P & Z Case 046-16
ALIF Properties
(P & Z Recommended Approval)

COUNCIL BILL NO. 2016-289 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District C-3 property as described below and located 400 feet east of the intersection of 32nd Street and Schifferdecker Avenue in the City of Joplin, Newton County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by removing the following described property from District R-1 and including same in District C-3:

TRACT #1: A TRACT OF LAND BEING A PART OF LOT NUMBERED SEVEN (7) IN PILE AND PERRY SUBDIVISION, NEWTON COUNTY, MISSOURI, BEGINNING AT THE SOUTHWEST CORNER OF LOT NUMBER SEVEN (7) IN SAID SUBDIVISION, THENCE NORTH 01 DEGREES, 52 MINUTES, 50 SECONDS EAST ALONG THE WEST LINE OF SAID LOT NUMBER SEVEN (7) 375.85 FEET TO THE POINT OF BEGINNING, SAID POINT BEGIN THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 360, AT PAGE 2153, THENCE CONTINUING ALONG SAID WEST LINE OF SAID LOT NORTH 01 DEGREES, 52 MINUTES, 50 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT 164.00 FEET, THENCE SOUTH 89 DEGREES, 41 MINUTES, 00 SECONDS EAST 170.87 FEET, THENCE NORTH 00 DEGREES, 19 MINUTES, 00 SECONDS EAST 60.00 FEET TO THE SOUTH RIGHT-OF-WAY OF 32ND STREET, THENCE SOUTH 89 DEGREES, 41 MINUTES, 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY 57.70 FEET, THENCE SOUTH 01 DEGREES, 51 MINUTES, 25 SECONDS WEST 224.00 FEET, THENCE NORTH 89 DEGREES, 39 MINUTES, 35 SECONDS WEST 227.02 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, AND RESERVATIONS OF RECORD, CONTAINING 0.93 ACRES MORE OR LESS;

AND EXCLUDING TRACT #2: A TRACT OF LAND BEING A PART OF LOT NUMBERED SEVEN (7) IN PILE AND PERRY SUBDIVISION, NEWTON COUNTY, MISSOURI, BEGINNING AT THE SOUTHWEST CORNER OF LOT NUMBER SEVEN (7) IN SAID SUBDIVISION, THENCE NORTH 01 DEGREES, 52 MINUTES, 50 SECONDS EAST ALONG THE WEST LINE OF SAID LOT SEVEN (7) 375.85 FEET SAID POINT BEGIN THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 360, AT PAGE 2153, THENCE SOUTH 89 DEGREES, 39 MINUTES, 35 SECONDS EAST 227.02 FEET TO THE POINT OF BEGINNING,

THENCE NORTH 01 DEGREES, 51 MINUTES, 25 SECONDS EAST 224.00 FEET TO THE SOUTH RIGHT-OF-WAY OF 32ND STREET, THENCE SOUTH 89 DEGREES, 41 MINUTES, 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY 99.00 FEET TO THE EAST LINE OF SAID LOT SEVEN (7), THENCE SOUTH 01 DEGREES, 51 MINUTES, 25 SECONDS WEST ALONG SAID EAST LINE OF LOT NUMBER SEVEN (7), 274.00 FEET, THENCE NORTH 89 DEGREES, 39 MINUTES, 35 SECONDS WEST 99.00 FEET, THENCE NORTH 01 DEGREE, 51 MINUTES, 25 SECONDS EAST 50.00 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, AND RESERVATIONS OF RECORD, CONTAINING 0.62 ACRES MORE OR LESS, TOGETHER WITH A INGRESS EGRESS & UTILITY EASEMENT DESCRIBED AS FOLLOWS: A FRACTIONAL PART OF LOT SEVEN (7), OF PILE PERRY SUBDIVISION, IN NEWTON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS, COMMENCING AT THE SOUTHWEST CORNER OF LOT SEVEN (7) OF SAID PILE AND PERRY SUBDIVISION, THENCE NORTH 01 DEGREES, 52 MINUTES, 10 SECONDS EAST 593.83 FEET ALONG THE WEST LINE OF SAID LOT SEVEN (7), TO THE TRUE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED EASEMENT, THENCE CONTINUING NORTH 01 DEGREES, 52 MINUTES, 10 SECONDS EAST 60.02 FEET ALONG THE WEST LINE TO THE SOUTHERLY RIGHT-OF-WAY OF 32ND STREET, THENCE SOUTH 89 DEGREES, 41 MINUTES, 00 SECONDS EAST 169.23 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY, THENCE SOUTH 00 DEGREES, 19 MINUTES 00 SECONDS WEST 60.00 FEET, THENCE NORTH 89 DEGREES, 41 MINUTES, 00 SECONDS WEST 170.87 FEET TO THE TRUE POINT OF BEGINNING.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2016, by a vote of _____.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney