



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

UTILITY CO. _____

Be it known that B16 Land II, 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:

ALLEY VACATION

That portion of the North-South Alley (12 feet wide) as shown on Ford & Whitworth Addition, a subdivision in the City of Kansas City, the North-South Alley (11 feet wide) as shown on Balis Addition, a subdivision in the City of Kansas City, and a portion of the North-South (11 feet wide) Alley in Block 1 of King & Bouton's Addition, a subdivision in the City of Kansas City, situated in the Southeast quarter of Section 6, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, described as follows:

COMMENCING for reference at the Southeast corner of Lot 28 in Block 1 of said King & Bouton's Addition; Thence, along the East line of said Lot 28, North 02°00'19" East, 4.00 feet to the TRUE POINT OF BEGINNING;

Thence, along the West line of said Alley, and along the East line of Lots 28 through 40 in Block 1 of said King & Bouton's Addition, and along the East lines of Lots 7 through 11 of said Balis Addition, North 02°00'19" East, 474.03 feet to a point on the North line of said Lot 11;

Thence, along the North line of said Lot 11, South 87°41'01" East, 3.13 feet to the Southeast corner of Lot 7 of said Ford & Whitworth Addition;

Thence, along the West line of said Alley, and along the East lines of Lot 7, 8 and 14 of said Ford & Whitworth Addition, North 02°00'16" East, 173.15 feet to a point on the Southerly line of Interstate 35;

Thence, along the Southerly line of Interstate 35, North 58°23'02" East, 14.41 feet to the East line of said Alley, said point lying on the West line of Lot 1 of said Ford & Whitworth Addition;

Thence, along the East line of said Alley, and along the West lines of Lot 1 through 6 of said Ford & Whitworth Addition, South 02°00'16" West, 181.20 feet to a point on the North line of Lot 1 in said Balis Addition;

Thence, along the North line of said Lot 1, North 87°41'01" West, 4.13 feet to the Northwest corner of said Lot 1;

Thence, along the East line of said Alley, and along the West lines of Lots 1 through 6 of said Balis Addition, and along the West lines of Lots 1 through 13 in Block 1 of said King & Bouton's Addition, South 02°00'19" West, 474.08 feet to a point 4.00 feet North of the Southwest corner of said Lot 13;

Thence, North 87°26'15" West, 11.00 feet to the TRUE POINT OF BEGINNING, Prepared by Anne M. Smoke, Missouri PLS 2016019010, on October 24, 2023.

Contains 24,227 square feet, more or less.



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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for the following purpose: of removing the existing alley within their property limits, to accommodate future development of a vertically mixed-use development. Anticipated uses are planned for future office, multi-family residential, retail, hotel, and associated parking structure.

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: _____

MODOT has a street light pedestal fed from the deadend pole (STE0225533) located at the north end of the alley. Pedestal would require a design to refeed the pedestal. Requestor of easement vacation is responsible for the cost of the refeed.

- 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.H. Bond

Authorized Representative

2/22/2024

Date

Return this form to:

Amanda Roller
(Kimley-Horn & Associates, Inc.)
On behalf of the Owner
(B16 Land II, LLC)

816-652-0350

Applicant Name

Phone

805 Pennsylvania Ave, Suite 150
Kansas City, MO 64105

Amanda.Roller@Kimley-Horn.com

Address

Email



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UTILITY CO. Spire Energy

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Thence, along the Southerly line of Interstate 35, North 58°23'02" East, 14.41 feet to the East line of said Alley, said point lying on the West line of Lot 1 of said Ford & Whitworth Addition;

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☐ Retain utility easement and protect facilities
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☐ Other: _____

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- Please return this form to the applicant within 30 days.

JohnnyStrauss - Right of Way Representative for Spire

Johnny Strauss

1/19/2024

Authorized Representative

Date

Return this form to:

Amanda Roller
(Kimley-Horn & Associates, Inc.)
On behalf of the Owner
(B16 Land II, LLC)

816-652-0350

Applicant Name

Phone

805 Pennsylvania Ave, Suite 150
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Thence, along the Southerly line of Interstate 35, North 58°23'02" East, 14.41 feet to the East line of said Alley, said point lying on the West line of Lot 1 of said Ford & Whitworth Addition;

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☒ Retain utility easement and protect facilities
☒ Relocate facilities
☐ Other: att will either retain easement, and existing facilities will be protected, or builder will pay to re-route

- 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

Authorized Representative

1/23/24

Date

Return this form to:

Amanda Roller
(Kimley-Horn & Associates, Inc.)
On behalf of the Owner
(B16 Land II, LLC)

816-652-0350

Applicant Name

Phone

805 Pennsylvania Ave, Suite 150
Kansas City, MO 64105

Amanda.Roller@Kimley-Horn.com

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☐ Other: _____

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Jason Rodick

2-14-2024

Authorized Representative

Date

Return this form to:

Amanda Roller
(Kimley-Horn & Associates, Inc.)
On behalf of the Owner
(B16 Land II, LLC)

816-652-0350

Applicant Name

Phone

805 Pennsylvania Ave, Suite 150
Kansas City, MO 64105

Amanda.Roller@Kimley-Horn.com

Address

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~~Retain utility easement and protect easement~~

☒ Relocate facilities

☐ Other: _____

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James W. Kufner
Authorized Representative

02/15/2024
Date

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(Kimley-Horn & Associates, Inc.)
On behalf of the Owner
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Applicant Name

Phone

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M Schroeder

Authorized Representative

1/30//2024

Date

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Amanda Roller
(Kimley-Horn & Associates, Inc.)
On behalf of the Owner
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Applicant Name

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Thence, along the East line of said Alley, and along the West lines of Lot 1 through 6 of said Ford & Whitworth Addition, South 02°00'16" West, 181.20 feet to a point on the North line of Lot 1 in said Balis Addition;

Thence, along the North line of said Lot 1, North 87°41'01" West, 4.13 feet to the Northwest corner of said Lot 1;

Thence, along the East line of said Alley, and along the West lines of Lots 1 through 6 of said Balis Addition, and along the West lines of Lots 1 through 13 in Block 1 of said King & Bouton's Addition, South 02°00'19" West, 474.08 feet to a point 4.00 feet North of the Southwest corner of said Lot 13;

Thence, North 87°26'15" West, 11.00 feet to the TRUE POINT OF BEGINNING, Prepared by Anne M. Smoke, Missouri PLS 2016019010, on October 24, 2023.

Contains 24,227 square feet, more or less.



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

for the following purpose: of removing the existing alley within their property limits, to accommodate future development of a vertically mixed-use development. Anticipated uses are planned for future office, multi-family residential, retail, hotel, and associated parking structure.

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,

816-513-9861

2/14/2024

Authorized Representative

Date

Return this form to:

Amanda Roller
(Kimley-Horn & Associates, Inc.)
On behalf of the Owner
(B16 Land II, LLC)

816-652-0350

Applicant Name

Phone

805 Pennsylvania Ave, Suite 150
Kansas City, MO 64105

Amanda.Roller@Kimley-Horn.com

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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UTILITY CO. Kanas City Street Lighting Services

Be it known that B16 Land II, 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:

ALLEY VACATION

That portion of the North-South Alley (12 feet wide) as shown on Ford & Whitworth Addition, a subdivision in the City of Kansas City, the North-South Alley (11 feet wide) as shown on Balis Addition, a subdivision in the City of Kansas City, and a portion of the North-South (11 feet wide) Alley in Block 1 of King & Bouton's Addition, a subdivision in the City of Kansas City, situated in the Southeast quarter of Section 6, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, described as follows:

COMMENCING for reference at the Southeast corner of Lot 28 in Block 1 of said King & Bouton's Addition; Thence, along the East line of said Lot 28, North 02°00'19" East, 4.00 feet to the TRUE POINT OF BEGINNING;

Thence, along the West line of said Alley, and along the East line of Lots 28 through 40 in Block 1 of said King & Bouton's Addition, and along the East lines of Lots 7 through 11 of said Balis Addition, North 02°00'19" East, 474.03 feet to a point on the North line of said Lot 11;

Thence, along the North line of said Lot 11, South 87°41'01" East, 3.13 feet to the Southeast corner of Lot 7 of said Ford & Whitworth Addition;

Thence, along the West line of said Alley, and along the East lines of Lot 7, 8 and 14 of said Ford & Whitworth Addition, North 02°00'16" East, 173.15 feet to a point on the Southerly line of Interstate 35;

Thence, along the Southerly line of Interstate 35, North 58°23'02" East, 14.41 feet to the East line of said Alley, said point lying on the West line of Lot 1 of said Ford & Whitworth Addition;

Thence, along the East line of said Alley, and along the West lines of Lot 1 through 6 of said Ford & Whitworth Addition, South 02°00'16" West, 181.20 feet to a point on the North line of Lot 1 in said Balis Addition;

Thence, along the North line of said Lot 1, North 87°41'01" West, 4.13 feet to the Northwest corner of said Lot 1;

Thence, along the East line of said Alley, and along the West lines of Lots 1 through 6 of said Balis Addition, and along the West lines of Lots 1 through 13 in Block 1 of said King & Bouton's Addition, South 02°00'19" West, 474.08 feet to a point 4.00 feet North of the Southwest corner of said Lot 13;

Thence, North 87°26'15" West, 11.00 feet to the TRUE POINT OF BEGINNING, Prepared by Anne M. Smoke, Missouri PLS 2016019010, on October 24, 2023.

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for the following purpose: of removing the existing alley within their property limits, to accommodate future development of a vertically mixed-use development. Anticipated uses are planned for future office, multi-family residential, retail, hotel, and associated parking structure.

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☐ 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

01/19/2024

Date

Return this form to:

Amanda Roller
(Kimley-Horn & Associates, Inc.)
On behalf of the Owner
(B16 Land II, LLC)

816-652-0350

Applicant Name

Phone

805 Pennsylvania Ave, Suite 150
Kansas City, MO 64105

Amanda.Roller@Kimley-Horn.com

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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UTILITY CO. Vicinity Energy

Be it known that B16 Land II, 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:

ALLEY VACATION

That portion of the North-South Alley (12 feet wide) as shown on Ford & Whitworth Addition, a subdivision in the City of Kansas City, the North-South Alley (11 feet wide) as shown on Balis Addition, a subdivision in the City of Kansas City, and a portion of the North-South (11 feet wide) Alley in Block 1 of King & Bouton's Addition, a subdivision in the City of Kansas City, situated in the Southeast quarter of Section 6, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, described as follows:

COMMENCING for reference at the Southeast corner of Lot 28 in Block 1 of said King & Bouton's Addition; Thence, along the East line of said Lot 28, North 02°00'19" East, 4.00 feet to the TRUE POINT OF BEGINNING;

Thence, along the West line of said Alley, and along the East line of Lots 28 through 40 in Block 1 of said King & Bouton's Addition, and along the East lines of Lots 7 through 11 of said Balis Addition, North 02°00'19" East, 474.03 feet to a point on the North line of said Lot 11;

Thence, along the North line of said Lot 11, South 87°41'01" East, 3.13 feet to the Southeast corner of Lot 7 of said Ford & Whitworth Addition;

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Thence, along the Southerly line of Interstate 35, North 58°23'02" East, 14.41 feet to the East line of said Alley, said point lying on the West line of Lot 1 of said Ford & Whitworth Addition;

Thence, along the East line of said Alley, and along the West lines of Lot 1 through 6 of said Ford & Whitworth Addition, South 02°00'16" West, 181.20 feet to a point on the North line of Lot 1 in said Balis Addition;

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Thence, along the East line of said Alley, and along the West lines of Lots 1 through 6 of said Balis Addition, and along the West lines of Lots 1 through 13 in Block 1 of said King & Bouton's Addition, South 02°00'19" West, 474.08 feet to a point 4.00 feet North of the Southwest corner of said Lot 13;

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☐ 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.

Craig Mcniel,

Craig Mcniel

Authorized Representative

1/18/2024

Date

Return this form to:

Amanda Roller
(Kimley-Horn & Associates, Inc.)
On behalf of the Owner
(B16 Land II, LLC)

816-652-0350

Applicant Name

Phone

805 Pennsylvania Ave, Suite 150
Kansas City, MO 64105

Amanda.Roller@Kimley-Horn.com

Address

Email