Final Plat Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: 003-24
Filing Fee: $0
Received: 12/1/23
Subdivision No.:
Proj. No.: 24-013

Applicant: Lance Ledford Phone No.:

Address: 2806 Arizona Ave, Suite C Email: 417-952-2364

Owner: Ledford Construction + Development Company, LLC Phone No.:

Address: 2806 Arizona Ave., Suite C Email: Lanceledford@yahoo.com

Location of Property: Wildwood Ranch Parkway

Present Use of Property: Vacant / Ag Zoning: none

Design Professional who Prepared the Plat: OWN, Inc.

Phone No.: 417-782-7399 Email: ksmith@weareown.com ; cshort@weareown.com

Name of Subdivision: Eagles Edge Plat 3

Total Acres: 4.67 Total Lots: 20

Instructions:
The following checklist is to be completed **by the applicant** and shall accompany the Final Plat when it is submitted to the Planning and Zoning Commission. If the answer to any of the questions is "No," a written explanation should accompany this checklist.

To be shown on plat: The following information is **required** to be shown on the plat.

Yes	No	
☒	○	Name of the subdivision

X	○	Location of section, township, range, county, and state, including the descriptive boundaries of the subdivision based on an accurate traverse, giving angular and linear dimensions which must be mathematically correct
X	○	Location of monuments or benchmarks. Location of such monuments shall be shown in reference to existing official monuments or the nearest established street, lines, including the true angles and distances to such reference points or monuments
X	○	The location of lots, blocks, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and decimals of feet with the length of radii on all curves, and other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all curbs to lot lines
X	○	Lots numbered clearly. Blocks numbered or lettered clearly in the center of the block
X	○	Exact locations, widths and names of all streets and alleys to be dedicated. Street names coordinate with existing city streets
X	○	Boundary lines and descriptions of the boundary lines of any area other than streets and alleys, which are to be dedicated or reserved for public use
○	○	Minimum area and associated minimum elevation for the building on each lot planned as a building site when requested by the Planning and Zoning Commission
X	○	Building setback lines on the front, side, and rear property lines dimensions. Meet minimum zoning requirements
X	○	Name and address of the registered land surveyor preparing the plat
X	○	Scale of plat, 1" = 100' or larger, date or preparation and north point
X	○	Statement dedicating all easements, streets, alleys, and all other areas not previously dedicated

Submission of Documents: The following documents **must** be submitted in addition to this application.

Yes	No	
X	○	Was the original on mylar, and 20 paper copies submitted?
X	○	Was a .pdf copy, ArcGIS-compatible shapefile, and .docx of legal description submitted on thumb drive?

○	☒	Was a bond or letter of credit submitted?
☒	○	Has certification been submitted stating that all taxes and special assessments due and payable have been paid?
☒	○	Is the signature of owner(s) and, as necessary, mortgager(s) on plat?
☒	○	Are dedications or reservations signed over on plat?
☒	○	Has the surveyor preparing plat stamped and signed?
○	☒	Has a copy of any deed restrictions or covenants been provided?
○	☒	Are additional comments attached?

Final plats that do not meet subdivision regulations will **not** be processed or scheduled on an agenda to the Planning and Zoning Commission until corrected.

Signature: _____ **Date:** _____