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.: 031-24
Filing Fee: $600.00
Received: 8/14/24
Date Advertised: _____
Proj. No.: 24-099
Public Hearing Date: 10/14/24 @4
11/4/24 @6

Applicant: Ledford Construction and Development, LLC Phone No.: 4178502584

Address: 2806 Arizona Ave Suite C, Joplin, MO 64804 Email: tyler@ledfordconstructioncompany.com

Owner: Ledford Construction and Development, LLC Phone No.: 4178502584

Address: 1403 Valley St. Joplin, MO 64801 Email: tyler@ledfordconstructioncompany.com

Location of Street or Easement: Northeast lot where Comingo Ave (vacated) meets Valley 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.

☐ N/A ☐ 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*	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: Tyler Ledford **Date:** 8/14/24

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: Tyler Ledford
Phone: 4178502584
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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

8/12/2024
Date

AT&T
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
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     - _____
     - _____
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     - ☐ Other: _____
     - _____
     - _____
     - _____

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Matthew A. Jones Director of Operations — 8-14-2024

Authorized Representative — Date

Missouri American Water Co.

Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
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   ☒ Retain utility easement and protect facilities
   ☐ Relocate facilities
   ☐ Other: Liberty agrees to vacate based upon the drawings attached preserving a 10 ft utility easement.

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

[signature] 8-8-24
Authorized Representative Date

Liberty Utilities
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
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   - ☐ Other: _____

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

_____ 8/14/24
Authorized Representative — Date

Spar k light
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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   ☒ Retain utility easement and protect facilities
   ☐ Relocate facilities
   ☐ Other: Spoke w Tyler, work should not impact our overhead line

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

[signature] 8/12/24
Authorized Representative 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

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Alex Sammet (Aug 7, 2024 08:16 CDT)
Authorized Representative

08/07/2024
Date

Spire
Name of Utility

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

8/5/24

Ledford Construction and Development, LLC

Re: Request to vacate the utility easement at 1403 Valley St, Joplin, MO that was retained in previous vacation of Comingo Ave via Ordinance NO. 27115 in 1974.

Vacation: Request to vacate the utility easement that was retained in previous vacation of Comingo Ave via Ordianace No. 27115 in 1974 as shown in black shaded area on the attached drawing.

Ledford Construction and Development, LLC,

In response to your letter relative to the above referenced request to vacate part of the utility easement at 1403 Valley St in Joplin, MO that was retained when Comingo Ave was vacated in 1974.

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

Sincerely,

Alex Sammet (Aug 7, 2024 08:16 CDT)

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

TJF:MRS
cc: tyler@ledfordconstructioncompany.com

Engineering Dept. Approval: JMA

System Planning Approval: PAC

Signature: Jose Arellano

Email: jose.arellano@spireenergy.com

Signature: Phil Cellitti
Phil Cellitti (Aug 7, 2024 08:14 CDT)

Email: phil.cellitti@spireenergy.com

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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     - ☐ Relocate facilities
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Please return this form within **21 days** to the applicant listed above.

Chris Parker - Civil Engineer 2 — Authorized Representative

8/06/24 — Date

City of Joplin - Sanitary Sewer — Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
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       _____

       _____

       _____

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_____ 8-5-24

Authorized Representative — Date

Stormwater

Name of Utility