

## **OFFICIAL NOTICE**

To whom it may concern and to all parties interested, notice is hereby given that at 7:00 PM on July 14, 2026, the Smithville Planning Commission in City Hall, 107 W. Main St., Smithville, MO will consider the following:

An Application for a Conditional Use Permit on property zoned A-1 for operation of a Battery Energy Storage Facility at 13213 N. 169 Hwy., on property legally described as follows:

Part of the Northwest Quarter (NW $\frac{1}{4}$ ), and that part of the North Half of the Southwest Quarter (N $\frac{1}{2}$  SW $\frac{1}{4}$ ), lying North of NW 132<sup>nd</sup> Street, in Section 11, Township 52, Range 33, lying North of and South of the Smithville, and Kansas City, City limit line, all in Clay County, Missouri described as follows:

Commencing at the Northwest Corner of said Northwest Quarter (NW $\frac{1}{4}$ ); thence S00°58'20"W along the West line of said Northwest Quarter (NW $\frac{1}{4}$ ), a distance of 1317.10 feet to the Northeast Corner of the Southwest Quarter of the said Northwest Quarter (SW $\frac{1}{4}$  NW $\frac{1}{4}$ ); thence S89°28'23"E along the North line of the South Half of said Northwest Quarter (S $\frac{1}{2}$  NW $\frac{1}{4}$ ), a distance of 290.98 feet to a point on the Easterly right-of-way line of Missouri State Route 169 Highway, the point of beginning; thence S89°28'23"E along the said North line, a distance of 1231.09 feet; thence SOI 057°16"E, a distance of 1537.69 feet to a point on the Northerly right-of-way line of NW. 1 32<sup>nd</sup> Street; thence N88°48'54"W, a distance of 60.13 feet; thence N88°56'26"W, a distance of 239.16 feet this and the following 5 courses are along the said Northerly right-of-way line; thence N89°26'27"W, a distance of 342.61 feet; thence N88°47'07"W, a distance of 243.27 feet; thence N87°53'58"W, a distance of 276.58 feet; thence N00°42'07"E, a distance of 35.75 feet; thence N88°56'32"W, a distance of 107.89 feet to a point on the Easterly right-of-way line of Missouri State Route 169 Highway; thence N34°59'44"W, a distance of 22.48 feet this and the following 4 courses are along the said Easterly right-of-way line; thence N00°42'07"E, a distance of 91.87 feet; thence N04°31'00"E, a distance of 345.25 feet; thence N00°42'07"E, a distance of 49.21 feet; thence N07°20'33"W, a distance of 304.84 feet; thence N00°42'07"E, a distance of 680.12 feet to the point of beginning.

Excluding any portion herein lying outside of the Smithville City Limits.



As provided in the Zoning 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 against any of the provisions of the proposed changes to the Zoning Ordinance will be considered by the Commission, as provided by law.