

ORDINANCE NO. 4063

AN ORDINANCE APPROVING THE RE-ZONING OF LAND IN CLINTON, MISSOURI FROM R-1 SINGLE-FAMILY RESIDENTIAL TO C-3 GENERAL COMMERCIAL.

WHEREAS, Terry Himes has filed an application to re-zone the property commonly known as 812 E. Augusta from R-1 Single-Family Residential District to C-3 General Commercial District; and

WHEREAS, the Clinton Planning Commission conducted a public hearing on August 2, 2021, in consideration of the application; and

WHEREAS, the Clinton Planning Commission recommended approval of the application by a vote of 5 Ayes, 0 Nays, 1 Absent; and

WHEREAS, the property to be re-zoned is legally described as follows:

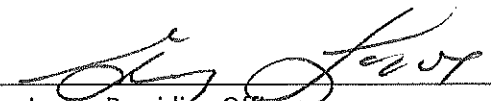
ALL OF LOT FIFTY-FOUR (54) AND THE EAST SIX (6) FEET OF LOT FIFTY-FIVE (55), IN AVERY'S SECOND ADDITION TO THE CITY OF CLINTON, HENRY COUNTY, MISSOURI.

NOW, THEREFORE BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF CLINTON, MISSOURI AS FOLLOWS:

1. The property at 812 E. Augusta in Clinton, Missouri is hereby re-zoned from R-1 Single-Family Residential District to C-3 General Commercial District.
2. This ordinance shall become effective immediately upon its passage and approval as provided by law.

Read the first time this 17th day of August, 2021.

Read a second time and passed this 17th day of August, 2021.



 Greg Lowe, Presiding Officer

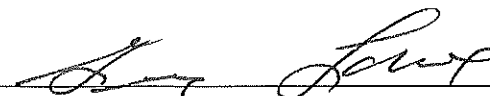
ATTEST:

Ayes 6: Roger House, Cameron Jackson, Carla Moberly, Rick Pereles,
 Debbie Smith, Daniel Wilson
 Nays 0
 Absent 1: Gene Henry
 Abstain 1: Becky Raysik



 Wendee Seaton, City Clerk





 Greg Lowe, Mayor



APPLICATION FOR ZONING AMENDMENT
PER ZONING CODE

Name: TERRY HIMES
Address: 819 AUGUSTA
Phone: (660) 351-5662

APPLICATION IS HEREBY MADE FOR:

- Amendment to Zoning District Map
Amendment to Zoning Ordinance

This request is for the premises commonly known as 812 AUGUSTA
(Legal description attached)

To be rezoned from District R-1 to District C-3

Reason for application: 30x40 GARAGE WITHOUT HOUSE

Applicant believes this amendment would be in harmony with the present zoning ordinance and map, that it would not unreasonably depreciate property values or be objectionable to the appropriate use of neighboring land, and the public welfare will be preserved for the following reasons:

TO THE EAST IS SCOUTS BRUSH TO THE WEST IS CLINTON AREA TRANSIT DISPATCH, PLUS BOY SCOUT PARKING & STORAGE BUILDING. TO THE SOUTH WEST IS SCOUTS MAIN BUILDING

Date: 6-21-21 Signed: Terry Himes

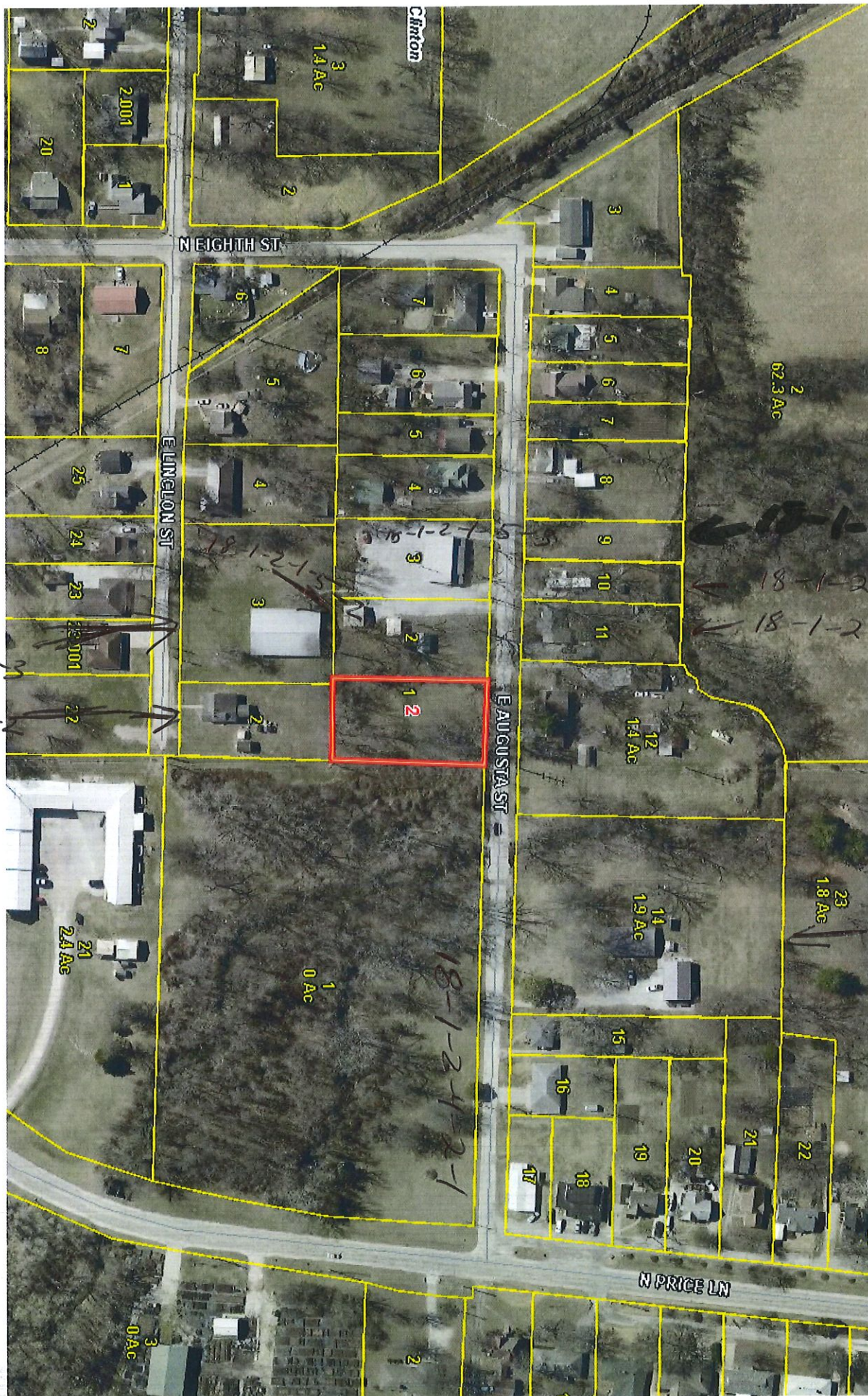
OFFICE USE ONLY

Fee of \$100.00 paid 6/24, 2021 CB
Received by Community Development Director 6/24, 2021
Planning Commission public hearing held 8/2, 2021
Planning Commission recommended: [X] Approval [] Denial 8/2, 2021
Bill No. 20211 1st reading Aug 17, 2021 2nd reading Aug 17, 2021
City Council: [X] Approved [] Denied
Date: 8-17, 2021

Wanda Seate

City Clerk

Ordinance No. 4063



18-1-2-4-2
18-1-2-4-2

18-1-2-1-3-9
18-1-2-1-3-10
18-1-2-1-3-11
↑

18-1-2-1-3-14

18-1-2-4-2-1

N EIGHTH ST

E LINGLON ST

E AUGUST ST

N PRICE LN

Clinton

3
1.4 Ac

2
62.3 Ac

23
1.8 Ac

12
1.4 Ac

14
1.9 Ac

1
0 Ac

21
2.4 Ac

3
0 Ac

2001

20

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8

25

24

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Recorded In Henry County, Missouri



Recording Date/Time: 01/27/2021 at 12:52:57 PM

Book: 2021 Page: 391

Instr #: 202100391

Pages: 2

Fee: \$27.00 S 20210000420



Gail A. Perryman
Recorder of Deeds

QUIT-CLAIM DEED

THIS INDENTURE, Made on the 26th day of January, A. D., Two Thousand Twenty
One by and between **Terry Lee Himes and Laura Ann Himes, Grantors**, parties of the First Part, and
Terry Lee Himes and Laura Ann Himes, Grantees, parties of the Second Part:

Mailing Address of Grantees is:

819 Augusta

Clinton MO 64735

WITNESSETH, That the said parties of the First Part in consideration of the sum of one dollar
and other valuable considerations paid by the said parties of the Second Part, the receipt of which is
hereby acknowledged, does by these presents, Remise, Release and forever Quit-Claim, unto the said
parties of the Second Part, the real estate located in Henry County, Missouri, lying, being and situated in
the County of Henry and State of Missouri, and legally described as follows:

**All of lot Fifty-Four (54) and the East Six (6) feet of Lot Fifty-Five (55), in AVERY'S
SECOND ADDITION TO THE CITY OF CLINTON, Henry County, Missouri.**

Subject to restrictions, reservations, easements and covenants, if any of record.

TO HAVE AND TO HOLD the same with all the rights and immunities, privileges and
appurtenances thereto belonging, unto the said parties of the Second Part, and their heirs and
assigns, FOREVER; so that the said parties of the First Part, nor their heirs, nor any other person

Gail A. Perryman, Recorder of Deeds

