JOPLIN
MISSOURI

Vacation of Streets or Easements Procedures

Applicability. Vacation is the process to eliminate any plat, part of a plat, street, alley, utility easement, or public reservation of land. The application shall be made by the public entity owning the property interest in the property sought to be vacated or by all owners of lands adjoining on both sides of the street, alley or public reservation proposed to be vacated.

Review Criteria. A vacation shall be reviewed according to the following criteria:

1. The application is in accordance with the comprehensive plan. In particular, the impact of the vacation on physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments reflect the principles and concepts of the plan.
2. Compliance with the requirements of this code. In particular, the vacation is consistent with the intent and design objectives of the subdivision design standards.
3. The vacation reflects sound planning and urban design principles with respect to existing and potential development in the vicinity, including consideration of current and future streets, opens spaces, blocks, lots, and public utilities and facilities.
4. Any impacts identified by specific studies or technical reports are mitigated with generally accepted sound planning, engineering, and urban design solutions, that reflect long-term solutions and sound fiscal investments.
5. No private rights will be injured or endangered by the vacation.
6. The street, easement or other public reservation of land to be vacated no longer serves a public purpose.
7. All resulting lots and parcels are capable of meeting the intent and objectives of the applicable zoning districts and development standards.

Review Procedures. In addition to the general requirements in Table 2-1 and Section 2.01, the following requirements are specific to vacations:

1. Notice shall be published for two consecutive weeks in an official City newspaper. The notice shall state that an application for vacation has been filed in the office of the City Clerk, describing the property fully, and including all other information required for public hearings in Section 2.01.
2. The City Council or the Director may determine that it would be advisable to obtain the recommendation of Planning Commission concerning a vacation application prior to the public hearing before the City Council. In that event, the Planning Commission shall hold its own public hearing on the application according to the same procedures as City Council. At the conclusion of any such hearing, the Planning Commission shall submit its recommendation on the application to the City Council.
3. Approval of a vacation shall be by ordinance adopted by the City Council.

Effect of Decision. The vacation shall be effective on the date specified in the ordinance and after recording with the applicable county Recorder of Deeds. In approving a vacation, the City Council may place any conditions it deems necessary to protect the public health, safety and welfare, including the requirement for easements. The Director shall certify to the City Clerk when any conditions have been met and, upon such certification, the vacation may be recorded.

Vacation of Streets or Easements Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: 078-22
Filing Fee: $550.00
Received: 12/14/22
Date Advertised:
Proj. No.: 823-036
Public Hearing Date: 2/13/22

Applicant: Joplin Schools c/o Dave Pettit, Director of Facilities Phone No.: 417-625-5300 Option "2"

Address: 1301 S. Picher Ave., Joplin, MO. 64804 Email: davepettit@joplinschools.org

Owner: Joplin Schools Phone No.: 417-625-5300

Address: 1301 S. Picher Ave., Joplin, MO. 64804 Email: davepettit@joplinschools.org

Location of Street or Easement: Bird Ave between 13th St. (Junge Blvd) and 15th St.

Type of Vacation: Street ☑ Easement ☐ Alley ☐ Plat ☐

Instructions: Please indicate below the extent to which the following standards are met, in the applicant's opinion.

Yes	No	
⦿	○	Private rights will not be injured or endangered by the vacation.
⦿	○	The vacation will not cause the public to suffer a loss or inconvenience.
⦿	○	In justice to the applicant(s) the vacation should be granted.

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
⦿	○	Legal description of the street, alley, or utility easement to be vacated from a deed of record or certified survey. Digital copies are acceptable. Must be legible.
⦿	○	Survey or such other drawing acceptable to the Director of Planning,

Development, & Neighborhood Services depicting the street, alley or public reservation sought to be vacated and the properties and property ownerships surrounding said street, alley, or public reservation.

◉ ○ Affidavit(s) from each owner of land adjoining said area that is proposed to be vacated, who are not listed as an applicant, indicating their consent to the vacation.

◉ ○ Completed Utility Comments forms from the following utility companies indicating their consent to vacate the easement. The following companies must be contacted, and their consent received, before the Public Hearing can take place.

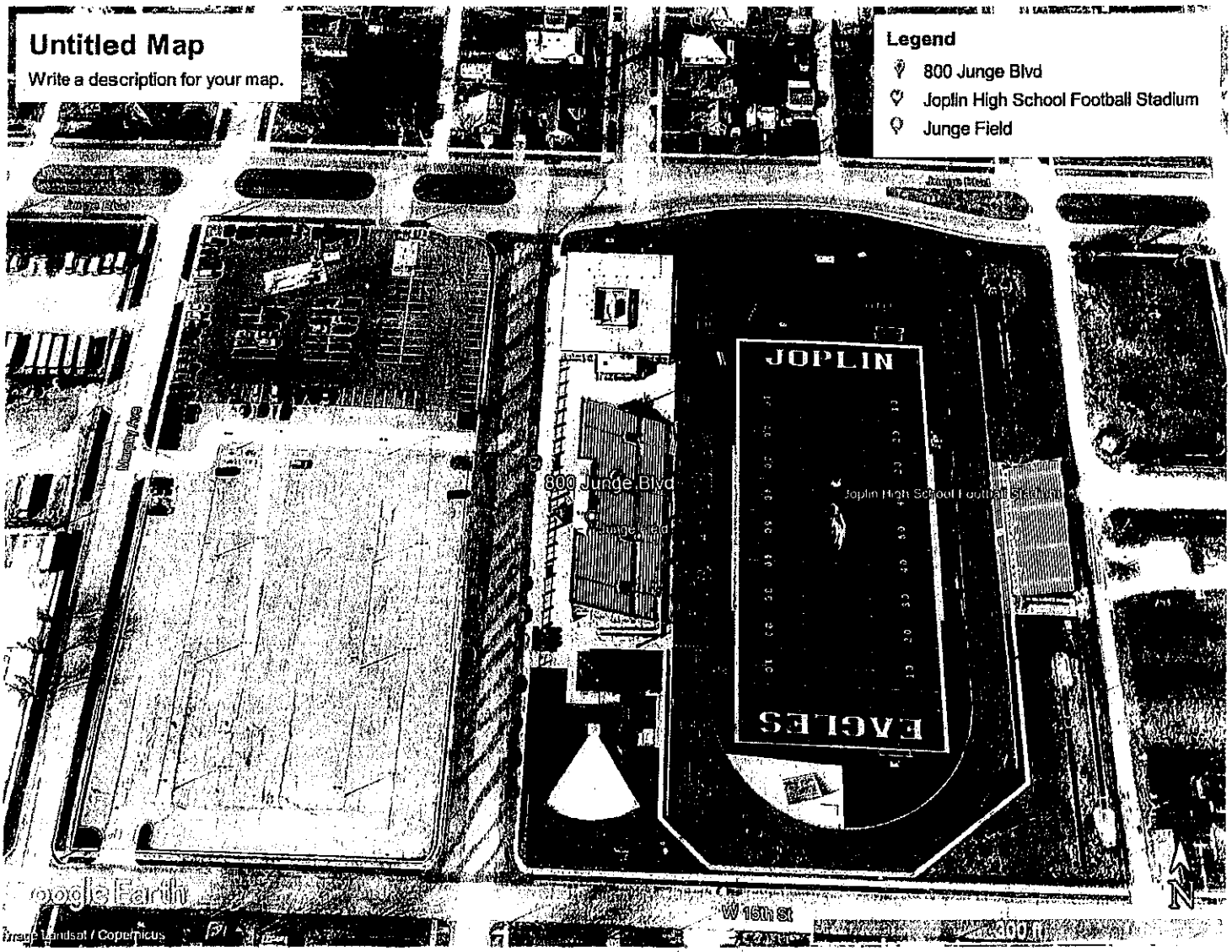
Utility	Contact	Email	Phone
AT&T	Jon Fisk	jf4583@att.com	417-529-0840
MoAm Water*	Derec Bass	derec.bass@amwater.com	
MoAm Water*	Trenton Mccarty	trenton.mccarty@amwater.com	
MoAm Water*	Bob Kirby	bob.kirby@amwater.com	
Liberty Utilities (Power)	Jeff Lebeda	jeff.lebeda@libertyutilities.com	417-625-6159
Republic Services (Trash)			(800) 431-1507
Cable One/Sparklight	Keri Bledsoe	keri.bledsoe@sparklight.biz	
Spire Energy (Gas)**	Ken Stegall	ken.stegall@spireenergy.com	
Spire Energy (Gas)**	Mandy Butkovich	mandy.butkovich@spireenergy.com	816-472-3767
City Sanitary Sewer	Chris Parker	cparker@joplinmo.org	417-624-0820 x1584
City Stormwater	Steven Martinez	smartine@joplinmo.org	417-624-0820 x1531

*Must contact ALL contacts at MoAm Water.
**Must contact BOTH contacts at Spire Energy.

Signature: _____ **Date:** 9/13/22

Signature: Jose Arellano
Jose Arellano (Sep 29, 2022 12:00 CDT)
Email: jose.arellano@spireenergy.com

Signature: Phil Cellitti
Phil Cellitti (Oct 3, 2022 08:07 CDT)
Email: phil.cellitti@spireenergy.com


Untitled Map
Write a description for your map.
Legend
800 Junge Blvd
Joplin High School Football Stadium
Junge Field
JOPLIN
EAGLES
800 Junge Blvd
W 15th St
Google Earth
Image Landsat / Copernicus
N

MJ SURVEYING, LLC.

2224 South Main St. Joplin, MO 64804
Office 417-623-2525
www.MJSurveyingLLC.com

PROPOSED VACATION OF BIRD STREET

ALL THAT PART OF BIRD STREET LYING IN BETWEEN THE SOUTH RIGHT OF WAY LINE OF JUNGE BOULEVARD AND THE NORTH RIGHT OF WAY LINE OF 15TH STREET BEING SITUATED IN MISCELLANEOUS TRACT 44 IN SECTION 10, TOWNSHIP 27, RANGE 33, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.



Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: Joplin Schools
Phone: 417-625-5300 Option "2"
Email: davepettit@joplinschools.org

Be it known that Joplin Schools, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* Bird Ave. between 13th St. (Junge Blvd.) and 15th St.

Located at: 800 Junge Blvd. (Joplin Schools Junge Stadium)

For the following purpose: To increase safety of the attendees of events at Junge Stadium including games, meets, concerts, practices, competitions, etc. during pre-event, the event, and post-event. Vacating the street, which Joplin Schools owns both sides of, will allow pedestrian crossing from the parking lot on the west side to the venue without mixing with vehicular traffic on Bird Ave. The vacate will also allow increased security of the venue through controlled access at 13th St. and 15th St. The vacate will increase the "fan" experience during the event by using the vacated property as a staging area for pre-event activities and a stacking area before gates open.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   ☐ Yes (proceed to #2) ☐ No (form complete)

2. Our utility:
   ☐ has no objection
   ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)

   ☒ will waive objections subject to the following conditions (describe below, or on separate sheet.)
   - ☐ Retain utility easement and protect facilities
   - ☐ Relocate facilities
   - ☒ Other: removal to be done by joplin schools

Please return this form within **21 days** to the applicant listed above.

_____ 11/21/22
Authorized Representative Date

AT&T
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: Joplin Schools
Phone: 417-625-5300 Option "2"
Email: davepettit@joplinschools.org

Be it known that Joplin Schools, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* Bird Ave. between 13th St. (Junge Blvd.) and 15th St.

Located at: 800 Junge Blvd. (Joplin Schools Junge Stadium)

For the following purpose: To increase safety of the attendees of events at Junge Stadium including games, meets, concerts, practices, competitions, etc. during pre-event, the event, and post-event. Vacating the street, which Joplin Schools owns both sides of, will allow pedestrian crossing from the parking lot on the west side to the venue without mixing with vehicular traffic on Bird Ave. The vacate will also allow increased security of the venue through controlled access at 13th St. and 15th St. The vacate will increase the "fan" experience during the event by using the vacated property as a staging area for pre-event activities and a stacking area before gates open.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   ☑ Yes (proceed to #2) ☐ No (form complete)

2. Our utility:
   ☐ has no objection
   ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)

   ☑ will waive objections subject to the following conditions (describe below, or on separate sheet.)
   - ☑ Retain utility easement and protect facilities
   - ☐ Relocate facilities
   - ☐ Other: MOAW has no objections to closing Any easement Along (Paralleling) Bird Ave.
     MOAW Requests that Any Easement/ROW Paralleling W. 15th St. Remain open Due to A 20 inch Water Main on the North Side of W. 15th Street. (See Attached Diagram)

Please return this form within **21 days** to the applicant listed above.

Authorized Representative — 9/14/2022 Date

Missouri American Water
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: Joplin Schools
Phone: 417-625-5300 Option "2"
Email: davepettit@joplinschools.org

Be it known that Joplin Schools, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* Bird Ave. between 13th St. (Junge Blvd.) and 15th St

Located at: 800 Junge Blvd. (Joplin Schools Junge Stadium)

For the following purpose: To increase safety of the attendees of events at Junge Stadium including games, meets, concerts, practices, competitions, etc during pre-event, the event, and post-event. Vacating the street, which Joplin Schools owns both sides of, will allow pedestrian crossing from the parking lot on the west side to the venue without mixing with vehicular traffic on Bird Ave. The vacate will also allow increased security of the venue through controlled access at 13th St. and 15th St. The vacate will increase the "fan" experience during the event by using the vacated property as a staging area for pre-event activities and a stacking area before gates open

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   - ☐ Yes (proceed to #2)
   - ☒ No (form complete)
2. Our utility:
   - ☐ has no objection
   - ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)

     _____

     _____
   - ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other: _____

Please return this form within **21 days** to the applicant listed above.

_____ 9-23-22
Authorized Representative — Date

Liberty Utilities – Land Administration
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: Joplin Schools
Phone: 417-625-5300 Option "2"
Email: davepettit@joplinschools.org

Be it known that Joplin Schools, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* Bird Ave. between 13th St. (Junge Blvd.) and 15th St.

Located at: 800 Junge Blvd. (Joplin Schools Junge Stadium)

For the following purpose: To increase safety of the attendees of events at Junge Stadium including games, meets, concerts, practices, competitions, etc. during pre-event, the event, and post event. Vacating the street, which Joplin Schools owns both sides of, will allow pedestrian crossing from the parking lot on the west side to the venue without mixing with vehicular traffic on Bird Ave. The vacate will also allow increased security of the venue through controlled access at 13th St. and 15th St. The vacate will increase the "fan" experience during the event by using the vacated property as a staging area for pre-event activities and a stacking area before gates open.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   ☐ Yes (proceed to #2) ☒ No (form complete)

2. Our utility:
   ☒ has no objection
   ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
      ☐ Retain utility easement and protect facilities
      ☐ Relocate facilities
      ☐ Other: _____

Please return this form within **21 days** to the applicant listed above.

Jerry Huron — Authorized Representative
11-30-22 — Date
Operations Supervisor — Republic Services (trash company) — Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: Joplin Schools
Phone: 417-625-6300 Option "2"
Email: davepellit@joplinschools.org

Be it known that Joplin Schools, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* Bird Ave. between 13th St. (Junge Blvd.) and 15th St.

Located at: 800 Junge Blvd. (Joplin Schools Junge Stadium)

For the following purpose: To increase safety of the attendees of events at Junge Stadium including games, meets, concerts, practices, competitions, etc. during pre-event, the event, and post-event. Vacating the street, which Joplin Schools owns both sides of, will allow pedestrian crossing from the parking lot on the west side to the venue without mixing with vehicular traffic on Bird Ave. The vacate will also allow increased security of the venue through controlled access at 13th St. and 15th St. The vacate will increase the "fan" experience during the event by using the vacated property as a staging area for pre-event activities and a stacking area before gates open.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   - ☐ Yes (proceed to #2)
   - ☐ No (form complete)

2. Our utility:
   - ☒ has no objection
   - ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   - ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other: _____

Please return this form within **21 days** to the applicant listed above.

[signature] — Authorized Representative

11/11/22 — Date

Sparklight (Cable One) — Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: Joplin Schools
Phone: 417-625-5300 Option "2"
Email: davepettit@joplinschools.org

Be it known that Joplin Schools, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* Bird Ave. between 13th St. (Junge Blvd.) and 15th St.

Located at: 800 Junge Blvd. (Joplin Schools Junge Stadium)

For the following purpose: To increase safety of the attendees of events at Junge Stadium including games, meets, concerts, practices, competitions, etc. during pre-event, the event, and post-event. Vacating the street, which Joplin Schools owns both sides of, will allow pedestrian crossing from the parking lot on the west side to the venue without mixing with vehicular traffic on Bird Ave. The vacate will also allow increased security of the venue through controlled access at 13th St. and 15th St. The vacate will increase the "fan" experience during the event by using the vacated property as a staging area for pre-event activities and a stacking area before gates open.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   ☐ Yes (proceed to #2) ☒ No (form complete)

2. Our utility:
   ☐ has no objection
   ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
      ☐ Retain utility easement and protect facilities
      ☐ Relocate facilities
      ☐ Other: _____

Please return this form within **21 days** to the applicant listed above.

Alex Sammet (Sep 30, 2022 09:04 CDT)
Authorized Representative

09/30/2022
Date

Spire
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: Joplin Schools
Phone: 417-625-5300 Option "2"
Email: davepetitt@joplinschools.org

Be it known that Joplin Schools, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* Bird Ave. between 13th St. (Junge Blvd.) and 15th St.

Located at: 800 Junge Blvd. (Joplin Schools Junge Stadium)

For the following purpose: To increase safety of the attendees of events at Junge Stadium including games, meets, concerts, practices, competitions, etc. during pre-event, the event, and post-event. Vacating the street, which Joplin Schools owns both sides of, will allow pedestrian crossing from the parking lot on the west side to the venue without mixing with vehicular traffic on Bird Ave. The vacate will also allow increased security of the venue through controlled access at 13th St. and 15th St. The vacate will increase the "fan" experience during the event by using the vacated property as a staging area for pre-event activities and a stacking area before gates open.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   - ☐ Yes (proceed to #2)
   - ☒ No (form complete)
2. Our utility:
   - ☐ has no objection
   - ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   - ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other: _____

Please return this form within **21 days** to the applicant listed above.

Chris Parker
Authorized Representative

9/19/22
Date

City of Joplin Sanitary Sewer
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: Joplin Schools
Phone: 417-625-5300 Option "2"
Email: davepettit@joplinschools.org

Be it known that Joplin Schools, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* Bird Ave. between 13th St. (Junge Blvd.) and 15th St.

Located at: 800 Junge Blvd. (Joplin Schools Junge Stadium)

For the following purpose: To increase safety of the attendees of events at Junge Stadium including games, meets, concerts, practices, competitions, etc. during pre-event, the event, and post-event. Vacating the street, which Joplin Schools owns both sides of, will allow pedestrian crossing from the parking lot on the west side to the venue without mixing with vehicular traffic on Bird Ave. The vacate will also allow increased security of the venue through controlled access at 13th St. and 15th St. The vacate will increase the "fan" experience during the event by using the vacated property as a staging area for pre-event activities and a stacking area before gates open.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   - ☐ Yes (proceed to #2)
   - ☑ No (form complete)

2. Our utility:
   - ☐ has no objection
   - ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)

     _____

     _____

   - ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other: _____

Please return this form within **21 days** to the applicant listed above.

Steven Martinez — 9/19/22

Authorized Representative — Date

City of Joplin Storm Sewer

Name of Utility