



CITY PLAN COMMISSION

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

kcmo.gov/planning

February 04, 2026

Brian Farrell
Balboa Real Estate Partners
11611 San Vicente Blvd, 900
Los Angeles, CA 90049

Re: **CD-ROW-2025-00042** - A request to approve a vacation of public right-of-way in District UR (Urban Redevelopment) on about 0.8 acres generally located at the southwest corner of Highway 9 and Northwest Briarcliff Parkway.

Dear Brian Farrell:

At its meeting on February 04, 2026, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

The Commission's action is only a recommendation. Your request must receive final action from the . All conditions imposed by the Commission, if any, are available on the following page(s).

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for consideration.

If you have any questions, please contact me at matthew.barnes@kcmo.org or (816) 513-8817.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Barnes".

Matthew Barnes
Lead Planner

That plans, revised as noted below, are submitted and accepted by staff prior to scheduling for .

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

1. That the applicant shall retain all utility easements and protect facilities required by AT&T.
2. That the applicant shall retain all existing utility easements and protect all facilities required by Evergy. Any relocation of utilities shall only occur if service is maintained, all associated costs are reimbursed by the applicant, and any necessary easements are granted.
3. That street lights found adjacent to the plat to be vacated are not affected or removed.
4. That the applicant shall retain all utility easements and protect facilities or relocate facilities if found to be in conflict at the owners expense as required by Spectrum Charter.
5. That the applicant shall retain all utility easements and protect facilities required by Spire.
6. That the applicant shall retain all utility easements and protect facilities as required by Kansas City Water Services. No structures shall be built within the easements.