JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Vacation

CASE 016-26 A request to vacate a utility easement.

APPLICANT Superior Roofing and Construction, LLC

REPRESENTATIVE Carlos Carasco (Carasco Investments, LLC)

LOCATION 1400 W 4th St

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Utility Easement	Approximately 60′X140′

REASON FOR VACATION

Harlem Avenue between 7th Street and the alley was vacated by the City in 1974 (Ordinance No. 27240). The ordinance contained a savings clause for utilities. The applicant would like to construct a permanent structure within the easement, which is why they are requesting to vacate utility rights.

UTILITIES CURRENTLY LOCATED IN THE EASEMENT?

There are no utilities within the easement.

UTILITIES PLANNED TO LOCATE IN THE EASEMENT?

No new utilities are planned to be located within the easement.

DISCUSSION

The utility companies have responded to the request and have no interest in the referenced easement. Liberty utilities responded that they do have overhead power lines within the right-of-way on 4th Street, running parallel to the road. They have consented to the vacation and waived any objection so long as the new structure is 15 feet away from any overhead power lines. The required setback from the front property line per City requirements is 25 feet, so they will exceed Liberty's request.

Staff recommends approving Case 016-26.

ENCLOSURES

- Application
- Map