Rezoning Application

Closing Jan 30

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.: 008-26
Filing Fee: $625.00
Received: 11/9/26
Date Advertised:
Proj. No.: 26-02
Public Hearing Date: Feb 9, 2026

Applicant: Ahmed magdy saeed Ibrahim Phone No.: (949) 444-44-04
Address: ~~1721 south Joplin Ave~~ 318 Fox Fire court Email: angelanat1f4@Gmail.com
Owner: Ahmed magdy saeed Ibrahim Phone No.:
Address: 318 Fox Fire court Email:
Location of Property: 1721 south Joplin Ave
Present Use of Property: Storage
Proposed Use of Property: duplix
Current Zoning: M2 Requested Zoning: C-2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	~~M-2~~ Storage	M2
South	~~M-2~~ parking Lot	M2
East	Mixed use	C2
West	house	R3

Character of the Neighborhood: Commercial & Residential

☒ ☐ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: _____

_____

_____

Unique Characteristic of Property and/or Additional Comment:

Existing building - Converting into living units. Fire separation/fire codes will be met & reviewed with the permit. No changes to access/driveways.

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☒	☐	Completed and signed application.
☒	☐	One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
☒	☐	One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
☒	☐	Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned.

Applications that are incomplete or missing required documents will not be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

Signature: Ahmed Ibrahim **Date:** 11/09/26

Recorded in Jasper County, Missouri

Recording Date/Time: 03/06/2024 at 01:15:39 PM

Book: 2710 Page: 106

Instr #: **2024002736**
Type: **WD**
Pages: **2**
Fee: **$27.00 S**

Electronically Recorded

RECORDER OF DEEDS SEAL JASPER COUNTY, MO

Charlotte Pickering
Recorder of Deeds

Warranty Deed by LLC

KNOW ALL MEN BY THESE PRESENTS:

This the 5 day of March 2024, That **Stokes Property LLC**, as **Grantor**, in consideration of TEN & 00/100 DOLLARS, to it paid by **Ahmed Air BNB LLC**, as **Grantee**, mailing address of said first named Grantee is:

318 Foxfire Ct. Joplin, MO 64801,

the receipt whereof is hereby acknowledged, and by virtue and pursuance of a resolution of the members of said Grantor, does by these presents, GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto the said Grantee, their heirs and assigns, the following described lots, tracts, or parcels of land, lying, being and situate in the County of Jasper and State of Missouri to wit:

ALL OF LOT NUMBERED FIFTY-THREE (53) IN MITCHELL'S FIRST ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

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 Grantee(s), and unto their heirs and assigns forever. The said Grantor hereby covenanting that it has authority to sign this Deed on behalf of the LLC and therefore bind the Company under Article IV Section 4.12 (f) of the Operating Agreement, 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 encumbrance 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 Grantee and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.