

NOTICE OF PUBLIC HEARING

There will be a public hearing at 1501 S. Duquesne, Joplin, Missouri, at 6:00 P.M. or as soon thereafter as possible, on January 3, 2022 before the City of Duquesne Planning and Zoning Commission, and at 6:00 P.M. or as soon thereafter as possible on January 10, 2022 before the Board of Aldermen, to consider the following:

1. To rezone a tract of property located at 4404 E. 20th St.. in the City of Duquesne, Missouri from R-1 to R-4PD. The legal description of the property to be rezoned is as follows: A TRACT OF LAND AS DESCRIBED IN BOOK 2607, PAGE 122 IN THE OFFICE OF THE RECORDER OF DEEDS IN JASPER COUNTY, MISSOURI, BEING PART OF THE WEST HALF (W $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 17, TOWNSHIP 27 NORTH, RANGE 32 WEST, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 17, AFORESAID, THENCE SOUTH 89°31'00" EAST ALONG THE SOUTH LINE THEREOF, 1323.88 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SAID SECTION 17, THENCE NORTH 01°43'06" EAST ALONG THE WEST LINE THEREOF, 700.87 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE CONTINUING NORTH 01°43'06" EAST 590.00 FEET TO THE SOUTH RIGHT-OF-WAY OF EAST 20TH STREET, THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 89°19'25" EAST 349.13 FEET, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 01°40'56" WEST 589.49 FEET, THENCE NORTH 89°24'22" WEST 349.52 FEET TO THE POINT OF BEGINNING, CONTAINS 4.73 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF 20TH STREET AND EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD PURPOSES.

All interested members of the public are invited to attend the public hearing. The public hearing shall proceed in the order listed above, each to be opened and closed before proceeding immediately to the next.

Melody Cundiff
City Clerk