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.: O10 - 25
Filing Fee: $600.00
Received: 1/29/25
Date Advertised: _____
Proj. No.: 25-027
Public Hearing Date: _____

Applicant: Joplin Schools, Attn: Chad Greer, AIA Phone No.: 417.206.3134

Address: 825 S. Pearl Avenue Joplin, MO 64801 Email: chad@cornergreer.com

Owner: _____ Phone No.: _____

Address: _____ Email: _____

Location of Street or Easement: Refer Exhibit A

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	Gene Lollis	IL0967@att.com	417-499-7819
MoAm Water*	Robert Divine	robert.divine@amwater.com	
MoAm Water*	Drew Daniels	drew.daniels@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	
Allo Fiber	Brandon Warren	Brandon.warren@allofiber.com	
Allo Fiber	Chris Rowley	Chris.rowley@allofiber.com	402-430-2870
Spire Energy (Gas)**	Ken Stegall	ken.stegall@spireenergy.com	
Spire Energy (Gas)**	Mandy Butkovich	mandy.butkovich@spireenergy.com	816-472-3767
City Sanitary Sewer	Kaleb Roberts	kroberts@joplinmo.org	417-624-0820 x1531
City Stormwater	Kaleb Roberts	kroberts@joplinmo.org	417-624-0820 x1531

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

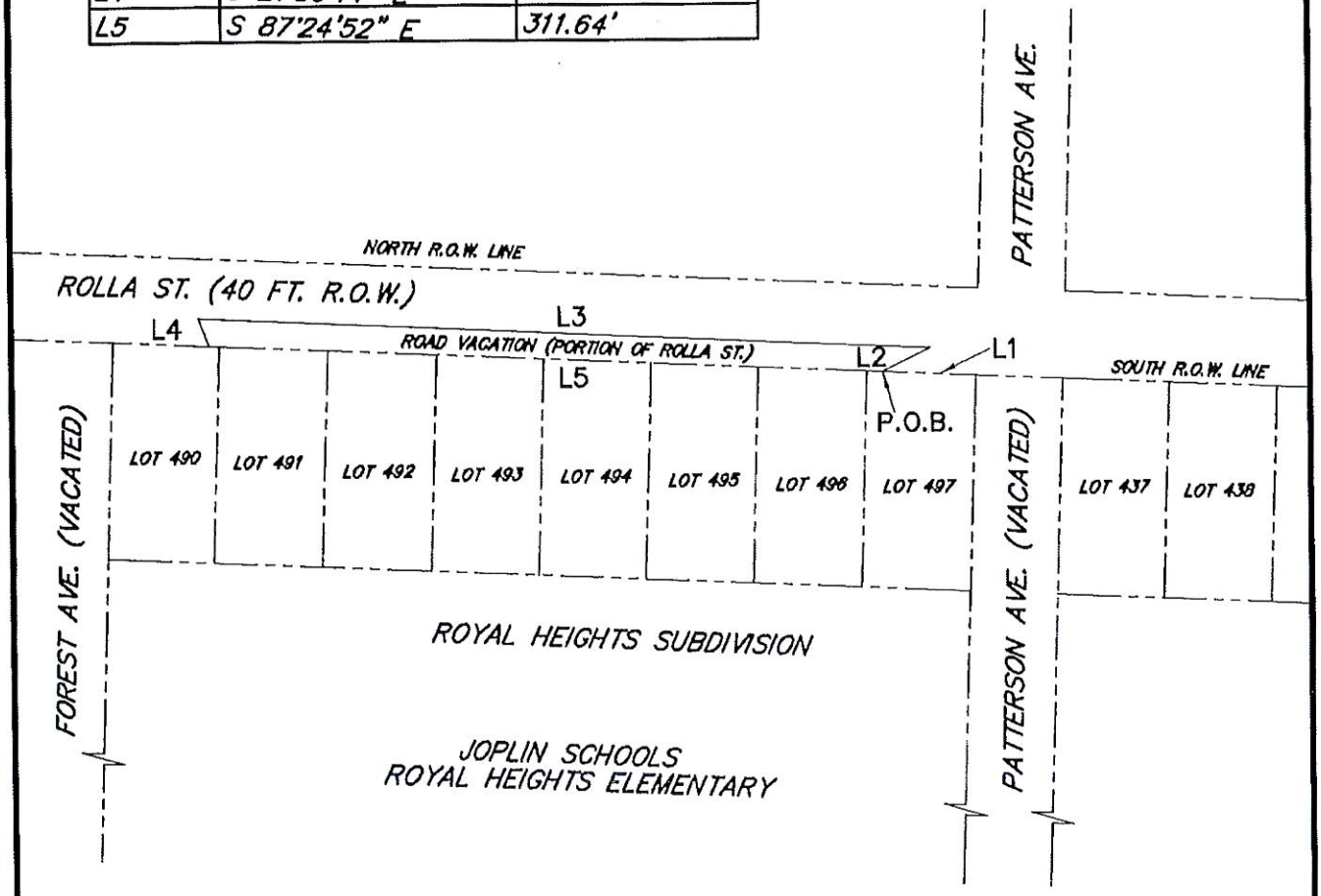
Signature: _____ (on behalf of Joplin Schools) **Date:** 2025.01.28

EXHIBIT "A"
ROAD VACATION

LINE	BEARING	DISTANCE
L1	N 87°24'52" W	42.84'
L2	N 63°41'53" E	24.48'
L3	N 87°18'46" W	338.65'
L4	S 21°36'14" E	13.62'
L5	S 87°24'52" E	311.64'

SCALE: 1"=80'

BASIS OF BEARINGS: MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE.



DWN. BY: DDC	EXHIBIT "A" ROLLA STREET ROAD VACATION	DWG. NO. 1
CKD. BY: DDC		
APPD. BY: DDC		
DATE :1-14-2024	JOPLIN, MO	

ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS and SURVEYORS
7231 EAST 24th STREET JOPLIN, MISSOURI 64804 (417) 680 - 7200

EXHIBIT "A"
ROAD VACATION

A PORTION OF ROLLA STREET TO BE VACATED LYING ALONG THE NORTH LINE OF LOTS 490 THROUGH 497 IN ROYAL HEIGHTS SUB–DIVISION. LOCATED IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI. BEING DESCRIBED MORE FULLY AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 497 IN SAID SUB–DIVISION; THENCE N87°24'52"W, 42.84 FEET ALONG THE NORTH LINE OF SAID LOTS AND THE APPARENT SOUTH RIGHT–OF–WAY LINE OF ROLLA STREET TO THE POINT OF BEGINNING;

THENCE N63°41'53"E, 24.48 FEET LEAVING SAID LINE; THENCE N87°18'46"W, 338.65 FEET; THENCE S21°36'14"E, 13.62 FEET TO SAID NORTH LINE OF LOTS AND SAID APPARENT RIGHT–OF–WAY LINE OF ROLLA STREET; THENCE S87°24'52"E, 311.64 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

CONTAINING 0.09 ACRES (3945 SQUARE FEET) MORE OR LESS.
BASIS OF BEARINGS: MISSOURI STATE PLANE COORDINATE, WEST ZONE (GRID)

SURVEYOR'S DECLARATION:

ON THE 14TH DAY OF JANUARY, 2025, THE HEREON PLATTED AND DESCRIBED EXHIBIT WAS MADE UNDER MY SUPERVISION.

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED.



1/14/24

ALLGEIER, MARTIN & ASSOCIATES
BY DARIN D. CARPENTER (AGENT)

SIGNATURE IN BLUE INK
SEAL IN RED INK

DARIN D. CARPENTER
LS 2006000168

DWN. BY: DDC	EXHIBIT "A"	DWG. NO.
CKD. BY: DDC	ROLLA STREET ROAD VACATION	2
APPD. BY: DDC	JOPLIN, MO	
DATE :1–14–2024		

ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS and SURVEYORS
7231 EAST 24th STREET JOPLIN, MISSOURI 64804 (417) 680 - 7200

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BASIS OF BEARINGS: MISSOURI STATE PLANE COORDINATE, WEST ZONE (GRID)

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: 010-25
Applicant: Joplin Schools / Corner Greer
Phone: 417-206-3134
Email: chad@cornergreer.com

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:* a portion of Rolla Street (see attached)

Located at: Royal Heights Elementary School - 2100 Rolla St

For the following purpose: To construct a building addition (loading dock)

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 (Feb 11, 2025 19:44 CST)

Authorized Representative

02/11/2025
Date

Spire
Name of Utility

Spire Missouri Inc.
700 Market St.
St. Louis, MO 63101

February 1st, 2025

Joplin Schools

Re: VACATION OF A PORTION OF ROLLA STREET TO CONSTRUCT A LOADING DOCK

Vacation: A PORTION OF ROLLA STREET TO BE VACATED LYING ALONG THE NORTH LINE OF LOTS 490 THROUGH 497 IN ROYAL HEIGHTS SUB-DIVISION. LOCATED IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

Joplin Schools,

In response to the letter dated January 29th, 2025 relative to the above referenced vacation request.

Please be advised that Spire Missouri Inc. ("Spire") has no facilities located within the area which is requested to be vacated.

Sincerely,

Alex Sammet (Feb 11, 2025 19:44 CST)

Alex Sammet
Manager Right of Way & Land Management
Spire Missouri Inc.

TJF:MRS
cc: chad@cornergreer.com

Engineering Dept. Approval: Jose Arellano

System Planning Approval: PC
PC

Signature: Jose Arellano
Email: jose.arellano@spireenergy.com

Signature: Phil Cellitti
Phil Cellitti (Feb 12, 2025 05:04 CST)
Email: phil.cellitti@spireenergy.com

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
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Authorized Representative — Date: 2/7/25

Spark light
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

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Planning, Development, & Neighborhood Services
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JOHN CRUZ
Authorized Representative

2/5/2025
Date

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
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Jerry Herron — Authorized Representative
2.5.2025 — Date
Republic Services — Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

JOPLIN
MISSOURI

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

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Matthew A. Barnhart
Authorized Representative

1-31-2025
Date

Missouri American Water Co.
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
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Case Number: 010-25
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     - ☐ Relocate facilities
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Kaleb Roberts — Authorized Representative

1/23/25 — Date

Storm 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: 010-25
Applicant: Joplin Schools / Corner Greer
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Email: chad@cornergreer.com

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Gene Lollis
Authorized Representative

01/30/2025
Date

AT&T
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

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Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
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Authorized Representative — Date: 1-29-25

Liberty Utilities
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

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Planning, Development, & Neighborhood Services
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Chris Rowley — Authorized Representative

2/5/2025 — Date

ALLO Fiber — Name of Utility