STAFF PLANNING REPORT
Voluntary Annexation

CASE 020-21  A request to voluntarily annex property into the City of Joplin

LOCATION  The end of public right-of-way of W. Par Ln.

APPLICANT  4-State Builders, LLC

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Land Use</th>
<th>Property Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A (Jasper County, MO)</td>
<td>Vacant</td>
<td>Approximately 4 acres</td>
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DISCUSSION

4-State Builders, LLC is requesting to voluntarily annex into the City of Joplin, approximately 4 acres of property located at the end of W. Par Ln. This is in coordination with a Preliminary Plat request in the following case for Par Lane Subdivision.

The intent is to extend Par Ln. to the South and end with a cul-de-sac at the south, with the lots backing up to the railroad right-of-way. This will include 14 lots of single-family homes, so no rezoning will be necessary with this request. Easements are provided for in the plat to address utility extensions and stormwater facilities.

Staff recommends approval of Case 020-21.

ENCLOSURES
- Map of area to be annexed
- Application
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.

STATE OF MISSOURI
COUNTY OF JASPER

SS:

On this 4th day of March, 2021, before me appeared James Gastot and Jordan Chapman, a single person, to me known to be the person described in and who acknowledged that he/she executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

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.

Case 020-21: Voluntary Annexation – A request to voluntarily annex property into the City of Joplin, located at the end of public right-of-way of W. Par Ln. – 4-State Builders, LLC.