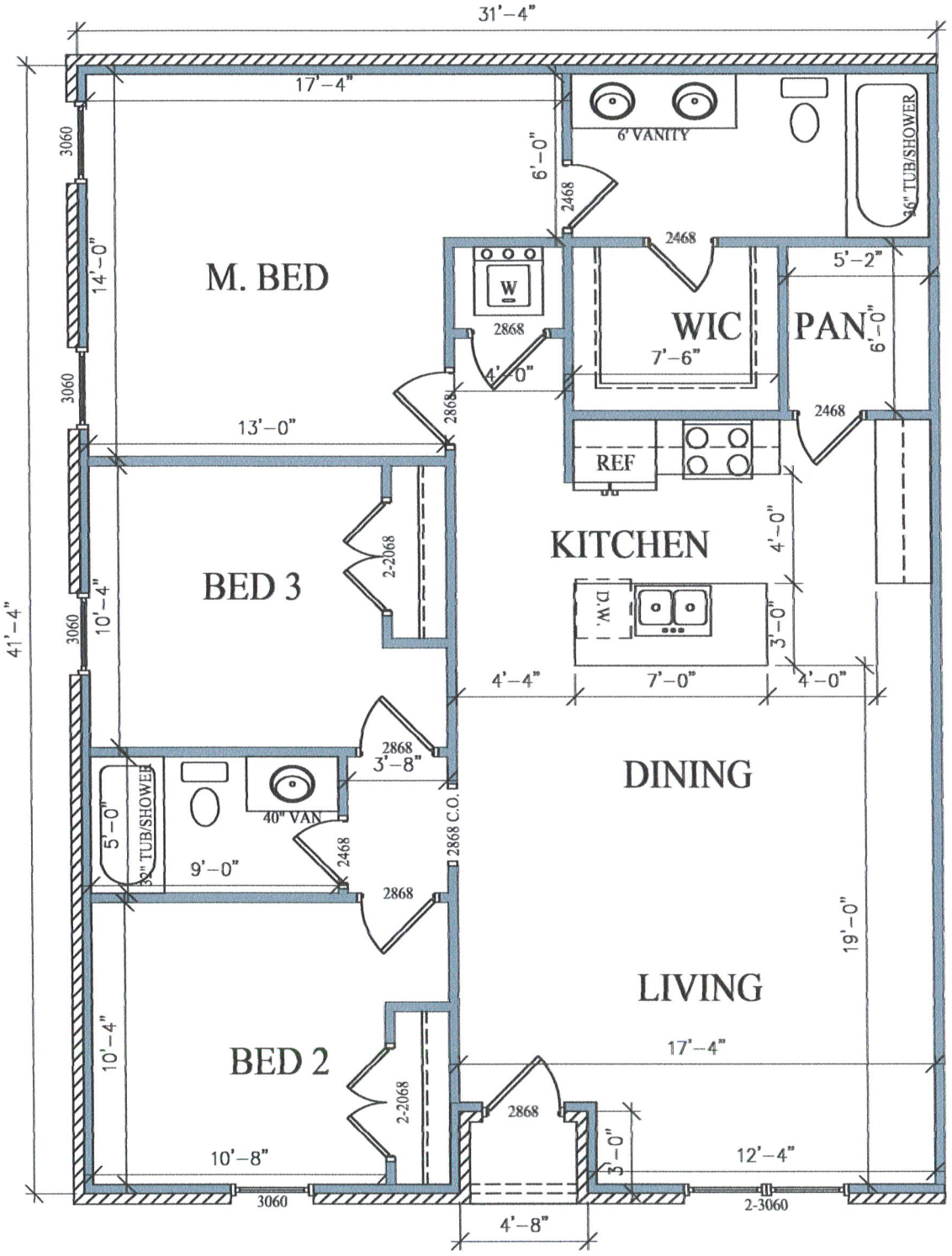
- ☐ Letter stating request of Conditional Use and reasoning for request
- ☐ Completed Conditional Use Permit Application
- ☐ Submit Conditional Use Permit Application Fee ($125)
- ☐ Submit Copy of completed Public Notice
- ☐ Publication: Public Notice shall be published at least one (1) time fifteen (15) days prior to the public hearing at which the variance will be heard. Once published please provide a proof of publication to the Community Development office.
- ☐ Posting of Property: The city shall provide a sign to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- ☐ Submit eight (8) Copies of the Development Plan (Site Plan) showing:
    - Location, size, and use of buildings/signs/land or improvements
    - Location, size, and arrangement of driveways and parking. Ingress/Egress
    - Existing topography and proposed grading
    - Proposed and existing lighting
    - Proposed landscaping and screening
    - Use of adjacent properties
    - Scale, North Arrow, Vicinity Map
    - Additional information that may be requested by the administrative official due to unique conditions of the site.

Once the application is received, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will then go before the Development and Review Committee (DRC) for a recommendation to the Planning Commission. A public hearing will be held at this meeting for comments on the Conditional Use. After the public hearing, the Planning Commission will make a decision on the use.

Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.

READ CAREFULLY BEFORE SIGNING

I _____, do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes and that it is my responsibility to obtain all necessary permits required.



BY: MW

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01/04/2024

M24-002 SEAN LAISURE OPT B
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