Z&P Meeting: November 14, 2016
City Council Meeting: December 5, 2016

STAFF PLANNING REPORT
Voluntary Annexation

CASE 051-16 A request to voluntarily annex approximately 110 acres into the City of Joplin

LOCATION Approximately 110 acres lying west of Central City Road and South of 20th Street

APPLICANT Wildwood Ranch Development

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Undeveloped	110 acres

DISCUSSION

The applicant is requesting to voluntarily annex approximately 110 acres of land approximately lying west of Central City Road and south of 20th Street. This is the first of four annexations that stretch from the current Joplin city limits near 32nd Street and John Duffy Drive up to the future Owens Corning site located at 1983 State Line Road.

The land consists of a southern track that lies south of the railroad line that is adjacent to current city limits, along with a northern track that lies north of the railroad line and extends along the 20th Street right-of-way line from Central City Road to the next adjoining property.

Staff recommends approval of Case 051-16.

ENCLOSURES

- Map of area to be annexed

BEFORE THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI

PETITION FOR VOLUNTARY ANNEXATION
PURSUANT TO 71.012, RSMO., 1994

TO WHOM IT MAY CONCERN:

Pursuant to the terms of V.A.M.S. 71.02, the undersigned, being all of the owners of fee interests of record in all tracts of real property attached hereto and incorporated herein as Exhibit "A", do hereby request the voluntary annexation of said land to the City of Joplin, Missouri.

Managing member

Wildwood Ranch L.L.C.

STATE OF MISSOURI)
) ss:
COUNTY OF JASPER)

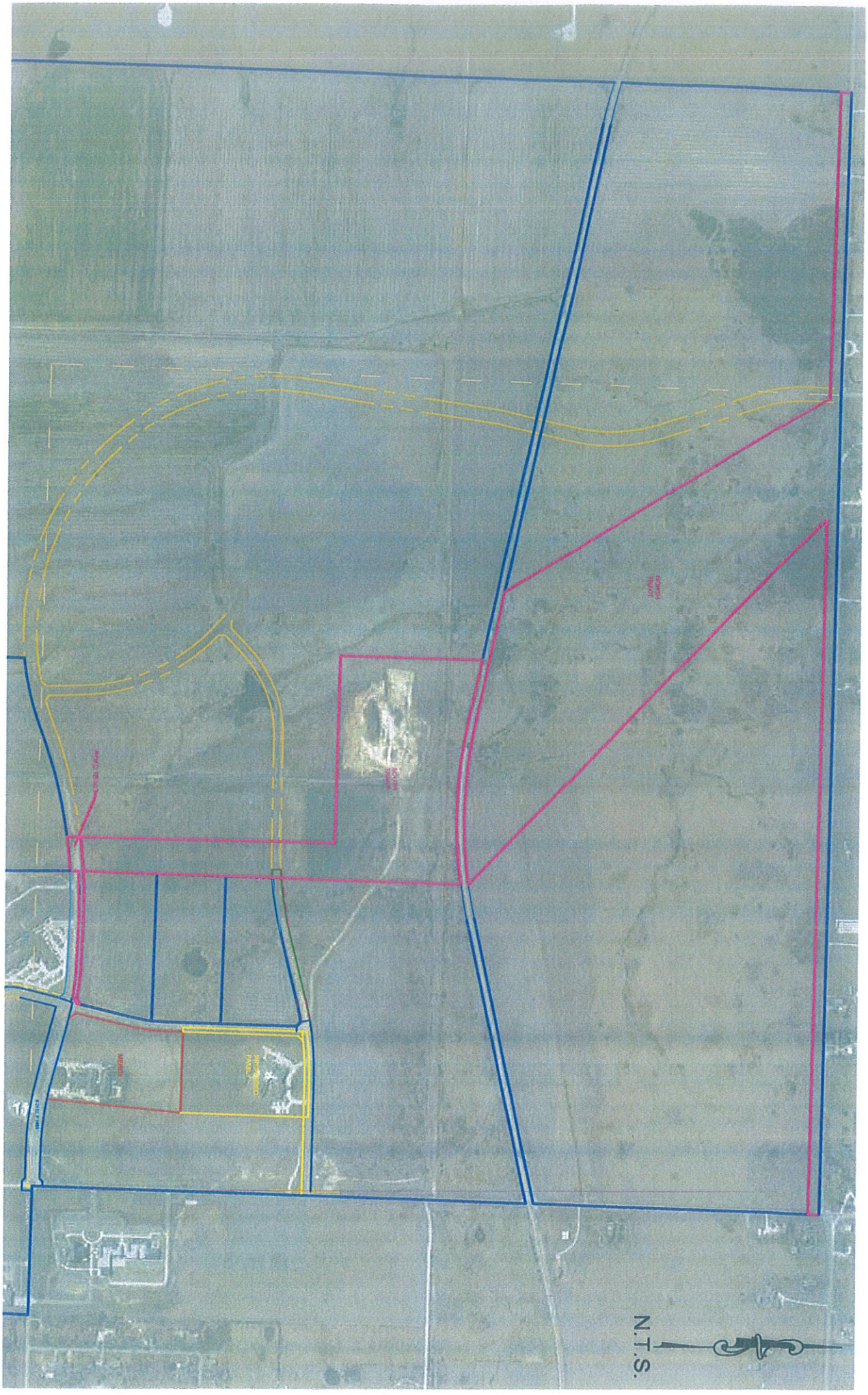
On this ___**28th**_____ day of ___**October**_____2016, before me appeared _____**James Pinjuv**_____, to me known to be the ___**Managing Member**__ of **Wildwood Ranch LLC**_____, and the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors of the consideration stated therein and no other, and said ___**Wildwood Ranch LLC**____ acknowledged said instrument to be the free act and deed of said corporation, and that the allegations contained therein are true.

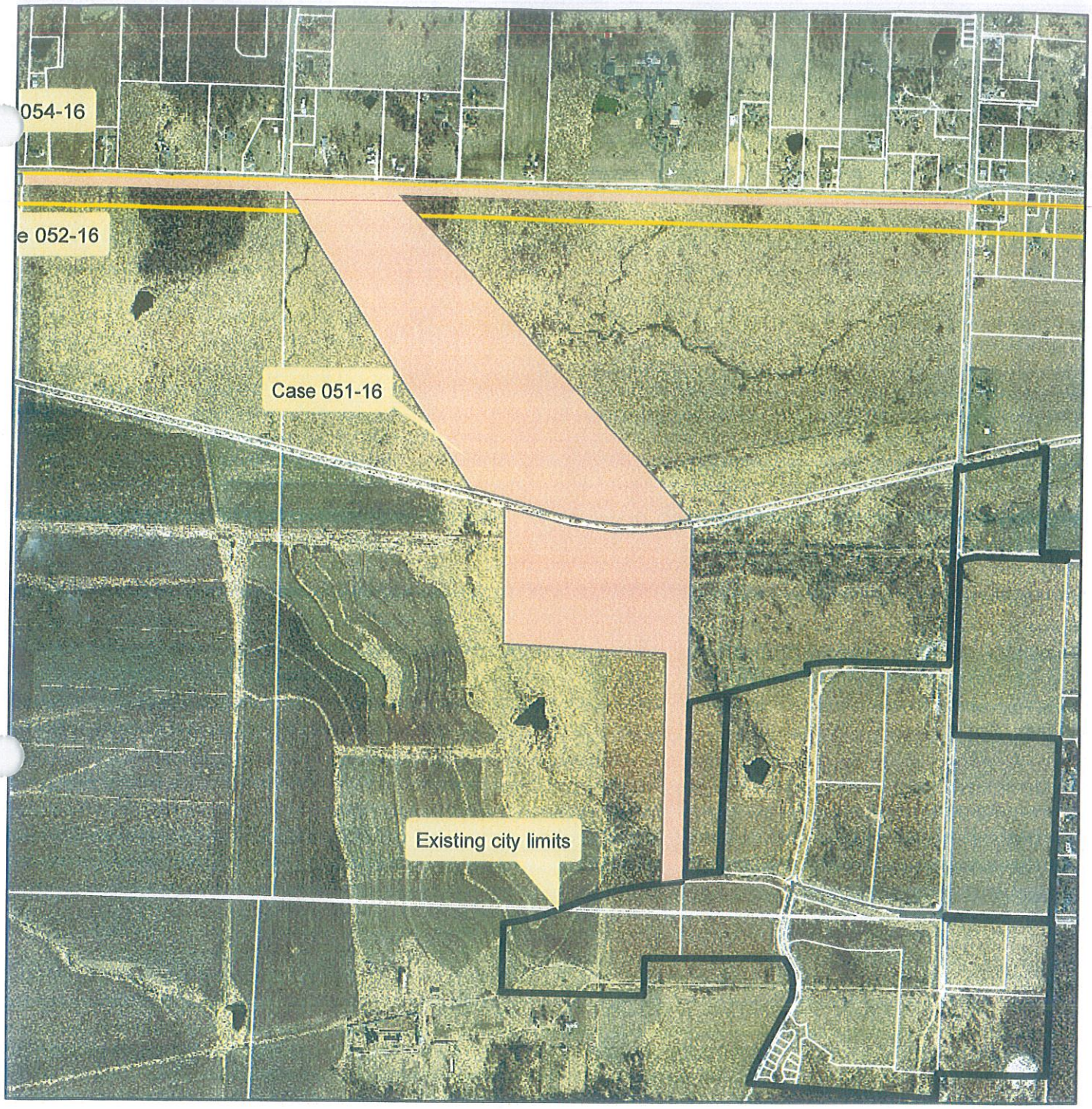
IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed by official seal, in the County and State aforesaid, the day and year first above written.

My commission expires:_____January 19, 2018_____.

Teresa L. Gilliam
Notary Public

TERESA L. GILLIAM
Notary Public - Notary Seal
State of Missouri
Commissioned for Newton County
My Commission Expires: January 19, 2018
Commission Number: 13798256


N.T.S.



Case 051-16: Approximately 110 acres lying west of Central City Road and South of 20th Street – A request to voluntarily annex property into the City of Joplin – Wildwood Ranch Development.

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