Z&P Meeting: December 13, 2021
City Council Meeting: January 3, 2021

STAFF PLANNING REPORT
Voluntary Annexation

CASE 075-21 A request to voluntarily annex property into the City of Joplin

LOCATION 7110 W. 20th St.

APPLICANT James Pinjuv

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Vacant	Approximately 6.18 acres

DISCUSSION

James Pinjuv is requesting for the voluntary annexation of just over 6 acres of property at 7110 W. 7th St. for future industrial development. Utilities already service the area. The proposed industrial use is followed by a separate case for rezoning the property from the default R-1 designation but is found to be compatible with the existing uses.

Staff recommends approval of Case 075-21.

ENCLOSURES

- Map of area to be annexed
- Application

BEFORE THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI

PETITION FOR VOLUNTARY ANNEXATION
PURSUANT TO 71.012, RSMO., 1994

TO WHOM IT MAY CONCERN:

Pursuant to the terms of V.A.M.S. 71.02, the undersigned, being all of the owners of fee interests of record in all tracts of real property attached hereto and incorporated herein as Exhibit "A", do hereby request the voluntary annexation of said land to the City of Joplin, Missouri.

For: Wildwood Ranch L.L.C.

STATE OF Missouri)
) ss:
COUNTY OF Jasper)

On this 16th day of November 2021, before me appeared James Ringer, to me known to be the Managing Member of Wildwood Ranch L.L.C., and the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was singed and sealed on behalf of said corporation by authority of its Board of Directors of the consideration stated therein and no other, and said he acknowledged said instrument to be the free act and deed of said corporation, and that the allegations contained therein are true.

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

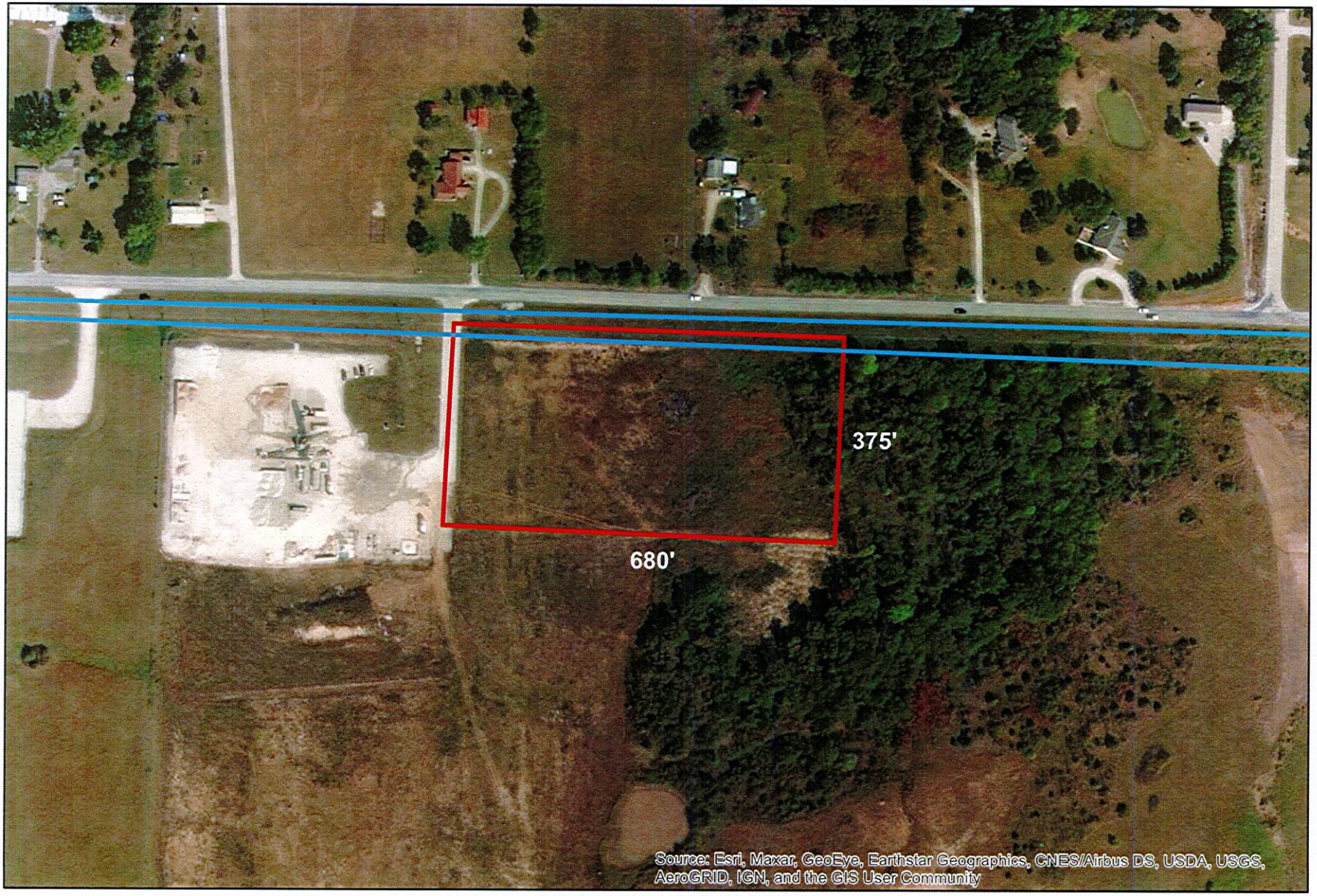
My commission expires: 6-29-2024.

Lindsay J. Dunn
LINDSAY J. DUNN.

Notary Public

LINDSAY J. DUNN
NOTARY PUBLIC NOTARY SEAL #12380334
MY COMMISSION EXPIRES 6-29-2024
JASPER COUNTY
STATE OF MISSOURI

Case 075-21: 7110 W. 20th St. - Annexation



Case 075-21: 7110 W. 20th St. - A request to voluntarily annex property into the City of Joplin – James Pinjuv

Subject Property City Limit Line

0 105 210 420 630 840
Feet

N