Z&P Meeting: September 9, 2019
City Council Meeting: October 7, 2019

STAFF PLANNING REPORT
Vacation

CASE 036-19 A request for the vacation of approximately 260 feet of a 10-foot-wide alley easement.

APPLICANT Ledford Construction & Development

REPRESENTATIVE James Ledford

LOCATION A utility easement running East/West located approximately 120 ft. West and 125 ft. North of the intersection of E. 19th Street and S. Kentucky Ave.

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Alley Easement	Approximately 10' x 260'

REASON FOR VACATION

For the redevelopment on the applicant's property. Current easement prevents the footprint of any proposed development from being located at present recorded location.

UTILITIES CURRENTLY LOCATED IN THE EASEMENT?

No active connection. Rerouting of utilities is not required to maintain current services to adjoining properties.

UTILITIES PLANNED TO LOCATE IN THE EASEMENT?

No plans for new utilities to be located in the easement.

DISCUSSION

The purpose for this vacation request is to improve the ability to redevelop the site. Currently the alley easement restricts the footprint of any development. The easement is no longer in use to serve private property or to extend public utilities.

Staff recommends approval of Case 036-19.

ENCLOSURES

- Application
- Map

CITY OF JOPLIN

APPLICATION FOR VACATION OF STREET OR RESERVATION

Return Form to:
Planning / Community Development Specialist.
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only

Case No.: 036-19
Filing Fee: $
Date Advertised: 8-25-19
Date Notices Sent 8-23-19
Public Hearing Date: 9-9-19

I. Applicant Name: Ledford Const. + Dev. Phone: 417-437-2583

If more than one property applicant, please submit additional names, address and phone numbers on attached sheet(s)

Address: 2806 Arizona Ste. C Zip: 64804

Email: jamesledford72@me.com

II. Type of vacation requested (check all that apply):

Street Vacation_____

Alley Vacation X

Utility vacation_____

Other (Please specify)_____

III. Legal Description of area requested to be vacated: _____

Attached.

IV. Please indicate below the extent to which the following standards are met, in the applicant's opinion.

1. Private rights will not be injured or endangered by the vacation. _____

_____

_____

2. The vacation will not cause the public to suffer a loss or inconvenience. _____

_____

_____

3. In justice to the applicant(s) the vacation should be granted. _____

_____

_____

V. Required Attachments:

1. Affidavit(s) from each owner of land adjoining said area that is proposed to be vacated, whom are not listed as an applicant, indicating their consent to the vacation.

2. Survey or such other drawing acceptable to the Planning / Community Development Manager depicting the street, alley or public reservation sought to be vacated and the properties and property ownerships surrounding said street, alley or public reservation.

3. Affidavit(s) from the following private utility companies indicating their consent to vacate the easement(s). The following private companies must be contacted and consent to the vacation before the request can be advertised for public hearing.

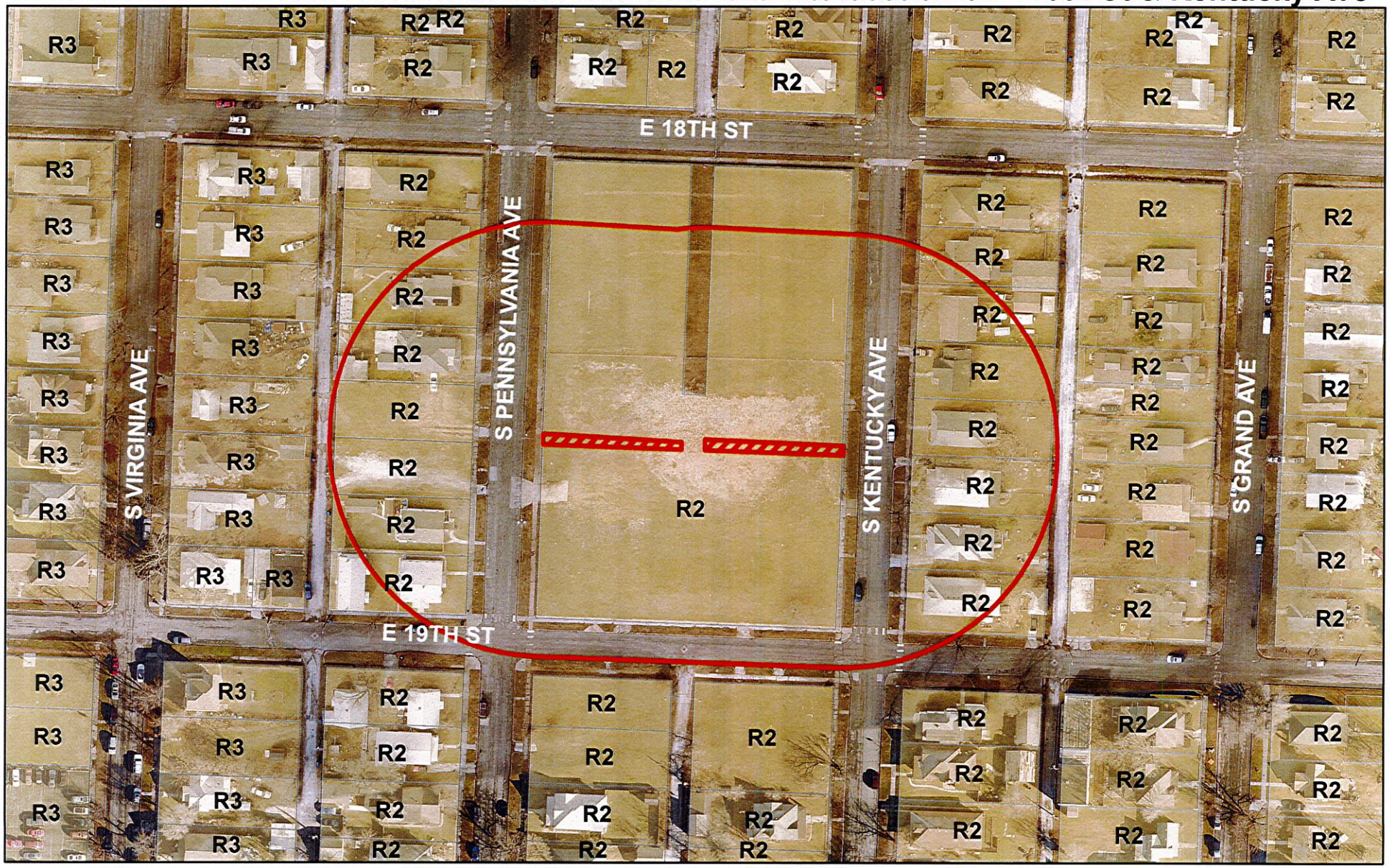
a.) MGE Missouri Gas Energy	(800) 582-1234
b.) Empire District Electric Company	(417) 624-0300
c.) Cable One	(417) 624-6340
d.) MO American Water Company	(800) 256-6426
e.) AT&T	(800) 464-7928
f.) Republic Services (Trash)	(800) 431-1507

SIGNATURE: _____ DATE: _____

BY: _____

TITLE: _____

Case 036-19: 160 feet West and 180 feet North of the intersection of E 19th St & Kentucky Ave



Case 036-19: Easement Vacation – A request to vacate an alley easement located approximately 160 ft. West and 180 ft. North of the intersection of E. 19th Street and S. Kentucky Ave. - Ledford Construction & Development.

0 50 100 200 300 400 Feet

N