



CITY OF STE. GENEVIEVE, MISSOURI

165 S. Fourth Street

Ste. Genevieve, MO 63670

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

Re-Zoning Application

PLEASE PRINT OR TYPE (BLACK INK ONLY)

THIS SECTION TO BE COMPLETED BY CITY STAFF

Application Address: 51 STE. GEN. DRIVE

Applicant Name: GABE DONZE

Date of Planning & Zoning Meeting: 6/1/23

Date of Board of Aldermen Meeting 6/8/23

Received By: DR Date & Time 5/8/23



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

I hereby certify that the within Instrument
was filed on: **5/2/2022 3:09 PM**
Number of Pages: 3
Fees: \$30.00 Doc # 2022-1299
Peggy Yamnitz, Recorder



Sarah Jacob
Deputy Recorder

WARRANTY DEED BY A LIMITED LIABILITY COMPANY

KNOW ALL MEN BY THESE PRESENTS; on this 2nd day of May, 2022,

That Grantor, **TL BUSINESS VENTURES LLC, a Missouri Limited Liability Company**

Existing under the laws of the State of Missouri, organized and existing under the laws of the State of Missouri, party of the first part, in consideration of One dollar and other valuable considerations to it paid by Grantee,

DAVID J. KERTZ, a single person
8699 E. Aster Drive
Scottsdale, AZ 85260

Of the County of Maricopa, in the State of Arizona, party or parties of the second part,

The receipt whereof is hereby acknowledged, and by virtue and pursuance of a RESOLUTION OF THE BOARD OF DIRECTORS of said party of the first part, does by these presents, GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, their heirs and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Ste. Genevieve and State of Missouri, to-wit:

Tract #1: All that part of United States Survey Number 224 in Township 38 North, Range 9 East in the City of Ste. Genevieve, Missouri which is described as follows, to-wit: Beginning at that Northwest corner of a lot heretofore conveyed to J. Donovan and wife, by deed as recorded in Book 161 on Page 63 of the Ste. Genevieve County, Missouri land records. Said point on the division line of U.S. Survey Number 224 and U.S. Survey 3253. Thence, with the West line of Survey Number 224 and the East line of Survey 3253, South 37 degrees 30 minutes East 53 feet to a corner in the North Right-of-way line of present State Highway Route Number 61. Thence, with said Right-of-way line, South 68 degrees 30 minutes East, 85.50 feet to the place of beginning of parcel herein described. Thence North 71 degrees East 172 feet to a corner in the West line of the New Bourbon or St. Mary's Road. Thence, with the West line of said Roadway, South 31 degrees East 73 feet to a corner. Thence South 17 degrees 30 minutes West 75 feet to a corner in the Northern Right-of-way line of State Route Number 61. Thence with said Right-of-way line, North 67 degrees West 186 feet more or less to the place of beginning.

SUBJECT to easements and restrictions of record, if any.

Tract #2: All that part of United States Survey Number 224 in Township 38 North, Range 9 East which is described as follows, to-wit: Beginning at a point in the East line of United States Survey 3253, same being the Southwest corner of that certain lot as was conveyed to Cyrus Wilson as is recorded in Book 51 at Page 238, Ste. Genevieve County land records; running thence South 37 degrees 30 minutes East with East line of Survey 3253 a distance of 53 feet to a corner in the East right-of-way line of State Highway Number 25 (now 61); thence with said Right-of-way line South 68 degrees 30 minutes East 85.50 feet to a corner; thence North 71 degrees East 172 feet to a corner in the West line of St. Marys Road; thence with the West line of said road, North 31 degrees West 122 feet to the Southeast corner of above mentioned Cyrus Wilson lot; thence with the South line of said lot, South 67 degrees 30 minutes West 226 feet to the place of beginning.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining unto the said party or parties of the second part, and unto their heirs and assigns forever. The said party of the first part hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by it or those under whom it claims; and that it will Warrant and Defend the title to the said premises unto the said party or parties of the second part and unto their heirs and assigns forever, against the lawful claims and defends of all persons whomsoever.

IN WITNESS WHEREOF, the **TL Business Ventures LLC, a Missouri Limited Liability Company**, the said party of the first part, has caused these presents to be signed by its Member.

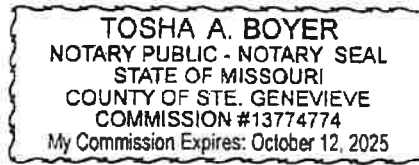
By: 
Daren Brown, Member

STATE OF MISSOURI)
) SS
COUNTY OF STE. GENEVIEVE)

On this 2nd day of May, 2022, before me personally appeared Daren Brown, who by me duly sworn did say that he is the Member of TL Business Ventures LLC, a Missouri Limited Liability Company, and said instrument was signed in behalf of said Limited Liability Company by authority of its Member, and acknowledged that said instrument to be free act and deed of said Limited Liability Company.

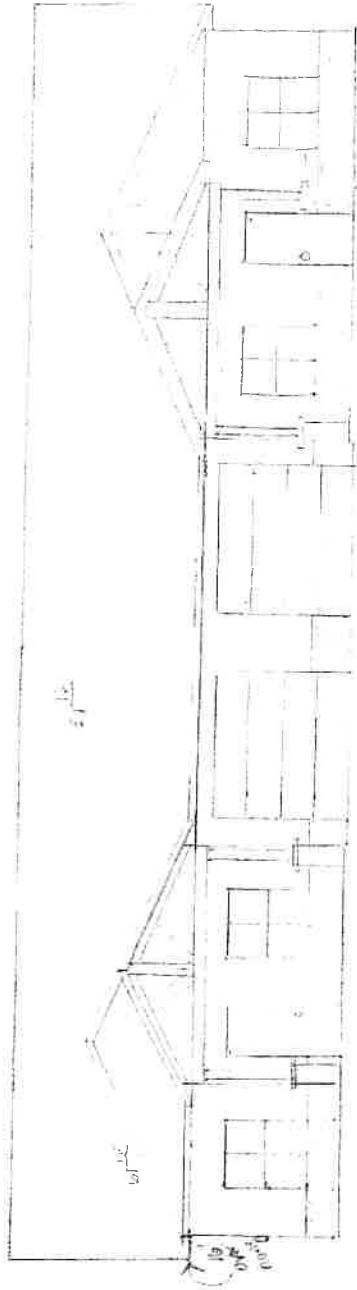
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Ste. Genevieve, Missouri, the day and year first above written.


Notary



PROPOSED FUTURE USE - DUPLEXES





Adjoining Property Owners – 51 Ste Gen Drive

Brandon Drury
659 St. Marys Road
Ste. Genevieve, MO 63670

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

Infrared LLC
2308 Cherokee St
St. Louis, MO 63118-3229

Michael & Lori Derosse
5 St. Jude Drive
Ste. Genevieve, MO 63670

Linda Brooks & Ricky Winder
3 St. Jude Drive
Ste. Genevieve, MO 63670

Charles & Joyce Greminger Trust
1 St. Jude Drive
Ste. Genevieve, MO 63670

Roger Polly
779 Levi Sloan Road
Victoria, TX 77904-4762

Kathy Larose
230 St. Jude Drive
Ste. Genevieve, MO 63670

Brenda & Sharon Scherer
226 St. Jude Drive
Ste. Genevieve, MO 63670

Harry & Susan Gegg
786 Parkwood
Ste. Genevieve, MO 63670

John Okenfuss
Attn: David Okenfuss
2425 Park Crst
Mexico, MO 65265-1659

Roman Catholic Cong.
49 Dubourg Plaza
Ste. Genevieve, MO 63670

Rental units

Carmen Polly
232 St. Jude Drive
Ste. Genevieve, MO 63670



To: Surrounding Property Owners
From: David Bova, Community Development Administrator
Subject: Request for Property Rezone
Date: May 18, 2023

The Planning and Zoning Commission for the City of Ste. Genevieve, Missouri will hold a meeting on Thursday, June 1st, 2023 at 6:00pm at City Hall, 165 S. Fourth Street to consider a Rezoning Request for the following parcel of property:

All that part of United States Survey Number 224 in Township 38 North, Range 9 East which is described as follows, to-wit: Beginning at a point in the East line of United States Survey 3253, same being the Southwest corner of that certain lot as was conveyed to Cyrus Wilson as is recorded in Book 51 at Page 238, Ste. Genevieve County land records; running thence South 37 degrees 30 minutes East with East line of Survey 3253 a distance of 53 feet to a corner in the East right-of-way line of State Highway Number 25 (now 61); thence with said Right-of-way line South 68 degrees 30 minutes East 85.50 feet to a corner; thence North 71 degrees East 172 feet to a corner in the West line of St. Marys Road; thence with the West line of said road, North 31 degrees West 122 feet to the Southeast corner of above mentioned Cyrus Wilson lot; thence with the South line of said lot, South 67 degrees 30 minutes West 226 feet to the place of beginning.

Otherwise known as 51 Ste. Gen. Drive, Tract 2.

The parcel is currently owned by David Kertz and is dual-zoned as "R-2" General Residential and "R-1" Single-Family Residential. Gabe Donze, of Gabe Donze Construction wishes to purchase and re-zone the entire parcel to "R-2" General Residential in order to allow for construction of two-family duplex dwellings.

If approved by Planning & Zoning, the Rezoning application will then be forwarded to the Mayor and the Board of Aldermen of the City of Ste. Genevieve, Missouri at which time a public hearing will be held on Thursday, June 8th, 2023 at 6:00 pm at City Hall, 165 S. Fourth Street. All interested parties are invited to attend.

Sincerely,
David Bova
Assistant City Administrator
City of Ste. Genevieve

City of Ste. Genevieve
165 S. Fourth Street, Ste. Genevieve, MO 63670
573-883-5400



May 18, 2023

Gabe Donze
14071 Quarry Town Road
Ste. Genevieve, MO 63670

Dear Property Owner,

Enclosed please find a letter that was sent to your surrounding property owners. Your attendance is needed at the Planning & Zoning meeting and the Public Hearing for which your request will be discussed if approved by P & Z.

PLANNING & ZONING MEETING
Thursday, June 1st, 2023 at 6:00 pm

PUBLIC HEARING – BOARD OF ALDERMAN (if approved by P & Z)
Thursday, June 8th, 2023 at 6:00 pm

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

Sincerely,
David Bova
Community Development Administrator

**City of Ste. Genevieve
165 S. Fourth Street, Ste. Genevieve, MO 63670
573-883-5400**