



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

January 2, 2024

**Project Name**  
West Bottoms Flats- Alley Vacation

**Docket #4**

**Request**  
CD-ROW-2023-00044  
Vacation of Public Right of Way

**Applicant**  
Jerry Riffel  
Lathrop GPM LLP

**Location** 1525 W 9<sup>th</sup>  
**Area** About 6800 SF  
**Zoning** DX-10  
**Council District** 4<sup>th</sup>  
**County** Jackson  
**School District** KANSAS CITY MISSOURI 110

**Surrounding Land Uses**  
**North:** West Bottom Flats, Zoned DX-10  
**South:** West Bottom Flats, Zoned DX-10  
**East:** West Bottom Flats, Zoned DX-10  
**West:** West Bottom Flats, Zoned DX-10

**Major Street Plan**  
The City's Major Street does not identify the requested right of way to be vacated

**Land Use Plan**  
The Greater Downtown Area Plan recommends Downtown Mixed Use uses for the subject property.

## APPROVAL PROCESS



## PROJECT TIMELINE

The application for the subject request was filed on October 13, 2023. Vacations require consent from multiple utility companies. The applicant uploaded all required documents on December 1, 2023.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Vacations therefore notice is not sent.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

## EXISTING CONDITIONS

The existing alley is improved and within the existing West Bottom Flats Development. The development surrounds the alley on all sides. This alley does not serve any structure or lot other than West Bottoms Flats.

## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approve a vacation of public right of way of about 6800 Square Feet generally located at the southeast corner of West 9th Street and Wyoming Street.

## CONTROLLING CASE

There is no Controlling Case for the referenced property.

## PROFESSIONAL STAFF RECOMMENDATION

Docket #4 Recommendation: Approval Subject to Conditions

## VACATION REVIEW

The alley requested to be vacated is currently an improved alley which is within the West Bottom Flats development. It does not serve any other structure outside of the development. The applicant is requesting the vacation of the alley in order to maintain the alley, program it for events within the development, and secure the area.

## STREET, ALLEY OR PLAT VACATIONS

In order to determine that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience, the city planning and development director, city plan commission, and city council must consider at least the following factors:

**88-560-10-A. All property owners adjacent to the right-of-way shall have legal access to another public right-of-way. Such access shall be physically feasible and shall not result in an unreasonable burden or unsafe conditions on the alternate right-of-way.**

All adjacent property owners will retain legal access to public right-of-way.

**88-560-10-B. The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.**

The alley in question does not serve any current or future public purpose.

**88-560-10-C. The vacation will not result in a violation of 88-405.**

The vacation will not be in violation of 88-405.

**88-560-10-D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.**

The vacation will not disrupt any street network or reduce physical connectivity.

**88-560-10-E. The vacation shall not result in a dead-end street or alley.**

The proposed vacation will not result in a dead-end street or alley, as the proposed vacation eliminates a dead-end alley.

**88-560-10-F. The vacation shall not result in street traffic being routed through an alley.**

No traffic will be routed through an alley as a result of this vacation.

**88-560-10-G. The vacation shall not vacate half the width of a street or alley.**

This vacation will not vacate half the width of any street or alley.

**88-560-10-H. The right-of-way to be vacated is not on the Major Street Plan.**

The area being vacated is not on the Major Street Plan.

**ATTACHMENTS**

1. Conditions Report
2. Applicants Submittal

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Matthew Barnes". The signature is stylized and cursive, with a large loop at the end.

Matthew Barnes  
Planner



## Plan Conditions

Report Date: December 27, 2023

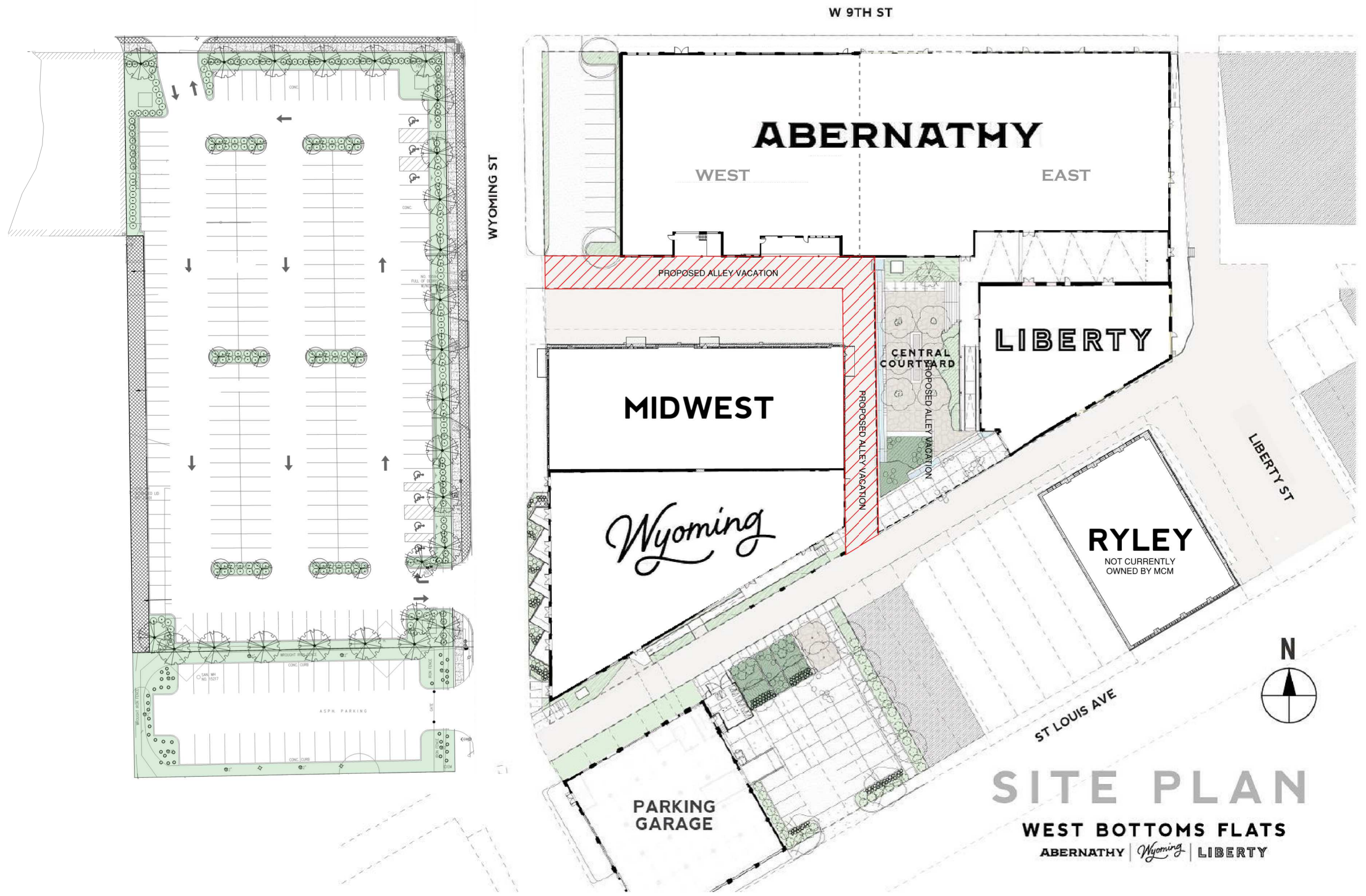
Case Number: CD-ROW-2023-00044

Project: West Bottom Flats

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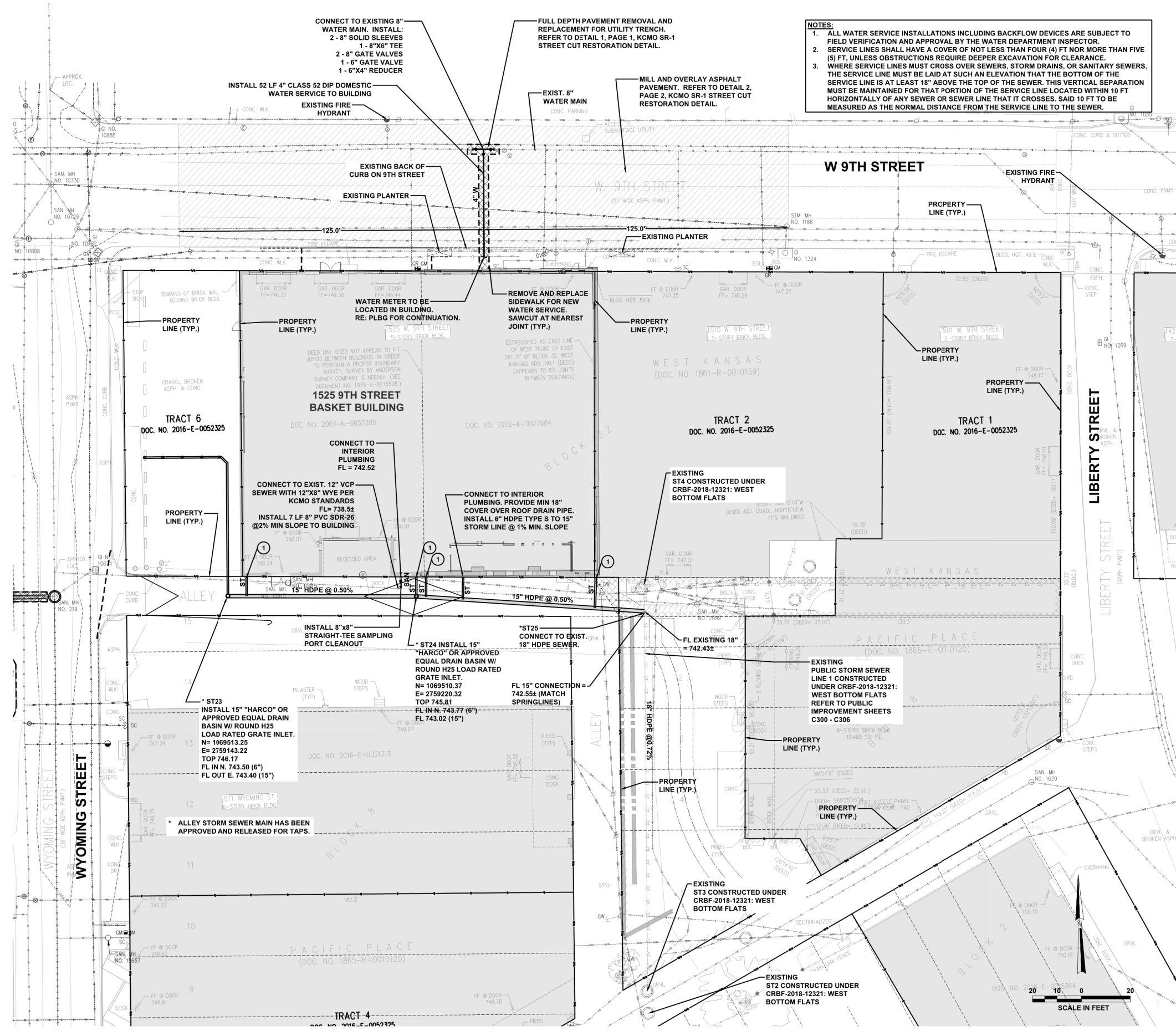
*Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / [matthew.barnes@kcmo.org](mailto:matthew.barnes@kcmo.org) with questions.*

1. That AT&T will waive objections to the vacation of right of way subject to the retention of the existing utility easement, protection of existing facilities, and ensuring that the existing AT&T fiber will not be damaged.
2. That Evergy will waive objections to the vacation of right of way subject to the retention of existing utility easement and protection of existing facilities.
3. That KCMO Water Services will waive objections to the vacation of right of way subject to the retention of existing utility easement and protection of existing facilities.



# WEST BOTTOMS FLATS

# Site Plan



**LEGEND:**

- P — PROPERTY LINE
- ▨ EXISTING BUILDING
- ST NEW HDPE STORM SEWER
- SAN NEW PVC SDR-26 SANITARY SEWER SERVICE
- 4"W NEW 4" DIP CLASS 52 DOMESTIC WATER SERVICE

CONNECT DOWNSPOUT LEADER TO NEW STORM SEWER SYSTEM. INSTALL 6" HDPE TYPE S TO NEW 15" STORM SEWER SYSTEM @1% MIN. SLOPE. ALL HDPE PIPE CONNECTIONS SHALL BE MADE WITH FACTORY MANUFACTURED TEES OR WYES OR WITH "ADS INSERT-A-TEE" OR APPROVED EQUAL CONNECTION.

MILL AND OVERLAY ASPHALT PAVEMENT

FULL DEPTH PAVEMENT REPLACEMENT FOR UTILITY TRENCH

First American Title commitment No. NCS-775670-KCTY - Schedule "A" Property Description:

**TRACT 1:** ALL THAT PART OF BLOCK 32, WEST KANSAS ADDITION NO. 1, A SUBDIVISION OF LAND, AND ALL THAT PART OF LOTS 1 THROUGH 5, BOTH INCLUSIVE, BLOCK 8, PACIFIC PLACE, A SUBDIVISION OF LAND, TOGETHER WITH PART OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOT 1, BLOCK 8, IN SAID PACIFIC PLACE, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 32, BEING THE POINT OF INTERSECTION OF THE SOUTH LINE OF 9TH STREET AND THE WEST LINE OF LIBERTY STREET, AS SAID STREETS ARE NOW ESTABLISHED; THENCE SOUTH 0° 38' 33" WEST ALONG THE WEST LINE OF SAID LIBERTY STREET 190.11 FEET TO THE NORTHWESTERLY LINE OF A 20 FOOT WIDE ALLEY LYING BETWEEN BLOCKS 2 AND 8 IN SAID PACIFIC PLACE; THENCE SOUTH 60° 25' 25" WEST ALONG SAID NORTHWESTERLY LINE 113.21 FEET; THENCE NORTH 29° 40' 07" WEST ALONG THE SOUTHWESTERLY LINE OF AN EXISTING 6 STORY BRICK BUILDING 17.45 FEET; THENCE SOUTH 89° 25' 25" WEST ALONG THE SOUTH LINE OF SAID BUILDING AND ALONG THE WESTERLY PROLONGATION THEREOF, 22.60 FEET; THENCE NORTH 0° 40' 26" EAST ALONG THE WEST LINE OF A CONCRETE DOCK FOR SAID BUILDING AND ALONG THE SOUTHERLY PROLONGATION THEREOF, 91.50 FEET; THENCE NORTH 89° 29' 17" EAST ALONG THE NORTH LINE OF SAID 6 STORY BUILDING 37.15 FEET; THENCE NORTH 0° 34' 16" EAST ALONG THE WEST LINE OF AN EXISTING 5 STORY BRICK BUILDING, 31.52 FEET TO THE CENTER LINE OF AN EXISTING BRICK WALL IN SAID 5 STORY BRICK BUILDING; THENCE NORTH 89° 15' 18" EAST ALONG SAID CENTER LINE 18.78 FEET; THENCE NORTH 0° 52' 34" EAST ALONG SAID CENTER LINE 108.41 FEET TO THE SOUTH LINE OF SAID 9TH STREET; THENCE SOUTH 89° 16' 25" EAST ALONG THE SOUTH LINE OF SAID 9TH STREET 72.85 FEET TO THE POINT OF BEGINNING.

**TRACT 2:** THE EAST 261.71 FEET OF BLOCK 32 AND THE EAST 74.29 FEET OF THE WEST 122.29 FEET OF SAID BLOCK 32, WEST KANSAS ADDITION NO. 1, A SUBDIVISION OF LAND AND LOTS 1 THRU 5, BOTH INCLUSIVE, BLOCK 8, PACIFIC PLACE, A SUBDIVISION OF LAND, TOGETHER WITH ALL OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOT 1, BLOCK 8, IN SAID PACIFIC PLACE, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF 9TH STREET 48.0 FEET EAST OF THE EAST LINE OF WYOMING STREET, AS BOTH STREETS ARE NOW ESTABLISHED; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID WYOMING STREET 125.42 FEET (MEASURED -125.00 FEET PLAT) TO THE SOUTH LINE OF BLOCK 32 IN SAID WEST KANSAS ADDITION NO. 1; THENCE EAST ALONG SAID SOUTH LINE 154.00 FEET; THENCE SOUTH ALONG THE NORTH LINE OF THE WEST LINE OF LOTS 1 THRU 5, BLOCK 8, IN SAID PACIFIC PLACE, AND ALONG SAID WEST LINE 169.35 FEET TO THE NORTHWESTERLY LINE OF THE 20-FOOT WIDE ALLEY LYING BETWEEN BLOCKS 2 AND 8 IN SAID PACIFIC PLACE; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE 207.33 FEET TO THE WEST LINE OF LIBERTY STREET, AS NOW ESTABLISHED; THENCE NORTH ALONG SAID WEST LINE 190.11 FEET TO THE SOUTH LINE OF SAID 9TH STREET; THENCE WEST ALONG SAID SOUTH LINE 336.45 FEET (DEED 336.00 FEET) TO THE POINT OF BEGINNING. EXCEPT THE FOLLOWING DESCRIBED TRACTS: ALL THAT PART OF BLOCK 32, WEST KANSAS ADDITION NO. 1, A SUBDIVISION OF LAND, AND ALL THAT PART OF LOTS 1 THROUGH 5, BOTH INCLUSIVE, BLOCK 8, PACIFIC PLACE, A SUBDIVISION OF LAND, TOGETHER WITH PART OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOT 1, BLOCK 8, IN SAID PACIFIC PLACE, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 32, BEING THE POINT OF INTERSECTION OF THE SOUTH LINE OF 9TH STREET AND THE WEST LINE OF LIBERTY STREET, AS SAID STREETS ARE NOW ESTABLISHED; THENCE SOUTH 38° 33" WEST ALONG THE WEST LINE OF SAID LIBERTY STREET 190.11 FEET TO THE NORTHWESTERLY LINE OF A 20 FOOT WIDE ALLEY LYING BETWEEN BLOCKS 2 AND 8 IN SAID PACIFIC PLACE; THENCE SOUTH 60° 25' 25" WEST ALONG SAID NORTHWESTERLY LINE 113.21 FEET; THENCE NORTH 29° 40' 07" WEST ALONG THE SOUTHWESTERLY LINE OF AN EXISTING 6 STORY BRICK BUILDING 17.45 FEET; THENCE SOUTH 89° 25' 25" WEST ALONG THE SOUTH LINE OF SAID BUILDING AND ALONG THE WESTERLY PROLONGATION THEREOF, 22.60 FEET; THENCE NORTH 0° 40' 26" EAST ALONG THE WEST LINE OF A CONCRETE DOCK FOR SAID BUILDING AND ALONG THE SOUTHERLY PROLONGATION THEREOF, 91.50 FEET; THENCE NORTH 89° 29' 17" EAST ALONG THE NORTH LINE OF SAID 6 STORY BUILDING 37.15 FEET; THENCE NORTH 0° 34' 16" EAST ALONG THE WEST LINE OF AN EXISTING 5 STORY BRICK BUILDING, 31.52 FEET TO THE CENTER LINE OF AN EXISTING BRICK WALL IN SAID 5 STORY BRICK BUILDING; THENCE NORTH 89° 15' 18" EAST ALONG SAID CENTER LINE 18.78 FEET; THENCE NORTH 0° 52' 34" EAST ALONG SAID CENTER LINE 108.41 FEET TO THE SOUTH LINE OF SAID 9TH STREET; THENCE SOUTH 89° 16' 25" EAST ALONG THE SOUTH LINE OF SAID 9TH STREET 72.85 FEET TO THE POINT OF BEGINNING. AND THE WEST 70.80 FEET OF THE EAST 261.71 FEET, BLOCK 32, AND THE EAST 74.29 FEET OF THE WEST 122.29 FEET OF SAID BLOCK 32, WEST KANSAS ADDITION NO. 1, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**TRACT 6:** THE WEST 48 FEET OF BLOCK 32, WEST KANSAS, COMMONLY CALLED WEST KANSAS ADDITION NO. 1, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

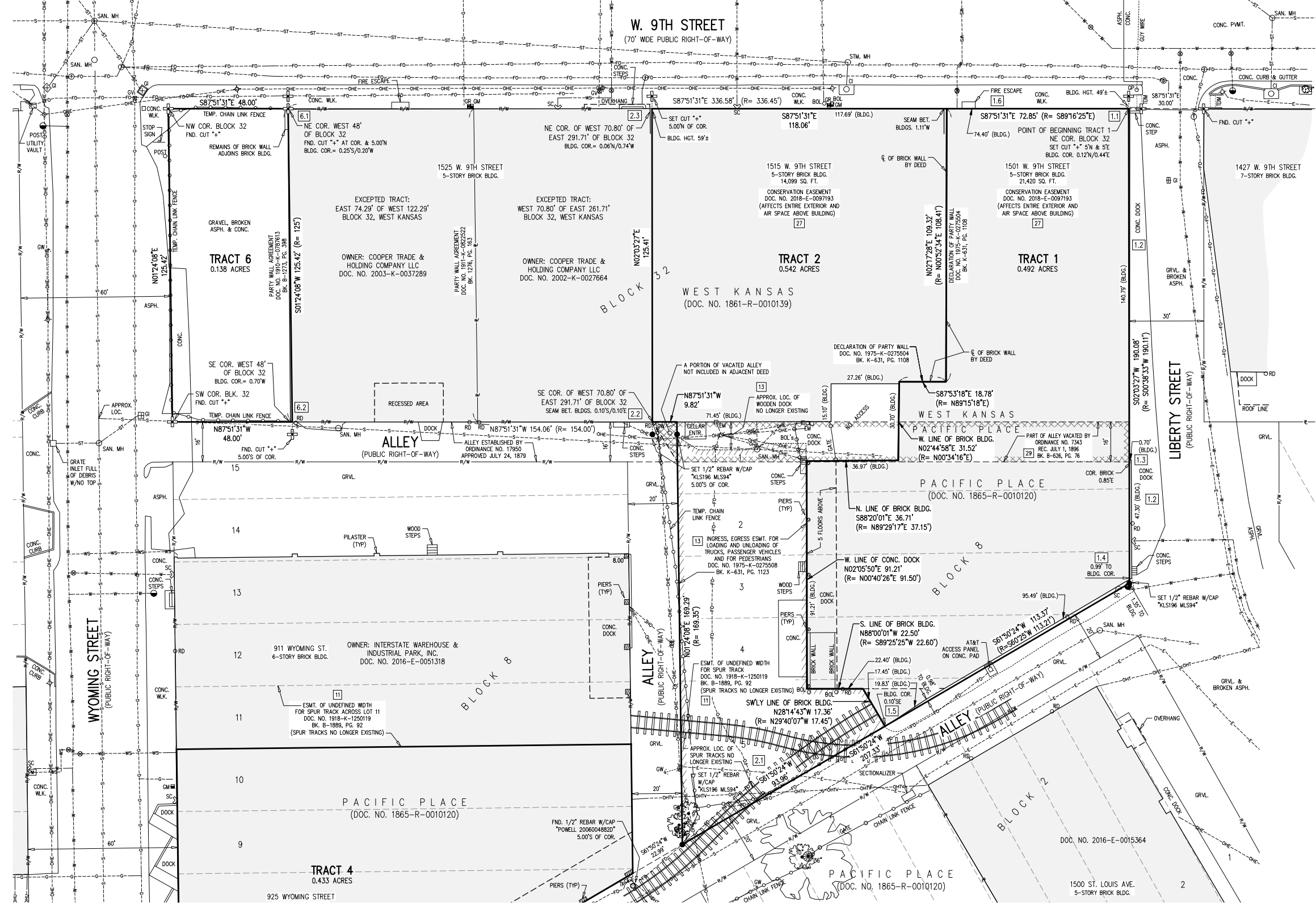
# WEST BOTTOMS FLATS

# Civil Drawing



# ALTA / NSPS LAND TITLE SURVEY

## PART OF BLOCK 32, WEST KANSAS AND PART OF BLOCKS 2, 7 AND 8, PACIFIC PLACE KANSAS CITY, JACKSON COUNTY, MISSOURI



- LIST OF ENCROACHMENTS:**  
AS SHOWN ON THE SURVEY, EXCEPT FOR THE FOLLOWING, NO OTHER ENCROACHMENTS AFFECT THE SITE:
- 1.1 NORTHEAST CORNER OF BRICK BUILDING ENDOACHES ONTO THE RIGHT-OF-WAY OF W. 9TH STREET, 0.12' AND ONTO THE RIGHT-OF-WAY OF LIBERTY STREET, 0.44'.
  - 1.2 CONCRETE DOCK ENDOACHES ONTO THE RIGHT-OF-WAY OF LIBERTY STREET.
  - 1.3 CORNER OF BRICK BUILDING ENDOACHES ONTO THE RIGHT-OF-WAY OF LIBERTY STREET, 0.85'.
  - 1.4 SOUTHEAST CORNER OF BRICK BUILDING ENDOACHES ONTO THE RIGHT-OF-WAY OF LIBERTY STREET, 0.99'.
  - 1.5 SOUTHERLY CORNER OF BRICK BUILDING ENDOACHES ONTO ALLEY RIGHT-OF-WAY, 0.10'.
  - 1.6 FIRE ESCAPE ENDOACHES ONTO THE RIGHT-OF-WAY OF W. 9TH STREET.
  - 2.1 OVERHEAD AND UNDERGROUND UTILITIES SERVING OTHER PROPERTIES CROSSING THROUGH THE SOUTH SIDE OF TRACT 2.
  - 2.2 SOUTH FACE OF BRICK AT JOINT BETWEEN BUILDINGS ENDOACHES ONTO ALLEY RIGHT-OF-WAY, 0.10'.
  - 2.3 NORTHWEST CORNER OF BRICK BUILDING ENDOACHES ONTO THE RIGHT-OF-WAY OF W. 9TH STREET, 0.06' AND ONTO ADJOINING PROPERTY, 0.74'.
  - 6.1 NORTHWEST CORNER OF BRICK BUILDING ENDOACHES ONTO TRACT 6, 0.20'.
  - 6.2 SOUTHWEST CORNER OF BRICK BUILDING ENDOACHES ONTO TRACT 6, 0.70'.

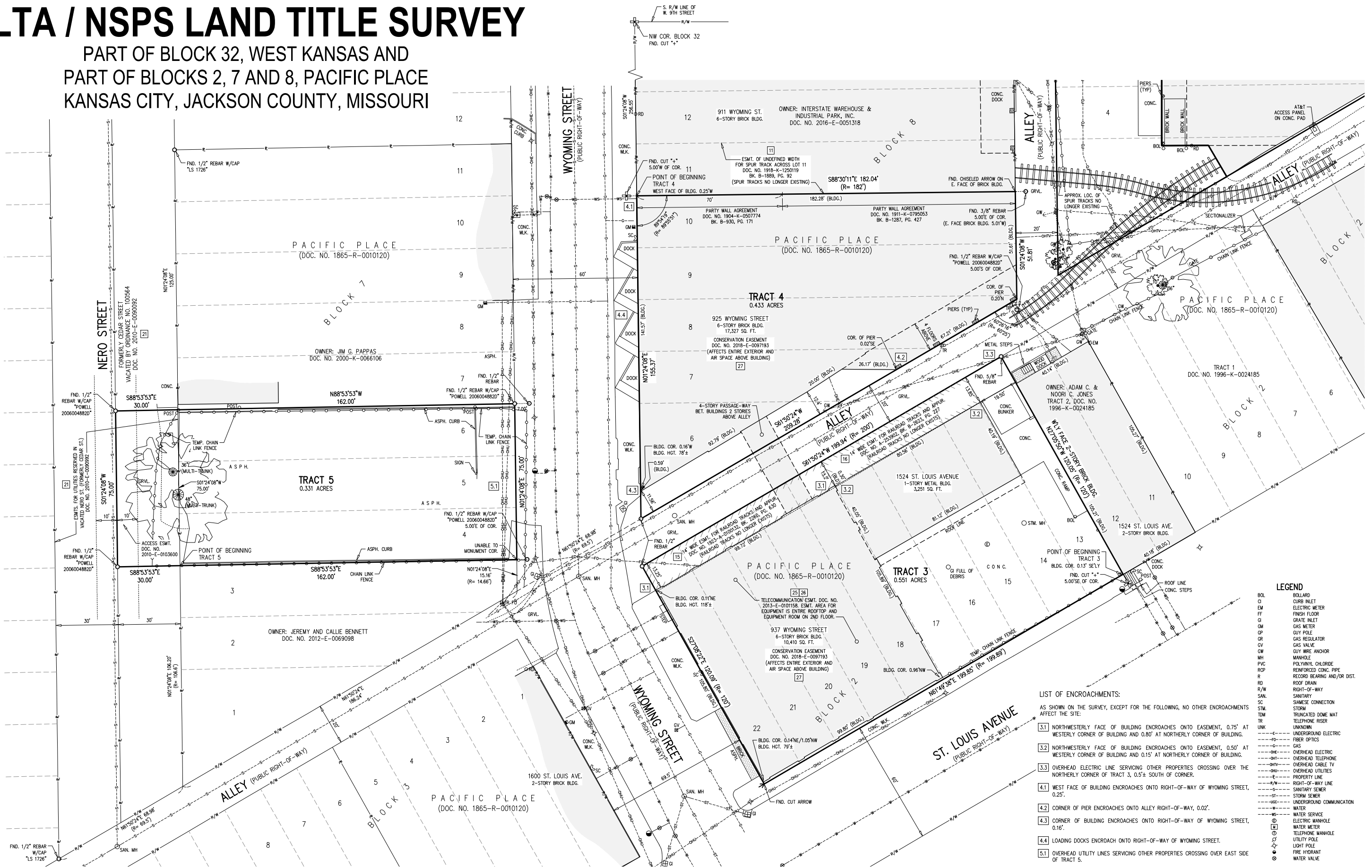
**LEGEND**

BOL	BOLLARD
CI	CURB INLET
EM	ELECTRIC METER
FF	FINISH FLOOR
GI	GRATE INLET
GM	GAS METER
GP	GUY POLE
GR	GAS REGULATOR
GV	GAS VALVE
GW	GUY WIRE ANCHOR
MH	MANHOLE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONC. PIPE
R	RECORD BEARING AND/OR DIST.
RD	ROAD
R/W	RIGHT-OF-WAY
SAN.	SANITARY
SC	SPANISH CONNECTION
STM.	STORM
TM	TRUNCATED DOME MAT
TR	TELEPHONE RISER
UNK.	UNKNOWN
- - -	UNDERGROUND ELECTRIC
- - -	FIBER OPTICS
- - -	GAS
- - -	OVERHEAD ELECTRIC
- - -	OVERHEAD TELEPHONE
- - -	OVERHEAD CABLE TV
- - -	OVERHEAD UTILITIES
- - -	PROPERTY LINE
- - -	RIGHT-OF-WAY LINE
- - -	SANITARY SEWER
- - -	STORM SEWER
- - -	UNDERGROUND COMMUNICATION
- - -	WATER
⊙	WATER SERVICE
⊙	ELECTRIC MANHOLE
⊙	WATER METER
⊙	TELEPHONE MANHOLE
⊙	UTILITY POLE
⊙	LIGHT POLE
⊙	FIRE HYDRANT
⊙	WATER VALVE



# ALTA / NSPS LAND TITLE SURVEY

PART OF BLOCK 32, WEST KANSAS AND  
PART OF BLOCKS 2, 7 AND 8, PACIFIC PLACE  
KANSAS CITY, JACKSON COUNTY, MISSOURI



### LEGEND

- BOL BOLLARD
- CI CURB INLET
- EM ELECTRIC METER
- FF FINISH FLOOR
- GI GRATE INLET
- GM GAS METER
- GP GUY POLE
- GR GAS REGULATOR
- GV GAS VALVE
- GW GUY WIRE ANCHOR
- MH MANHOLE
- PCV POLYVINYL CHLORIDE
- RCP REINFORCED CONC. PIPE
- R RECORD BEARING AND/OR DIST.
- RD ROOF DRAIN
- R/W RIGHT-OF-WAY
- SAN SANITARY
- SC SIEMENSE CONNECTION
- STM STORM
- TRM TRUNCATED DOME MAT
- TR TELEPHONE RISER
- UNK UNKNOWN
- UE UNDERGROUND ELECTRIC
- FO FIBER OPTICS
- GE GAS
- OE OVERHEAD ELECTRIC
- OT OVERHEAD TELEPHONE
- OC OVERHEAD CABLE TV
- OU OVERHEAD UTILITIES
- PL PROPERTY LINE
- R/W RIGHT-OF-WAY LINE
- SS SANITARY SEWER
- ST STORM SEWER
- UC UNDERGROUND COMMUNICATION
- W WATER
- WS WATER SERVICE
- EM ELECTRIC MANHOLE
- TM TELEPHONE MANHOLE
- UL UTILITY POLE
- LP LIGHT POLE
- FD FIRE HYDRANT
- WV WATER VALVE

### LIST OF ENCROACHMENTS:

- AS SHOWN ON THE SURVEY, EXCEPT FOR THE FOLLOWING, NO OTHER ENCROACHMENTS AFFECT THE SITE:
- 3.1 NORTHWESTERLY FACE OF BUILDING ENDOACHES ONTO EASEMENT, 0.75' AT WESTERLY CORNER OF BUILDING AND 0.80' AT NORTHERLY CORNER OF BUILDING.
  - 3.2 NORTHWESTERLY FACE OF BUILDING ENDOACHES ONTO EASEMENT, 0.50' AT WESTERLY CORNER OF BUILDING AND 0.15' AT NORTHERLY CORNER OF BUILDING.
  - 3.3 OVERHEAD ELECTRIC LINE SERVICING OTHER PROPERTIES CROSSING OVER THE NORTHERLY CORNER OF TRACT 3, 0.5'± SOUTH OF CORNER.
  - 4.1 WEST FACE OF BUILDING ENDOACHES ONTO RIGHT-OF-WAY OF WYOMING STREET, 0.25'.
  - 4.2 CORNER OF PIER ENDOACHES ONTO ALLEY RIGHT-OF-WAY, 0.02'.
  - 4.3 CORNER OF BUILDING ENDOACHES ONTO RIGHT-OF-WAY OF WYOMING STREET, 0.16'.
  - 4.4 LOADING DOCKS ENDOACH ONTO RIGHT-OF-WAY OF WYOMING STREET.
  - 5.1 OVERHEAD UTILITY LINES SERVICING OTHER PROPERTIES CROSSING OVER EAST SIDE OF TRACT 5.

## WEST BOTTOMS FLATS



# WEST BOTTOMS FLATS

# BEFORE AND AFTER PHOTOS



## WEST BOTTOMS FLATS

## BEFORE AND AFTER PHOTOS



## WEST BOTTOMS FLATS

## BEFORE AND AFTER PHOTOS



## WEST BOTTOMS FLATS

## BEFORE AND AFTER PHOTOS



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

To the Honorable Council of Kansas City, Missouri:

The undersigned, being an owner of real estate fronting and abutting on the portion of the area hereinafter described, for the vacation of which this petition is filed, does hereby petition the Council of Kansas City to pass an ordinance vacating:

ALL THAT PART OF THE 16.00 FOOT ALLEY LYING BETWEEN BLOCK 32, WEST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI AND LOT 15, BLOCK 8, PACIFIC PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE AND THAT PART OF THE 20.00 FOOT ALLEY LYING BETWEEN LOTS 1 THRU 5 AND LOTS 9 THRU 15, SAID BLOCK 8, PACIFIC PLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF WYOMING STREET, AS NOW ESTABLISHED, WITH THE NORTH LINE OF SAID 16.00 FOOT ALLEY; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOTS 1 THRU 5; THENCE SOUTH ALONG SAID WEST LINE AND NORTHERLY PROLONGATION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE NORTHWEST LINE OF AN EXISTING 20.00 FOOT ALLEY; THENCE SOUTHWEST ALONG SAID NORTHWEST LINE, TO THE EAST LINE OF SAID LOTS 9 THRU 15; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID 16.00 FOOT ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID 16.00 FOOT ALLEY, TO SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, TO THE POINT OF BEGINNING.

The undersigned petitioner agrees in consideration of the vacation that if, because of said vacation, any public improvements are to be made, or repaired, or made or repaired by the City on any street, avenue, alley, thoroughfare or public property intersected by the area to be vacated, the cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.

Filed \_\_\_\_\_, 20\_\_\_\_
City Clerk by \_\_\_\_\_ Deputy



# PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

Following are the names of the property owners owning or claiming to own all the property abutting said area proposed to be vacated:

Owner's name	Legal description of property	Residence of owner
West Bottom Flats II LLC	See attached Exhibit A.	2425 W 11th St, Cleveland, OH 44113
Twain GL XXI LLC	See attached Exhibit A.	2200 Washington, St. Louis, MO 63103
West Bottoms Midwest LLC	See attached Exhibit A.	2425 West 11th St, Cleveland, OH 44113

  
\_\_\_\_\_  
Petitioner

STATE OF OHIO )  
COUNTY OF CUYAHOGA ) ss.  
)

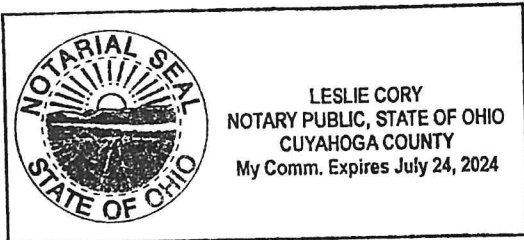
On this 9<sup>TH</sup> day of OCTOBER in the year 2023 before me, a Notary Public in and for said state, personally appeared MEUSSAFERHILL SWINGOS, known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that he/she knows personally that the persons named on the above and foregoing petition are the persons owning or claiming to own the property set opposite their names, and that they own or claim to own all the property abutting said area to be vacated.

Subscribed and sworn to before me on this 9<sup>TH</sup> day of OCTOBER, 2023

Notary Public in and for Said County and State

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 7/24/24



Case No.

**EXHIBIT A**

**Legal Description of Property Owned by West Bottoms Flats II, LLC:**

1525 W 9<sup>th</sup> St:

WEST KANSAS ADD #1 W 70.80' OF E 261.71' OF BLK 32

1527 W 9<sup>th</sup> St:

WEST KANSAS ADDITION #1 E 74.29' OF W 122.29' OF BLK 32

**Legal Description of Property Owned by Twain GL XXI, LLC:**

1515 W 9TH ST:

WEST KANSAS ADD # 1 BEG 72.85' W OF SW COR OF INTERSEC 9TH ST LIBERTY ST TH CONT W 118.06' TH S 132' TO C/L VAC ALLEY TH E ALG C/L 8.91' TH S 150.45' ALG W LI LOTS 1-5 PACIFIC PL TH NE ALG SELY LOT 597.27' TH NWLY 17.45' TH N 91.5' TH E 37.15' TH N 31.52' TH E 18.78' TH N 108.41' TO POB BEING PT OF BLK 32 WEST KANSAS ADD # 1 & PT OF LOTS 1 THRU 5 BLK 8 PACIFIC PLACE

1529 W 9TH ST:

WEST KANSAS ADD #1 W 48' OF BLK 32 & N 1/2 VAC ALLEY S & ADJ

**Legal Description of Property Owned by West Bottoms Midwest LLC:**

911 Wyoming St:

All that part of the West Half of the Northwest Fractional Quarter of Section 6, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point on the East line of Wyoming Street at the intersection of the South line of WEST KANSAS ADDITION NO. 1, a subdivision in Kansas City, Jackson County Missouri; thence East along the South line of said subdivision 182 feet, more or less, to the intersection of the produced West line of an alley; thence South along said produced West line and along the West line of said alley 54.24 feet; thence in a Westerly direction on a straight line to a point in the East line of Wyoming Street 56.48 feet South of the South line of said WEST KANSAS ADDITION NO. 1; thence North along the East line of Wyoming Street to the Point of Beginning (except the part thereof condemned for public alley, 16 feet wide, by Ordinance of Kansas City, Missouri, No.17950, approved July 26, 1879); said premises being further described as all of Lots 14 and 15, except the part thereof in alley, in Block 8, PACIFIC PLACE, a subdivision in Kansas City, Jackson County Missouri.



and

All that part of the West Half of the Northwest Fractional Quarter of Section 6, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point on the East line of Wyoming Street which is 56.48 feet South of the South line of WEST KANSAS ADDITION NO. 1, a subdivision in Kansas City, Jackson County, Missouri; thence Easterly in a straight line 182 feet, more or less, to a point on the West line of an alley, which point is 54.24 feet South of the South line of said WEST KANSAS ADDITION NO. 1; thence South along the West line of said alley, 75 feet; thence West in a straight line to a point on the East line of Wyoming Street which is 131.48 feet South of the South line of said WEST KANSAS ADDITION NO. 1; thence North along the East line of Wyoming Street 75 feet to the Point of Beginning, said premises being further described as all of Lots 11, 12 and 13, Block 8, PACIFIC PLACE, a subdivision in Kansas City, Jackson County, Missouri.



# CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12<sup>th</sup> Street, 15<sup>th</sup> floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

### Case No.

In the matter of the vacation of:

ALL THAT PART OF THE 16.00 FOOT ALLEY LYING BETWEEN BLOCK 32, WEST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI AND LOT 15, BLOCK 8, PACIFIC PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE AND THAT PART OF THE 20.00 FOOT ALLEY LYING BETWEEN LOTS 1 THRU 5 AND LOTS 9 THRU 15, SAID BLOCK 8, PACIFIC PLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF WYOMING STREET, AS NOW ESTABLISHED, WITH THE NORTH LINE OF SAID 16.00 FOOT ALLEY; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOTS 1 THRU 5; THENCE SOUTH ALONG SAID WEST LINE AND NORTHERLY PROLONGATION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE NORTHWEST LINE OF AN EXISTING 20.00 FOOT ALLEY; THENCE SOUTHWEST ALONG SAID NORTHWEST LINE, TO THE EAST LINE OF SAID LOTS 9 THRU 15; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID 16.00 FOOT ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID 16.00 FOOT ALLEY, TO SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, TO THE POINT OF BEGINNING.

Know all men by these presents: That the undersigned, being owners of the real estate described below set opposite our names respectively and immediately adjoining the area for the vacation of which a petition has been filed, do as such abutting owners hereby consent that said area may be vacated in manner and form, as set out in said petition. We severally own the property set opposite our names printed and signed below.

Filed _____, 20____	
_____	by _____
City Clerk	Deputy




# CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

## CONSENT OF LIMITED LIABILITY COMPANIES

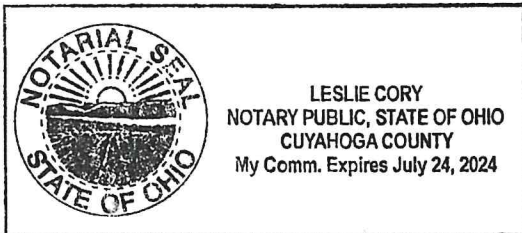
Case No.

Owner's name	Legal description of property
<p><b>West Bottom Flats II LLC</b></p> <p>By: WBF II Manager LLC, its managing member</p> <p>By:  Name: Melissa Ferchill Swingos Title: Manager</p>	<p>See attached Exhibit A.</p>

STATE OF OHIO )  
 ) ss.  
COUNTY OF CUYAHOGA )

On this 9<sup>TH</sup> day of OCTOBER, 2023 before me, a Notary Public in and for said state, personally appeared MELISSA FERCHILL SWINGOS who being by me duly sworn did say that he/she is the managing member of WBF II MANAGER, a MISSOURI limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this 9<sup>TH</sup> day of OCTOBER, 2023



Notary Public in and for Said County and State

  
Notary Public



# CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

## CONSENT OF LIMITED LIABILITY COMPANIES

Case No.

Owner's name	Legal description of property
<p><b>Twain GL XXI, LLC</b></p> <p>By: </p> <p>Name: Jela Dilber Title: Authorized Person</p>	<p>See attached Exhibit A.</p>

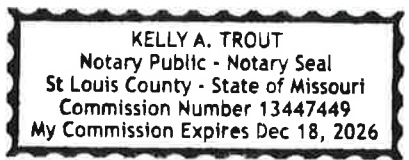
STATE OF Missouri )  
COUNTY OF St Louis ) ss.

On this 9<sup>th</sup> day of October, 2022, before me, a Notary Public in and for said state, personally appeared Jela Dilber who being by me duly sworn did say that she is an Authorized Person of Twain GL XXI, LLC a Missouri limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this 9<sup>th</sup> day of October, 2022.

Notary Public in and for Said County and State

  
Notary Public






# CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
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## CONSENT OF LIMITED LIABILITY COMPANIES

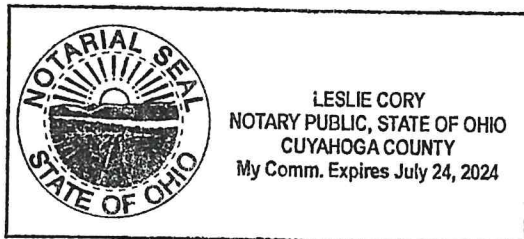
Case No.

Owner's name	Legal description of property
<p><b>West Bottoms Midwest LLC</b></p> <p>By: </p> <p>Name: Melissa Ferchill Swingos Title: Member</p>	<p>See attached Exhibit A.</p>


STATE OF OHIO )  
 ) ss.  
COUNTY OF CUYAHOGA )

On this 9<sup>TH</sup> day of OCTOBER, 2023 before me, a Notary Public in and for said state, personally appeared Melissa Ferchill Swingos, who being by me duly sworn did say that she is the managing member of West Bottoms Midwest LLC, a Missouri limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this 9<sup>TH</sup> day of OCTOBER, 2023



Notary Public in and for Said County and State

  
Notary Public

**EXHIBIT A**

**Legal Description of Property Owned by West Bottoms Flats II, LLC:**

1525 W 9<sup>th</sup> St:

WEST KANSAS ADD #1 W 70.80' OF E 261.71' OF BLK 32

1527 W 9<sup>th</sup> St:

WEST KANSAS ADDITION #1 E 74.29' OF W 122.29' OF BLK 32

**Legal Description of Property Owned by Twain GL XXI, LLC:**

1515 W 9TH ST:

WEST KANSAS ADD # 1 BEG 72.85' W OF SW COR OF INTERSEC 9TH ST LIBERTY ST TH CONT W 118.06' TH S 132' TO C/L VAC ALLEY TH E ALG C/L 8.91' TH S 150.45' ALG W LI LOTS 1-5 PACIFIC PL TH NE ALG SELY LOT 597.27' TH NWLY 17.45' TH N 91.5' TH E 37.15' TH N 31.52' TH E 18.78' TH N 108.41' TO POB BEING PT OF BLK 32 WEST KANSAS ADD # 1 & PT OF LOTS 1 THRU 5 BLK 8 PACIFIC PLACE

1529 W 9TH ST:

WEST KANSAS ADD #1 W 48' OF BLK 32 & N 1/2 VAC ALLEY S & ADJ

**Legal Description of Property Owned by West Bottoms Midwest LLC:**

911 Wyoming St:

All that part of the West Half of the Northwest Fractional Quarter of Section 6, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point on the East line of Wyoming Street at the intersection of the South line of WEST KANSAS ADDITION NO. 1, a subdivision in Kansas City, Jackson County Missouri; thence East along the South line of said subdivision 182 feet, more or less, to the intersection of the produced West line of an alley; thence South along said produced West line and along the West line of said alley 54.24 feet; thence in a Westerly direction on a straight line to a point in the East line of Wyoming Street 56.48 feet South of the South line of said WEST KANSAS ADDITION NO. 1; thence North along the East line of Wyoming Street to the Point of Beginning (except the part thereof condemned for public alley, 16 feet wide, by Ordinance of Kansas City, Missouri, No.17950, approved July 26, 1879); said premises being further described as all of Lots 14 and 15, except

the part thereof in alley, in Block 8, PACIFIC PLACE, a subdivision in Kansas City, Jackson County Missouri.

and

All that part of the West Half of the Northwest Fractional Quarter of Section 6, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point on the East line of Wyoming Street which is 56.48 feet South of the South line of WEST KANSAS ADDITION NO. 1, a subdivision in Kansas City, Jackson County, Missouri; thence Easterly in a straight line 182 feet, more or less, to a point on the West line of an alley, which point is 54.24 feet South of the South line of said WEST KANSAS ADDITION NO. 1; thence South along the West line of said alley, 75 feet; thence West in a straight line to a point on the East line of Wyoming Street which is 131.48 feet South of the South line of said WEST KANSAS ADDITION NO. 1; thence North along the East line of Wyoming Street 75 feet to the Point of Beginning, said premises being further described as all of Lots 11, 12 and 13, Block 8, PACIFIC PLACE, a subdivision in Kansas City, Jackson County, Missouri.



# UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12<sup>th</sup> Street, 15<sup>th</sup> floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

CASE NO. CD-ROW-2023-00044

UTILITY CO. AT&T

Be it known that West Bottoms Flats II LLC, Twain GL XXI LLC, and West Bottoms Midwest LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

ALL THAT PART OF THE 16.00 FOOT ALLEY LYING BETWEEN BLOCK 32, WEST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI AND LOT 15, BLOCK 8, PACIFIC PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE AND THAT PART OF THE 20.00 FOOT ALLEY LYING BETWEEN LOTS 1 THRU 5 AND LOTS 9 THRU 15, SAID BLOCK 8, PACIFIC PLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF WYOMING STREET, AS NOW ESTABLISHED, WITH THE NORTH LINE OF SAID 16.00 FOOT ALLEY; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOTS 1 THRU 5; THENCE SOUTH ALONG SAID WEST LINE AND NORTHERLY PROLONGATION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE NORTHWEST LINE OF AN EXISTING 20.00 FOOT ALLEY; THENCE SOUTHWEST ALONG SAID NORTHWEST LINE, TO THE EAST LINE OF SAID LOTS 9 THRU 15; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID 16.00 FOOT ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID 16.00 FOOT ALLEY, TO SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, TO THE POINT OF BEGINNING.

for the following purpose: For traffic control and for the use of the alley as a public gathering place for tenants of the West Bottom Flats development, including the Abernathy, Wyoming, Liberty lofts and the forthcoming Midwest lofts which surround the alley.

**1. Our utility/agency has facilities or interest within this right of way:**

- Yes (proceed to #2)  No (form complete)

**2. Our utility/agency:**

- has no objections  
 objects to the vacation and will not waive objection under any conditions (describe below)  
 will waive objections subject to the following conditions (describe below)  
 Retain utility easement and protect facilities  
 Relocate facilities  
 Other: existing att fiber will not be damaged

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

*Jeremy Watson*

11/1/2023

Authorized Representative

Date

**Return this form to:**

Alex Reed, Lathrop GPM LLP (on behalf of WBF)  
Applicant Name

816.460.5539

Phone

2345 Grand Blvd, Suite 2200, Kansas City, MO 64108  
Address

alex.reed@lathropgpm.com

Email





# UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

CASE NO. CD-ROW-2023-00044

UTILITY CO. KCMO Water Services Department

Be it known that West Bottoms Flats II LLC, Twain GL XXI LLC, and West Bottoms Midwest LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

ALL THAT PART OF THE 16.00 FOOT ALLEY LYING BETWEEN BLOCK 32, WEST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI AND LOT 15, BLOCK 8, PACIFIC PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE AND THAT PART OF THE 20.00 FOOT ALLEY LYING BETWEEN LOTS 1 THRU 5 AND LOTS 9 THRU 15, SAID BLOCK 8, PACIFIC PLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF WYOMING STREET, AS NOW ESTABLISHED, WITH THE NORTH LINE OF SAID 16.00 FOOT ALLEY; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOTS 1 THRU 5; THENCE SOUTH ALONG SAID WEST LINE AND NORTHERLY PROLONGATION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE NORTHWEST LINE OF AN EXISTING 20.00 FOOT ALLEY; THENCE SOUTHWEST ALONG SAID NORTHWEST LINE, TO THE EAST LINE OF SAID LOTS 9 THRU 15; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID 16.00 FOOT ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID 16.00 FOOT ALLEY, TO SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, TO THE POINT OF BEGINNING.

for the following purpose: For traffic control and for the use of the alley as a public gathering place for tenants of the West Bottom Flats development, including the Abernathy, Wyoming, Liberty lofts and the forthcoming Midwest lofts which surround the alley.

**1. Our utility/agency has facilities or interest within this right of way:**

- Yes (proceed to #2)  No (form complete)

**2. Our utility/agency:**

- has no objections  
 objects to the vacation and will not waive objection under any conditions (describe below)  
 will waive objections subject to the following conditions (describe below)  
 Retain utility easement and protect facilities  
 Relocate facilities  
 Other: \_\_\_\_\_

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

[Signature]  
Authorized Representative

11/29/2023  
Date

**Return this form to:**

Alex Reed, Lathrop GPM LLP (on behalf of WBF) 816.460.5539  
Applicant Name Phone  
2345 Grand Blvd, Suite 2200, Kansas City, MO 64108 alex.reed@lathropgpm.com  
Address Email



# UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12<sup>th</sup> Street, 15<sup>th</sup> floor; Kansas City, MO 64106-2795  
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CASE NO. CD-ROW-2023-00044

UTILITY CO. KCMO Public Works Department  
Streets and Traffic Division

Be it known that West Bottoms Flats II LLC, Twain GL XXI LLC, and West Bottoms Midwest LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

ALL THAT PART OF THE 16.00 FOOT ALLEY LYING BETWEEN BLOCK 32, WEST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI AND LOT 15, BLOCK 8, PACIFIC PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE AND THAT PART OF THE 20.00 FOOT ALLEY LYING BETWEEN LOTS 1 THRU 5 AND LOTS 9 THRU 15, SAID BLOCK 8, PACIFIC PLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF WYOMING STREET, AS NOW ESTABLISHED, WITH THE NORTH LINE OF SAID 16.00 FOOT ALLEY; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOTS 1 THRU 5; THENCE SOUTH ALONG SAID WEST LINE AND NORTHERLY PROLONGATION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE NORTHWEST LINE OF AN EXISTING 20.00 FOOT ALLEY; THENCE SOUTHWEST ALONG SAID NORTHWEST LINE, TO THE EAST LINE OF SAID LOTS 9 THRU 15; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID 16.00 FOOT ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID 16.00 FOOT ALLEY, TO SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, TO THE POINT OF BEGINNING.

for the following purpose: For traffic control and for the use of the alley as a public gathering place for tenants of the West Bottom Flats development, including the Abernathy, Wyoming, Liberty lofts and the forthcoming Midwest lofts which surround the alley.

**1. Our utility/agency has facilities or interest within this right of way:**

- Yes (proceed to #2)       No (form complete)

**2. Our utility/agency:**

- has no objections  
 objects to the vacation and will not waive objection under any conditions (describe below)  
 will waive objections subject to the following conditions (describe below)  
     Retain utility easement and protect facilities  
     Relocate facilities  
     Other: \_\_\_\_\_

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Sam Akula, KCMO, Public Works Dept.

Authorized Representative

10/18/2023

Date

**Return this form to:**

Alex Reed, Lathrop GPM LLP (on behalf of WBF)  
Applicant Name

816.460.5539

Phone

2345 Grand Blvd, Suite 2200, Kansas City, MO 64108  
Address

alex.reed@lathropgpm.com

Email



# UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

CASE NO. CD-ROW-2023-00044

UTILITY CO. KCMO Public Works Department  
Street Lighting Division

Be it known that West Bottoms Flats II LLC, Twain GL XXI LLC, and West Bottoms Midwest LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

ALL THAT PART OF THE 16.00 FOOT ALLEY LYING BETWEEN BLOCK 32, WEST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI AND LOT 15, BLOCK 8, PACIFIC PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE AND THAT PART OF THE 20.00 FOOT ALLEY LYING BETWEEN LOTS 1 THRU 5 AND LOTS 9 THRU 15, SAID BLOCK 8, PACIFIC PLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF WYOMING STREET, AS NOW ESTABLISHED, WITH THE NORTH LINE OF SAID 16.00 FOOT ALLEY; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOTS 1 THRU 5; THENCE SOUTH ALONG SAID WEST LINE AND NORTHERLY PROLONGATION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE NORTHWEST LINE OF AN EXISTING 20.00 FOOT ALLEY; THENCE SOUTHWEST ALONG SAID NORTHWEST LINE, TO THE EAST LINE OF SAID LOTS 9 THRU 15; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID 16.00 FOOT ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID 16.00 FOOT ALLEY, TO SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, TO THE POINT OF BEGINNING.

for the following purpose: For traffic control and for the use of the alley as a public gathering place for tenants of the West Bottom Flats development, including the Abernathy, Wyoming, Liberty lofts and the forthcoming Midwest lofts which surround the alley.

**1. Our utility/agency has facilities or interest within this right of way:**

- Yes (proceed to #2)
- No (form complete)

**2. Our utility/agency:**

- has no objections
- objects to the vacation and will not waive objection under any conditions (describe below)
- will waive objections subject to the following conditions (describe below)
  - Retain utility easement and protect facilities
  - Relocate facilities
  - Other: \_\_\_\_\_

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Joseph Newton  
Authorized Representative

10/18/2023  
Date

**Return this form to:**

Alex Reed, Lathrop GPM LLP (on behalf of WBF)  
Applicant Name

816.460.5539

Phone

2345 Grand Blvd, Suite 2200, Kansas City, MO 64108  
Address

alex.reed@lathropgpm.com

Email



# UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

CASE NO. CD-ROW-2023-00044

UTILITY CO. Spectrum Charter

Be it known that West Bottoms Flats II LLC, Twain GL XXI LLC, and West Bottoms Midwest LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

ALL THAT PART OF THE 16.00 FOOT ALLEY LYING BETWEEN BLOCK 32, WEST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI AND LOT 15, BLOCK 8, PACIFIC PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE AND THAT PART OF THE 20.00 FOOT ALLEY LYING BETWEEN LOTS 1 THRU 5 AND LOTS 9 THRU 15, SAID BLOCK 8, PACIFIC PLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF WYOMING STREET, AS NOW ESTABLISHED, WITH THE NORTH LINE OF SAID 16.00 FOOT ALLEY; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOTS 1 THRU 5; THENCE SOUTH ALONG SAID WEST LINE AND NORTHERLY PROLONGATION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE NORTHWEST LINE OF AN EXISTING 20.00 FOOT ALLEY; THENCE SOUTHWEST ALONG SAID NORTHWEST LINE, TO THE EAST LINE OF SAID LOTS 9 THRU 15; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID 16.00 FOOT ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID 16.00 FOOT ALLEY, TO SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, TO THE POINT OF BEGINNING.

for the following purpose: For traffic control and for the use of the alley as a public gathering place for tenants of the West Bottom Flats development, including the Abernathy, Wyoming, Liberty lofts and the forthcoming Midwest lofts which surround the alley.

**1. Our utility/agency has facilities or interest within this right of way:**

- Yes (proceed to #2)  No (form complete)

**2. Our utility/agency:**

- has no objections  
 objects to the vacation and will not waive objection under any conditions (describe below)  
 will waive objections subject to the following conditions (describe below)  
 Retain utility easement and protect facilities  
 Relocate facilities  
 Other: \_\_\_\_\_

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Delbert Kimbrough, Jr

10/17/23

Authorized Representative

Date

**Return this form to:**

Alex Reed, Lathrop GPM LLP (on behalf of WBF)  
Applicant Name

816.460.5539

Phone

2345 Grand Blvd, Suite 2200, Kansas City, MO 64108  
Address

alex.reed@lathropgpm.com

Email



# UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12<sup>th</sup> Street, 15<sup>th</sup> floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

CASE NO. CD-ROW-2023-00044

UTILITY CO. KCMO Fire Department

Be it known that West Bottoms Flats II LLC, Twain GL XXI LLC, and West Bottoms Midwest LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

ALL THAT PART OF THE 16.00 FOOT ALLEY LYING BETWEEN BLOCK 32, WEST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI AND LOT 15, BLOCK 8, PACIFIC PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE AND THAT PART OF THE 20.00 FOOT ALLEY LYING BETWEEN LOTS 1 THRU 5 AND LOTS 9 THRU 15, SAID BLOCK 8, PACIFIC PLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF WYOMING STREET, AS NOW ESTABLISHED, WITH THE NORTH LINE OF SAID 16.00 FOOT ALLEY; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOTS 1 THRU 5; THENCE SOUTH ALONG SAID WEST LINE AND NORTHERLY PROLONGATION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE NORTHWEST LINE OF AN EXISTING 20.00 FOOT ALLEY; THENCE SOUTHWEST ALONG SAID NORTHWEST LINE, TO THE EAST LINE OF SAID LOTS 9 THRU 15; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID 16.00 FOOT ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID 16.00 FOOT ALLEY, TO SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, TO THE POINT OF BEGINNING.

for the following purpose: For traffic control and for the use of the alley as a public gathering place for tenants of the West Bottom Flats development, including the Abernathy, Wyoming, Liberty lofts and the forthcoming Midwest lofts which surround the alley.

**1. Our utility/agency has facilities or interest within this right of way:**

- Yes (proceed to #2)
- No (form complete)

**2. Our utility/agency:**

- has no objections
- objects to the vacation and will not waive objection under any conditions (describe below)
- will waive objections subject to the following conditions (describe below)
  - Retain utility easement and protect facilities
  - Relocate facilities
  - Other: \_\_\_\_\_

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

*M Schroeder*

Authorized Representative

10/25/2023

Date

**Return this form to:**

Alex Reed, Lathrop GPM LLP (on behalf of WBF)  
Applicant Name

816.460.5539

Phone

2345 Grand Blvd, Suite 2200, Kansas City, MO 64108  
Address

alex.reed@lathropgpm.com

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO.

UTILITY CO. Evergy

Be it known that West Bottoms Flats II LLC, Twain GL XXI LLC, and West Bottoms Midwest LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

ALL THAT PART OF THE 16.00 FOOT ALLEY LYING BETWEEN BLOCK 32, WEST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI AND LOT 15, BLOCK 8, PACIFIC PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE AND THAT PART OF THE 20.00 FOOT ALLEY LYING BETWEEN LOTS 1 THRU 5 AND LOTS 9 THRU 15, SAID BLOCK 8, PACIFIC PLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF WYOMING STREET, AS NOW ESTABLISHED, WITH THE NORTH LINE OF SAID 16.00 FOOT ALLEY; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOTS 1 THRU 5; THENCE SOUTH ALONG SAID WEST LINE AND NORTHERLY PROLONGATION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE NORTHWEST LINE OF AN EXISTING 20.00 FOOT ALLEY; THENCE SOUTHWEST ALONG SAID NORTHWEST LINE, TO THE EAST LINE OF SAID LOTS 9 THRU 15; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID 16.00 FOOT ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID 16.00 FOOT ALLEY, TO SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, TO THE POINT OF BEGINNING.

for the following purpose: For traffic control and for the use of the alley as a public gathering place for tenants of the West Bottom Flats development, including the Abernathy, Wyoming, Liberty lofts and the forthcoming Midwest lofts which surround the alley.

1. Our utility/agency has facilities or interest within this right of way:

- Yes (proceed to #2) No (form complete)

2. Our utility/agency:

- has no objections
objects to the vacation and will not waive objection under any conditions (describe below)
will waive objections subject to the following conditions (describe below)
Retain utility easement and protect facilities
Relocate facilities
Other:

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
Please return this form to the applicant within 30 days.

AMAR CHEEMA (EVERGY) Authorized Representative

11/15/2023 Date

Return this form to:

Alex Reed, Lathrop GPM LLP (on behalf of WBF) 816.460.5539
Applicant Name Phone
2345 Grand Blvd, Suite 2200, Kansas City, MO 64108 alex.reed@lathropgpm.com
Address Email