JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Vacation

CASE 032-24 A request to vacate a sanitary sewer easement

APPLICANT KC DT LLC

REPRESENTATIVE OWN Engineering

LOCATION 2128 S Maiden Ln

EXISTING CONDITIONS

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

REASON FOR VACATION

The applicant accidentally recorded two sanitary sewer easements. The City does not need both.

UTILITIES CURRENTLY LOCATED IN THE EASEMENT?

There are no utilities currently in the easement.

UTILITIES PLANNED TO LOCATE IN THE EASEMENT?

There are no utilities with plans to locate within the easement.

DISCUSSION

Before the Dollar Tree project began at this location, City staff met with the developers to discuss the site. There was a sanitary sewer main that ran through the site; however, no easement was recorded. The City told the developer they could pay to move the main north and record a sanitary sewer easement for the new location, so that they could develop the property.

The main was moved and the new easement recorded. However, the developer accidentally recorded an easement for the new and previous locations of the main. Since it was officially recorded, they now need to vacate the easement. The recorded easement was dedicated specifically to sewer, so theirs is the only utility consent needed.

Staff recommends approving Case 032-24.

ENCLOSURES

- Application
- Map