# Voluntary Annexation Procedures

The voluntary annexation of land into the City of Joplin requires procedures established by the Missouri State Statutes. This section of the law is attached for your use. To further assist in the procedures, the following checklist is provided.

1. The property to be annexed must be compact and contiguous to the existing boundaries of the City of Joplin. This must be determined to ensure that there are no unincorporated areas between the area to be annexed and the City of Joplin.

2. If the requested annexation area consists of single or multiple tracts of land a Petition requesting the annexation must be signed by all the owners of all fee interests of record in all tracts of real property to be annexed. This means that both a husband and wife must sign, however, a mortgage holder such as a bank does not need to sign. Please note that all signatures must be notarized. A form is included in this packet for your use.

3. The petition must be filed with the office of the City Attorney for verification. Attached to the petition must be a legal description describing the boundary of the property requested for annexation.

4. The petition will be referred to the Planning and Zoning Commission and City Council for Public Hearing. This will determine the ability of the City to provide services within a reasonable amount of time and whether the land is reasonable and necessary for the development of the City.

5. If there are no written objections filed within fourteen (14) days by two (2) qualified voters in the area or by at least two percent (2%) of the qualified voters of the City, then, the City may complete the annexation by the adoption of an ordinance.

6. Upon completion of the above process, the City will file notice of the annexation with the County Clerk's Office in the county in which the annexed property lies.

**Note:** If you have any questions, you may call the Planning Division at 417-624-0820, ext. 1511, or email Zoning-Planning@JoplinMO.org for assistance.

# BEFORE THE COUNCIL OF T...

BEFORE THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI

PETITION FOR VOLUNTARY ANNEXATION PURSUANT TO 71.012, RSMo.

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.

Danette Conley Shane Conley

STATE OF Missari )
) ss:
COUNTY OF Jasper )

On this 4th day of Febaray 20 26, before me appeared Danette Conley and Shane Conley, to me known to be the owners of a tract of land as shown and described in Exhibit A & B, 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 _____ of the consideration stated therein and no other, and said _____ 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.

Notary Public Whitney Cupp

My commission expires: August 14. 2028

WHITNEY CUPP
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: August 14, 2028
Commission #: 20288779

# Voluntary

# Annexation Application

**Corporation**

**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.: 011-26
Filing Fee: $0.00
Received: 2/5/26
Proj. No.: 26-015

Please complete the following information as it pertains to the requested voluntary annexation property. If you own more than one parcel in which you are requesting annexation, you will need to complete this form for each parcel of property.

Owner Name: Conley Commercial Holdings, LLC Phone No. 417-437-0955 & 417-825-2072

Email: vintagevogue@Ymail.com & shaneconley62@hotmail.com

Applicant Name: AMS 2025 BTS – Joplin MO, LLC Phone No. 513-479-4596

Email: zimbus@ambrosepg.com

Mailing Address: 8888 Keystone Crossing, Suite 1150, Indianapolis, IN 46240

Annexation Property Location: ~25 Acres located south of E 32nd St, and east of Kodiak Rd in Newton County, MO

Present Use of Property: Unused / Agricultural

**Residential Information** (if no present of future residences, you may skip this section.)

Number of presently occupied or occupiable:

Single-family residences: _____

Duplex residences: _____

Triplex residences: _____

Apartment house residences: _____

Apartment complex units: _____

Number of future occupiable:

Single-family residences: _____

Duplex residences: _____

Triplex residences: _____

Apartment house residences: _____

Apartment complex units: _____

Name of water provider, or list 'well': _____

Name of sewer provider, or list 'septic': _____

**Commercial Information** (if no present commercial use, you may skip this section.)

Business #1
Business Name: _____

Mailing Address: _____

Owner/Manager Name: _____

Phone No. _____ Email: _____

Landlord Name: _____ Phone No. _____

Missouri Sales Tax ID No. _____

Liquor Sales: Yes ◯ No ◯

Business #2
Business Name: _____

Mailing Address: _____

Owner/Manager Name: _____

Phone No. _____ Email: _____

Landlord Name: _____ Phone No. _____

Missouri Sales Tax ID No. _____

Liquor Sales: Yes ◯ No ◯

# REQUIRED VOLUNTARY ANNEXATION INFORMATION

**JOPLIN**

**FINANCE DEPARTMENT**

*******THIS FORM MUST BE SUBMITTED WITH YOUR VOLUNTARY ANNEXATION PETITION*******

Please complete the following information as it pertains to the requested voluntary annexation property. If you own more than one parcel in which you are requesting annexation you will need to complete this form for each parcel of property.

**Property Owner Name:** Conley Commercial Holdings, LLC **Telephone Number:** 417-825-2072 417-437-0955

**Property Address:** ~25 Acres located south of E 32nd St, and east of Kodiak Rd in Newton County, MO

1. **Is the annexation the result of an out-of-town sewer agreement?** ____ Yes X No
2. **Is this property residential property?** ____ Yes X No
3. **Are there any businesses located on this property?** ____ Yes X No

**If yes, how many businesses are located on this property?** ____

**Please list the following information for each business located on the property:**

**Business #1:**

**Business Name:** ____

**Business Mailing Address:** ____

**Name of Owner or Manager:** ____

**Business Contact Phone Number:** ____

**Is the Property Leased to the Business?** ____ Yes ____ No

**Type of Business (example: insurance, repair shop, etc.)** ____

**Does the business sell retail items?** ____ Yes ____ No

**If yes, what is their Missouri Sales Tax ID Number?** ____

**Does the business sell liquor?** ____ Yes ____ No

**Business #2:**

**Business Name:** ____

**Business Mailing Address:** ____

**Name of Owner or Manager:** ____

**Business Contact Phone Number:** ____

**Is the Property Leased to the Business?** ____ Yes ____ No

**Type of Business (example: insurance, repair shop, etc.)** ____

**Does the business sell retail items?** ____ Yes ____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No (Over)

**Business #3:** Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____ Yes _____ No

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____ Yes _____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No

**Business #4:** Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____ Yes _____ No

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____ Yes _____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No

**MMENTS**

Property is currently undeveloped / unused / agricultural, and is proposed to be annexed into the City of Joplin with M-2 zoning.

Are there residential living units on the property that are occupied or capable of being occupied? _____Yes _____X_____No

**If Yes,** how many
Single-family house(s) _____ Amount
Duplex(s) _____ Amount
Tri-plex(s) _____ Amount
Apartment House(s) _____ Amount
Apartment Complex(s) _____ Amount

Do you plan to build residential living units on the property _____Yes _____X_____No

**If Yes**, how many
Single-family house(s) _____ Amount
Duplex(s) _____ Amount
Tri-plex(s) _____ Amount
Apartment House(s) _____ Amount
Apartment Complex(s) _____ Amount

Are (or Will) the living unit(s) be on a well _____ Yes _____X_____No
**If NO,** please furnish the name of the water company _____

Are (or Will) the living unit(s) have a septic system? _____ Yes _____X_____ No
**If NO,** please furnish the name of the municipal sewer system _____

EXHIBIT B

PROJECT EAGLE

Property Description:

A tract of land in the Northwest Quarter of Section 23, Township 27 North, Range 32 West of the 5th Principal Meridian in Newton County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, PLS 2002014092 under the authority of Kimley-Horn CLS 2025011669 on January 29, 2026, as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 2°02'28" West, along the East line of said Northwest Quarter, 39.73 feet to a point on the South right-of-way line of Missouri State Route FF (32nd Street), as now established, said point also being the Northwest corner of Lot 1, EASTBROOK ACRES, a subdivision of land in said Newton County, Missouri, said corner also being the Point of Beginning of the tract of land to be herein described; thence continuing South 2°02'28" West along said East line, 485.81 feet; thence North 88°49'37" West, 2,141.47 feet to the Southeast corner of an excepted tract as described in file 2015-00000445 and recorded in Book 87 at Page 5 in the Recorder of Deeds office, Newton County, Missouri; thence North 2°10'07" East, along the East line of said tract, 475.00 feet to a point on the South right-of-way line of said Missouri State Route FF (32nd Street) as established by Warranty Deed to the State of Missouri recorded in Book 358 at Page 3810 in the Recorder of Deeds office, Newton County, Missouri; thence South 88°53'11" East, along said South right-of-way line, 221.28 feet; thence North 87°50'32" East, continuing along said South right-of-way line, 182.31 feet; thence South 88°49'37" East, continuing along said South right-of-way line, 1,737.29 feet to the Point of Beginning. Containing 1,036,625 square feet or 23.80 acres, more or less.

STATE OF Missouri )
) ss.
COUNTY OF Jasper )

**OWNERSHIP AFFIDAVIT AND CONSENT**

Comes now Shane + Danielle Conley (Property Owner) who, being duly sworn upon his/her oath, does state that he/she is the owner of the property described as 25 Acres as shown in exhibit A"

(legal description) more commonly known as Project Eagle. I am unable to attend the Joplin Planning and Zoning meeting but would like my comments to be heard by the Commission. I hereby nominate and give consent for AMG 2025 RTS Joplin MO, LLC to speak on my behalf and act as my Agent at the meeting in Case Number TBD.

Date: 1/9/24

Signature of Owner

Shane Conley
Printed Name

Signature of Owner

Danielle Conley
Printed Name

In witness whereof I have hereunto subscribed my name and affixed my official seal this 9th day of January, 2024.

Notary

My commission expires: January 5, 2029

KATY ANN JACKSON
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: January 5, 2029
Commission #: 25646206

*Note: The local legislative body reserves the right to rezone property without the owner's consent for the purpose of promoting health, safety, morals, or the general welfare of the community. The Missouri Revised Statutes Chapter 89 (Zoning and Planning) authorizes this power to the legislative body.)*