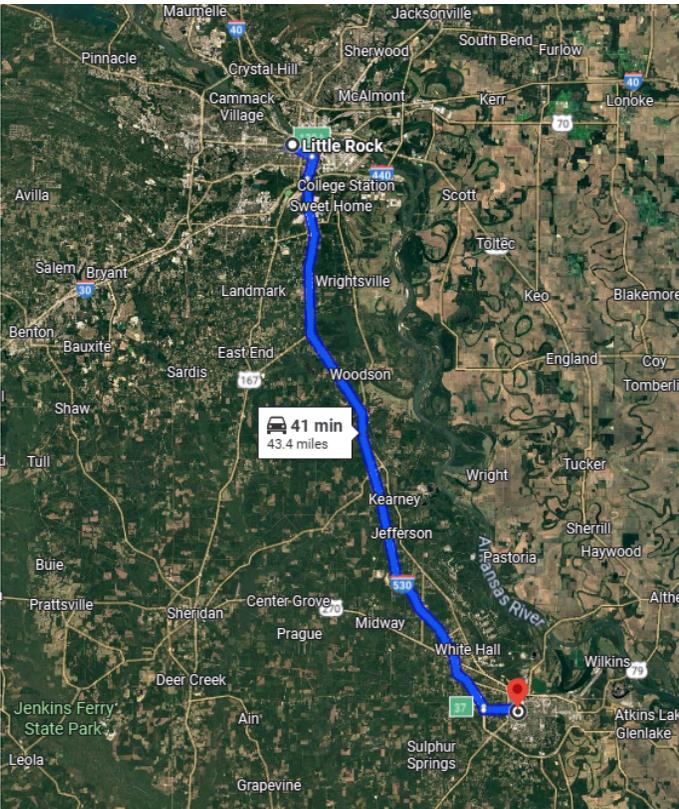
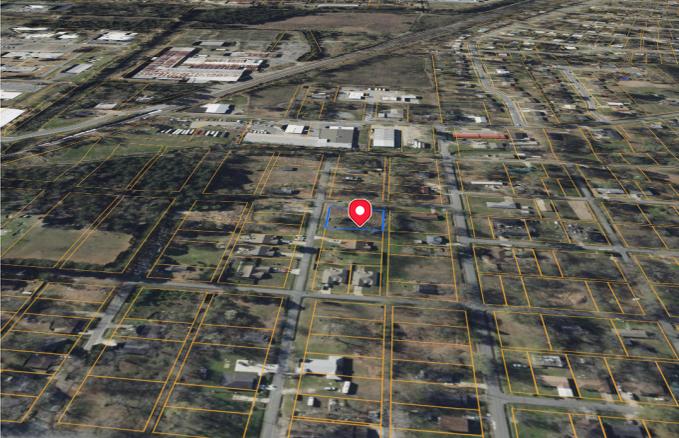


	Parameter	What is checked?	How or where it is checked?	Value	Status
Info	Number of lots			1	INFO
	Highlights			Infill Lot, Corner lot	INFO
	APN	Identify the lot and use for all official searches,- Book lot etc. Assessor acreage & record match: Check that APN, address, and size align	Assessor & recorder office	930-02181-000	PASS
	County		Know the jurisdiction and where to check records	Jefferson	PASS
	State		Know the jurisdiction and where to check records	AR	PASS
	Address			W 15th Ave & S Holly St, Pine Bluff, AR 71603, USA	PASS
	City		Inside city limits	Pine Bluff, AR	PASS
	Lot Size	Lot Boundaries and exact acreage are conformed, compare with official and listing	State GIS map, Google Map maps and Land.id	0.352 acres, Confirmed	PASS
	Google Map link		<a href="https://maps.app.goo.gl/BNQybgFQ6kYMZEYJ9">https://maps.app.goo.gl/BNQybgFQ6kYMZEYJ9</a>		INFO
	GPS Coordinates			34.21418, -92.03274	INFO
	Sub Division			ANITA ADDITION	INFO
Direction by Car			from: Little Rock, Arkansas 1. Get on I-630 E 2. Follow I-530 S to Jefferson County. Take exit 37 from I-530 S 3. Follow W 13th Ave to S Holly St in Pine Bluff	INFO	
Land Formation	Road Access	Is there legal/physical access (paved/dirt/none)?	State GIS map, Google Map maps and Land.id	Paved Road	PASS
	Lot Shape	Is the shape regular and buildable, or awkward?	State GIS map, Google Map maps and Land.id	Great Rectangle shape	PASS
	Lot Slope	Is the land flat, moderate, or steep—affects build cost.	3D maps and Land.id, Slope Calculator	Flat	PASS
	Flood zone	Is any part of the lot in FEMA floodplain?	FEMA website, Land.id	No Flood Zone	PASS
Tax	Outstanding taxes	Are any back taxes owed?	Assessor office & Collector, Jefferson County	there are- Seller (Dealfow OH) pays them,	TO BE PAID BY SELLER
	Annual tax	What's the yearly property tax?	Assessor office & Collector, Jefferson County	\$67.69	PASS
	HOA or any Restrictions fees (BOA, HOA, MRID)	Any subdivision, association, or improvement district rules or fees?	County and City	No	PASS
Legal: Recorder/Clerk + Title Chain	Legal description	Must match deeds and official records exactly	Recorder Office	Subdivision:ANITA ADDITION Block/Lot:005 / 006 S-T-R:08-06-09 Size (Acres):N/A Legal:BLK 5, LOT 6 & 7	PASS
	Liens	Are there any liens/mortgages?	Recorder Office, and dedicated websites	NONE	PASS
	Ownership	Is current Ownership is correct?	Recorder Office, and dedicated websites	Current owner: Dealfow OH LLC, as recorded in County. **Doesn't show yet on county Data bases, as it was recently purchased and it takes recorder office few weeks to update. ** here is the Jefferson recorder office for inquiries: 870-541-5322	PASS
	Deed chain	Is the title clean? Any missing links in ownership?	Assessor Office, Clerck Office, Recorder Office, and dedicated websites	Clean and Confirmed	PASS
Planning & Zoning department	Utilities/access	Is water, power, sewer available at lot?		There's water, sewer and power at the street	PASS
	Zoning/land use	Can you build? Are mobiles/RVs/camping allowed? What's the min build size?	City or county Planning & Zoning Department	Zone as R3. No mobiles/RVs/Camping. Tiny homes are not allowed. No prefab allowed in the city	PASS
			Utilities & off-grid infrastructure	NA	PASS
			Dwelling types permitted in the county's unincorporated area	Please check attached Zoning requirements.	PASS
			Caveats	NA	PASS





Sec. 29-103. - R-3 residential.

- (a) *General description and intent.* This section applies to the R-3 residential district. This district is intended for use in residential neighborhoods which meet one (1) or both of the following criteria:
- (1) Lot sizes are generally smaller than those required in the R-1 zone in area or dimension.
  - (2) It can be established that the residential character of the neighborhood can best be preserved or improved by allowing a broader mix of uses than allowed in R-1 areas.
- (b) *Permitted uses.* The following uses are permitted in this district:
- (1) Single-family dwellings.
  - (2) Accessory uses and buildings.
  - (3) Duplex (with lot area of seven thousand eight hundred (7,800) square feet and a lot width of sixty (60) feet).
  - (4) Home occupation.
  - (5) Any single lot subdivided and recorded as of the effective date of this chapter, with a fifty-foot width at the building line and five thousand (5,000) square feet of area, may be used at the discretion of the zoning administrator where required R-3 setbacks can be met.
  - (6) Office uses which comply with the following additional regulations and other city regulations:
    - a. Not more than twenty-five (25) percent of the total floor area of the residential structure may be utilized for business purposes.
    - b. Not more than one (1) employee or helper not residing on the premises may be utilized at the site of a home office.
    - c. There shall be no accumulation of nor outside storage of materials.
    - d. The home office may not make use of any on-site accessory building or structure.
    - e. Any parking requirement which is a result of such home office must be off-street, and hard-surfaced.
    - f. All home offices shall be required to receive the approval of seventy-five (75) percent of the property owners within one hundred (100) feet of the boundaries of their property. Streets and alleys do not count in the one hundred (100) feet.
    - g. Signs for home offices shall not be more than one (1) square foot in area, mounted flat against the wall of the principal dwelling, and nonilluminated.
    - h. No employee other than the one (1) nonresident allowed may come to the home office for business purposes.
    - i. A physician, surgeon, or dentist may use his home infrequently for an emergency, but shall not be considered a home office use.
    - j. Clients and customers shall be by appointment only.
    - k. No more than two (2) clients or customers may be present at any time.
- (c) *Uses permitted upon review and approval of the planning commission.* The planning commission may impose special conditions relating to such considerations as the site plan, screening or parking as a condition for approval of the following uses or any other uses it deems appropriate for the protection of the public health, safety and welfare:
- (1) Parks and playgrounds.
  - (2) Roominghouse.
  - (3) Cemetery.
  - (4) Public and semipublic uses.
  - (5) Golf course.

- (6) Tennis courts.
  - (7) Public elementary schools and other educational institutions with curriculum equivalent to a public elementary school.
  - (8) Churches (see section 29-37(b)(12)).
  - (9) Garage apartments (occupied by relatives).
  - (10) Professional office in a converted functionally obsolete single-family residence.
  - (11) Restaurant in a converted functionally obsolete single-family residence.
  - (12) Other uses deemed appropriate in the opinion of the planning commission which conform to the basic intent of this district, and which can be demonstrated to be equal to or less intense than other permitted uses in this district.
  - (13) Day care family home.
- (d) *Parking requirements.* Two (2) off-street parking spaces shall be required for each residential dwelling unit. Other uses shall provide parking in conformance with provisions of article V, division 2.
- (e) *Height, area and structure regulation.* The following height, area and structure regulations apply to this district:
- (1) *Height regulations.* No building shall exceed two and one-half (2½) stories nor shall it exceed thirty-five (35) feet in height. The height shall be measured from the finished floor level (FFL).
  - (2) *Space regulations.*
    - a. *Lot area:* A minimum of seven thousand two hundred (7,200) square feet. A duplex must have a minimum of seven thousand eight hundred (7,800) square feet.
    - b. *Lot width:* A minimum width at the building setback line of sixty (60) feet. A duplex shall have a minimum of sixty (60) feet.
    - c. *Front yard:* A minimum of twenty-five (25) feet.
    - d. *Side yards:* The minimum side yard shall be five (5) feet. The side yard on the street side of each corner lot shall not be less than twenty (20) feet.
    - e. *Rear yard:* A minimum of twenty (20) feet.
    - f. *Accessory buildings:* Shall be set back from any property line a minimum of five (5) feet and shall be located only in side and rear yards.
    - g. *Building coverage:* A maximum of forty-five (45) percent of the lot area.
  - (3) *Structure regulations.* Only one (1) dwelling structure per lot, regardless of lot size, will be permitted, except garage apartments as provided for in this chapter.
- (f) *Dimensions.* Each structure shall have minimum width dimension of twenty (20) feet, and shall be finished on a permanent foundation. More than one (1) modular unit may be joined and considered one (1) structure providing that joints are completely sealed in such a manner that they are not visible from the exterior of the structure. This section shall not include storage buildings or other minor accessory structures.

(Ord. No. 4807, as amended, § 9, 2-2-81; Ord. No. 5658, 7-1-96; Ord. No. 6092, §§ 2A, B, 6-7-04)