JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Vacation

CASE 031-24 A request to vacate part of a utility easement

APPLICANT Ledford Construction

REPRESENTATIVE Ledford Construction

LOCATION 1403 E Valley St

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Vacated Street	Approximately 15′X85′

REASON FOR VACATION

The applicant, Ledford Construction, needs this space to build a single-family home.

UTILITIES CURRENTLY LOCATED IN THE EASEMENT?

There are existing utilities in the easement. The applicant is only requesting to vacate the portion of the easement that does not have any utilities located within it.

UTILITIES PLANNED TO LOCATE IN THE EASEMENT?

Sparklight and Liberty have interests in the easement. They have waived objections, as the portion of the easement requested to be vacated does not contain/impact their overhead electric line.

DISCUSSION

The requested easement vacation lies within a portion of a vacated street known as Comingo Avenue. This street was vacated in Ordinance No. 27115. A utility savings clause was established to protect easements, so only the right-of-way was impacted.

Ledford Construction wishes to build a house in part of the vacated street. They are requesting to vacate the easements for the portion of the street where there are currently no utilities.

Staff recommends approving Case 031-24.

ENCLOSURES

- Application
- Map