Rezoning Application

JOPLIN
MISSOURI

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.: 021-24
Filing Fee: $600.00
Received: 4/4/24
Date Advertised:
Proj. No.: 24-074
Public Hearing Date: 5/13/24

Applicant: SCJ CONSTRUCTION Phone No.: 4175639788

Address: 302 S McKINLEY Email: evan.scjconstruction@gmail.com

Owner: SCJ CONSTRUCTION Phone No.: 417 653 9788

Address: 1927 BIRD AVE JOPLIN Email: evan.scjconstruction@gmail.com

Location of Property: JOPLIN

Present Use of Property: RESIDENTIAL

Proposed Use of Property: RESIDENTIAL

Current Zoning: M2 Requested Zoning: R2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	RT	R1
South		M1
East		M2 R1
West		RT M2

Character of the Neighborhood: SNGLE FAMILY & 2 FAMILY RESIDENTIAL

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

Additional Platting Comments: NO

Unique Characteristic of Property and/or Additional Comment:

NO

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: _____ **Date:** _____

CURRENTLY USING AS RESIDENTIAL AND WE WOULD LIKE TO ADD ANOTHER HOME ON THE FUTURE ADJACENT LOT.

7012

BOOK 1392 PG 0423

Warranty Deed

Filed for Record on June 4, 1991, at 8:43 o'clock A M. in Jasper County, Mo.

Document No. _____ recorded in Book _____, Page _____ Edie Swingle

By: Nancy L. Kreitzinger Deputy Recorder of Deeds

THIS DEED, Made and entered into this 31st day of May, 1991, by and between

Cleo Alvin Pugh and Patricia Kay Pugh, husband and wife

party or parties of the first part, of Jasper County, State of Missouri, grantor(s), and

David M. Ramsey and Cynthia J. Ramsey, husband and wife

party or parties of the second part, of Jasper County, State of Missouri, grantee(s).

Grantee's mailing address is 302 McKinley, Joplin, Missouri 64801

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN, AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the County of Jasper and State of Missouri, to wit:

ALL OF LOTS NUMBERED ONE (1) AND TWO (2) IN W.M. LECKIE'S SUB-DIVISION OF LOTS 22, 26, 27, 38, 39, 42 AND 43 IN FOURTH STREET ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY MISSOURI AND VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS NUMBERED ONE (1) AND TWO (2)

TO HAVE AND TO HOLD THE SAME, together with all rights, immunities, privileges and appurtenances to the same belonging, unto the said party or parties of the second part forever, the said party or parties of the first part covenanting that said party or parties and the heirs, executors, administrators and assigns of such party or parties shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting however, the general taxes for the current calendar year, and thereafter, and special taxes becoming a lien after the date of this deed, and restrictions, easements and building set back lines of record if any, and zoning laws.

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

WITNESS

Cleo Alvin Pugh
Cleo Alvin Pugh

Patricia Kay Pugh
Patricia Kay Pugh

STATE OF MISSOURI
COUNTY OF Jasper } ss.

On this 31st day of May, 1991 before me personally appeared Cleo Alvin Pugh and Patricia Kay Pugh, husband and wife to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Joplin, Missouri, the day and year first above written.

My term expires the 7th day of April, 1994. Signature Shirley K Webb

(SEAL) Type or Print Shirley K. Webb
Notary Public

STATE OF MISSOURI
COUNTY OF Jasper } ss.

IN THE RECORDER'S OFFICE

I, Recorder of said County, do hereby certify that the within instrument of Writing was, at 8:43 o'clock A M. on the 4th day of June, 1991, duly filed for record in this office, and has been recorded in Book 1392, Page 423.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Carthage, Missouri, on the day and year aforesaid.

(SEAL)

Edie Swingle
Recorder of Deeds

By Delaine Moyer
Deputy

50680 RV-3