CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-269 – Vacation

MEETING DATE:
June 1, 2026

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 016-26: 1400 W 4th St – Easement Vacation – A request to vacate a utility easement – Superior Roofing and Construction, LLC

BACKGROUND:

Harlem Avenue between 7th Street and the alley was vacated by the City in 1974 (Ordinance No. 27240). The ordinance contained a savings clause for utilities. The applicant would like to construct a permanent structure within the easement, which is why they are requesting to vacate utility rights.
There are no utilities within the easement, and no new utilities are planned to be located within the easement.
The utility companies have responded to the request and have no interest in the referenced easement. Liberty utilities responded that they do have overhead power lines within the right-of-way on 4th Street, running parallel to the road. They have consented to the vacation and waived any objection so long as the new structure is 15 feet away from any overhead power lines. The required setback from the front property line per City requirements is 25 feet, so they will exceed Liberty's request.

PLANNING & ZONING COMMISSION TESTIMONY:
Carlos Carasco represented the case. The Commission asked where the de elopement would the place. Mr. Bellairs stated that the developer would develop the lot just West of the requested easement vacation.

PUBLIC COMMENT;
There was none.

RECOMMENDATIONS:
Staff recommends Approving Council Bill 2026-269
Planning & Zoning Commission recommends Approving Case 016-26 (4 in Favor, 0 Opposed, 3 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Vacation

CASE 016-26 A request to vacate a utility easement.

APPLICANT Superior Roofing and Construction, LLC

REPRESENTATIVE Carlos Carasco (Carasco Investments, LLC)

LOCATION 1400 W 4th St

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Utility Easement	Approximately 60′X140′

REASON FOR VACATION

Harlem Avenue between 7th Street and the alley was vacated by the City in 1974 (Ordinance No. 27240). The ordinance contained a savings clause for utilities. The applicant would like to construct a permanent structure within the easement, which is why they are requesting to vacate utility rights.

UTILITIES CURRENTLY LOCATED IN THE EASEMENT?

There are no utilities within the easement.

UTILITIES PLANNED TO LOCATE IN THE EASEMENT?

No new utilities are planned to be located within the easement.

DISCUSSION

The utility companies have responded to the request and have no interest in the referenced easement. Liberty utilities responded that they do have overhead power lines within the right-of-way on 4th Street, running parallel to the road. They have consented to the vacation and waived any objection so long as the new structure is 15 feet away from any overhead power lines. The required setback from the front property line per City requirements is 25 feet, so they will exceed Liberty's request.

Staff recommends approving Case 016-26.

ENCLOSURES

- Application
- Map

CASE 016-26 1400 W. 4TH STREET – EASEMENT VACATION

Ms. Phillips asked if there were anyone in attendance who would like to speak in favor of the case.

Carlos Carasco, 1301 E. 7th Street, explained that the property is zoned R-2 and his company, Superior Roofing, wishes to build a duplex.

Ms. Phillips asked if there were any questions from the commission.

Ms. Harrington asked how long it took to obtain all the required signatures for the vacation.

Mr. Carasco indicated that it took roughly a month to obtain the signatures.

Ms. Warren asked if the duplex will be on the current easement or on the adjacent lots.

Mr. Bellairs stated that the duplex will be on the west half of the easement and the lot to the west of the easement.

Mr. Phillips asked if there was anyone in attendance who would like to speak in opposition to the case.

MS. HARRINGTON MADE A MOTION TO APPROVE CASE 016-26. THIS MOTION WAS SECONDED BY MS. WARREN, MOTION CARRIED. (4 IN FAVOR, 0 IN OPPOSITION, 2 ABSENT).

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.: 016-26
Filing Fee: $625.00
Received: 3/11/26
Date Advertised:
Proj. No.: 26-020
Public Hearing Date: May 11

Applicant: Superior Roofing & Construction LLC Phone No.: (417) 388-5482

Address: 1301 E. Seventh St. Joplin Mo Email: superior roofing LLC@gmail.com

Owner: CarroSco Investments LLC Phone No.: (417) 388-5482

Address: 5146 County Rd. 290 Joplin MO 64801 Email: Carlosc84@ymail.com

Location of Street or Easement: 1400 west Fourth St. Joplin MO 64801

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)	Alexander Smith	landadministration@liberty.com	417-609-8101
Republic Services (Trash)	Jerry Herron	jherron@republicservices.com	620-620-1117
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	John Cruz	jcruz@joplinmo.org	417-624-0820 x1584
City Stormwater	Steven Martinez	smartine@joplinmo.org	417-624-0820 x1520

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

Signature: _____ **Date:** 02.22.2026

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: Carlos Carrasco
Phone: (417) 388-5482
Email: CarlosC84@ymail.com

Be it known that Carrasco Investments, *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:* Section 1: That all that part of Harlem Avenue from 4th Street South 140 feet to the north line of the alley South of 4th street in the City of Joplin, Missouri, be and the same is hereby vacated, conveyed, relinquished and shall revert to the owners of the abutting lots and land. A Please see exhibit-Section 1.

Located at: All of the EAST & WEST vacated Harlem Avenue between 4th Street & North of alley. 1400 West Fourth Street Joplin MO 64801

For the following purpose: New Construction of Duplex.

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.

_____ _____
Authorized Representative Date

_____
Name of Utility

1st reading 9-3-74
2nd P3 - C 9-16-74

COUNCIL BILL NO. 2 7 6 7 4 ORDINANCE NO. 2 7 2 4 0

AN ORDINANCE providing for the vacation of Harlem Avenue from 4th Street south 140 feet to the north line of the alley south of 4th Street in the City of Joplin, Missouri.

BE IT ORDAINED by the Council of the City of Joplin, Missouri, as follows:

Section 1. That all that part of Harlem Avenue from 4th Street south 140 feet to the north line of the alley south of 4th Street in the City of Joplin, Missouri, be and the same is hereby vacated, conveyed, relinquished and shall revert to the owners of the abutting lots and land.

Section 2. That this vacation of the portion of the street and utility easements hereby vacated shall not affect or derogate from the existing rights-of-way or other easements of public utility companies now having installations in that portion of the street and easements hereby vacated. Said utility companies shall have the right to maintain, repair, and replace any such installations now on the vacated portion of said street and utility easements, and that the vacated portions of such said street and easements shall be subject to the rights of the City of Joplin for sewer construction and maintenance.

Passed by the Council of the City of Joplin, Missouri, this the 16th day of September, 1974.

Jena L. Beal
Mayor

Attest:
Daisy Royal
City Clerk

Approved as to form:
George C. Baldwin
City Attorney

EFFECTIVE TWENTY DAYS FROM DATE.

Ticket Check Status for MO Ticket 260540631

From: mo@occinc.com

To: carlosc84@ymail.com

Date: Tuesday, February 24, 2026 at 04:44 PM CST

Process future ROUTINE tickets through our easy-to-use online portal https://mo.itic.occinc.com where you can also add attachments, view utility statuses, process remarks and no responses, report a damage, and cancel tickets!

Email us at moitic@occinc.com for more information.

All utilities have responded to this request.

Excavation may begin, or continue, within the area described until 03/19/26 @ 11:59 PM CDT as long as markings remain visible.

Click the ticket number to view the entire ticket including an interactive map, view the list of utilities including current status, request a Remark, Cancel a ticket, file a No Response or an Incorrect Locate, report a Damage or add/view attachments.

ROUTINE:	260540631
Job #/Name:	1400 W 4TH ST
Type of Work:	INSTALL FOUNDATION, INSTALL WTR AND SEWER SERVICE
Address/Street:	1400 W 4TH ST, JOPLIN
Intersecting:	S MAIDEN LN
Location:	SITE IS LOCATED ON W 4TH ST IN BETWEEN S MAIDEN LN AND S PORTER AVE ON THE SOUTH SIDE OF THE ROAD WITHIN APPX 185 FT. IT IS ALSO LOCATED RIGHT NEXT TO 66 CYCLE. MARK THE ENTIRE PROPERTY UP TO AND INCLUDING THE ENTIRE WIDTH OF THE ALLEY IN THE REAR OF THE PROPERTY.

As of **02/24/26 @ 4:44 PM CST** the utilities have responded as follows:

Utility Name	Utility Type	Status

ALLO FIBER (ALLOJPL)	FO	Marked fiber marked in front of property STAND BY REQUIRED call Keith Schreiner @ 417-499-3636 before digging at this location
ATT DISTRIBUTION (ATT307)	FO,TEL,TV	Marked
EMPIRE DISTRICT ELECTRIC (EDE214)	E	Clear/No conflict
CITY OF JOPLIN (JOPLN01)	S,SS,TS	Marked
SPIRE MO WEST (KB)	G	Marked Taylor Helton: Hooked onto the 66 Cycle's service meter vai tracer wire and marked and toned service up to where it T's into the 4"PL main that runs East and West on W 4th St on the South side of the+
MISSOURI AMERICAN WATER CO (MOAMW04)	W	Marked
MCI (MT)	TEL	Clear/No conflict

Missouri Law requires the excavator to report any indication of an unmarked facility or conflicting status. Member utilities are not responsible for locating private utilities. It is the responsibility of the excavator to contact any other buried utility on the site directly.

Visit https://missouri-811.org/ for more information on digging safely and the Missouri dig law, follow us on Facebook at https://facebook.com/Missouri811 or email us at mo@occinc.com.

Thank you for using Missouri 811!

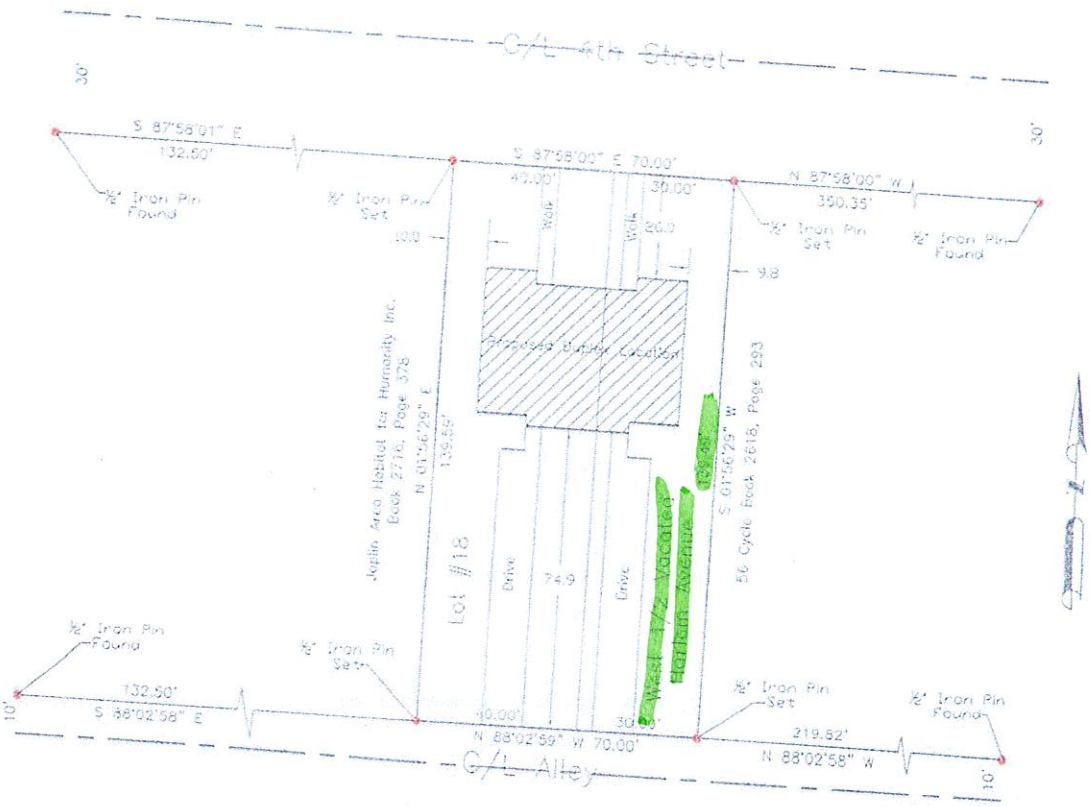
Confidentiality Notice: This e-mail message, including any attachments and/or links, contains confidential information intended for the person filing the request and the notified Missouri811 member utilities and is protected by law. Any unauthorized review, use, disclosure, or distribution is strictly prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

0 30 60 90

SCALE: One inch equals 30 feet.

BASIS OF BEARINGS: The South line of 4th Street taken as S 87°58'00" E as per Missouri West NAD83
CLASS OF PROPERTY: (c) Urban.
SOURCE DEED: Carrasco Investments Book 2715, Page 407

NOTE: Mailbox will be placed on house



PROPERTY DESCRIPTION:
All of Lot Numbered Eighteen (18) in Continental Addition to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, together with the West One-Half (W½) of the Vacated Harlem Avenue extending from Fourth Street South 140.00 Feet to the North line of Alley, if extended South of Fourth Street, in the City of Joplin, Jasper County, Missouri, being subject to all easements, right-of-ways, and reservations of record.

STATE OF MISSOURI
RODNEY C. NEECE
PLS-002691
PROFESSIONAL LAND SURVEYOR
12/09/2025

CERTIFICATE OF RECORDING:

This document, Number _____ Filed For record on _____ 20____ at _____ o'clock ___M recorded _____, 20____ in Book _____ at Page _____ For Bill of Assurance, see Deed Record Book _____ Page _____

_____ Recorder of Deeds Date:

SURVEYOR'S CERTIFICATE:
I Rodney C. Neece a Registered Land Surveyor of Joplin, Jasper County, Missouri, Do hereby certify that the Field notes and attached plat are true and accurate description of the work performed and measurements taken survey made in accordance with the Missouri Standards For Property Boundary Surveys of the Department of Agriculture, Division of Weights & Measures and Consumer Protection, and is not a warranty of title either expressed or implied, This declaration is made to the original owner and/or purchaser of the survey as of the date indicated in the title block, It is not transferable to additional institutions or subsequent owners and may not be used in connection with a survey "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance For any subsequent or future grantees, Furthermore, this survey is not valid without the original signature and embossed seal.

Stewart & Neece Land Surveying Company
Since 1970 - Joplin, Mo.

STEWART AND NEECE LAND SURVEYING, INC.
1201 East 15th Street, Joplin, Missouri 64801
Phone: 417-624-0311 Fax: 417-624-0365

SURVEY FOR: Carrasco Investments		
DRAWN: Allgood	DATE: 12-9-25	ADDRESS: 1402 W 4th Street Joplin, Mo.
APPROVED: SH/DE	S/T/R: 3-27-33	
SCALE: 1"=30'	FILE NAME: L18CA	Cert of Authority LSC-2019012803

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

OWNERSHIP AFFIDAVIT AND CONSENT TO VACATION

Comes now Bryan Chollet (Property Owner) who, being duly sworn upon his/her oath, does state that he/she is the owner of the property described as That all that part of Harlem Avenue from 4th Street South 140 feet to the North line of the alley South of Fourth Street in the City of Joplin, Missouri, be and the same is hereby vacated, conveyed, relinquished and shall revert to the owners of the abutting lots and land. (legal description) more commonly known as 1324 W 4th Street. I, Bryan Chollet (Property Owner) hereby give consent for the vacation of the easement (type of easement/ROW) that runs through or abuts my property and is the subject of Planning & Zoning Case Number _____.

Date: 3-5-2026

Signature of Owner(s)

Bryan Chollet
Printed Name(s)

In witness whereof I have hereunto subscribed my name and affixed my official seal this 5th day of March, 2026.

Olivia Thouvenell
Notary

My commission expires: 7/24/28

OLIVIA THOUVENELL
Notary Public - Notary Seal
STATE OF MISSOURI
Newton County
My Commission Expires July 24, 2028
Commission #12371611

1st reading 9-3-74
2nd reading 9-16-74

COUNCIL BILL NO. 2 7 6 7 4 ORDINANCE NO. 2 7 2 4 0

AN ORDINANCE providing for the vacation of Harlem Avenue from 4th Street south 140 feet to the north line of the alley south of 4th Street in the City of Joplin, Missouri.

BE IT ORDAINED by the Council of the City of Joplin, Missouri, as follows:

Section 1. That all that part of Harlem Avenue from 4th Street south 140 feet to the north line of the alley south of 4th Street in the City of Joplin, Missouri, be and the same is hereby vacated, conveyed, relinquished and shall revert to the owners of the abutting lots and land.

Section 2. That this vacation of the portion of the street and utility easements hereby vacated shall not affect or derogate from the existing rights-of-way or other easements of public utility companies now having installations in that portion of the street and easements hereby vacated. Said utility companies shall have the right to maintain, repair, and replace any such installations now on the vacated portion of said street and utility easements, and that the vacated portions of such said street and easements shall be subject to the rights of the City of Joplin for sewer construction and maintenance.

Passed by the Council of the City of Joplin, Missouri, this the 16th day of September, 1974.

Lena G. Beal
Mayor

Attest:
Lacy Royal
City Clerk

Approved as to form:
City Attorney

EFFECTIVE TWENTY DAYS FROM DATE.

Bellairs, Tyler

image.png



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: Carlos Carrasco
Phone: (417) 388-5482
Email: Carlosc84@ymail.com

Be it known that Carrasco Investments, *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:* Section 1: That all that part of Harlem Avenue from 4th Street South 140 feet to the north line of the alley South of 4th Street in the City of Joplin, Missouri, be and the same is hereby vacated, Conveyed, relinquished and shall revert to the owners of the abutting lots and land. Please See Exhibit-Section 1.

Located at: All of the EAST & WEST vacated Harlem Avenue between 4th Street & North of alley. 1400 West Fourth Street Joplin MO 64801

For the following purpose: New Construction of Duplex.

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 (Mar 4, 2026 13:34:40 CST)

Authorized Representative

03/04/2026

Date

Spire

Name of Utility

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

March 4th, 2026

Carrasco Investments
Carlos Carrasco
5146 COUNTY RD 290
JOPLIN, MO 64801

Re: Vacation of the Utility Easement Rights that were retained in Ordinance 27240

Vacation: Vacation of the Utility Easement Rights that were retained in Ordinance 27240, which vacated all that part of Harlem Avenue from 4th Street South 140 feet to the North line of the alley south of 4th street in the City of Joplin.

Carrasco Investments,

In response to your letter dated March 1st, 2026 relative to the above referenced utility easement 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 (Mar 4, 2026 13:34:40 CST)

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

TJF:MRS
cc: carlosc84@ymail.com, tbellair@joplinmo.org

Engineering Dept. Approval: KA
KA

System Planning Approval: DMP
DMP

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: Carlos Carrasco
Phone: (417) 388-5482
Email: CarlosC84@ymail.com

Be it known that Carrasco Investments, *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:* Section 1: That all that part of Harlem Avenue from 4th Street South 140 feet to the north line of the alley South of 4th street in the City of Joplin, Missouri, be and the same is hereby vacated. Conveyed, relinquished and shall revert to the owners of the abutting lots and land. Please see exhibit-Section 1.

Located at: All of the EAST & WEST vacated Harlem Avenue between 4th Street & North of alley. 1400 West Fourth Street Joplin MO 64801

For the following purpose: New Construction of Duplex.

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 — Authorized Representative

3/2/26 — Date

City of Joplin Storm 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: Carlos Carrasco
Phone: (417) 388-5482
Email: CarlosC84@ymail.com

Be it known that Carrasco Investments, *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:* Section 1: That all that part of Harlem Avenue from 4th Street South 140 feet to the north line of the alley South of 4th Street in the City of Joplin, Missouri, be and the same is hereby vacated, conveyed, relinquished and shall revert to the owners of the abutting lots and land. * Please see exhibit-Section 1.

Located at: All of the EAST & WEST vacated Harlem Avenue between 4th Street & North of alley. 1400 West Fourth Street Joplin MO 64801

For the following purpose: New Construction of Duplex.

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.

Keri Bledsoe — Authorized Representative

2-26-26 — Date

Sparklight — 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: Carlos Carrasco
Phone: (417) 388-5482
Email: Carlosc84@ymail.com

Be it known that Carrasco Investments, *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:* Section 1: That all that part of Harlem Avenue from 4th Street South 140 feet to the north line of the alley South of 4th street in the City of Joplin, Missouri, be and the same is hereby vacated, conveyed, relinquished and shall revert to the owners of the abutting lots and land. Please see exhibit-Section 1.

Located at: All of the EAST & WEST vacated Harlem Avenue between 4th Street & North of alley. 1400 West Fourth Street Joplin MO 64801

For the following purpose: New Construction of Duplex.

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.

JOHN CRUZ
Authorized Representative

2/26/26
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
Zoning-Planning@JoplinMO.org

Case Number: _____
Applicant: Carlos Carrasco
Phone: (417) 388-5482
Email: Carlosc84@ymail.com

Be it known that Carrasco Investments, *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:* Section 1: That all that part of Harlem Avenue from 4th Street South 140 feet to the north line of the alley South of 4th Street in the City of Joplin Missouri, be and the same is hereby located, conveyed, relinquished and shall revert to the owners of the abutting lots and land. # Please See Exhibit-Section 1.

Located at: All of the EAST & WEST vacated Harlem Avenue between 4th Street & North of alley. 1900 West Fourth Street Joplin MO 64801

For the following purpose: New Construction of Duplex.

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.

Andrew Daniels — Authorized Representative

Feb 26, 2026 — Date

MOAM — 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: Carlos Carrasco
Phone: (417) 388-5482
Email: CarlosC84@ymail.com

Be it known that Carrasco Investments, *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:* Section 1: That all that part of Harlem Avenue from 4th Street South 140 feet to the north line of the alley South of 4th street in the City of Joplin, Missouri, be and the same is hereby vacated, Conveyed, relinquished and shall revert to the owners of the abutting lots and land. * Please see exhibit-Section 1.

Located at: All of the EAST & WEST vacated Harlem Avenue between 4th Street & North of alley. 1400 West Fourth Street Joplin MO 64801

For the following purpose: New Construction of Duplex.

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.

Gene Lollis
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: Carlos Carrasco
Phone: (417) 388-5482
Email: CarlosC84@ymail.com

Be it known that Carrasco Investments, *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:* Section 1: That all that part of Harlem Avenue from 4th Street South 140 feet to the north line of the alley South of 4th street in the City of Joplin, Missouri, be and the same is hereby vacated, Conveyed, relinquished and shall revert to the owners of the abutting lots and land. * Please see exhibit-Section 1.

Located at: All of the EAST & WEST vacated Harlem Avenue between 4th Street & North of alley. 1400 West Fourth Street Joplin MO 64801

For the following purpose: New Construction of Duplex.

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] 2/26/26
Authorized Representative — Date

ALLO Fiber
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: Carlos Carrasco
Phone: (417) 388-5482
Email: CarlosC84@ymail.com

Be it known that Carrasco Investments, *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:* Section 1: That all that part of Harlem Avenue from 4th Street South 140 feet to the north line of the alley South of 4th street in the City of Joplin, Missouri, be and the same is hereby vacated, conveyed, relinquished and shall revert to the owners of the abutting lots and land. Please see Exhibit Section 1.

Located at: All of the EAST & WEST vacated Harlem Avenue between 4th Street & North of alley. 1400 West Fourth Street Joplin MO 64801

For the following purpose: New Construction of Duplex.

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: Overhead powerlines parallel to the south side of 4th Street shall not be encroached upon. All permanent structures will be 15 feet from lines.

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

_____ 3/10/2026
Authorized Representative — Date

Liberty
Name of Utility

Case 016-26: Easement Vacation



1400 W 4th St – Easement Vacation – A request to vacate a utility easement – Superior Roofing and Construction, LLC

0 30 60 120 180 240 Feet

P & Z Case 016-26
Superior Roofing and Construction, LLC (Carlos Carasco)
(P & Z Recommended Approval)

COUNCIL BILL NO. 2026-269 ORDINANCE NO.

AN ORDINANCE providing to vacate a utility easement for property known as that part of vacated Harlem Ave, lying near property described as 1400 W 4th St, City of Joplin, Jasper County, Missouri.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the vacation of utility easement for property known as that part of vacated Harlem Ave., lying near property described as 1400 W 4th St, City of Joplin, Jasper County, Missouri, described as follows is hereby vacated, conveyed, relinquished, and reverted to the owners of the lots and land:

All that part of Harlem Avenue from 4th Street south 140 feet to the north line of the alley south of 4th Street in the City of Joplin, Missouri.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2026, by a vote of _____.

_____
Brian "Rob" O'Brian III, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney