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.: 023-23
Filing Fee: $550.00
Received: 4/7/23
Date Advertised: _____
Proj. No.: 23-152
Public Hearing Date: _____

Applicant: Wayne Stephenson Phone No.: 417-825-5291

Address: 302 S. Sergeant Ave, Joplin, MO 64801 Email: Wayne@GBCivil.com

Owner: Rick Benson Phone No.: 417-206-4100

Address: 4005 W 32nd Street, Joplin, MO 64804 Email: rick@rickbensonconstruction.com

Location of Street or Easement: A portion of 9th street - between Peters and Rex (see exhibit)

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.

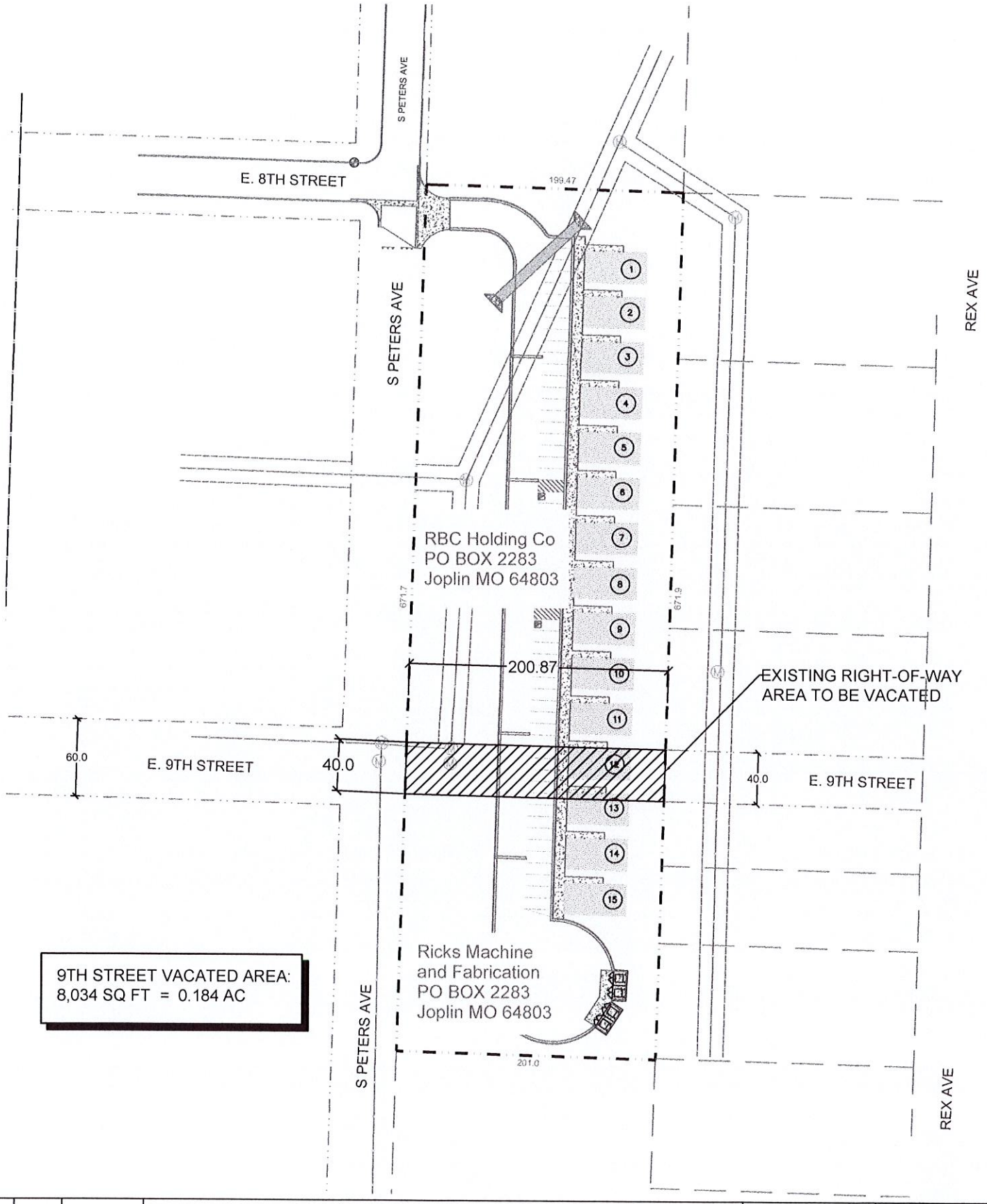
○ ◉ Affidavit(s) from each owner of land adjoining said area that is proposed to be vacated, who are not listed as an applicant, indicating their consent to the vacation.

◉ ○ 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:** 3-10-23



9TH STREET VACATED AREA:
8,034 SQ FT = 0.184 AC

GBE# 21028

DATE: 1-16-23
SCALE: 1" = 100'
DRN: WS

9TH STREET RIGHT-OF-WAY VACATE AREA

GB ENGINEERING
302 S. SERGEANT
JOPLIN, MO 64801
WAYNE@GBCIVIL.COM
PH: 417-825-5291

GB ENGINEERING
CIVIL ENGINEERING AND DESIGN

The use of these plans and specifications shall be restricted to the site for which they were prepared. Any reproduction or distribution is expressly limited to such use. Any other reproduction, reuse or disclosure by any method, in whole or in part, is prohibited. These drawings and specifications contain proprietary information and title remains in GB ENGINEERING, LLC.

MJ SURVEYING, LLC.

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

9TH STREET VACATION

ALL THAT PART OF NINTH STREET (9TH STREET) BEING FORTY FEET (40') IN WIDTH LYING ADJACENT AND CONTIGUOS TO LOTS EIGHT (8) AND NINE (9) AND LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF PETERS AVENUE AND BEING BOUND ON THE EAST BY THE PROLONGATION OF THE EAST LINE OF LOTS EIGHT (8) AND NINE (9) IN OAK RIDGE SUBDIVISION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.



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: _____
Phone: _____
Email: _____

Be it known that RBC Holding Company, *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:* 200 LF of East 9th Street Right-of-Way

Located at: 200L of East 9th Street heading East from the intersection of 9th and Peters towards Rex.

For the following purpose: To construct a duplex development with associated parking and structures.

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.

_____ 01/11/2023
Authorized Representative Date

AT&T
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

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     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other: _____

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Jerry Jenkins — Authorized Representative — 3/8/2023 — Date

Missouri American Water — Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

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     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other: _____

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J R [illegible] — Authorized Representative

1-20-2023 — Date

LIBERTY UTILITIES — Name of Utility

Signature: Jose Arellano
Jose Arellano (May 11, 2022 15:28 CDT)

Email: jose.arellano@spireenergy.com

Signature: Julie King
Julie King (May 13, 2022 13:26 CDT)

Email: julie.king@spireenergy.com

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. 511

Case Number: _____
Applicant: _____
Phone: _____
Email: _____

Be it known that RBC Holding Company, *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:* Approximately 400 LF of E. 9th Street

Located at: between S. Peters Ave and S. Rex Ave

For the following purpose: New housing development

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 (May 16, 2022 20:38 MDT)
Authorized Representative

05/16/2022
Date

Spire Missouri Inc.
Name of Utility

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

May 9th, 2022

RBC Holding Company

Re: 400' LF of E. 9th Street, between S. Peters Ave & S. Rex Ave.

Vacation: 400' LF of E. 9th Street, between S. Peters Ave & S. Rex Ave.

RBC Holding Company,

In response to your letter letter dated April 27th, 2022 relative to the above referenced street vacation.

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

Sincerely,

Alex Sammet (May 16, 2022 20:38 MDT)

Alex Sammet
Right of Way Area Manager, Missouri
Spire Missouri Inc.

TJF:MRS
cc: Wayne@gbcivil.com

Engineering Dept. Approval: JMA

System Planning Approval: JMK

Utility Comments: Vacation of Streets, Alleys, & Easements

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

Case Number: _____
Applicant: _____
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Located at: 200LF of East 9th Street heading East from the intersection of 9th and Peters towards Rex.

For the following purpose: To construct a duplex development with associated parking and structures.

For Utility Use:

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   ■ Yes (proceed to #2) □ No (form complete)

2. Our utility:
   □ has no objection
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   ■ will waive objections subject to the following conditions (describe below, or on separate sheet.)
   - ■ Retain utility easement and protect facilities
   - □ Relocate facilities
   - ■ Other: RETAIN 20-FOOT WIDE UTILITY EASEMENT AND PROTECT FACILITIES, MATCHING THE WIDTH OF THE EXISTING EASEMENT NORTH OF THE 9TH STREET RIGHT-OF-WAY

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

Chris Parker, P.E. — Authorized Representative

3/13/23 — 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

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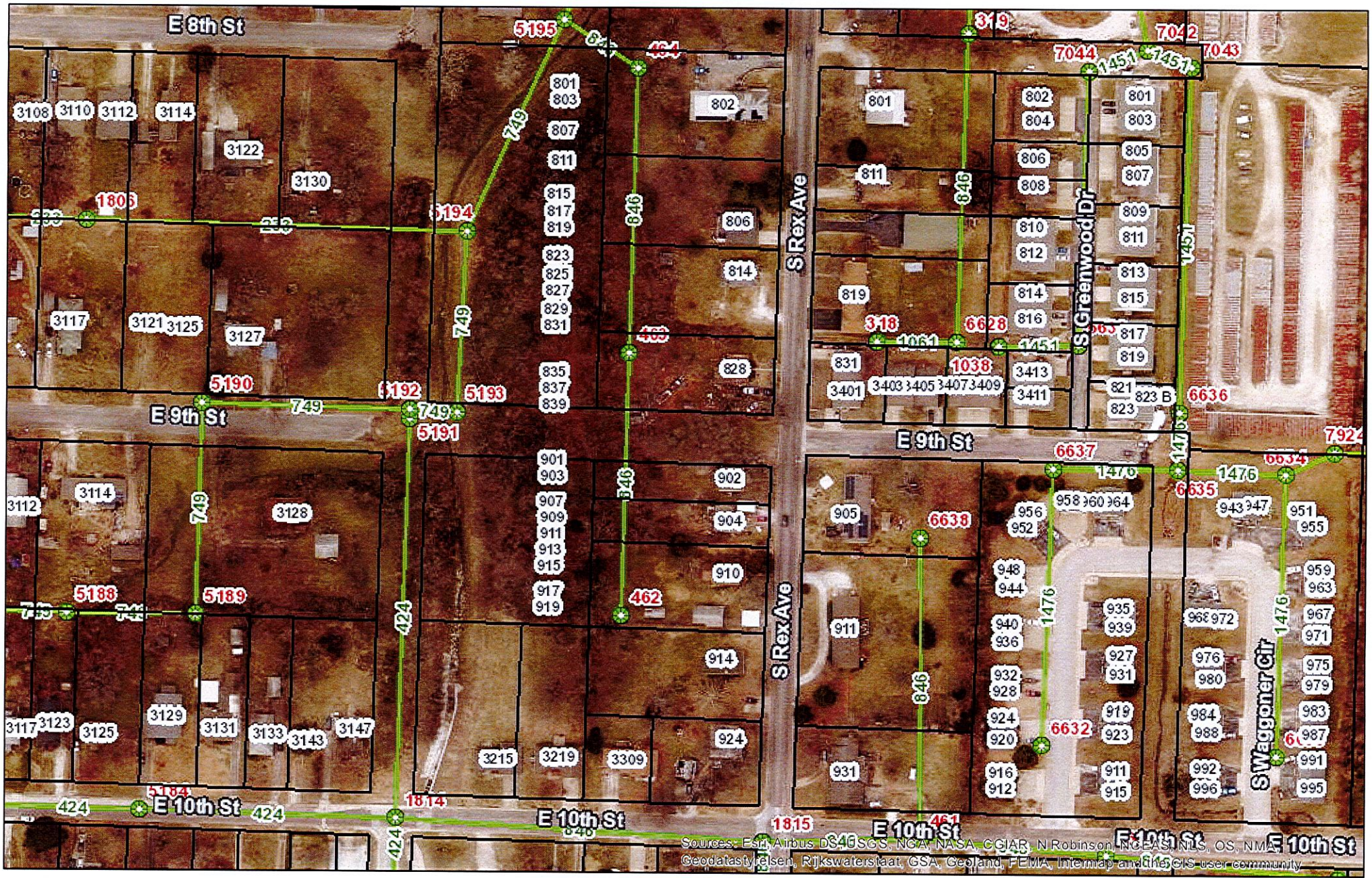
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Chris Parker
Authorized Representative

4/10/2023
Date

City Stormsewer
Name of Utility



Date: 4/20/2023

1 " = 188 '

0 0.0175 0.035 0.07 mi

N

- Local Historic Landmarks
- Joplin City Limits
- Addresses
- Jasper Parcels
- Newton Parcels
- Joplin Streets

JoplinMH

- JoplinMH

JoplinSewer

- GRAVITY
- PRESSURE
- Abandoned

- Red: Band_1
- Green: Band_2
- Blue: Band_3

DISCLAIMER

This drawing is neither a legally recorded map or a survey and is not intended to be used as one. This map is compilation of records, information, and data located from the City of Joplin, Jasper and Newton Counties, and other State and Federal Offices, and other sources, affecting the area shown, and is to be used for reference purposes only. The City is not responsible for any inaccuracies herein.