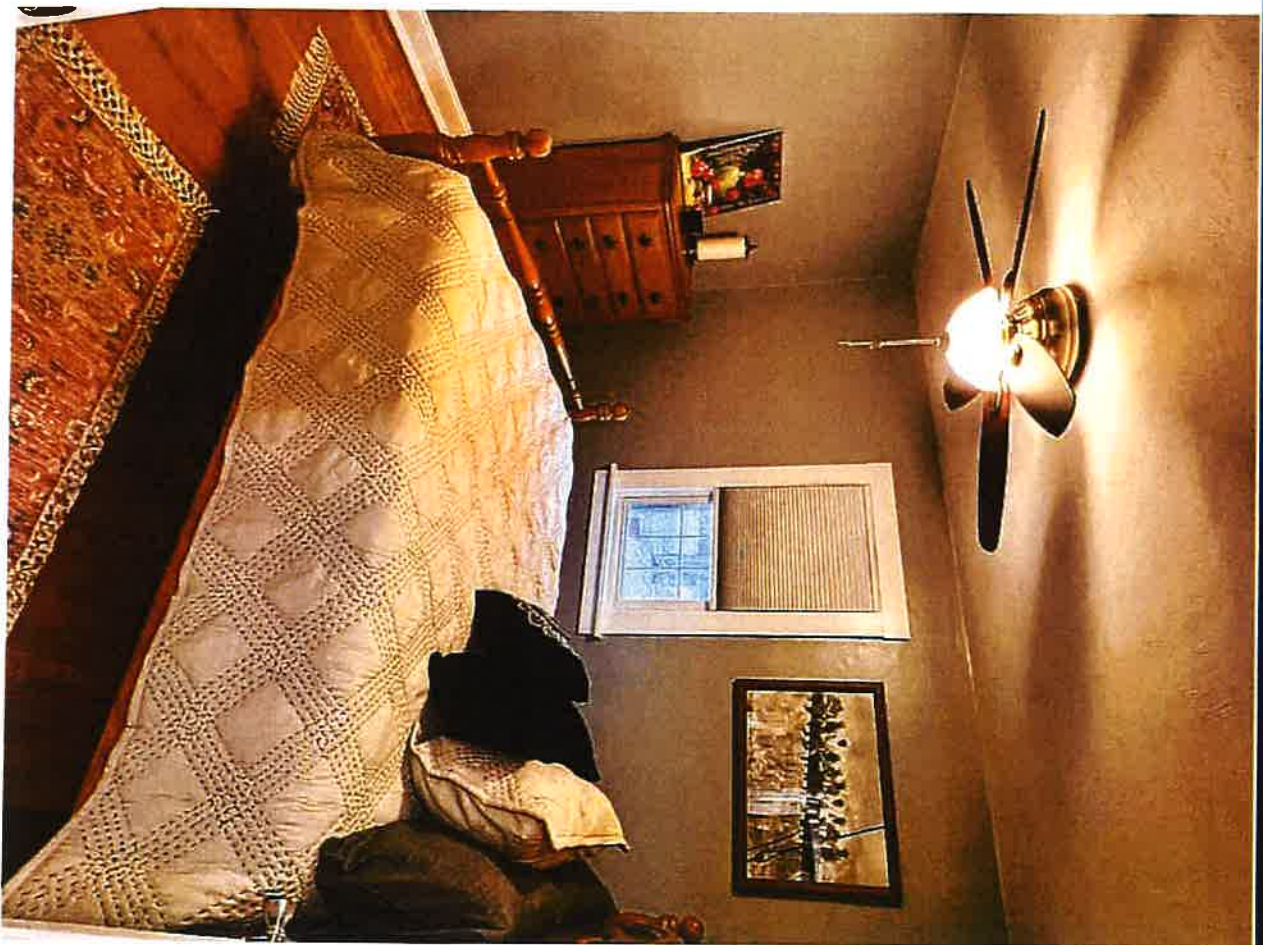


# Living Room



Front Bedroom & Back Bedroom



CITY OF STE. GENEVIEVE, MISSOURI

165 S. Fourth Street

Ste. Genevieve, MO 63670

Phone (573) 883-5400 Fax (573) 883-8105

Special Use Permit Application

SUP003-23

PLEASE PRINT OR TYPE (BLACK INK ONLY)

**POLICE CHIEF'S REVIEW:**

1. In your opinion, will the proposed use substantially increase traffic or congestions?

( ) YES (Please Explain Below)

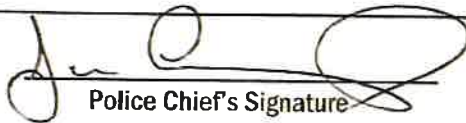
(X) NO

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Please indicate if there are other law enforcement concerns:

NONE

\_\_\_\_\_  
\_\_\_\_\_

  
Police Chief's Signature

2-23-23  
Date

**FIRE CHIEF'S REVIEW**

1. In your opinion, will the proposed use substantially increase fire hazards?

( ) YES (Please Explain Below)

( ) NO

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Please indicate if there are other fire protection concerns:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Fire Chief's Signature

\_\_\_\_\_  
Date

CITY OF STE.GENEVIEVE, MISSOURI

165 S. Fourth Street

Ste. Genevieve, MO 63670

Phone (573) 883-5400 Fax (573) 883-8105

Special Use Permit Application

SUP003-23

PLEASE PRINT OR TYPE (BLACK INK ONLY)

POLICE CHIEF'S REVIEW:

1. In your opinion, will the proposed use substantially increase traffic or congestions?

( ) YES (Please Explain Below)

( ) NO

Three horizontal lines for explanation.

2. Please indicate if there are other law enforcement concerns:

Four horizontal lines for concerns.

Police Chief's Signature

Date

FIRE CHIEF'S REVIEW

1. In your opinion, will the proposed use substantially increase fire hazards?

( ) YES (Please Explain Below)

(X) NO

Three horizontal lines for explanation.

2. Please indicate if there are other fire protection concerns:

NO JK

Three horizontal lines for concerns.

Handwritten signature of Fire Chief

Fire Chief's Signature

2/24/23

Date



State of Missouri  
Jason Kander, Secretary of State

File Number: 201405680009  
LC1380071  
Date Filed: 02/25/2014  
Jason Kander  
Secretary of State

### Articles of Organization

1. The name of the limited liability company is:

**MorLy Properties E, LLC**

2. The purpose(s) for which the limited liability company is organized:

**The transaction of any lawful business for which a limited liability company may be organized under the Missouri Limited Liability Company Act, Chapter 347 RSMo.**

3. The name and address of the limited liability company's registered agent in Missouri is:

**UNITED STATES CORPORATION      1213 N Kingshighway Suite 102, Cape Girardeau MO 63701**  
**AGENTS, INC.**

*Name*

*Address*

4. The management of the limited liability company is:

Manager

Member

5. The duration (period of existence) for this limited liability company is:

**Perpetual**

6. The name(s) and street address(es) of each organizer:

**Cheyenne Moseley, 101 N. Brand Blvd., 10th Floor, Glendale CA 91203**

**In Affirmation thereof, the facts stated above are true and correct:**

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

**Cheyenne Moseley**

*(Organizer Name)*



State of Missouri

Jason Kander, Secretary of State

Corporations Division
PO Box 778 / 600 W. Main St., Rm. 322
Jefferson City, MO 65102

LC1380071
Date Filed: 8/6/2014
Jason Kander
Missouri Secretary of State

Statement of Change of Registered Agent and/or Registered Office
By a Foreign or Domestic For Profit or Nonprofit Corporation or a Limited Liability Company

Instructions

- 1. This form is to be used by either a for profit or nonprofit corporation or a limited liability company to change either or both the name of its registered agent and/or the address of its existing registered agent.
2. There is a \$10.00 fee for filing this statement.
3. PO Box may only be used in conjunction with a physical street address.
4. Agent and address must be in the State of Missouri.
5. The corporation may not act as its own agent.

Charter #: LC1380071

- 1. The name of the business entity is Morly Properties E, LLC
2. The address, including street and number, of its present registered office (before change) is 1213 N Kingshighway Suite 102 Cape Girardeau MO 63701
3. The address, including street and number, of its registered office is hereby changed to: 1 Spangle Way Dr OFallon MO 63366
4. The name of its present registered agent (before change) is: United States Corporation Agents Inc
5. The name of the new registered agent is: Michael J Monia Jr

Authorized signature of new registered agent must appear below:

[Handwritten signature of Michael J Monia Jr]

(May attach separate originally executed written consent to this form in lieu of this signature)

- 6. The address of its registered office and the address of the business office of its registered agent, as changed, will be identical.
7. The change was duly authorized by the business entity named above.

In Affirmation thereof, the facts stated above are true and correct:
(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040. RSMo)

[Handwritten signature of Michael J Monia Jr]
Authorized signature of officer, member, manager or, if applicable, chairman of the board
Title: Sole Member

Michael J Monia Jr
Printed Name
Date: 7-1-14

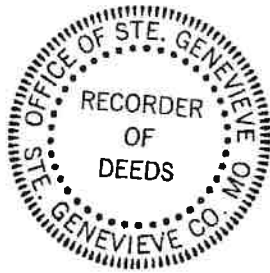
Name and address to return filed document:
Name: Michael J Monia Jr
Address: 1 Spangle Way Dr
City, State, and Zip Code: OFallon MO 63366

P- ORI-07182014-0077

ORI-08152014-0448 State of Missouri
No of Pages 1 Page



Change Agent/Address



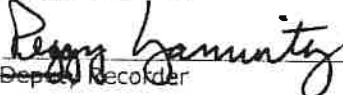
**State of Missouri  
County of Ste. Genevieve**

I hereby certify that the within Instrument  
was filed on: **3/20/2014 12:01 PM**

**Number of Pages: 2**

**Fees: \$27.00 Doc # 2014-0612**

**Peggy Yamnitz, Recorder**

  
Deputy Recorder

**GENERAL WARRANTY DEED**

THIS DEED, made and entered into this 19 day of March, 2014,  
By and between, Grantor

**MICHAEL J. MONIA, JR. and REBECCA M. MONIA, husband and wife**

Of the County of St. Charles, State of Missouri, party or parties of the first part; and Grantee,

**MORLY PROPERTIES E, LLC, a Missouri Limited Liability Company**  
**#1 Spangle Way Drive**  
**O'Fallon, Missouri 63366**

Of the County of St. Charles, State of Missouri, party or parties of the second part.

WITNESSETH, that the party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the County of Ste. Genevieve and State of Missouri, to-wit:

All that part of Survey No. 183, in City Block No. 24, of the City of Ste. Genevieve, Missouri, described as follows, to-wit: Begin at the Southwest corner of said Block No. 24, running thence North 15 degrees 25 minutes West along the Western line of said Block, One Hundred Twenty-five (125) feet, to a point for beginning corner of the lot hereby intended to be conveyed; running thence North 77 degrees 30 minutes East, Sixty-four feet, six inches (64 feet 6 inches) more or less, to a point in West line of lot formerly owned by William Eichenlaub, now John Sucher; thence South 14 degrees 15 minutes East, along the Western line of said lot, Fifty (50) feet, a point for corner; thence Westwardly, parallel with North line of said lot to a point in East line of Fifth Street, being also the West line of said Block No. 24, Fifty (50) feet South of the beginning point; thence North 15 degrees 25 minutes West along said line, Fifty (50) feet to beginning point.

The Lot hereby conveyed being bounded North by lot of Charles A. Samson; East by lot of John Sucher; South by lot of Sophia Lillian Siebert and West by Fifth Street.

Being part of same Real Estate acquired by party of the First Part of Charles A. Samson and wife, by Deed dated 29<sup>th</sup> day of June, 1937, recorded in Book 110 Page 333, one of the land records of Ste. Genevieve County, Missouri.

THIS DEED was prepared at the request of the Grantor(s) without the aid of a title opinion or search and the above description is exactly as written as provided by the Grantor(s).

The preparer of this document assumes no responsibility for the accuracy of neither the legal description of real property contained herein nor the merchantability of title of same.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever. The said party or parties of the first part hereby covenanting that said party or parties and their heirs, executors and administrators of such party or parties, shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

  
Michael J. Monia, Jr.

  
Rebecca M. Monia

STATE OF MISSOURI                    )  
  ) SS  
COUNTY OF St. Charles            )

On this 19 day of March, 2014, before me personally appeared Michael J. Monia, Jr. and Rebecca M. Monia, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

  
Notary





**Adjoining Property Owners to 12 N 5<sup>th</sup> St.**

Scott & Jill Beckermann  
501 N 3<sup>rd</sup> St.  
Ste. Genevieve, MO 63670

Skywalker Holdings LLC  
649 St. Mary Road  
Ste. Genevieve, MO 63670

Barbara Basler-Peterson  
298 S Gabouri  
Ste. Genevieve, MO 63670

City of Ste. Genevieve  
165 S 4<sup>th</sup> St.  
Ste. Genevieve, MO 63670

**Registered Rental Properties**

Donna Marler  
649 St. Mary Road  
Ste. Genevieve, MO 63670



To: Surrounding Property Owners  
From: David Bova, Community Development Administrator  
Subject: Request for Special Use Permit  
Date: February 13, 2023

Michael Monia Jr. is requesting a Special Use Permit to operate a guest lodging house, commonly known as "Vacation Rental By Owner" or "AirBnb" at 12 N 5<sup>th</sup> Street, which is in an R-2 General Residential zoning district. Such use is permitted in an R-2 Residential Zoned District with a Special Use Permit.

The Planning and Zoning Commission for the City of Ste. Genevieve, Missouri will hold a public meeting on this request on Thursday, March 2<sup>nd</sup> at 6pm at City Hall, 165 S. Fourth Street.

If approved by the Planning and Zoning Commission, The Board of Aldermen of the City of Ste. Genevieve, Missouri will hold a public hearing on the recommendations of the Planning and Zoning Commission on Thursday, March 9<sup>th</sup> at 6pm at City Hall, 165 S. Fourth Street.

All interested parties are invited to attend.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Bova", is written over a light blue horizontal line.

David Bova  
Community Development Director



February 13, 2023

Michael Monia Jr  
835 Snowberry Ridge Drive  
O'Fallon, MO 63366

Mr. Monia,

Enclosed please find a letter that was sent to the surrounding property owners of 12 N 5<sup>th</sup> Street regarding your request for a special use permit. Your attendance is needed at the Planning & Zoning meeting and the Public Hearing for which your request will be discussed.

PLANNING & ZONING MEETING  
Thursday, March 2<sup>nd</sup> at 6:00 pm

PUBLIC HEARING – BOARD OF ALDERMAN (if approved by P&Z)  
Thursday, March 9<sup>th</sup> at 6:00 pm

These meetings will be held at City Hall. If you have any questions please call.

Sincerely,

A handwritten signature in black ink, appearing to read "D Bova", with a horizontal line extending to the right.

David Bova  
Community Development Administrator