



City of Pevely

401 Main Street Pevely, Missouri 63070

A PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT A PUBLIC HEARING AT 6:00 P.M. ON JUNE 7TH, 2022 AT PEVELY CITY HALL, 401 MAIN STREET, TO CONSIDER AND ACT UPON THE MATTERS ON THE FOLLOWING TENTATIVE AGENDA AND SUCH OTHER MATTERS AS MAY BE PRESENTED AT THE MEETING AND DETERMINE TO BE APPROPRIATE FOR DISCUSSION AT THAT TIME.

Planning And Zoning Public Hearing

The meeting will take place on June 7, 2022 at 6:00 P.M.

Agenda

The purpose of the hearing:

The City of Pevely Planning and Zoning will hold a public hearing before their regularly scheduled meeting on Tuesday June 7, 2022 at 6:00 PM at the Pevely City Hall, 401 Main Street, Pevely, MO 63070. The property owners of 406 Pevely Heights Dr. are requesting a boundary adjustment for the easements of their property.

All interested parties are welcomed to attend.

All copies of all ordinances proposed to be introduced for consideration by the Planning and Zoning meeting are available for public inspection at the Office of the City Clerk.

All ordinances and resolutions are read by caption only pursuant to RSMo. 79.130.

Posted On: 6/2/2022 1:31:17 PM
By: Adam Mitchell Building Official



City of Pevely

401 Main Street Pevely, Missouri 63070

A PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT A PUBLIC HEARING AT 6:15 P.M. ON JUNE 7TH, 2022 AT PEVELY CITY HALL, 401 MAIN STREET, TO CONSIDER AND ACT UPON THE MATTERS ON THE FOLLOWING TENTATIVE AGENDA AND SUCH OTHER MATTERS AS MAY BE PRESENTED AT THE MEETING AND DETERMINE TO BE APPROPRIATE FOR DISCUSSION AT THAT TIME.

Planning And Zoning Public Hearing

The meeting will take place on June 7, 2022 at 6:15 P.M.

Agenda

The purpose of the hearing:

The City of Pevely Planning and Zoning will hold a public hearing before their regularly scheduled meeting on Tuesday June 7, 2022 at 6:15 PM at the Pevely City Hall, 401 Main Street, Pevely, MO 63070. The property owners of Parcel 1030070000000301 are requesting to annex their property into the city limits.

All interested parties are welcomed to attend.

All copies of all ordinances proposed to be introduced for consideration by the Planning and Zoning meeting are available for public inspection at the Office of the City Clerk.

All ordinances and resolutions are read by caption only pursuant to RSMo. 79.130.

Posted On: 6/2/2022 1:31:49 PM
By: Adam Mitchell Building Official



City of Pevely

401 Main Street Pevely, Missouri 63070

A PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT A PUBLIC HEARING AT 6:30 P.M. ON JUNE 7TH, 2022 AT PEVELY CITY HALL, 401 MAIN STREET, TO CONSIDER AND ACT UPON THE MATTERS ON THE FOLLOWING TENTATIVE AGENDA AND SUCH OTHER MATTERS AS MAY BE PRESENTED AT THE MEETING AND DETERMINE TO BE APPROPRIATE FOR DISCUSSION AT THAT TIME.

Planning And Zoning Public Hearing

The meeting will take place on June 7, 2022 at 6:30 P.M.

Agenda

The purpose of the hearing:

The City of Pevely Planning and Zoning will hold a public hearing before their regularly scheduled meeting on Tuesday June 7, 2022 at 6:30 PM at the Pevely City Hall, 401 Main Street, Pevely, MO 63070. The property owners of 8286 Commercial Blvd are requesting to subdivide their property.

All interested parties are welcomed to attend.

All copies of all ordinances proposed to be introduced for consideration by the Planning and Zoning meeting are available for public inspection at the Office of the City Clerk.

All ordinances and resolutions are read by caption only pursuant to RSMo. 79.130.

Posted On: 6/2/2022 1:32:01 PM
By: Adam Mitchell Building Official



City of Pevely

401 Main Street Pevely, Missouri 63070

A PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT A PUBLIC HEARING AT 6:45 P.M. ON JUNE 7TH, 2022 AT PEVELY CITY HALL, 401 MAIN STREET, TO CONSIDER AND ACT UPON THE MATTERS ON THE FOLLOWING TENTATIVE AGENDA AND SUCH OTHER MATTERS AS MAY BE PRESENTED AT THE MEETING AND DETERMINE TO BE APPROPRIATE FOR DISCUSSION AT THAT TIME.

Planning And Zoning Public Hearing

The meeting will take place on June 7, 2022 at 6:45 P.M.

Agenda

The purpose of the hearing:

The City of Pevely Planning and Zoning will hold a public hearing before their regularly scheduled meeting on Tuesday June 7, 2022 at 6:45 PM at the Pevely City Hall, 401 Main Street, Pevely, MO 63070. The property owners of Parcel 08703500000012 (Forest Lake Estates) are requesting to subdivide their property.

All interested parties are welcomed to attend.

All copies of all ordinances proposed to be introduced for consideration by the Planning and Zoning meeting are available for public inspection at the Office of the City Clerk.

All ordinances and resolutions are read by caption only pursuant to RSMo. 79.130.

Posted On: 6/2/2022 1:32:17 PM
By: Adam Mitchell Building Official



City of Pevely

401 Main Street Pevely, Missouri 63070

A PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT ITS REGULARLY SCHEDULED MEETING AT 7:00 P.M. ON April 12, 2022, AT PEVELY CITY HALL, 401 MAIN STREET, TO CONSIDER AND ACT UPON THE MATTERS ON THE FOLLOWING TENTATIVE AGENDA AND SUCH OTHER MATTERS AS MAY BE PRESENTED AT THE MEETING AND DETERMINE TO BE APPROPRIATE FOR DISCUSSION AT THAT TIME.

Planning and Zoning Meeting Agenda

The meeting will take place on June 7, 2022, at 7:00 P.M.

Agenda

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Consent Agenda**
4. **Approval of Minutes**
April 12, 2022 Planning and Zoning Public Hearing
April 12, 2022 Planning and Zoning Meeting
5. **New Business**
406 Pevely Heights Dr Easement Adjustment
Parcel 1030070000000301 Annexation (North of Sun Valley Sports Complex)
8286 Commercial Blvd Subdivision Plat Approval
Parcel 08703500000012 (Forest Lake Subdivision) Subdivision Plat Approval
Code Report
6. **Old Business**
7. **Member Reports**
Doug Groom
Mike Sullivan
Steve Markus
Russ Shackelford
Art Heyl
Dan Murphy
Mike Menkhus
8. **Citizen Comments**
9. **Adjournment.**

Posted On: 6/2/2022 1:32:50 PM By: Adam Mitchell, Building Official

**PLANNING AND ZONING PUBLIC HEARING
APRIL 12, 2022
CITY OF PEVELY**

The Planning and Zoning Public Hearing was called to order at 6:00pm by Art Heyl.

Public Hearing is being held to discuss the property at 1230 Abby Lane. The property owners are requesting a special use permit for their property to operate an RV Campground on the property.

Dan Govero: of Govero Land Services spoke on behalf of the property owner. The proposed RV park will accommodate 70 camping trailers with hook ups on each spot and pull through lots. The work to construct the camping lots will begin as soon as permitted.

Tom Batch: resident at a joining property inquired if RV's will be allowed to stay at the park indefinitely and what benefit this would be for the City of Pevely. Tom also was concerned if the Police could handle the influx of people to the area.

Bob Sweeney Atty: The City will receive sales tax on the spaces as well as tax revenue from any additional sales in the area due to the campers spending time in the city. Bob noted that the city will not allow it to be a residential area.

With the recommended conditions he has requested, in the 17-item request list, submitted to the Board and the owner of the property it will not be allowed.

Don Menkhous: What will stop the campers from moving from lot to lot in order to bypass the 28-day limit on camping.

Bob Sweeney stated that one of the conditions in the request list will prevent this.

Public Hearing ended at 6:20pm

**PLANNING AND ZONING
April 12, 2022
CITY OF PEVELY**

The Planning and Zoning meeting was called to order by Art Heyl at 6:21pm with the reciting of the Pledge of Allegiance.

Roll Call:

Those present: Mike Sullivan, Art Heyl, Dan Murphy, and Mike Menkhous.

Those absent: Russ Shackelford, Steve Markus and Doug Groom.

City Employees: Adam Mitchell, Adam Schmidt, Maggie Doenges, and Atty. Bob Sweeney.

Consent of Agenda: Art called for a motion to accept the agenda as is. **Motion** was made by Dan Murphy to accept the agenda as is, seconded by Mike Menkhus. **Motion** carried with all ayes and no nays.

Approval of Minutes: Art called for a motion to approve the minutes from the March 29, 2022 meeting. **Motion** was made by Mike Menkhus to approve the minutes, seconded by Dan Murphy. **Motion** carried with all ayes and no nays.

New Business:

1230 Oak Valley RV Campground Special Use (with conditions set forth by Atty Bob Sweeney)

Art called for a motion to approve the special use permit, with conditions, be sent to the Board of Alderman for consideration. **Motion** was made by Dan Murphy to approve the request be sent to the BOA, seconded by Mike Sullivan. **Motion** carried with all ayes and no nays.

CODE REPORT	March 2022	Permit Report	
Vehicles		Occupancy	16
• Total Violations	17	Remodel	03
• Resolved	14	Electrical	02
• Not Resolved	03	New Home	02
• Forward to PD	04	Telephone Pole	01
Garbage		Driveway	01
• Total Violations	02	Fence	01
• Resolved	01	Sewer Lateral	01
• Not Resolved	01	Sign	01
Yard Parking		Shed	02
• Total Violations	04		
• Resolved	04	Total Permits	30
Nuisances Affecting Health			
• Total Violations	01		
• Resolved	01		
Failure to Acquire a permit			
• Total Violations	02		
• Resolved	01		
• Not Resolved	01		
•			
Total Violations	26		

Old Business: none

Members Reports:

Doug Groom- absent
Mike Sullivan -none
Steve Markus -absent
Russ Shackelford- absent
Art Heyl- none
Dan Murphy- none
Mike Menkhus- none

Citizen Comments: none

Art called for a motion to close the meeting.

Motion made by Dan Murphy to close the meeting, seconded by Mike Menkhus.

Motion carried with all ayes, and no nays.

Meeting closed at 6:34pm

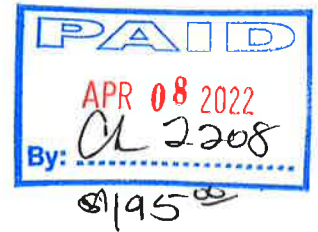
Submitted by:



Maggie Doenges, Secretary

Accepted by:

Art Heyl, Secretary



PLANNING AND ZONING APPLICATION

City of Pevely, Mo 401 Main St Pevely Mo 63070 (636)-475-4452

Applicant: Jared Zipprich Date: 3/29/22

Address: 406 Pevely Heights Drive Phone Number: 314 267-0766

Subject Property Address: 406 Pevely Heights Drive (AKA Lot 153)

Current Property Zoning: Residential Current Property Use: Residential

Adjoining Property Zoning: North: Public Street South: Common Ground East: Lot 154 West: Lot 152

Property Acreage: .431 Current Property Use: Residential

Are you the owner of the property? Yes

If not please list the owner's information:

Owner Name: _____ Address: _____

Phone Number: () _____

Request:

Vacate Easement and Setback at Southside of Lot 153, combine Lot 153 and Tract A to establish an adjusted Lot 153 and establish new Easement and Setback at Southside of overall lot. (see attached)

How will this be a benefit to the neighborhood and community?

No benefit, nor detriment to the neighborhood.



Have there been prior applications for action on this property?

Yes No Unknown

- Special use Permit
- Boundary Adjustment (Establishment of Tract A)
- Rezoning
- Subdivision (Minor)
- Subdivision (Major)
- Other

Filing Fees

\$ 150.00 Application
\$ 45 Mailing Fee (# of Notifications* 18 x \$2.50)
\$ 195.00 Total (Due at time application received)

THERE ARE NO REFUNDS FOR ANY APPLICATION FEE; MAIL FEE WILL BE REFUNDED ONLY IF MAILING HAS NOT OCCURRED.



Signature

3/29/22

Date



APPLICATION DISCLAIMER

File No. _____

I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the above items are required for my application to be considered complete and for it to be scheduled on the agenda for the Planning and Zoning Commission and the Board of Aldermen.

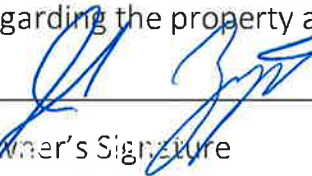


Applicant's Signature

3/29/22

Date

I, _____, am the owner of the attached referenced property and do hereby give my permission to _____ to be my agent and represent me in requesting a Zone Change, Conditional Use, or Development Plan approval for that property. I have read the attached information regarding the property and find it to be correct.



Owner's Signature

3/29/22

Date

PROPERTY BOUNDARY SURVEY

PEVELY HEIGHTS (40'W) DRIVE

Description of "Tract A":

A tract of land in Lot C, Common Ground, Retention Basin & Utility Easement as recorded in Pevely Heights Plat Two, recorded in Plat Book 224 page 1 of the Jefferson County records, said Plat being in Sections 17, 18 and 19, Township 41 North Range 6 East, in the City of Pevely, Jefferson County Missouri and being more particularly described as follows:

Beginning at the Southwest corner of Lot 153 of said Pevely Heights Plat Two, thence Easterly along the South line of said Lot 153, North 82 degrees 21 minutes 20 seconds East a distance of 165.89 feet to the Southeast corner of said Lot C, South 01 degrees 33 minutes 48 seconds West a distance of 34.85 feet to a point; thence Westerly leaving said East line, South 85 degrees 50 minutes 20 seconds West a distance of 129.17 feet to a point on a West line of said Lot C, said point also being on a Northeast line of Lot 149 of said Pevely Heights Plat Two; thence Northwesterly along said Northeast line, North 57 degrees 24 minutes 37 seconds West a distance of 41.10 feet to the point of beginning, containing 4,441 square feet or 0.101 acres more or less.

LOT 152
N/F
ROCKWOOD CONSTRUCTION CO.
2009R/005359

LOT 154
N/F
JOHNSON, DANIELLE
2012R/011649

R=50.00
L=50.00'
15'W EASEMENT

LOT 153
14,300 SQ. FT.±
0.33 AC.±
#406 PEVELY HEIGHTS DRIVE
NO IMPROVEMENTS LOCATED
OTHER THAN THE EXISTING FENCE

LOT 149
N/F
BURRIS, NATALIE
2009R/034097

LOT 148
N/F
ROGAN, STEVEN
& VIKKI
2008R/041927

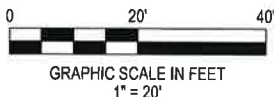
PEVELY HEIGHTS PLAT TWO

P.B. 224, pg 5

Common Ground,
Retention Basin &
Utility Easement

N/F
PEVELY HEIGHTS POA
DOC# 040027081

N/F
DOW CHEMICAL CO.
DOC# 020008522



A current Title Commitment has not been made available for our use. It is possible there are easements and other instruments of record that affect the subject tract that would be exposed in the Title Commitment Report and are unknown to this office at the time the Survey was executed and therefore not plotted hereon. This Survey does not constitute a Title Search by the Surveyor.

This is to certify that at the request of U.S. Title Guaranty Co., we have during the month of August, 2012 executed a Property Boundary Survey in accordance with the current Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and the Missouri Department of Natural Resources, Division of Geology and Land Survey on Lot 153 and on part of Lot "C", Common Ground, Retention Basin & Utility Easement of Pevely Heights Plat 2, a subdivision in Jefferson County, Missouri, according to the plat thereof recorded in Plat Book 224, pages 1 through 3 of the Jefferson County Records as shown hereon and that the results of said survey are represented upon this plat. This survey meets the accuracy standards for an URBAN property as defined in said Standards. The easements and bearing system used unless otherwise referenced, have been adopted from the record plat.

Gateway Land Services, Inc. (Agent)

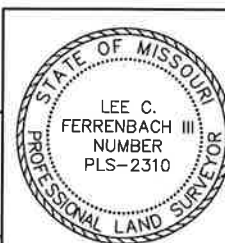
By

(Agent) Lee C. Ferrenbach III PLS - 2310
Vice President



GATEWAY LAND SERVICES, INC.
4 West Drive, Suite 110
Chesterfield, MO 63017
Office: 314.881.9556 Fax: 636.530.9825
www.glsstl.com
Land Surveying Services No.: LS-2009014482

ORDER NO. 12-153 DATE: 08-06/2012



133
EW

RECEIVED
SEP 10 2012

* 2 0 1 2 R - 0 3 3 7 9 7 4

2012R-033797

FILED AND RECORDED
IN OFFICIAL RECORD
09/10/2012 11:19:11AM
DEBBIE DUNNEGAN, RECORDER
PAGES 4
REC FEE: 33.00
NS FEE:



Space Above for Recorder's Use Only
DOCUMENT COVER SHEET

TITLE OF DOCUMENT:	WARRANTY DEED
DATE OF DOCUMENT:	August 16, 2012
GRANTOR: MAILING ADDRESS:	ROCKWOOD CONSTRUCTION COMPANY, INC. 13251 EAST STATE HIGHWAY 8 MINERAL POINT, MO 63660-9340
GRANTEE(S): MAILING ADDRESS:	JARED AND LAURA ZIPPRICH X 406 PEVELY HEIGHTS DRIVE PEVELY, MO 63070
LEGAL DESCRIPTION: REFERENCE BOOK AND PAGE:	SEE EXHIBIT A TO WARRANTY DEED

WARRANTY DEED

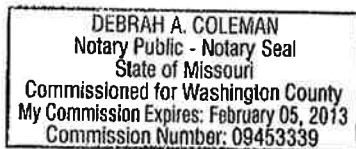
FOR VALUE RECEIVED, Carl D. Riddle, Grantor, does hereby grant, bargain sell and convey unto Jared and Laura Zipprich, Grantees, whose current address is 406 Pevely Heights Dr, Pevely, MO 63070 the following described premises, in Jefferson County, MO.

Tract A of Lot C, Common Ground, Retention Basin & Utility Easement as recorded in Pevely Heights Plat Two, recorded in Plat Book 224 page 5 of the Jefferson County records, said Plat being in Sections 17, 18 and 19, Township 41 North Range 6 East, in the City of Pevely, Jefferson County Missouri and being more particularly described as follows:

Beginning at the Southwest corner of Lot 153 of said Pevely Heights Plat Two, thence Easterly along the South line of said Lot 153, North 82 degrees 21 minutes 20 seconds East a distance of 165.89 feet to the Southeast corner of said Lot 153; thence Southerly along the East line of said Lot C, South 01 degrees 33 minutes 48 seconds West a distance of 34.85 feet to a point; thence Westerly leaving said East line, South 85 degrees 50 minutes 20 seconds West a distance of 129.17 feet to a point on a West line of said Lot C, said point also being on a Northeast line of Lot 149 of said Pevely Heights Plat Two; thence Northwesterly along said Northeast line, North 57 degrees 24 minutes 37 seconds West a distance of 41.10 feet to the point of beginning, containing 4,441 square feet or 0.101 acres more or less.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all encumbrances EXCEPT: Subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes, assessments, including irrigation and utility easements (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: August 23, 2012
Carl D. Riddle
Karl D. Riddle



)
STATE OF MISSOURI)ss.
)

On this 23 day of August, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared Carl D. Riddle, in his capacity as the owner, known to me to be the person who executed the within instrument in behalf of said Board of Trustees and acknowledged to me that he executed the same for the purposes therein stated, and as the free act and deed of said Board of Trustees.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County aforesaid the day and year last above written.

Printed Name:
Notary Public in and for said State Commissioned in
Washington Jefferson County My Commission Expires: 02/05/2013
Debrah A. Coleman
Debrah A. Coleman

Exhibit A Legal Description of the

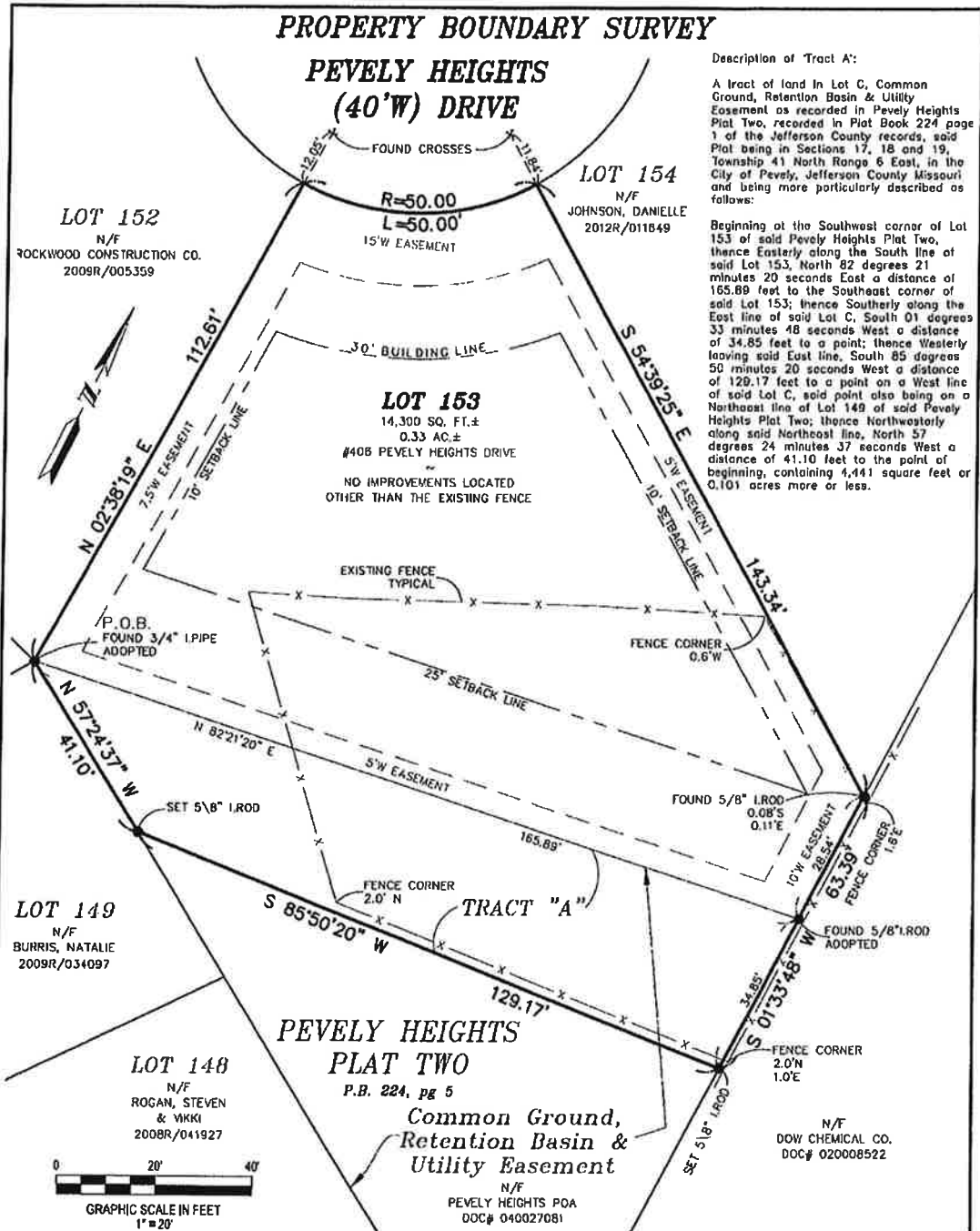
Property

Tract A of Lot C, Common Ground, Retention Basin & Utility Easement as recorded in Pevely Heights Plat Two, recorded in Plat Book 224 page 5 of the Jefferson County records, said Plat being in Sections 17, 18 and 19, Township 41 North Range 6 East, in the City of Pevely, Jefferson County Missouri and being more particularly described as follows:

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PROPERTY BOUNDARY SURVEY

PEVELY HEIGHTS (40'W) DRIVE



Description of Tract A:

A tract of land in Lot C, Common Ground, Retention Basin & Utility Easement as recorded in Pevely Heights Plat Two, recorded in Plat Book 224 page 1 of the Jefferson County records, said Plat being in Sections 17, 18 and 19, Township 41 North Range 6 East, in the City of Pevely, Jefferson County Missouri and being more particularly described as follows:

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A current Title Commitment has not been made available for our use. It is possible there are easements and other instruments of record that affect the subject tract that would be exposed in the Title Commitment Report and are unknown to this office at the time the Survey was executed and therefore not plotted hereon. This Survey does not constitute a Title Search by the Surveyor.

This is to certify that at the request of U.S. Title Guaranty Co., we have during the month of August, 2012 executed a Property Boundary Survey in accordance with the current Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and the Missouri Department of Natural Resources, Division of Geology and Land Survey on Lot 153 and on part of Lot "C", Common Ground, Retention Basin & Utility Easement of Pevely Heights Plat 2, a subdivision in Jefferson County, Missouri, according to the plat thereof recorded in Plat Book 224, pages 1 through 3 of the Jefferson County Records as shown hereon and that the results of said survey are represented upon this plat. This survey meets the accuracy standards for an URBAN property as defined in said Standards. The easements and bearing system used unless otherwise referenced, have been adopted from the record plat.

Gateway Land Services, Inc. (Agent)
By *Lee C. Ferrenbach III*
(Agent) Lee C. Ferrenbach III PEI - 2310
Vice President



GATEWAY LAND SERVICES, INC.
4 West Drive, Suite 110
Chesterfield, MO 63017
Office: 314.881.9556 Fax: 636.530.9825
www.glsll.com
Land Surveying Services No.: LS-2009014482





\$ 150⁰⁰

PLANNING & ZONING APPLICATION

CITY OF PEVELY, MO
401 MAIN ST.
PEVELY, MO 63070
636-475-4452

(Please Print)

Date 04/14/2022

Name Nadia del Rocio Aguirre

Address 8050 Brian's Way

Pevely MO 63070

Boundary Adjustment _____

(\$100.00)

Code Change Request _____

Sketch Plan _____

Lot Consolidate _____

Rezoning _____

(\$100.00)

Special Use Permit _____

(\$100.00 + \$2.00 per lot)

PRD/PBD/PID _____

(\$100.00 + \$2.00 per lot)

Business Approval _____

Phone # _____ Cell Phone # 573 281-8157

Current Property Zone _____ (Change to?) _____

Adjoining Zoning: North: _____ South: _____ East: _____ West: _____

Number of Acres: _____ Present use of property: _____

Describe your request Annex parcel 103007000000301 into
the city of Pevely as R-1

Eduardo Ornelas
Signature of Person Desiring Hearing

****Attach plans or drawings of any new construction associated with proposal.**

How will it be a benefit to the neighborhood and community? _____

Property Address: _____

Property description (location, lot, subdivision, etc.): _____

Name & Address of Legal Property Owner

Is Transfer of Ownership dependent on Commission Action? Yes _____ No _____

Have there been prior applications for action on this property? Yes _____ No _____

Adjoining Property Owners (Special Use & Rezoning Permit Only)

****Attach legal description and/or plat of property.**

Attach scale plat of tract(s) including: boundary dimensions, adjoining streets and alleys, present improvements, intended improvements, adjoining & cornering property lines and owners and their zoning, addressed & stamped envelopes for all abutting property owners subject to notification of public hearing.





PAID JUN 03 2022 BY: CLK 235188 \$197.50

PLANNING AND ZONING APPLICATION

City of Pevely, Mo 401 Main St Pevely Mo 63070 (636)-475-4452

Applicant: Opal Fay Bell

Date: 25th April 2022

Address: c/of Richard L. Laiben

Phone Number: (314) 580 0225

Subject Property Address: 8290 Commercial Drive, Pevely, Mo. (former church & auction house. and also 8290 Commercial Drive, Pevely, Mo. 63070

Current Property Zoning: 8286 Current Property Use: Residence

8290 Commercial Drive, vacant bldg formerly church **
Adjoining Property Zoning: North: _____ South: _____ East: _____ West: _____

Property Acreage: 8.8 total acres Current Property Use: _____

Are you the owner of the property? yes #8290 is a commercial bldg (former church) #8286 Residence XXXXACRES total 5.7

If not please list the owner's information:

Owner Name: Opal Bell Address: _____

Phone Number: () c/o Richard L. Laiben Broker 314 580 0225

Request:

- Zoning for personal residence at #8286 5.7 acres
- #8290 as a commercial property to be used as as an office complex for
- ~~"THE SOUTHERN GATEWAY ASSOCIATION OF REALTORS 3.1 acres~~

How will this be a benefit to the neighborhood and community?

Benefit as relates to the occupancy of the Realtors and the Residence of the future owner

3.1 Acres will be to the SOUTHERN GATEWAY ASSOCIATION OF REALTORS



Have there been prior applications for action on this property?

- Yes
- No
- Unknown


- Special use Permit
- Boundary Adjustment
- Rezoning
- Subdivision (Minor)
- Subdivision (Major)
- Other

TO BE USED SAME AS HISTORICAL USAGES
 #8286 (8286 personal residence)
~~#8286 (personal Residence)~~
 #8290 (church & Auction House)

Filing Fees

\$_____ Application We await amount of fees as quoted by City of Pevely
 \$_____ Mailing Fee (# of Notifications* _____ x \$2.50)
 \$_____ Total (Due at time application received)

THERE ARE NO REFUNDS FOR ANY APPLICATION FEE; MAIL FEE WILL BE REFUNDED ONLY IF MAILING HAS NOT OCCURRED.


 OPAL FAY BELL
 Signature

25th April 2022

 Date



APPLICATION DISCLAIMER

File No. _____

I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the above items are required for my application to be considered complete and for it to be scheduled on the agenda for the Planning and Zoning Commission and the Board of Aldermen.

✓ Opal Fay Bell

Applicant's Signature

OPAL FAY BELL

25th April 2022

Date

I, OPAL FAY BELL, am the owner of the attached referenced property and do hereby give my permission to Richard L. Laiben, Broker ~~BUSINESS RELATED REAL ESTATE COMPANY~~ to be my agent and represent me in requesting a Zone Change, Conditional Use, or Development Plan approval for that property. I have read the attached information regarding the property and find it to be correct.

✓ Opal Fay Bell

Owner's Signature

25th April 2022

Date

Bell Lots A & B

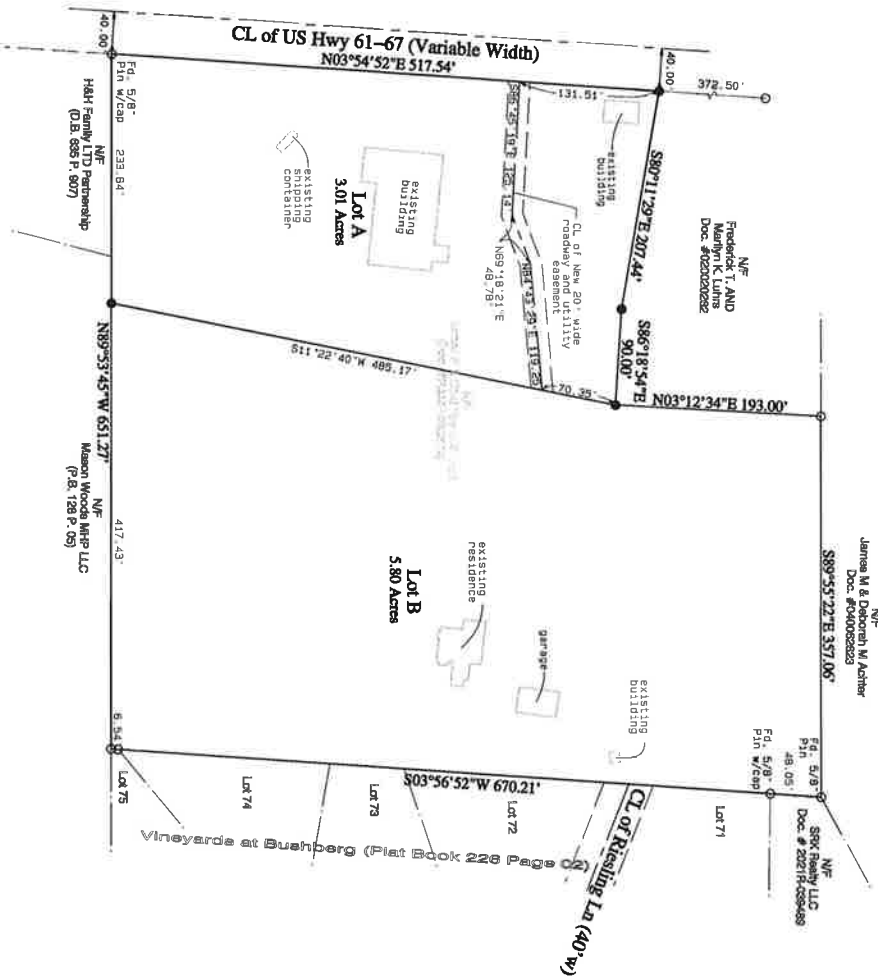
a Minor Subdivision of Part of the Northwest Quarter of Section 7, Township 41 North, Range 6 East of the Fifth Principal Meridian, City of Pevely, Jefferson County, Missouri



Base of Bearing is Gd North, Missouri Coordinate System of 1983 (East Zone), as Derived by GPS Vectors from MDDOT VRS Station MOFFL.



- = Set 1/2" Iron Pin w/cap
- = Found 1/2" Iron Pin w/cap



N/E
James M & Deborah M Ashler
Doc. #040002823

N/E
S&W Realty, LLC
Doc. # 2021F-658489

OWNER'S CERTIFICATE
The undersigned owners of the tract of land herein platting and subdividing have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereinafter be known as Bell Lots A & B.
The New 20' wide Roadway and Utility Easement is hereby dedicated to the public use of the City of Pevely, Missouri and Jefferson County, Missouri. There is to be no parking on the easement.
IN WITNESS WHEREOF, we have hereunto set our hand and affixed our seal this _____ day of _____ 2022.

0531 FAY BELL, Trustee
State of Missouri : SS
County of _____ :
On this _____ day of _____ 2022, before me personally appeared _____ known to be the person described in, and who executed the foregoing instrument, acknowledged that he executed the same as his free act and deed.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in _____ the day and year first above written.

My Commission expires _____
Notary Public
Name Printed _____
Chairman _____

PLANNING AND ZONING CERTIFICATE
This is to certify that this plat of Bell Lots A & B as shown hereon, has been approved by the City of Pevely Planning and Zoning Department on the _____ day of _____ 2022.

This is to certify that this plat of Bell Lots A & B, as shown hereon, has been approved by the City Council of the City of Pevely, Missouri, this _____ day of _____ 2022.
Mayor _____ City Clerk _____

SURVEYOR'S CERTIFICATE
This is to certify to the best of my belief, knowledge, and ability that GOVERO LAND SERVICES, INC. at the request of Gadi Bell, during the month of _____ 2022, has caused this plat to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereinafter be known as Bell Lots A & B.
I also declare that under my supervision and to the best of my ability and professional judgment, that there has been no fraud or deception in the execution of this survey and subdivision for URBAN PROPERTY, as set forth by the MISSOURI DEPARTMENT OF LAND SURVEY AND PLUMBING AND THE MISSOURI DEPARTMENT OF REVENUE, and that I am a duly licensed and qualified Surveyor and Plumber in the State of Missouri, and I am duly sworn in as such.
IN WITNESS WHEREOF, we hereunto set our firm name at our office in Jefferson County, Missouri on this _____ day of _____ 2022.

BY
GADI BELL, GOVERO LAND SERVICES, INC. 242-0
PROFESSIONAL LAND SURVEYOR

GOVERO LAND SERVICES, INC.		SITE ADDRESS: 6906 Commercial Blvd	NAME: DARIEL L. GOVERO
SURVEYING * ENGINEERING		CITY/CO STATE: PEVELY, MO	DISCIPLINE: PLS
8929 OLD STATE ROAD MERRILL, MO 63062 PH: 636-339-2200 WWW.GOVEROLANDSERVICES.COM		DATE PREPARED: 04/18/2022	JOB #: 1778
		CHECKED BY: D.L.G.	DRAWN BY: B.C.
		SHEET #: 1 of 1	JOB #: 04016-D



\$180

PLANNING & ZONING APPLICATION

CITY OF PEVELY, MO
401 MAIN ST.
PEVELY, MO 63070
636-475-4452

(Please Print)

Date 4/19/22
Name Don Men Khuj
Address 864 Cha-Bern D
Pevely MO
63070

Boundary Adjustment _____
(\$100.00)
Code Change Request _____
Sketch Plan _____
Lot Consolidate _____
Rezoning _____
(\$100.00)
Special Use Permit _____
(\$100.00 + \$2.00 per lot)
PRD/PBD/PID _____
(\$100.00 + \$2.00 per lot)
Business Approval _____

Phone # — Cell Phone # (314) 800-3488

Current Property Zone R-2 (Change to?) _____

Adjoining Zoning: North: _____ South: _____ East: _____ West: _____

Number of Acres: _____ Present use of property: _____

Describe your request 15 Lots

Don Men Khuj
Signature of Person Desiring Hearing

****Attach plans or drawings of any new construction associated with proposal.**

How will it be a benefit to the neighborhood and community? _____

Property Address: FOREST LAKE Subdivision, 03

Property description (location, lot, subdivision, etc.): Barnhart MO
63012

Name & Address of Legal Property Owner

Is Transfer of Ownership dependent on Commission Action? Yes _____ No

Have there been prior applications for action on this property? Yes _____ No

Adjoining Property Owners (Special Use & Rezoning Permit Only)

****Attach legal description and/or plat of property.**

Attach scale plat of tract(s) including: boundary dimensions, adjoining streets and alleys, present improvements, intended improvements, adjoining & cornering property lines and owners and their zoning, addressed & stamped envelopes for all abutting property owners subject to notification of public hearing.

