

P & Z Case 054-21

Hung Nguyen

(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-287

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 M-2 (Heavy Industrial) and including in District R-3 (Apartment House) property as described below and located at approximately 550 feet South of the intersection of S. Rex Ave and E. 13<sup>th</sup> Street, in the City of Joplin, Jasper 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 the following described property and including in District R-3:

Tract 1: A survey of a parcel of land in the Southwest Quarter of Section 7, Township 27 North, Range 32 West, in the City of Joplin, Jasper County, Missouri, being a portion of the property described as tract two, in the Jasper County, Missouri, Recorder's Office in Book 1561 at Page 1647, being more particularly described as follows: Commencing at the center of Section 7, Township 27 North, Range 32 West, Jasper County, Missouri, thence along the North line of the Southwest Quarter of Section 7, North 88 degrees 28 minutes 56 seconds West, 900.80 feet, thence leaving said North line, South 01 degrees 36 minutes 39 seconds West 882.20 feet to a point on the West right-of-way line of Rex Avenue, thence leaving said West line, North 88 degrees 28 minutes 58 seconds West 490.78 feet to the Point of Beginning, thence continuing North 88 degrees 28 minutes 58 seconds West 100.00 feet to the Southwest corner of aforementioned tract two, thence along the West line of tract two, North 01 degrees 44 minutes 18 seconds East 208.00 feet to the Northeast corner of tract two, thence along the North line thereof, South 88 degrees 28 minutes 58 seconds East 100.00 feet, thence leaving said North line South 01 degrees 44 minutes 18 seconds West 208.00 feet to the Point of beginning, All lying in the Southwest Quarter of Section 7, Township 27 North, Range 32 West, in the City of Joplin, Jasper County, Missouri. Tract 2: a survey of a parcel of land in the Southwest Quarter of Section 7, Township 27 North, Range 32 West, in the City of Joplin, Jasper County, Missouri, being a portion of the property described as tract two, in the Jasper County, Missouri, Recorder's Office in Book 1561 at Page 1647, being more particularly described as follows: Commencing at the center of Section 7, Township 27 North, Range 32 West, Jasper County, Missouri, thence along the North line of the Southwest Quarter of Section 7, North 88 degrees 28 minutes 56 seconds West 900.80 feet, thence leaving said North line, South 01 degrees 36 minutes 39 seconds West 674.20 feet to a point on the West right-of-way line of Rex Avenue and the Point of Beginning, thence along said West right-of-way line South 01 degrees 36 minutes 39 seconds West 168.00 feet, thence leaving said West line, North 88 degrees 28 minutes 58 seconds West 100.28 feet, thence North 01 degrees 36 minutes 39 seconds East 100.00 feet, thence North 88 degrees 28 minutes 58 seconds West 150.00 feet, thence South 01 degrees 36 minutes 39 seconds West 140.00 feet, thence North 88 degrees 28 minutes 58 seconds West 240.50 feet, thence North 01 degrees 44 minutes 18

seconds East 208.00 feet, thence South 88 degrees 28 minutes 58 seconds East 490.32 feet to the Point of Beginning, All lying in the Southwest Quarter of Section 7, Township 27 North, Range 32 West, in the City of Joplin, Jasper County, Missouri.

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 thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by a vote of \_\_\_\_\_.

\_\_\_\_\_  
Ryan D. Stanley, Mayor

ATTEST:

\_\_\_\_\_  
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

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Peter C. Edwards, City Attorney