



City of Bryant, Arkansas  
 Community Development  
 210 SW 3<sup>rd</sup> 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](http://www.cityofbryant.com) under the Planning and Community Development tab.

Date: 10/25/2022

**Applicant or Designee:**

Name KANNON PORTER  
 Address P.O. Box 732 (72089)  
 Phone 501-680-0549  
 Email Address: KPORTERREALESTATE@GMAIL.COM

**Project Location:**

Property Address 2512 LAVERN  
 Parcel Number 840-077904-000  
 Zoning Classification \_\_\_\_\_

**Property Owner (If different from Applicant):**

Name \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
 Email Address \_\_\_\_\_

**Additional Information:**

Legal Description (Attach description if necessary)

LOT 7, PIKEWOOD SUBDIVISION #2  
CITY OF BRYANT, AR

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

CONSTRUCTION OF NEW DUPLEX

Proposed/Current Use of Property CURRENT: SINGLE FAMILY HOME

# Application Checklist

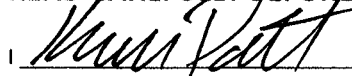
## Requirements for Submission

- 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.

10/25/2022

I would like to apply for a Conditional Use permits with the City of Bryant for the construction of 2 new duplexes at current address of 2512 Lavern in Bryant.

Lot 6, Pikewood Subdivision #2

Lot 7, Pikewood Subdivision #2

Thanks

A handwritten signature in black ink that reads "Kannon Porter". The signature is written in a cursive, flowing style.

Kannon Porter

PO Box 732

Bryant, AR 72089

501-680-0549

Kporterrealstate@gmail.com

## NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, \_\_\_\_\_ at 6:00 P.M.

at the Bryant City Office Complex, 210 Southwest 3<sup>rd</sup> Street, City of Bryant, Saline

County, for the purpose of public comment on a conditional use request at the site of

2512 LAVERN, BRYANT, AR 72022 (address).

A legal description of this property can be obtained by contacting the Bryant Department of Community Development.

Rick Johnson  
Chairman Board of Zoning Adjustment  
City of Bryant

*This notice is to be run in the legal notices section of the Saline Courier  
no less than 15 days prior to the public hearing.*

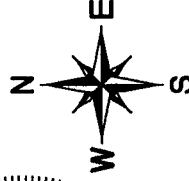
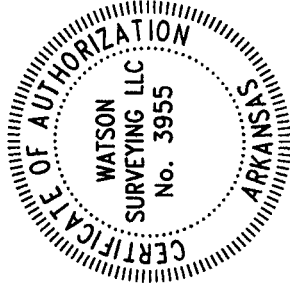
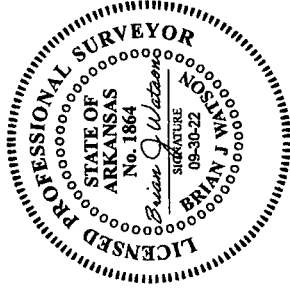
LEGAL DESCRIPTION:  
 Lot 6, Pikewood Subdivision #2, to the  
 City of Bryant Saline County, Arkansas

LEGAL DESCRIPTION:  
 Lot 7, Pikewood Subdivision #2, to the  
 City of Bryant Saline County, Arkansas

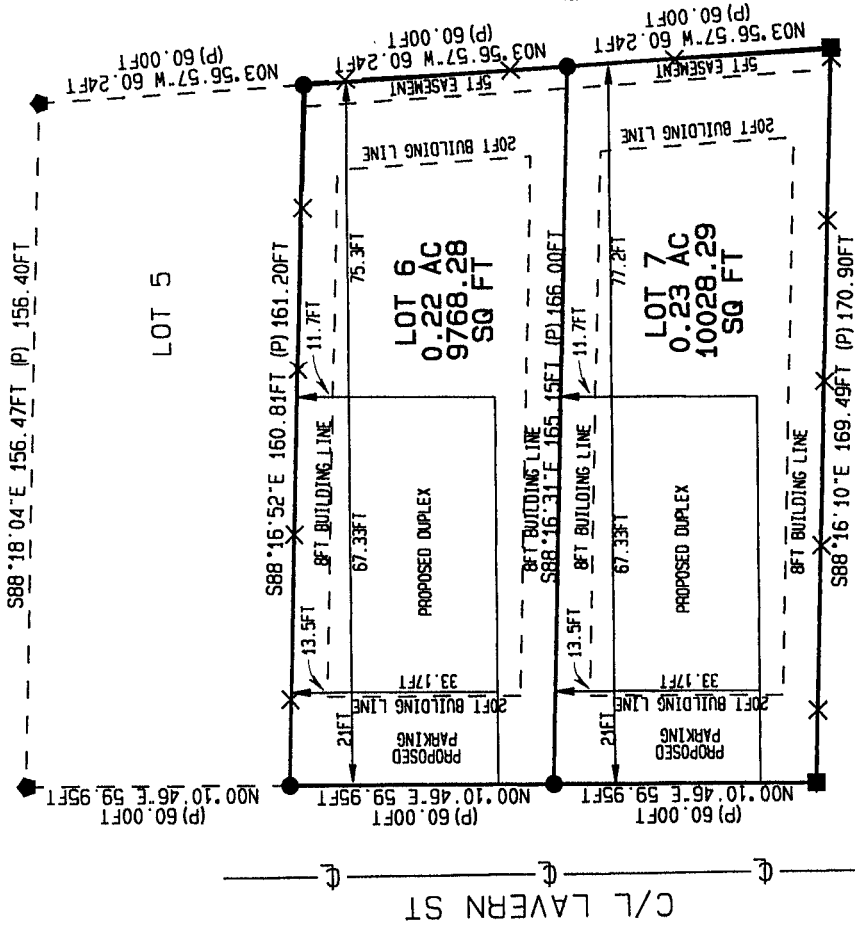
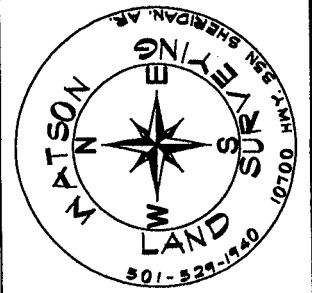
I hereby certify that the hereon plat and described  
 survey was completed under my supervision to the  
 best of my professional knowledge and ability.

*Brian J. Watson*  
**BRIAN J. WATSON**  
 P.L.S. #1864

No investigation or other search was performed  
 for easements or other records that an accurate  
 and current title search may disclose



BEARINGS BASED ON GRID  
 NORTH BY GPS OBSERVATION  
 SCALE 1"=40'



Symbol	Description
●	PIPE
■	FOUND REBAR
●	SET REBAR
⊕	CENTER LINE
—X—	FENCE (X) LINE
—	PROPERTY LINE

**FOR THE USE AND BENEFIT OF**  
**KANNON PORTER**

DATE: 30 SEPT. 2022  
 JOB#22-253  
 SCALE: 1IN.=40FT.  
 DRAWN BY: BW