



LAND INFORMATION	
APN / Parcel #:	ID# R59014, Parcel 200-17350-040-000
Legal Description:	BLK 3 LOT 15
Street Address:	None (Vacant Land)
If No Address, Closest Property with Numbered Address:	81 Empinado Way, Hot Springs Village
County, City, State, Zipcode:	Garland, Hot Springs Village, Arkansas 71909
Parcel Size:	0.51 Acres
Subdivision Name:	Empinado
Approximate Dimensions:	145 ft x 190 ft
GPS Center Coordinates (approximate):	34.68384, -92.98108
GPS Corner Coordinates (approximate):	34.68366, -92.98135 34.68418, -92.98118 34.68412, -92.98095 34.68355, -92.98085 34.68354, -92.98092
Google Map Link:	https://goo.gl/maps/omgdXubnFmVSZTsQ8
Elevation:	715ft
Assessor Value:	\$5,000
Market Value:	\$10,000
Access to Property (dirt, paved, easement not built, no roads, other):	Paved road
Current Structure(s) on Property:	None
Closest Major City:	Little Rock, AR
Closest Small Town:	Hot Springs, AR
Nearby Attractions:	DeSoto Nature Trail, 7 min (3 miles) Lake Lago Lookout, 9 min (4.1 miles) Hot Springs National Park, 33 min (19.8 miles) Arkansas Walk of Fame, 35 min (20.2 miles) Hot Springs Mountain Tower, 41 min (21.5 miles) Ganster Museum of America, 34 min (20.1 miles)
TAX & ASSOCIATION INFORMATION	
Amount of Annual Property Taxes (approximate):	\$9
Status of Property Taxes (if delinquent, amount owed & years):	Current
Tax Liens on the Property (if yes, amount owed and from what years):	None
Name of County Representative Who Confirmed Above Information:	(online)
Home or Property Owners Association (HOA/POA) Name & Contact Info:	Hot Springs Village, 501-922-5556, https://www.explorethevillage.com
Amount of Association Annual Dues:	\$516 now as a vacant lot
Status of Association Dues (if delinquent, amount owed & years):	Current
Name of Association Representative Who Confirmed Above Information:	Christina Paratore
ZONING & BUILDING INFORMATION	
Property's Municipality (City, County/Unincorporated)	Incorporated City of Hot Springs Village
Property's Zoning (Residential, Commercial, Agricultural, etc.):	Residential
Property Use Code:	(RV) Residential Vacant
Terrain Type (flat, sloped, steep, etc.):	Sloped
Vegetation (treed, grass, desert, etc.):	Treed
Buildable:	Yes
Building Type(s) Allowed (single family, retail, industrial, etc.):	Single family home
Permanent Residential Type(s) Allowed (custom build, cabin, spec, modular, mobile, tiny):	No mobile homes, need to submit building plans to association for approval.
Total Size Restriction for Structures on the Lot:	Varies. Requires request for approval from Association's Architectural Control Committee. See https://www.explorethevillage.com/images/ACC/ACC_Charter_3-20-19.pdf.
Setback Requirements:	Varies. Requires request for approval from Association's Architectural Control Committee. See https://www.explorethevillage.com/images/ACC/ACC_Charter_3-20-19.pdf.
Building height restrictions:	Varies. Requires request for approval from Association's Architectural Control Committee. See https://www.explorethevillage.com/images/ACC/ACC_Charter_3-20-19.pdf.
Minimum Building Size Required:	Varies. Requires request for approval from Association's Architectural Control Committee. See https://www.explorethevillage.com/images/ACC/ACC_Charter_3-20-19.pdf.
Maximum Building Size Required:	Varies. Requires request for approval from Association's Architectural Control Committee. See https://www.explorethevillage.com/images/ACC/ACC_Charter_3-20-19.pdf.
County or City Impact fee required to build:	Varies. Requires request for approval from Association's Architectural Control Committee. See https://www.explorethevillage.com/images/ACC/ACC_Charter_3-20-19.pdf.
If property is in a flood zone, requirements to build:	Not in a flood zone
Time limit to Build:	No limit until plans are submitted & approved. After approval, 6 months to complete exterior and 12 months for interior. Details here: https://www.explorethevillage.com/images/protective_covenants_12-16-20.pdf
Portable Tiny Homes allowed (time limits or other restrictions):	No Tiny Homes allowed.
RVs allowed (time limits or other restrictions):	Ok in attached garage. Otherwise must be in the separate RV area.
Campers allowed (time limits or other restrictions):	Ok in attached garage. Otherwise must be in the separate campground area.
Chickens, horses, other farm animals allowed (restrictions):	No. See section 23. https://www.explorethevillage.com/images/protective_covenants_12-16-20.pdf
Any other restrictions?	See https://www.explorethevillage.com/images/protective_covenants_12-16-20.pdf and https://www.explorethevillage.com/images/RULESANDREGULATIONS_2021.11.11.pdf
Name of County Representative Who Confirmed Above Information:	Jim @ Hot Springs Village Association: 501-922-5556

UTILITY INFORMATION	
Inside/Outside City Limits:	Inside city limits
Water Service (line location or well/tank required):	City service
Sewer Service (line location or septic/alternative required):	City service
Electricity Service (line location or solar/alternative required):	City service
Gas Service (line location and type):	n/a
Waste Service (location):	City service
KEY CONTACT INFORMATION	
County Assessor Website:	https://www.garlandcounty.org/149/Assessors-Office
Assessor Phone Number:	(501) 622-3730
County Treasurer Website:	https://www.garlandcounty.org/185/Treasurers-Office
Treasurer Phone Number:	501-622-3650
County Recorder Website:	https://www.garlandcounty.org/364/Recorders-Office
Recorder Phone Number:	501-622-3630
County Zoning / Planning Department Website:	https://www.explorethevillage.com/services/permitting-inspections-compliance
Zoning / Planning Department Phone Number:	501-922-5562
County Environmental Health Department Website:	https://www.garlandcounty.org/274/Environmental-Service
Environmental Health Department Phone Number:	501-622-8120
Electric Company Name, Phone Number:	Entergy, 1-800-ENTERGY
Electric Company Website:	https://www.entergy-arkansas.com
Water Company Name, Phone Number:	Hot Springs Village Public Utilities Department, 501-922-1323
Water Company Website:	https://www.explorethevillage.com/services/public-utilities
Sewer Company Name, Phone Number:	Hot Springs Village Public Utilities Department, 501-922-1323
Sewer Company Website:	https://www.explorethevillage.com/services/public-utilities
Gas Company Name, Phone Number:	No gas lines
Gas Company Website:	Propane delivery available from various local companies
Waste Company Name, Phone Number:	Public Works, 501-922-5528
Waste Company Website:	https://www.explorethevillage.com/services/sanitation-recycling

