PUBLIC NOTICE

Rezoning | RZ-05-24-9161
General Development Plan | GDP-05-24-9162
"Blue Springs Industrial"
Parcel # 36-600-04-29-00-0-00-000, 36-600-04-32-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, July 8, 2024 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Bryan Rahn, Valley Oaks Investments, LLC, on behalf of the property owner Valley Oaks Investments, LLC, for approval of a Rezoning to rezone the property from "Jackson County AG" (Jackson County Agriculture) to "LI" (Light Industrial) and on a request by the applicant, Bryan Rahn, Valley Oaks Investments, LLC, on behalf of the property owners Valley Oaks Investments, LLC, and the City of Blue Springs, Missouri for approval of a General Development Plan to allow for development of an industrial park consisting of eight (8) buildings. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO.

The site is legally described as follows:

ALL THAT PART OF THE SOUTHEAST QUARTER (SE 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) FOR SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTY (30) WEST, JACKSON COUNTY, MISSOURI, LYING NORTH (N) OF THE NORTH (N) RIGHT OF WAY FOR INTERSTATE HIGHWAY ROUTE 70. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SECTION FOR SECTION TWENTY-EIGHT (28), TOWNSHIP FORTY-NINE (49) NORTH, RANGE THIRTY (30) WEST, JACKSON COUNTY, MISSOURI; THENCE WEST (W) ALONG THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), N 87°42'09" W, A DISTANCE OF 253.68 FEET; THENCE DEPARTING THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), S 05°47'31" W, A DISTANCE OF 1259.89 FEET; THENCE N 81°25'40" W, A DISTANCE OF 28.95 FEET; THENCE S 08°34'20" W, A DISTANCE OF 70.00 FEET, TO A POINT ON THE NORTH (N) RIGHT OF WAY FOR US INTERSTATE HIGHWAY ROUTE 70; THENCE EAST (E) ALONG THE NORTH RIGHT OF WAY FOR SAID US INTERSTATE HIGHWAY ROUTE 70, S 81°25'40" E, A DISTANCE OF 1535.89 FEET; THENCE DEPARTING THE NORTH (N) RIGHT OF WAY FOR SAID INTERSTATE HIGHWAY ROUTE 70, N 01°52'59" E, A DISTANCE OF 1490.70 FEET, TO A POINT ON THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28);

THENCE WEST (W) ALONG THE QUARTER (1/4) SECTION LINE FOR SAID SECTION TWENTY-EIGHT (28), N 87°38'39" W, A DISTANCE OF 1149.01 FEET, TO THE POINT OF BEGINNING, EXCEPT THAT PART IN INTERSTATE HIGHWAY ROUTE 70 RIGHT OF WAY AND JEFFERSON ROAD. ALSO KNOW AS TRACT 3 ON THE CERTIFICATE OF SURVEY FILED DECEMBER 14, 2017 AS DOCUMENT NO. 2017E0111147 IN BOOK 2017E0111147 IN BOOK IN BOOK 46 AT PAGE 8.

CITY OF BLUE SPRINGS
Planning Commission
By: Mike Mallon, Senior Director

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Rezoning / RZ-05-24-9161 and General Development Plan / GDP-05-24-9162 on **Monday, July 15, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, June 22, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
06/18/2024