

NOTICE OF PLANNING & ZONING MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT A PLANNING AND ZONING BOARD WILL BE CONDUCTING A REGULAR MEETING TO BE HELD ON THURSDAY FEBRUARY 29, 2024, AT 6:30 PM AT CLEVER CITY HALL LOCATED AT 304 S CLARKE AVE, CLEVER CITY HALL, CLEVER, MISSOURI.

1. Call to Order
2. Pledge of Allegiance
3. Minutes of October 26, 2023
4. Discussion and possible vote on P&Z President and Secretary
5. 107 N Public – Decision for lot split

DATED THIS 28th day of FEBRUARY 2024

Melissa Rutherford

MELISSA RUTHERFORD - CITY CLERK

President Keith called the regular meeting of the Planning and Zoning Commission to order at 6:30 pm.

Present: Commission President Keith, Alderman Dale Maisel, Commissioner David Wolf, and Commissioner Jo Novak. Mayor Hackworth was absent. Refer to sign in sheet for others present.

Commissioner Wolf made the motion to approve the minutes of September 28, 2023, as presented. Commissioner Novak 2nd the motion and passed unanimously.

Team E Capital LLC is requesting information on a possible lot split at 107 N Public Avenue. The last submitted design was with Tract 2 having a small L-shape in the rear for the current garage.

Possible options: Give/Sell the current shared access easement to the church and use that money to move/remove the current garage.

Possible to come off the current shared access easement to Tract 1 to have garage in the rear of the lot.

Move Tract 2 driveway in the middle of the lot for access.

If keeping the newly designed shared access easement between Tract 1 & Tract 2, make the rear angle off by the current garage for access to that garage.

These comments will be reviewed by the property owner and will let the Commission know what they want to do.

Commission President Keith informed the Commission that he would be resigning from effective immediately. This is due to a status change at his current job and will not allow time for the meetings.

Commissioner Novak made the motion to adjourn at 7:41 pm. Commissioner Maisel 2nd the motion and passed unanimously.

Respectfully Submitted,

Date Approved:

Melissa Rutherford – City Clerk

Brandon Keith – Commission President

City of Clever
Planning & Zoning Department
P.O. Box 52
Clever, MO 65631

LOT SPLIT APPLICATION

LEGAL OWNER(s):

NAME: Team E Capital, LLC

STREET ADDRESS OWNER(s): 117 E. Metalwood Drive

CITY, STATE, ZIP CODE: Republic, MO 65738

PHONE NUMBER: 573.220.8991

BILLING ADDRESS: 117 E. Metalwood Drive, Republic, MO 65738

NAME OF ENGINEER/SURVEYOR: White Land Surveying, LLC

Engineer/Surveyor Address, Phone: 222 Old Town Road, Billings - 417.732.0005

PROPERTY INFORMATION:

NAME OF SUBDIVISION: Not named

ADDRESS OF LOT: 107 N. Public Avenue

ADDRESS OF PROPOSED LOT: _____

EXISTING ZONING: R1c

PROPOSED USE OF PROPERTY: Residential

PROPOSED ZONING: R1c

NUMBER OF LOTS AFTER SPLIT: 2

TO THE BEST OF MY KNOWLEDGE and BELIEF, DATA IN THIS APPLICATION AND ALL ATTACHMENTS THERETO are TRUE and CORRECT.

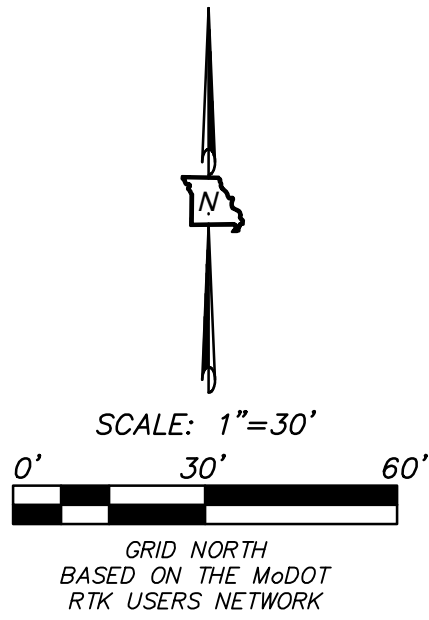
OWNER(s) SIGNATURE: _____ Date: _____

NAME(s) (print): _____

RECEIVED BY: _____ Date: _____

DATE OF P & Z MEETING: _____

FEE: \$85.00 _____

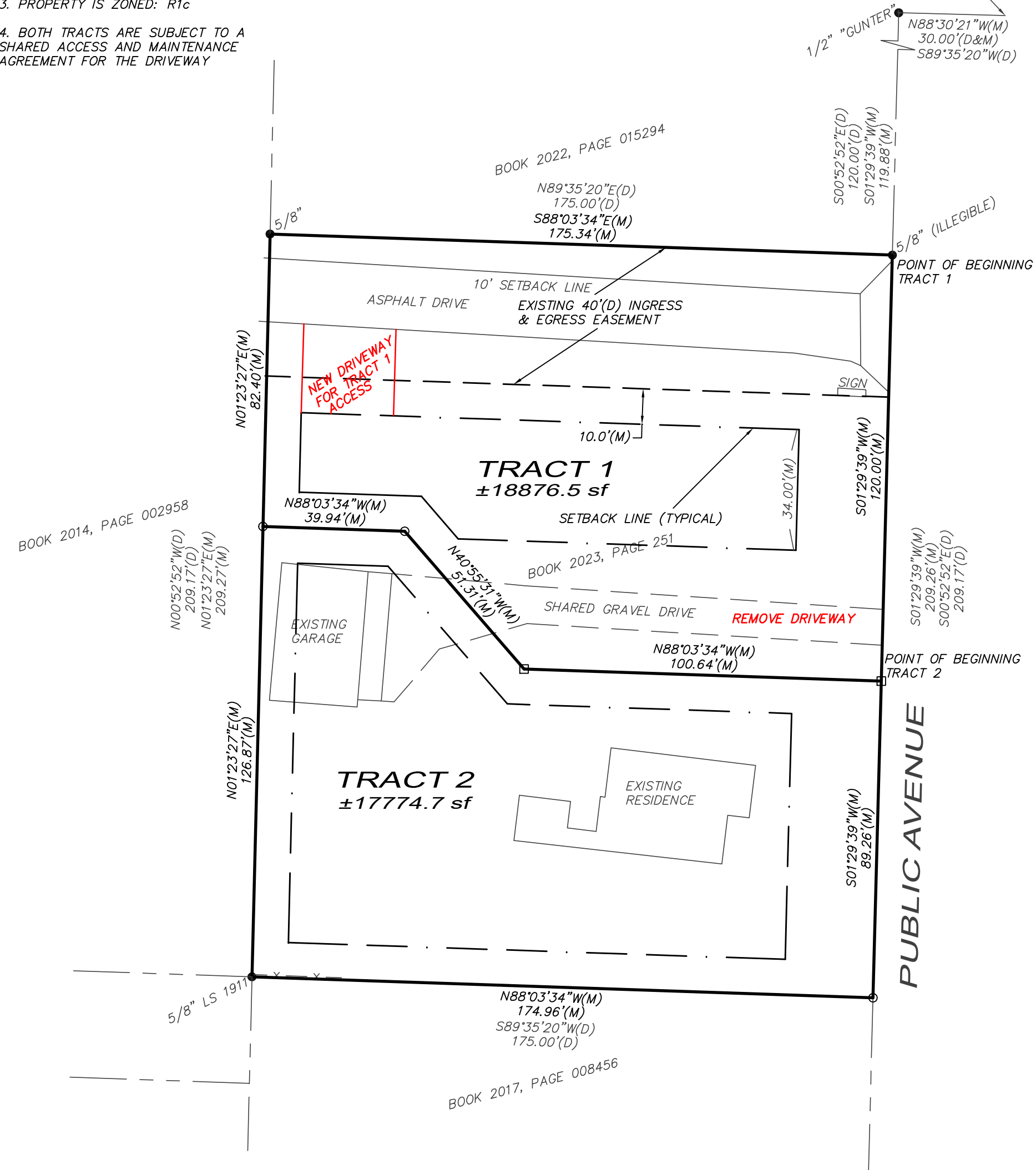


- SYMBOL INDEX**
- (D) DEEDED BEARING or DISTANCE
 - (M) MEASURED BEARING or DISTANCE
 - EXISTING IRON PIN (AS NOTED)
 - SET 5/8" IRON PIN WITH ALUM CAP
 - "WHITE LAND SURVEYING WLS 2003000370"
 - SET 1/2" IRON PIN WITH CAP "WLS LSC 370"

PLAT NOTES:

1. SOURCE DEED FOR PROPERTY:
- BOOK 2023, PAGE 251
2. BUILDING SETBACKS:
- FRONT: 25'
- SIDE: 10'
- REAR: 10'
3. PROPERTY IS ZONED: R1c
4. BOTH TRACTS ARE SUBJECT TO A SHARED ACCESS AND MAINTENANCE AGREEMENT FOR THE DRIVEWAY

POINT OF COMMENCEMENT
NORTHEAST CORNER OF THE
NORTH 1/2 OF THE
SOUTH 1/2 OF THE
SOUTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 20,
TOWNSHIP 27 NORTH, RANGE 23 WEST
(PER DEED)



DESCRIPTIONS OF TRACTS

TRACT 1

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 27 NORTH, RANGE 23 WEST, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4;
THENCE, N88°30'21"W, ALONG THE NORTH LINE OF SAID NORTH 1/2, A DISTANCE OF 30.00 FEET TO AN EXISTING 1/2" IRON PIN WITH A CAP STAMPED "GUNTER", SAID POINT BEING ON THE APPARENT WEST RIGHT-OF-WAY LINE OF PUBLIC AVENUE;
THENCE, ALONG SAID APPARENT WEST RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) DESCRIBED COURSES:
THENCE, S01°29'39"W, A DISTANCE OF 119.88 FEET TO AN EXISTING 5/8" IRON PIN WITH AN ILLEGIBLE CAP AND THE POINT OF BEGINNING;
THENCE, CONTINUING S01°29'39"W, A DISTANCE OF 120.00 FEET TO A SET 5/8" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING WLS 2003000370";
THENCE, N88°03'34"W, A DISTANCE OF 100.64 FEET TO A SET 5/8" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING WLS 2003000370";
THENCE, N40°55'31"W, A DISTANCE OF 51.31 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370";
THENCE, N88°03'34"W, A DISTANCE OF 39.94 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370";
THENCE, N01°23'27"E, A DISTANCE OF 82.40 FEET TO AN EXISTING 5/8" IRON PIN;
THENCE, S88°03'34"E, A DISTANCE OF 175.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,876.5 SQUARE FEET, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

TRACT 2

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 27 NORTH, RANGE 23 WEST, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4;
THENCE, N88°30'21"W, ALONG THE NORTH LINE OF SAID NORTH 1/2, A DISTANCE OF 30.00 FEET TO AN EXISTING 1/2" IRON PIN WITH A CAP STAMPED "GUNTER", SAID POINT BEING ON THE APPARENT WEST RIGHT-OF-WAY LINE OF PUBLIC AVENUE;
THENCE, ALONG SAID APPARENT WEST RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) DESCRIBED COURSES:
THENCE, S01°29'39"W, A DISTANCE OF 119.88 FEET TO AN EXISTING 5/8" IRON PIN WITH AN ILLEGIBLE CAP;
THENCE, CONTINUING S01°29'39"W, A DISTANCE OF 120.00 FEET TO A SET 5/8" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING WLS 2003000370", AND THE POINT OF BEGINNING;
THENCE, CONTINUING S01°29'39"W, A DISTANCE OF 89.26 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370";
THENCE, N88°03'34"W, A DISTANCE OF 174.96 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LS 1911";
THENCE, N01°23'27"E, A DISTANCE OF 126.87 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370";
THENCE, S88°03'34"E, A DISTANCE OF 39.94 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370";
THENCE, S40°55'31"E, A DISTANCE OF 51.31 FEET TO A SET 5/8" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING WLS 2003000370";
THENCE, S88°03'34"E, A DISTANCE OF 100.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,774.7 SQUARE FEET, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

OWNER(S) DEDICATION

AS OWNER(S) I/WE, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND ALL ACCESS RIGHTS RESERVED AND DEDICATED AS REPRESENTED ON THE PLAT. I/WE HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HERE ON TO THE CITY OF CLEVER. FURTHERMORE, I/WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS, LIENS, OR TRUSTS ON THE PROPERTY CONVEYED HEREIN, AND WARRANT GENERALLY AND SPECIALLY THE PROPERTY CONVEYED FOR PUBLIC USE AND WILL EXECUTE SUCH FURTHER ASSURANCES AS MAY BE REQUIRED.

NAME OF OWNER(S) AND/OR SUBDIVIDER _____

DATE: _____

APPROVAL BY THE CITY COUNCIL

I, _____, CITY CLERK OF THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE CITY COUNCIL OF SAID CITY OF CLEVER, AND APPROVED BY GENERAL ORDINANCE NO. ON THE _____ DAY OF _____, 20____.

CITY CLERK: _____

DATE: _____

CERTIFICATE OF THE CITY OF CLEVER PLANNING AND SUBDIVISION BOARD

I, _____, CITY OF THE CITY OF CLEVER, MISSOURI, DO HEREBY CERTIFY ON THE _____ DAY OF _____, 20____. THE SUBDIVISION CONFORMS TO THE CITY OF CLEVER LAND USE REGULATIONS, IN ACCORDANCE WITH THE CLEVER CODE OF ORDINANCES.

SURVEYORS DECLARATION

THAT I, MICHAEL WHITE, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY WHITE LAND SURVEYING, LLC DATED MARCH 07, 2023 AND SIGNED BY MICHAEL WHITE L.S. NO. 2488 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN AS SET HEREIN WERE PLACED UNDER THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI DEPARTMENT OF AGRICULTURE "STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

DATE PREPARED: DECEMBER 13, 2023

SIGNATURE: *Michael White*

MISSOURI L.S. NO.: 2488

WHITE LAND SURVEYING, LLC
222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.732.0005
email: info@whitelandsurvey.com
www.whitelandsurvey.com

SURVEY DATE: 03.07.2023
DWG DATE: 12.13.2023
DRAWN BY: MW
S/T/R: 20/27/23
PROJECT No.: 2023-029

ADMINISTRATIVE SUBDIVISION
PREPARED FOR
TEAM E CAPITAL, LLC
PROJECT LOCATION: 107 N. PUBLIC AVENUE
CLEVER, CHRISTIAN COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE - MISSOURI PROFESSIONAL LAND SURVEYOR #2488
WHITE LAND SURVEYING, LLC - MISSOURI PROFESSIONAL LAND SURVEYING CORPORATION #2003000370



12/13/2023
© Copyright 2023 - White Land Surveying, LLC

TRACT 1

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 27 NORTH, RANGE 23 WEST, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4;

THENCE, N88°30'21"W, ALONG THE NORTH LINE OF SAID NORTH 1/2, A DISTANCE OF 30.00 FEET TO AN EXISTING 1/2" IRON PIN WITH A CAP STAMPED "GUNTER", SAID POINT BEING ON THE APPARENT WEST RIGHT-OF-WAY LINE OF PUBLIC AVENUE;

THENCE, ALONG SAID APPARENT WEST RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) DESCRIBED COURSES:

THENCE, S01°29'39"W, A DISTANCE OF 119.88 FEET TO AN EXISTING 5/8" IRON PIN WITH AN ILLEGIBLE CAP AND THE POINT OF BEGINNING;

THENCE, CONTINUING S01°29'39"W, A DISTANCE OF 120.00 FEET TO A SET 5/8" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING WLS 2003000370";

THENCE, N88°03'34"W, A DISTANCE OF 100.64 FEET TO A SET 5/8" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING WLS 2003000370";

THENCE, N40°55'31"W, A DISTANCE OF 51.31 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370";

THENCE, N88°03'34"W, A DISTANCE OF 39.94 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370";

THENCE, N01°23'27"E, A DISTANCE OF 82.40 FEET TO AN EXISTING 5/8" IRON PIN;

THENCE, S88°03'34"E, A DISTANCE OF 175.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,876.5 SQUARE FEET, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

TRACT 2

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 27 NORTH, RANGE 23 WEST, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4;

THENCE, N88°30'21"W, ALONG THE NORTH LINE OF SAID NORTH 1/2, A DISTANCE OF 30.00 FEET TO AN EXISTING 1/2" IRON PIN WITH A CAP STAMPED "GUNTER", SAID POINT BEING ON THE APPARENT WEST RIGHT-OF-WAY LINE OF PUBLIC AVENUE;

THENCE, ALONG SAID APPARENT WEST RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) DESCRIBED COURSES:

THENCE, S01°29'39"W, A DISTANCE OF 119.88 FEET TO AN EXISTING 5/8" IRON PIN WITH AN ILLEGIBLE CAP;

THENCE, CONTINUING S01°29'39"W, A DISTANCE OF 120.00 FEET TO A SET 5/8" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING WLS 2003000370", AND THE POINT OF BEGINNING;

THENCE, CONTINUING S01°29'39"W, A DISTANCE OF 89.26 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370";

THENCE, N88°03'34"W, A DISTANCE OF 174.96 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LS 1911";

THENCE, N01°23'27"E, A DISTANCE OF 126.87 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370";

THENCE, S88°03'34"E, A DISTANCE OF 39.94 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370";

THENCE, S40°55'31"E, A DISTANCE OF 51.31 FEET TO A SET 5/8" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING WLS 2003000370";

THENCE, S88°03'34"E, A DISTANCE OF 100.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,774.7 SQUARE FEET, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.