



**NOTICE OF SPECIAL MEETING AND AGENDA
THE CITY ZONING AND PLANNING COMMISSION,
MIAMI, OKLAHOMA
THURSDAY, JANUARY 13, 2022
4:00 PM
AT MIAMI CIVIC CENTER
129 5th Avenue Northwest, Miami, Oklahoma**

Filed in the Office of the City Clerk and displayed in the main lobby of the Miami Civic Center and by posting on www.miamiokla.net starting at _____ AM/PM on January _____, 2022, pursuant to 25 O.S. § 311(9) (a) and (b).

Melissa Moore, City Clerk

THE COMMISSION MAY TAKE ANY OF THE FOLLOWING ACTIONS: DISCUSS, CONSIDER VOTE FOR APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, POSTPONEMENT AND/OR MAKE RECOMMENDATION TO THE CITY COUNCIL ON ANY ITEM LISTED IN THIS AGENDA:

- | | |
|--|-----------------------------------|
| 1. Call to Order City Zoning and Planning Commission | Kristi McClain |
| 2. Administer Oath of Office: Ron Shirley
Cody Thompson | Melissa Moore |
| 3. Establish a Quorum | Kristi McClain |
| 4. Election of Officers | Planning Commission |
| 5. Public Hearing Concerning the Rezoning of the Below Property to RM2 – Residential Multifamily | Planning Commission |
| Legal Address: Lots 399, 400, 401, and 402 in Belmont Addition
Property Address: 1616 E NW and 1630 E NW | |
| 6. Discuss, Consider, and Vote on the Rezoning of the Below Property to a RM2 – Residential Multifamily | Planning Commission |
| Legal Address: Lots 399, 400, 401, and 402 in Belmont Addition
Property Address: 1616 E NW and 1630 E NW | |
| 7. Update on Chisholm Springs Subdivision | Kristi McClain |
| 8. Adjournment City Zoning and Planning Commission | Kristi McClain/Chairperson |

NOTICE OF SPECIAL MEETING
OF THE CITY ZONING AND PLANNING COMMISSION

THURSDAY JANUARY 13, 2022
4:00 PM

MIAMI CIVIC CENTER
129 5th Avenue Northwest, Miami, Oklahoma

Director of Community & Economic Development Kristi McClain does hereby call a Special Meeting of the City Zoning and Planning Commission for Thursday, January 13, 2022 at 4:00 PM at the Miami Civic Center located at 129 5th Ave NW, Miami, Oklahoma.

Melissa Moore
Melissa Moore, City Clerk

4:00 AM/PM, JANUARY 10, 2022



IA
MI

City of Miami

Application for Rezoning of Property within City Limits

Date:

Section I. Request

Applicant or Applicants Representative Supplies the Following Items Listed Below:

1. Zoning fee of \$40.00 made payable to the City of Miami.
2. Public Notice 3.
Petition
4. Affidavit of Posting
5. Abstract Office - List of homeowners within 300' radius.
6. Map
7. Letters mailed to the list of homeowners within the 300' radius. Affidavit of Mailing will be completed by applicant.

Section II. General Information - To be completed by applicant.

- A. Property Owner: Address: Dever Investments, LLC
203 Eagle Ridge Road
Joplin, MO 64804
- B. Point of Contact: Bryan Stevenson
- C. Phone #: Alternate #: 417-206-3900 (Office)
417-439-7170 (Cell)

Section III. Rezoning Information - To be completed by applicant or applicant's representative.

A. Property's Legal Description:

Lots 399, 400, 401, and 402 in BELMONT ADDITION to the City of Miami,
Ottawa County, Oklahoma, according to the recorded plat thereof.
Property Address: 1616 "E" Street N.W. and 1630 "E" Street N.W.
Miami, Oklahoma 74354 Miami, Oklahoma 74354

B. Property Currently Zoned as: RS-5

- C. Type of Zoning Requested: RM-2
- D. Proposed Use: Rental of the home and garage apartment at 1616 "E" N.W.
Construction of duplex and rental after construction on
property (lot) at 1630 "E" N.W.

Section III. Signature and Consideration of Applicant

DEVER INVESTMENTS, LLC

Signature: *Charles W. Chesnut*
By: Charles W. Chesnut, Attorney for Applicant

Date: December 17, 2021

Section IV. City Review - Official use only.

Approved C1 Denied ID

Date of Action

**BEFORE THE CITY PLANNING COMMISSION FOR THE CITY OF MIAMI,
OTTAWA COUNTY, OKLAHOMA, AND THE MAYOR AND THE
CITY COUNCIL OF THE CITY OF MIAMI, OTTAWA COUNTY, OKLAHOMA**

**IN THE MATTER OF THE APPLICATION OF)
DEVER INVESTMENTS, LLC,)
A MISSOURI LIMITED LIABILITY COMPANY)
FOR THE REZONING OF CERTAIN PROPERTY)
WITHIN THE PLANNING AREA FOR THE)
CITY OF MIAMI AS RM-2.)**

PETITION

Comes now the petitioner above named and alleges and states as follows:

1. Petitioner is the owner of the following described real estate:

Lots 399, 400, 401 and 402, in BELMONT ADDITION, to the City of Miami, Ottawa County, Oklahoma, according to the recorded Plat thereof.

The street addresses of the property to be rezoned are as follows:

(A) 1616 "E" N.W., Miami, Oklahoma, currently has a home located at the front of the property, and a garage apartment at the rear of the property.

(B) 1630 "E" N.W., Miami, Oklahoma is a vacant lot at the north end of the property to be rezoned.

The approximate location of the property in the City of Miami, Oklahoma, is reflected on "Exhibit A" attached hereto.

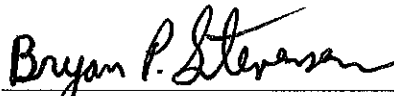
2. Such real estate is presently zoned as RS-5. However, when constructed, the garage apartment at the rear of the property located at 1616 "E" Street N.W. was used as an apartment for use of the family who owned the home, and the lot's use as a multifamily classification was an exception to the zoning classification. The previous owners discontinued its use as an apartment for a period of six (6) calendar months. Pursuant to Section 26-113 of the

Ordinances of the City of Miami, such use cannot now be resumed without an amendment to the zoning classification. Due to the changing character of the uses made in the area, and the changing character of the neighborhood, petitioner requests that this zoning classification be changed to zoning classification of RM-2. The highest, best, and most reasonable utilization of such property is RM-2.

3. The petitioner desires that these changes be incorporated into the Master Plan of the City of Miami thereby amending Chapter 1, Section 4, of the Code of Ordinances to the City of Miami.

WHEREFORE, petitioner asks the City Planning Commission and the Mayor and the City Council of the City of Miami, Oklahoma, to change the zoning classification of the above described property from RS-5 to RM-2.

DEVER INVESTMENTS, LLC, A MISSOURI
LIMITED LIABILITY COMPANY
PETITIONER

By: 
Bryan P. Stevenson, Member/Manager

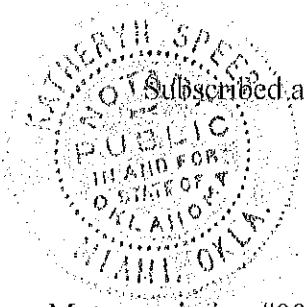
STATE OF OKLAHOMA)
) SS.
COUNTY OF OTTAWA)

Bryan Stevenson, being first duly sworn upon oath, states: He is a Member/Manager of Dever Investments, LLC, a Missouri limited liability company, the petitioner named above, he has read the foregoing Petition, knows the contents thereof, and the facts therein set forth are true and correct to the best of his knowledge, information, and belief.

Bryan P. Stevenson

Bryan Stevenson, Member/Manager
Dever Investments, LLC,
a Missouri Limited Liability Company

Subscribed and sworn to before me this 8th day of December, 2021.



Kathryn Speer

Notary Public

My commission #00016615 expires:

October 31, 2024

For the use of the public, the following information is being furnished to you. It is intended to be used for the purpose of identifying the property and is not to be used for any other purpose. It is the responsibility of the user to verify the accuracy of the information.

G. R. Nelson



#226W

9th
PLAT 103

H. St.		North 20th Avenue								D. St.	
		G. St.		F. St.		E. St.					
21	96	337	212	253	328	310	404				
22	98	338	211	254	327	309	403				
23	99	339	210	255	326	308	402				
24	99	340	209	256	325	307	401				
25	98	341	208	257	324	306	400				
26	97	342	207	258	323	305	399				
27	96	343	206	259	322	304	398				
28	95	344	205	260	321	303	397				
29	94	345	204	261	320	302	396				
30	93	346	203	262	319	301	395				
		North 19th Avenue									
31	86	347	202	263	318	300	394				
32	85	348	201	264	317	299	393				
33	84	349	200	265	316	298	392				
34	83	350	199	266	315	297	391				
35	82	351	198	267	314	296	390				
36	81	352	197	268	313	295	389				
37	80	353	196	269	312	294	388				
38	79	354	195	270	311	293	387				
39	78	355	194	271	310	292	386				
40	77	356	193	272	309	291	385				
		North 18th Avenue									
41	76	357	192	273	308	290	384				
42	75	358	191	274	307	289	383				
43	74	359	190	275	306	288	382				
44	73	360	189	276	305	287	381				
45	72	361	188	277	304	286	380				
46	71	362	187	278	303	285	379				
47	70	363	186	279	302	284	378				
48	69	364	185	280	301	283	377				
49	68	365	184	281	300	282	376				
50	67	366	183	282	299	281	375				
		North 17th Avenue									
51	66	367	182	283	298	280	374				
52	65	368	181	284	297	279	373				
53	64	369	180	285	296	278	372				
54	63	370	179	286	295	277	371				
55	62	371	178	287	294	276	370				
56	61	372	177	288	293	275	369				
57	60	373	176	289	292	274	368				
58	59	374	175	290	291	273	367				
		North 16th Avenue									
59	58	375	174	291	290	272	366				
60	57	376	173	292	289	271	365				
61	56	377	172	293	288	270	364				
62	55	378	171	294	287	269	363				
63	54	379	170	295	286	268	362				
64	53	380	169	296	285	267	361				
65	52	381	168	297	284	266	360				
66	51	382	167	298	283	265	359				
67	50	383	166	299	282	264	358				
68	49	384	165	300	281	263	357				
69	48	385	164	301	280	262	356				
70	47	386	163	302	279	261	355				
71	46	387	162	303	278	260	354				
72	45	388	161	304	277	259	353				
73	44	389	160	305	276	258	352				
74	43	390	159	306	275	257	351				
75	42	391	158	307	274	256	350				
76	41	392	157	308	273	255	349				
77	40	393	156	309	272	254	348				
78	39	394	155	310	271	253	347				
79	38	395	154	311	270	252	346				
80	37	396	153	312	269	251	345				
81	36	397	152	313	268	250	344				
82	35	398	151	314	267	249	343				
83	34	399	150	315	266	248	342				
84	33	400	149	316	265	247	341				
85	32	401	148	317	264	246	340				
86	31	402	147	318	263	245	339				
87	30	403	146	319	262	244	338				
88	29	404	145	320	261	243	337				
89	28	405	144	321	260	242	336				
90	27	406	143	322	259	241	335				
91	26	407	142	323	258	240	334				
92	25	408	141	324	257	239	333				
93	24	409	140	325	256	238	332				
94	23	410	139	326	255	237	331				
95	22	411	138	327	254	236	330				
96	21	412	137	328	253	235	329				
97	20	413	136	329	252	234	328				
98	19	414	135	330	251	233	327				
99	18	415	134	331	250	232	326				
100	17	416	133	332	249	231	325				
101	16	417	132	333	248	230	324				
102	15	418	131	334	247	229	323				
103	14	419	130	335	246	228	322				
104	13	420	129	336	245	227	321				
105	12	421	128	337	244	226	320				
106	11	422	127	338	243	225	319				
107	10	423	126	339	242	224	318				
108	9	424	125	340	241	223	317				
109	8	425	124	341	240	222	316				
110	7	426	123	342	239	221	315				
111	6	427	122	343	238	220	314				
112	5	428	121	344	237	219	313				
113	4	429	120	345	236	218	312				
114	3	430	119	346	235	217	311				
115	2	431	118	347	234	216	310				
116	1	432	117	348	233	215	309				

**BEFORE THE CITY ZONING AND PLANNING COMMISSION FOR THE CITY OF
MIAMI, OTTAWA COUNTY, OKLAHOMA, AND THE MAYOR AND THE
CITY COUNCIL OF THE CITY OF MIAMI, OTTAWA COUNTY, OKLAHOMA**

**IN THE MATTER OF THE APPLICATION OF)
DEVER INVESTMENTS, LLC,)
A MISSOURI LIMITED LIABILITY COMPANY)
FOR THE REZONING OF CERTAIN PROPERTY)
WITHIN THE PLANNING AREA FOR THE)
CITY OF MIAMI AS RM-2.)**

PUBLIC NOTICE

Notice is hereby given that the above named applicant has filed with the City Zoning and Planning Commission for the City of Miami, Ottawa County, Oklahoma, and the Mayor and the City Council of the City of Miami, Ottawa County, Oklahoma, a Petition for an Ordinance rezoning from RS-5 to RM-2, the following described property:

Lots 399, 400, 401 and 402, in BELMONT ADDITION, to the City of Miami, Ottawa County, Oklahoma, according to the recorded Plat thereof.

The street addresses of the property to be rezoned are as follows:

(A) 1616 "E" N.W., Miami, Oklahoma, currently has a home located at the front of the property, and a garage apartment at the rear of the property.

(B) 1630 "E" N.W., Miami, Oklahoma is a vacant lot at the north end of the property to be rezoned.

The approximate location of the property in the City of Miami, Oklahoma, is reflected on "Exhibit A" attached hereto.

Notice is further given that the City Zoning and Planning Commission will hold a hearing on this Petition at 4:00 o'clock P.M. on the 13th day of January, 2022, at the Council Room at the

Civic Center of Miami, Ottawa County, Oklahoma, for purposes of considering the Petition and adopting its recommendations thereon to the Mayor and City Council of the City of Miami, Oklahoma. All persons interested may appear and be heard in connection with such Petition.

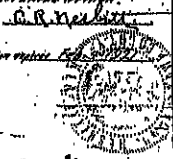
Notice is further given that the recommendations of the City Zoning and Planning Commission at its hearing will be considered by the Mayor and the City Council of the City of Miami, Oklahoma, at 6:00 o'clock P. M. on the 18th day of January, 2022, or as soon thereafter as is practical, at the Council Room at the Civic Center in Miami, Ottawa County, Oklahoma, at which time and place all persons interested may appear and be heard in connection with such Petition.

Dated this 17th of December, 2021.

CITY ZONING AND PLANNING COMMISSION;
MAYOR, CITY OF MIAMI, OKLAHOMA;
CITY COUNCIL OF THE CITY OF MIAMI,
OTTAWA COUNTY, OKLAHOMA

By: Melissa Moore
Melissa Moore, City Clerk

Approved by the Council of the City of New York
in its Session held at the City Hall on the 17th
day of May 1916.



#2262

932

PLAT 103

North 20th Avenue							
21	86	337	212	259	322	329	441
22	86	338	213	260	323	330	442
23	87	339	214	261	324	331	443
24	88	340	215	262	325	332	444
25	87	341	216	263	326	333	445
26	87	342	217	264	327	334	446
27	89	343	218	265	328	335	447
28	89	344	219	266	329	336	448
29	88	345	220	267	330	337	449
30	87	346	221	268	331	338	450

North 19th Avenue							
31	86	347	222	269	332	339	451
32	85	348	223	270	333	340	452
33	84	349	224	271	334	341	453
34	83	350	225	272	335	342	454
35	82	351	226	273	336	343	455
36	81	352	227	274	337	344	456
37	80	353	228	275	338	345	457
38	79	354	229	276	339	346	458
39	78	355	230	277	340	347	459
40	77	356	231	278	341	348	460

North 18th Avenue							
41	76	357	232	279	342	349	461
42	75	358	233	280	343	350	462
43	74	359	234	281	344	351	463
44	73	360	235	282	345	352	464
45	72	361	236	283	346	353	465
46	71	362	237	284	347	354	466
47	70	363	238	285	348	355	467
48	69	364	239	286	349	356	468
49	68	365	240	287	350	357	469
50	67	366	241	288	351	358	470

North 17th Avenue							
51	66	367	242	289	352	359	471
52	65	368	243	290	353	360	472
53	64	369	244	291	354	361	473
54	63	370	245	292	355	362	474
55	62	371	246	293	356	363	475
56	61	372	247	294	357	364	476
57	60	373	248	295	358	365	477
58	59	374	249	296	359	366	478

North 16th Avenue							
59	58	375	250	297	360	367	479
60	57	376	251	298	361	368	480
61	56	377	252	299	362	369	481
62	55	378	253	300	363	370	482
63	54	379	254	301	364	371	483
64	53	380	255	302	365	372	484
65	52	381	256	303	366	373	485
66	51	382	257	304	367	374	486
67	50	383	258	305	368	375	487
68	49	384	259	306	369	376	488
69	48	385	260	307	370	377	489
70	47	386	261	308	371	378	490
71	46	387	262	309	372	379	491
72	45	388	263	310	373	380	492
73	44	389	264	311	374	381	493
74	43	390	265	312	375	382	494
75	42	391	266	313	376	383	495
76	41	392	267	314	377	384	496
77	40	393	268	315	378	385	497
78	39	394	269	316	379	386	498
79	38	395	270	317	380	387	499
80	37	396	271	318	381	388	500

EXHIBIT A

July 31

AFFIDAVIT OF PUBLICATION
 STATE OF OKLAHOMA SS.
 OTTAWA COUNTY

PHILLIP REID, Publisher, being of lawful age, being duly sworn on his oath, states that he is the Publisher of MIAMI NEWS RECORD, a newspaper printed and published semi-weekly in Miami, Oklahoma, County of Ottawa, and of general paid circulation in said County and admitted to the United States as second class matter, and which said newspaper has been published continuously and uninterrupted for more than one hundred four consecutive weeks prior to the date of first publication of the notice hereinafter mentioned and described.

A printed copy of which is hereto attached and made a part hereof, was duly printed and published in the regular issues of MIAMI NEWS RECORD for _____ successive weeks.

The first insertion published on the 21 day of November, 2021, and the last insertion published on the 21 day of November, 2021, in the newspaper aforesaid. Affiant further states that said newspaper meets all the requirements of the laws of the State of Oklahoma with reference to legal publications.

Phillip Reid
 Phillip Reid, Publisher

Taken, sworn to and subscribed before me this 27 day of December, 2021.

Notary Public *Brenda Hasckell*

Commission No. 21010196
 Commission Expires 8-4-25
 BRENDA HASCKELL
 NOTARY PUBLIC
 STATE OF OKLAHOMA
 CRAIG COUNTY
 COMMISSION NO. 21010196

Publisher's Fee: \$ 232.00

BEFORE THE CITY ZONING COMMISSION FOR THE CITY OF MIAMI, OTTAWA COUNTY, OKLAHOMA, AND THE MAYOR AND THE CITY COUNCIL OF THE COUNTY OF OKLAHOMA IN THE MATTER OF THE APPLICATION OF DEVER INVESTMENTS, LLC A MISSOURI LIMITED LIABILITY COMPANY FOR THE REZONING OF CERTAIN REAL PROPERTY WITHIN THE PLANNING AREA FOR THE CITY OF MIAMI, OTTAWA COUNTY, OKLAHOMA.

Notice is hereby given that the above named applicant has filed with the City Zoning and Planning Commission for the City of Miami, Ottawa County, Oklahoma, and the City of Miami, Ottawa County, Oklahoma, a Petition for Ordinance rezoning from RS-5-B-RM-2, the following described property, to be rezoned as follows:

Lot 389, 401, 403 and 402 in BELMONT ADDITION, to the City of Miami, Ottawa County, Oklahoma, according to the recorded plat therefor.

The property to be rezoned and as follows:

CA 1618 E. NW 6, Miami, Oklahoma, currently has a home located at the front of the lot and an average apartment at the rear of the property.

(E) 1630 E. N.W., Miami, Oklahoma is a vacant lot at the north end of the property to be rezoned.

The approximate location of the property in the City of Miami, Oklahoma, is reflected on the attached plat. Notice is further given that the City Zoning and Planning Commission will hold a hearing on this Petition at 4:00 P.M. on the 17th day of January, 2022, on the 1st floor of the Civic Center for Miami, Ottawa County, Oklahoma, for purposes of considering the Petition and adopting any recommendations thereon.

Notice is further given that the City Zoning and Planning Commission will be considered by the Mayor and the City Council of the City of Miami, Oklahoma, on the 17th day of January, 2022, at the Council Room at the Civic Center in Miami, Ottawa County, Oklahoma, at which time and place any person interested in the rezoning may appear and be heard in connection with such Petition.

Dated this 17th day of December, 2021.

CITY ZONING AND PLANNING COMMISSION
 MAYOR
 MIAMI, OKLAHOMA
 CITY COUNCIL OF THE CITY OF MIAMI, OTTAWA COUNTY, OKLAHOMA
 (Published in the Miami News Record December 21, 2021)

Block	Lot	Area	Current Zoning	Proposed Zoning	Notes
389	1	0.12	RS-5-B	RS-5-B	
401	1	0.12	RS-5-B	RS-5-B	
403	1	0.12	RS-5-B	RS-5-B	
402	1	0.12	RS-5-B	RS-5-B	
1618	1	0.12	RS-5-B	RS-5-B	
1630	1	0.12	RS-5-B	RS-5-B	

**BEFORE THE CITY ZONING AND PLANNING COMMISSION FOR THE CITY OF
MIAMI, OTTAWA COUNTY, OKLAHOMA, AND THE MAYOR AND THE
CITY COUNCIL OF THE CITY OF MIAMI, OTTAWA COUNTY, OKLAHOMA**

**IN THE MATTER OF THE APPLICATION OF)
DEVER INVESTMENTS, LLC,)
FOR THE REZONING OF CERTAIN PROPERTY)
WITHIN THE PLANNING AREA FOR THE)
CITY OF MIAMI AS RM-2.)**

AFFIDAVIT OF MAILING

STATE OF OKLAHOMA)
) SS.
COUNTY OF OTTAWA)

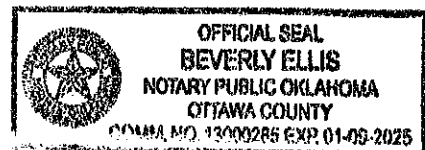
I, Melissa Moore, the City Clerk of the City of Miami, Oklahoma, hereby certify that I did place in the United States Mail with postage prepaid thereon a copy of the Notice attached hereto and incorporated herein by reference as "Exhibit 1", to those individuals and legal entities with the addresses thereon designated per the list attached hereto as "Exhibit 2", on this 17th day of December, 2021.

Melissa Moore
Melissa Moore, City Clerk
of the City of Miami, Oklahoma

Subscribed and sworn to before me this 17th day of December, 2021.

Beverly Ellis
Notary Public

My commission expires:
January 9, 2025
Commission # 13000285



**BEFORE THE CITY ZONING AND PLANNING COMMISSION FOR THE CITY OF
MIAMI, OTTAWA COUNTY, OKLAHOMA, AND THE MAYOR AND THE
CITY COUNCIL OF THE CITY OF MIAMI, OTTAWA COUNTY, OKLAHOMA**

**IN THE MATTER OF THE APPLICATION OF)
DEVER INVESTMENTS, LLC,)
A MISSOURI LIMITED LIABILITY COMPANY)
FOR THE REZONING OF CERTAIN PROPERTY)
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Dated this 17th of December, 2021.

CITY ZONING AND PLANNING COMMISSION;
MAYOR, CITY OF MIAMI, OKLAHOMA;
CITY COUNCIL OF THE CITY OF MIAMI,
OTTAWA COUNTY, OKLAHOMA

By: _____
Melissa Moore, City Clerk

S:\WPDOCS Centra\REZONE\Stevenson, Bryan\Public Notice.wpd

...to be used only for the purpose of recording the results of the election and for no other purpose...
 G. R. ...
 19 ...



#2262

92

PLAT 103

H. St.		North 20 th Avenue							
		21 86		217 218		259 260		319 320	
		22 85		217 217		259 257		319 318	
		23 84		218 218		259 256		319 317	
		24 83		218 218		259 255		319 316	
		25 82		218 218		259 254		319 315	
		26 81		218 218		259 253		319 314	
		27 80		218 218		259 252		319 313	
		28 79		218 218		259 251		319 312	
		29 78		218 218		259 250		319 311	
		30 77		218 218		259 249		319 310	
G. St.		North 19 th Avenue							
		31 86		247 248		263 262		319 314	
		32 85		247 247		264 261		319 313	
		33 84		247 247		265 260		319 312	
		34 83		247 247		266 259		319 311	
		35 82		247 247		266 258		319 310	
		36 81		247 247		267 257		319 309	
		37 80		247 247		268 256		319 308	
		38 79		247 247		268 255		319 307	
		39 78		247 247		270 254		319 306	
		40 77		247 247		271 253		319 305	
F. St.		North 18 th Avenue							
		41 76		247 248		275 274		319 314	
		42 75		248 248		274 273		319 313	
		43 74		248 248		275 272		319 312	
		44 73		248 248		275 271		319 311	
		45 72		248 248		276 270		319 310	
		46 71		248 248		277 269		319 309	
		47 70		248 248		278 268		319 308	
		48 69		248 248		279 267		319 307	
		49 68		248 248		280 266		319 306	
		50 67		248 248		281 265		319 305	
E. St.		North 17 th Avenue							
		51 66		247 248		283 282		319 314	
		52 65		248 248		284 281		319 313	
		53 64		248 248		285 280		319 312	
		54 63		248 248		286 279		319 311	
		55 62		248 248		287 278		319 310	
		56 61		248 248		288 277		319 309	
		57 60		248 248		289 276		319 308	
		58 59		248 248		290 275		319 307	
		59 58		248 248		291 274		319 306	
		60 57		248 248		292 273		319 305	
D. St.		North 16 th Avenue							
		61 56		247 248		293 292		319 314	
		62 55		248 248		294 291		319 313	
		63 54		248 248		295 290		319 312	
		64 53		248 248		296 289		319 311	
		65 52		248 248		297 288		319 310	
		66 51		248 248		298 287		319 309	
		67 50		248 248		299 286		319 308	
		68 49		248 248		300 285		319 307	
		69 48		248 248		301 284		319 306	
		70 47		248 248		302 283		319 305	

EXHIBIT A

EXHIBIT 1

W. J. ...
 July 31

CERTIFICATE

STATE OF OKLAHOMA)
) SS
COUNTY OF OTTAWA)

The undersigned, a duly qualified and lawfully bonded abstractor in and for the aforesaid county and state, does hereby certify the following to be a complete list of all owners of record, and their mailing address, as shown by the current year's tax rolls in the office of the County Treasurer of Ottawa County, Oklahoma, of property abutting and within 300 feet in each direction of the following described real property located in Ottawa County, to-wit:

Lots 399, 400, 401, and 402 in BELMONT ADDITION to the City of Miami, Ottawa County, Oklahoma, according to the recorded Plat thereof.

- | | |
|--|---|
| 1. Dever Investments, LLC
2727 E 32 nd Street, Suite 6
Joplin, MO 64804 | Lots 399-402
Section 24-28-22 |
| 2. Thomas & Robina Anderson
631 H NE
Miami, OK 74354 | Lots 278-282
Belmont Addition |
| 3. James & Amy Smith
525 17 th Ave NW
Miami, OK 74354 | Lots 283-286
Belmont Addition |
| 4. Gary & Carolyn Hodge
1610 F NW
Miami, OK 74354 | Lot 287 and N½ of Lot 288
Belmont Addition |
| 5. Summer Watson
1606 F NW
Miami, OK 74354 | S½ of Lot 288 & all of Lot 289
Belmont Addition |
| 6. Janet Atkinson
1605 E St. NW
Miami, OK 74354 | N½ of Lot 294 and all of Lots 295-298
Belmont Addition |

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|--|--|
| 7. Mary Delmont & Betty Delmont
1701 E NW
Miami, OK 74354 | Lot 299 & South 35 ft. of Lot 300
Belmont Addition |
| 8. Peoria Housing Authority
3606 Sencay Ave
Miami, OK 74354 | North 5 ft. of Lot 300, all of Lot 301,
the South 15 ft. of Lot 302, all of Lots
304 & 305 and the S½ of Lot 306
Belmont Addition |
| 9. Charles Buxton & Sandra Buxton
405 W Union St.
Broken Arrow, OK 74011 | North 25 ft. of Lot 302 & all of Lot 303
Belmont Addition |
| 10. Miranda Turley
1601 E NW
Miami, OK 74354 | All of Lots 292, 293 and the S½ of Lot 294
Belmont Addition |
| 11. Dennis & Claudia Atkinson
1604 E NW
Miami, OK 74354 | Lots 403 & 404
Belmont Addition |
| 12. Darryl & Jolene Miller
414 16 th NW
Miami, OK 74354 | Lots 405-409
Belmont Addition |
| 13. Stephen & Cynthia Bratton
1627 D NW
Miami, OK 74354 | Lots 410-414
Belmont Addition |
| 14. JHR Properties, LLC
224 E Steve Owens Blvd
Miami, OK 74354 | Lot 415 & the S½ of Lot 416
Belmont Addition |
| 15. John Turner & Karolina Tinsley
1705 D NW
Miami, OK 74354 | The N½ of Lot 416 and all of Lots 417 & 418
Belmont Addition |
| 16. Robbie Payne
PO Box 162
Quapaw, OK 74363 | Lots 419-421
Belmont Addition |
| 17. Adam Teal
1718 E NW
Miami, OK 74354 | The South 30 ft. of Lot 392 &
The North 35 ft. of Lot 393
Belmont Addition |

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|--|---|
| 18. Zakary J. Tomasi
1714 E NW
Miami, OK 74354 | The South 5 ft. of Lot 393, all of Lot 394 &
The North 20 ft. of Lot 395
Belmont Addition |
| 19. James & Patricia Meszaros
1710 E NW
Miami, OK 74354 | The South 20 ft. of Lot 395, all of Lot 396 &
the North 5 ft. of Lot 397
Belmont Addition |
| 20. Robert & Margaret Parker
414 17 th Ave NW
Miami, OK 74354 | The South 35 ft. of Lot 397 & all of Lot 398
Belmont Addition |
| 21. Joseph Kernel
1521 Park Heights
Miami, OK 74354 | Lot 8
Budy Addition |
| 22. Corey Burris
1527 Park Heights
Miami, OK 74354 | Lot 9
Budy Addition |
| 23. Laura Botts
1601 Park Heights
Miami, OK 74354 | Lot 10
Budy Addition |
| 24. Alesha Deaton
1605 Park Heights
Miami, OK 74354 | Lot 11
Budy Addition |
| 25. Casey Varner
1609 Park Heights
Miami, OK 74354 | Lot 12
Budy Addition |
| 26. Shawna Rhodes
1613 Park Heights
Miami, OK 74354 | Lot 13
Budy Addition |
| 27. Glen Wright, Jr.
1617 Park Heights
Miami, OK 74354 | Lot 14
Budy Addition |
| 28. Meghann & Ruby Hill
1621 Park Heights
Miami, OK 74354 | Lot 15
Budy Addition |
| 29. Eric Pfeffer
1625 Park Heights
Miami, OK 74354 | Lot 6
Gosney Addition |

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|--|------------------------------------|
| 30. City of Miami
PO Box 1288
Miami, OK 74354 | Utilities & Various Tracts of Land |
| 31. Cable One, Inc.
112 E 32nd Street
Joplin, MO 64804 | Utilities |
| 32. ONEOK, Inc.
PO Box 1234
Tulsa, OK 74186 | Utilities |
| 33. AT&T Services, Inc. (Miami)
One SBC Center, 36-M-01
St Louis, MO 63101 | Utilities |
| 34. BNSF Railway Company
PO Box 961056
Fort Worth, TX 76161-0056 | |

Due care and diligence have been exercised in preparing this certificate; however, liability as to the correctness or completeness of the information shown above is limited to a maximum of \$100.00 and acceptance of this certificate by the company or person(s) from whom it is made constitutes agreement and confirmation of the limitation of liability.

DATED this 2nd day of December, 2021 at 7:55 am

OTTAWA COUNTY ABSTRACT & TITLE CO.

By Cristal D. Derwin
Abstracter # 3247

File No. 7579-5429 cdd

**BEFORE THE CITY ZONING AND PLANNING COMMISSION FOR THE CITY OF
MIAMI, OTTAWA COUNTY, OKLAHOMA, AND THE MAYOR AND THE
CITY COUNCIL OF THE CITY OF MIAMI, OTTAWA COUNTY, OKLAHOMA**

**IN THE MATTER OF THE APPLICATION OF)
DEVER INVESTMENTS, LLC,)
FOR THE REZONING OF CERTAIN PROPERTY)
WITHIN THE PLANNING AREA FOR THE)
CITY OF MIAMI AS RM-2.)**

AFFIDAVIT OF POSTING


STATE OF OKLAHOMA)
) SS.
COUNTY OF OTTAWA)

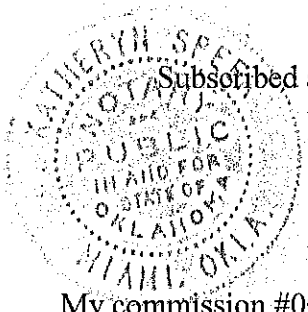
I, Bryan P. Stevenson, Member/Manager of Dever Investments, LLC, the applicant herein, hereby certify that on the 22nd day of December, 2021, I posted a copy of the Notice attached hereto and incorporated herein by reference as "Exhibit 1", on the following described real estate:

Lots 399, 400, 401 and 402, in BELMONT ADDITION, to the City of Miami, Ottawa County, Oklahoma, according to the recorded Plat thereof.

The street address of the property to be rezoned is 1616 "E" N.W. and 1630 "E" N.W., Miami, Oklahoma.

DEVER INVESTMENTS, LLC,
PETITIONER

By: 
Bryan P. Stevenson, Member/Manager



Subscribed and sworn to before me this 22nd day of December, 2021.

Kathryn Speer

Notary Public

My commission #00016615 expires:

October 31, 2024