

OFFICIAL NOTICE

To whom it may concern and to all parties interested, notice is hereby given that at 7:00 PM on August 11, 2026, the Smithville Planning Commission in City Hall, 107 W. Main St., Smithville, MO will consider the following:

An Application for Rezoning Land from B-3 to I-1, a Conditional Use Permit on property zoned I-1 for operation of a Battery Energy Storage Facility and a subdivision plat to create an additional 10 acre lot at 148th St., west of 169 Hwy., on property legally described as follows:



Title Description:

Commencing At The Southeast Corner Of Section 34, Township 53 North, Range 33 West, Smithville, Clay County, Missouri; Thence With The South Un£ Of The Southeast Quarter Of Said Section 34, North 89 Degrees 32 Minutes 28 Seconds West, 1271,90 Feet To The Point Of Beginning; Thence Continuing Along Said Un£ North 89 Degrees 32 Minutes 28 Seconds West, 5516 Feet To The Southwest Corner Of The East Half Of The Southeast Quarter Of Section 34; Thence Along The West Line Of The East Half Of The Southeast Quarter Of Section 34, North 00 Degrees 47 Minutes 41 Seconds East, 2636,26 Feet To The Northwest Corner Of East Half Of The Southeast Quarter Of Section 34; Thence Along The North Un£ Of The Southeast Quarter Of Section 34, South 89 Degrees 38 Minutes 07 Seconds East, 67385 Feet To The Northwest Corner Of Lot I, Hinterland Subdivision; Thence Along The Boundary Lines Of Said Lot I, The

Following Courses And Distances: South 01 Degrees 01 Minutes 31 Seconds West, 67223 Feet; Thence South 89 Degrees 33 Minutes 16 Seconds East, 61219 Feet To The Southeast Corner Of Lot /, Said Point Also B&Ng On The West Right-Of-Way Line Of US Highway 169; Thence Departing From Said Southeast Corner Of Lot I, Hinterland, And Along The West Right-Of-Way Line Of Us, Highway I 69, The Following Courses And Distances: South 01 Degrees 54 Minutes 09 Seconds West, 148,64 Feet; Thence South 26 Degrees 48 Minutes 01 Seconds West, 11240 Feet; Thence South 01 Degrees 37 Minutes 19 Seconds East, 13283 Feet, Thence South 06 Degrees 22 Minutes 55 Seconds east, 308, 18 Feet, Thence North 86 Degrees 29 Minutes 55 Seconds East, 2,70 Feet; Thence 93,31 Feet By Arc Distance Along A Curve To The Left Having A Radius Of 17226.47 Feet And A Chord Bearing And Distance Of South 01 Degrees 50 Minutes 55 Seconds West, 9331 Feet To The Northeast Corner Of A Tract Of Land Recorded In Book 3098 At Page 108; Thence Departing From Said Right-Of-Way Line And Along The North Line Of Said Tract Recorded In Book 3098 At Page 108 And The Westerly Projection Thereof, North 89 Degrees 34 Minutes 58 Seconds West, 890,37 Feet; Thence South 00 Degrees 55 Minutes 53 Seconds West, 499,41 Feet To The Northeast Corner Of Said Tract Recorded In Book 5625 At Page 38; Thence Along The Boundary Line Of Said Tract Recorded In Book 5625 At Page 38 The Following Courses And Distance: North 89 Degrees 33 Minutes 09 Seconds West, 327.91 Feet; Thence South 00 Degrees 55 Minutes 46 Seconds West, 684,05 Feet To The Pd/Nt Of Beginning, Except That Portion Deeded To Missouri State Highway Commission As More Fully Set Forth In The Instrument Recorded As Document No 202d003214 In Book 8597 At Page 124 Subject To That Part, If Any, In Streets, Roadways, Highways Or Other Public Rights-Of-Way.

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.

July 22, 2026 Edition.