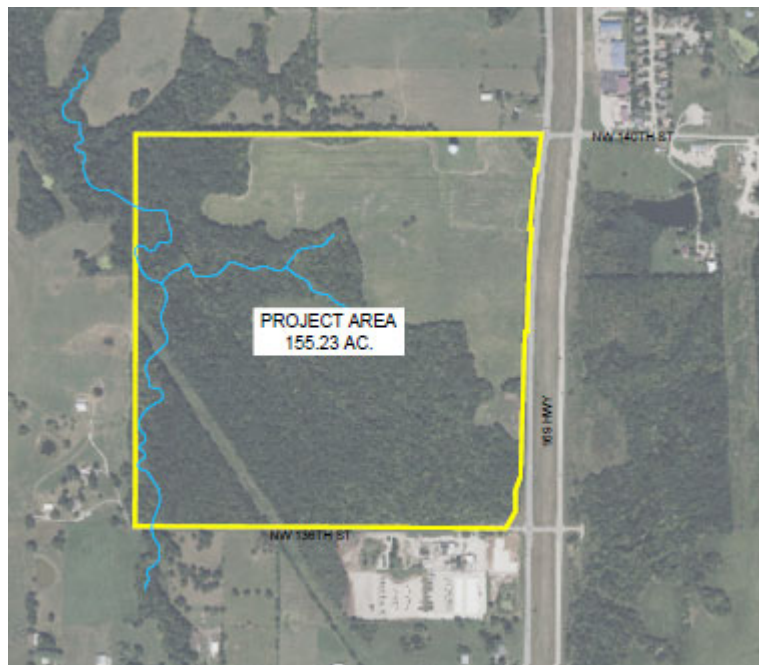


OFFICIAL NOTICE

To whom it may concern and to all parties interested, notice is hereby given that at 7:00 PM on June 9, 2026, the Smithville Planning Commission in City Hall, 107 W. Main St., Smithville, MO will consider the following:

An application for rezoning a tract of land from A-1 and B-3 to B-3 with a Conceptual Plan with the 169 South Employment Overlay District, along with a Preliminary Plat for a new development project with various commercial uses on 152+/- acres with an approximate address of 13800 N. 169 Highway and legally described as follows:



The Southeast Quarter of Section Three (3), Township Fifty-Two (52), Range Thirty-Three (33), in Smithville, Clay County, Missouri, EXCEPT therefrom all that part conveyed to the City of Smithville, Missouri by deed recorded in Book 5847 at Page 181 described as follows: A tract of land being all of the North 40.00 feet of the East 360.00 feet and the North 250.00 feet of the West 250.00 feet of the East 610.00 feet of the Southeast Quarter of Section 3, Township 52, Range 33, Smithville, Clay County, Missouri and all of the North 80.000 feet of the Southwest Quarter of Section 2, Township 52, Range 33, Smithville, Clay County, Missouri, lying West of the West Right-of-Way line of Highway 169, except any part in roads; and,

That part of the Northwest Quarter of the Southwest Quarter of Section Two (2), Township Fifty-Two (52), Range Thirty-Three (33), in Smithville, Clay County, Missouri, described as follows: Beginning at the Northwest corner of said Northwest Quarter of the Southwest Quarter, thence South in the West line of

said Quarter Quarter to a point in the Northerly line of the Right-of-Way conveyed to the State of Missouri by deed dated July 16, 1934, and recorded November 26, 1934, in Book 297 Page 318; thence Northeasterly in said Right-of-Way to a point in the North line of said Quarter Quarter; thence West in the said North lie of said Quarter Quarter to the Point of Beginning, EXCEPT therefrom all that part conveyed to the City of Smithville, Missouri by deed recorded in Book 5847 at Page 181 described as follows: A tract of land being all of the North 40.00 feet of the East 360.00 feet and the North 250.00 feet of the West 250.00 feet of the East 610.00 feet of the Southeast Quarter of Section 3, Township 52, Range 33, Smithville, Clay County, Missouri and all of the North 80.000 feet of the Southwest Quarter of Section 2, Township 52, Range 33, Smithville, Clay County, Missouri, lying West of the West Right-of-Way line of Highway 169, except any part in roads.

As provided in the Zoning and Subdivision Ordinances of Smithville, MO the above item(s) will be discussed and considered by the Planning Commission, and all persons interested in said matter will be heard at this time concerning their views and wishes; and any protest of any of the provisions of the proposed changes to the Zoning Ordinance will be considered by the Commission, as provided by law.