



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri

Department of City Planning and Development
Development Management Division

414 E 12th Street, 15th Floor
Kansas City, Missouri 64108
www.kcmo.org/planning

Project
E 52nd St Vacation.
Hearing Date April 20, 2021

Item #	Case	Request
4	CD-ROW-2020-00025	Vacation

Item #	Staff Recommendation(s)
4	Approval with conditions

Applicant
Kevin Nordhues
Vance Brothers, Inc.
5201 Brighton Ave.
Kansas City, MO 64130

Location	5201 Brighton Ave.
Area	About 35,500 square feet
Zoning	M3-5
Council District	5 th
County	Jackson
School District	KCMO

Surrounding Land Uses
Industrial use zoned M3-5 in all directions

Land Use Plan
The Swope Area Plan recommends Light Industrial land uses. The request conforms to this recommendation.

Major Street Plan
No street is identified on the Major Street Plan.

APPROVAL PROCESS



PUBLIC HEARING REQUIRED

Yes

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject property does not lie within any registered neighborhood or civic organization therefore none were notified

REQUIRED PUBLIC ENGAGEMENT

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

SUMMARY OF REQUEST

Applicant is seeking approval of a street vacation.

PURPOSE

Applicant is proposing street vacation which requires approval of the above-referenced request.

EXISTING CONDITIONS

The area to be vacated is a portion of E. 52nd Street between Brighton Avenue to the west and Denver Avenue to the east in District M3-5.

NEARBY DEVELOPMENTS

No nearby developments is found related to the subject site.

KEY POINTS

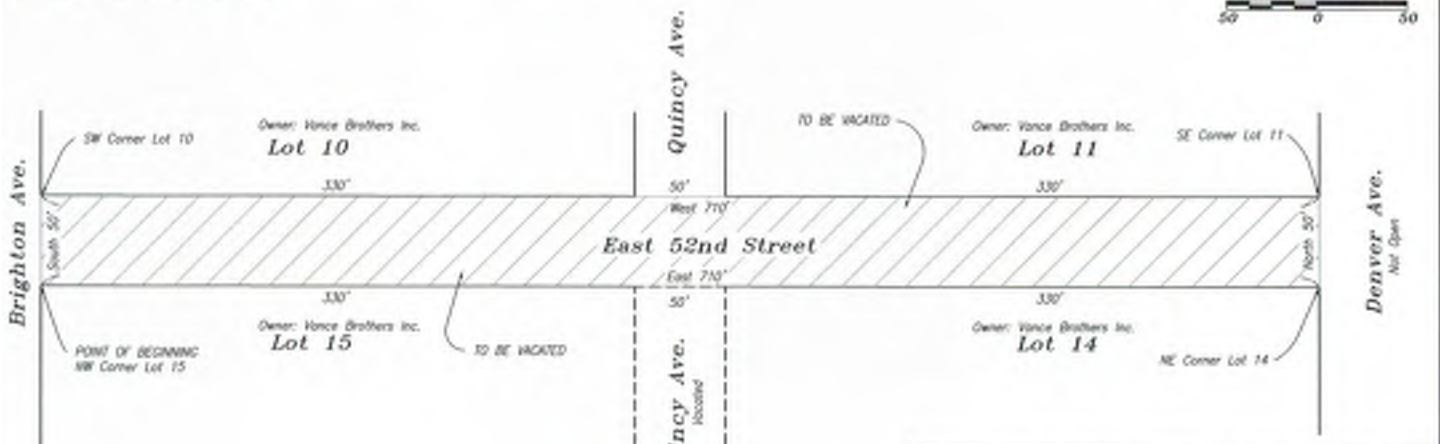
- The applicant intends to vacate a portion of E. 52nd Street between Brighton Avenue to the west and Denver Avenue to the east in District M3-5, to allow for increased security of the property.

PLAN REVIEW

The area to be vacated is a to vacate a portion of E. 52nd Street between Brighton Avenue to the west and Denver Avenue to the east (See image below) in District M3-5, to allow for increased security of the property. KCMO Water Services, Spire, and Evergy have identified utilities within the right-of-way and have requested utility easements to maintain their facilities.



PROPERTY DESCRIPTION:
 A parcel of land in the Subdivision of SOUTH BLUEBANKS, a Subdivision of Record in the City of Kansas City, Jackson County, Missouri, described as follows: BEGINNING of the Northwest corner of Lot 15 of SOUTH BLUEBANKS, said point being on the south Right of Way of 52nd Street and on the east right of Way of Brighton Avenue; thence East along the south line of 52nd Street Right of way a distance of 710 feet to the northeast corner of Lot 14 of SOUTH BLUEBANKS, said point being on the west Right of Way of Denver Avenue; thence North, a distance of 50 feet to the southeast corner of Lot 11 of SOUTH BLUEBANKS, said point being on the north Right of Way of 52nd Street; thence West along the north Right of Way of 52nd Street, a distance of 710 feet to the southwest corner of Lot 10 of SOUTH BLUEBANKS; thence South 50 feet to the POINT OF BEGINNING, containing 35,500 square feet.



Randy P. Dooley, PLS 2433
 10/9/2020



FOR:
 Vance Brothers Inc.
 5301 Brighton Ave.
 Kansas City, MO 64130

R.O.W. Vacation Exhibit	
East 52nd Street of SOUTH BLUEBANKS Kansas City, Jackson County, Missouri	
PRUITT and DOOLEY SURVEYING, LLC	
MO Corporate License No. 2008034624	
7912 Elm Ave. Raytown, MO 64138 816-999-4239	10777 Barkley, Ste. 220-1 Overland Park, KS 66211 913-652-9002
Job No. 20-0515 ROW Vacation Exhibit.dwg	October 8, 2020
1 SHEET OF 1	

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.

There is no other owner located on the portion of street that's been requested to be vacated. This vacation will only vacate a small portion of the street and will retain connection between Denver and Brighton Avenues.

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 current right-of-way serves no current purposes for the general public and this vacation was recommended to allow for the improvement of security of the petitioner's property.

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 physical connectivity in any way.

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.

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.

The full width of the street will be vacated.

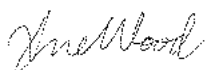
88-560-10-H. The right-of-way to be vacated is not on the Major Street Plan.

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

PROFESSIONAL STAFF RECOMMENDATION

The right-of-way provides access only to one property owner – Vance Brothers Inc. It does not provide multi-modal access (only vehicular traffic) and serves only one property, yet it is the city's responsibility to maintain. The petitioner is seeking to vacate a small portion of the E. 52nd Street to improve the integrity and security of the subject property. For these reasons, City Planning and Development Staff **recommends approval subject to the following conditions** stated in the attached Conditions Report.

Respectfully Submitted,



Xue Wood, AICP

Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC

Recommended by Staff

Report Date: April 14, 2021

Case Number: CD-ROW-2020-00025

Project: E 52nd St Vacation

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

1. AT&T has a buried 50 pair copper cable that runs along 52nd Street, with several access points. A relocation option will be done at petitioner's expense. (4/07/2021)
2. The petitioner shall retain all utility easement and protect facilities required by KCMO Water Service Department. (4/07/2021)
3. The petitioner shall retain all utility easement and protect facilities required by AT&T. (4/07/2021)
4. The petitioner shall retain all utility easement and protect facilities and provide interlock Evergy company lock on gate as required by Evergy. (4/07/2021)
5. The petitioner shall retain all utility easement and protect facilities required by by Spire. (4/08/2021)
6. Spire requests Savings Clause to include replacement, repair and maintenance of assets. (4/08/2021)
7. At&T requests that a Savings Clause be included in the Vacation Ordinance that will protect their existing facilities and will grant them access for the proper maintenance of these facilities. (4/08/2021)
8. The vacation shall not affect the city's street lighting facilities per request by Public Works Department Street Lighting Services. (4/09/2021)



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

In the matter of the vacation of:

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

CONSENT OF CORPORATIONS

CD-ROW-2020-009

Owner's name	Legal description of property
<u>Tim Vance</u> (print)	Vance Brothers, Inc. 5201 Brighton Avenue Kansas City, MO 64130
 (sign) President	
<u>N/A - Seal below</u> (print)	
<u>N/A - Seal below</u> (sign) Secretary (if no corporate seal) (also to be notarized)	

VANCE BROTHERS INC
CORPORATE SEAL
MISSOURI

VANCE BROTHERS INC (816) 923-4325

Corporate seal above

(additional sheets attached as required)

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 23rd day of February, 2021, before me, appeared Tim Vance, to me personally known, who being by me personally sworn, did say that he/she is the (Vice) President of Vance Brothers, Inc., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said President acknowledged said instrument to be the free act and deed of said corporation.

Subscribed and sworn to before me on this 23rd day of February, 2021.

Notary Public in and for Said County and State


Notary Public

My Commission Expires: June 2, 2023



JENNIFER SEGURA
My Commission Expires
June 2, 2023
Jackson County
Commission #15635891

Kevin Nordhues
Vance Brothers, Inc.
5201 Brighton Ave., Kansas City, MO 64130
816-922-8005 knordhues@vancebrothers.com

Date: February 23, 2021

City Plan Commission
City Planning & Development Dept.
Development Management Division
15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106-2795

Dear City Plan Commission:

This letter is being written to explain the purpose for why Vance Brothers, Inc. is requesting that the city vacate E. 52nd Street in Kansas City, MO. We would like for the City to consider vacating the right-of-way for E. 52nd Street from Brighton Ave. to Denver Ave. so that we can install a security gate across 52nd Street. There have been numerous incidents of theft and vandalism over our years of operation at this site, so the installation of this security gate would help to better secure our company property and that of our employees.

Please find on page 2 a Metes-and-Bounds Legal Description of E. 52nd Street completed by registered land surveyor, Randy P. Dooley. Please notice two items as you review this legal description. First, this section of E. 52nd St. is only accessible from Brighton Ave. on the West, and second, Vance Brothers' property borders this section of E. 52nd St. on the other three sides (N, S and E sides). Essentially, E. 52nd Street dead ends into our property. Consequently, there are no other owners of property abutting said area proposed to be vacated.

Sincerely,

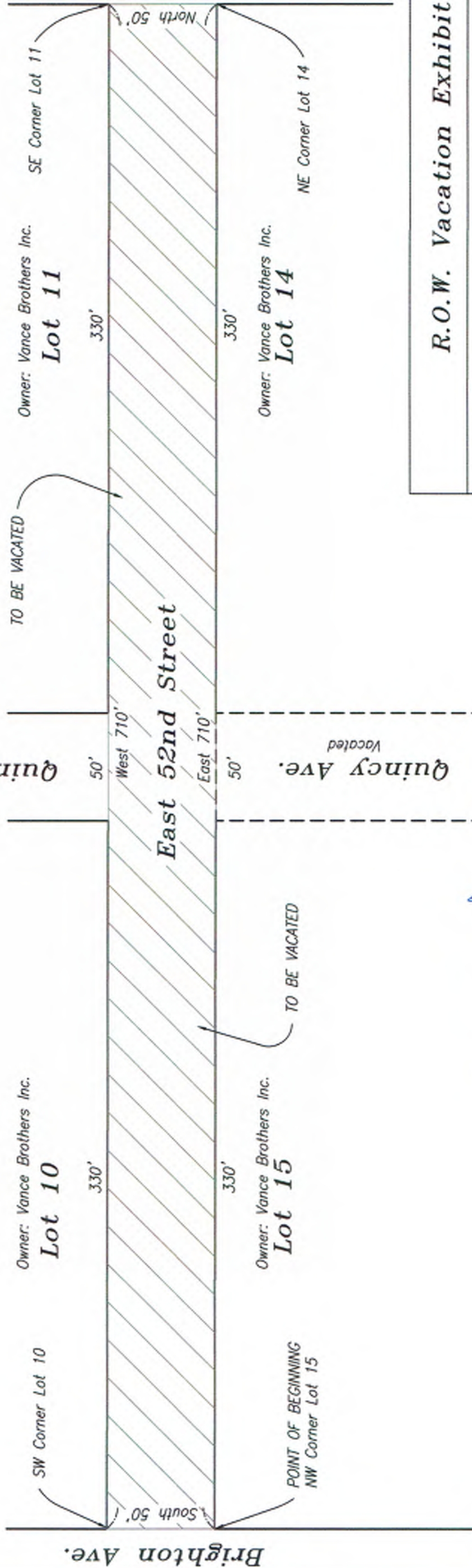


Kevin Nordhues
Compliance Director
Vance Brothers, Inc.



PROPERTY DESCRIPTION:

A parcel of land in the Subdivision of SOUTH BLUEBANKS, a Subdivision of Record in the City of Kansas City, Jackson County, Missouri, described as follows; BEGINNING at the Northwest corner of Lot 15 of SOUTH BLUEBANKS, said point being on the south Right of Way of 52nd Street and on the east right of Way of Brighton Avenue; thence East along the south line of 52nd Street Right of way a distance of 710 feet to the northeast corner of Lot 14 of SOUTH BLUEBANKS, said point being on the west Right of Way of Denver Avenue; thence North, a distance of 50 feet to the southeast corner of Lot 11 of SOUTH BLUEBANKS, said point being on the north Right of Way of 52nd Street; thence West along the north Right of Way of 52nd Street, a distance of 710 feet to the southwest corner of Lot 10 of SOUTH BLUEBANKS; thence South 50 feet to the POINT OF BEGINNING, containing 35,500 square feet.



[Signature]
 Randy P. Dooley, PLS 2485
 10/9/2020

FOR:
 Vance Brothers Inc.
 5201 Brighton Ave.
 Kansas City, MO 64130

R.O.W. Vacation Exhibit

East 52nd Street of SOUTH BLUEBANKS
 Kansas City, Jackson County, Missouri
PRUITT and DOOLEY SURVEYING, LLC
 MO Corporate License No. 2008034624
 7912 Elm Ave. 10777 Barkley, Ste. 220-1
 Raytown, MO 64138 Overland Park, KS 66211
 816-699-4239 913-652-9002



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

CD-ROW-2020-00025

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:

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

CD-ROW-2020-00025

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
Tim Vance - President	Vance Brothers, Inc. 5201 Brighton Ave. Kansas City, MO 64130	Tim Vance 21295 West 115th Terrace Olathe, KS 66061

(attach additional sheets if required)

Petitioner

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 23rd day of February in the year 2021, before me, a Notary Public in and for said state, personally appeared Tim Vance, 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 23rd day of February, 2021.

Notary Public in and for Said County and State

Notary Public

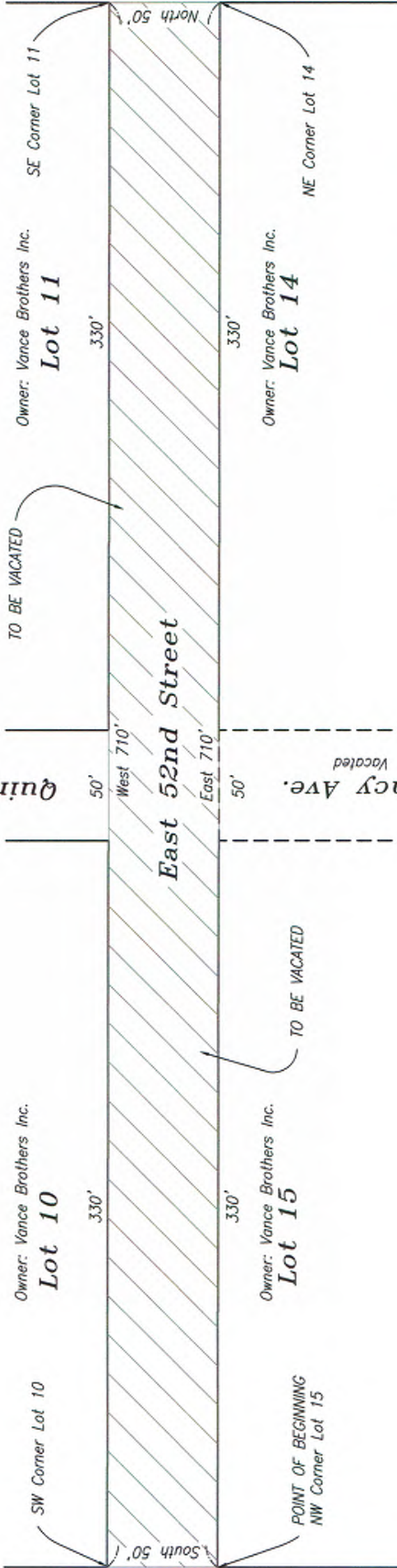
My Commission Expires: June 2, 2023



JENNIFER SEGURA
My Commission Expires
June 2, 2023
Jackson County
Commission #15635891

PROPERTY DESCRIPTION:

A parcel of land in the Subdivision of SOUTH BLUEBANKS, a Subdivision of Record in the City of Kansas City, Jackson County, Missouri, described as follows; BEGINNING at the Northwest corner of Lot 15 of SOUTH BLUEBANKS, said point being on the south Right of Way of 52nd Street and on the east right of Way of Brighton Avenue; thence East along the south line of 52nd Street Right of way a distance of 710 feet to the northeast corner of Lot 14 of SOUTH BLUEBANKS, said point being on the west Right of Way of Denver Avenue; thence North, a distance of 50 feet to the southeast corner of Lot 11 of SOUTH BLUEBANKS, said point being on the north Right of Way of 52nd Street; thence West along the north Right of Way of 52nd Street, a distance of 710 feet to the southwest corner of Lot 10 of SOUTH BLUEBANKS; thence South 50 feet to the POINT OF BEGINNING, containing 35,500 square feet.



[Signature]
 Randy P. Dooley, PLS 2485
 10/9/2020

FOR:
 Vance Brothers Inc.
 5201 Brighton Ave.
 Kansas City, MO 64130

R.O.W. Vacation Exhibit

East 52nd Street of SOUTH BLUEBANKS
 Kansas City, Jackson County, Missouri
PRUITT and DOOLEY SURVEYING, LLC
 MO Corporate License No. 2008034624
 7912 Elm Ave. 10777 Barkley, Ste. 220-1
 Raytown, MO 64138 Overland Park, KS 66211
 816-699-4239 913-652-9002



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. CD-ROW-2020-009

UTILITY CO. KCMO Fire Dept

Be it known that Vance Brothers, Inc, 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:

A parcel of land in the Subdivision of SOUTH BLUEBANKS, a Subdivision of Record in the City of Kansas City, Jackson County, Missouri, described as follows; BEGINNING at the Northwest corner of Lot 15 of SOUTH BLUEBANKS, said point being on the south Right of Way of 52nd Street and on the east right of Way of Brighton Avenue; thence East along the south line of 52nd Street Right of way a distance of 710 feet to the northeast corner of Lot 14 of SOUTH BLUEBANKS, said point being on the west Right of Way of Denver Avenue; thence North, a distance of 50 feet to the southeast corner of Lot 11 of SOUTH BLUEBANKS, said point being on the north Right of Way of 52nd Street; thence West along the north Right of Way of 52nd Street, a distance of 710 feet to the southwest corner of Lot 10 of SOUTH BLUEBANKS; thence South 50 feet to the POINT OF BEGINNING, containing 35,500 square feet.

for the following purpose: to install a security gate across 52nd Street to better secure our company property.

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:

If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided (IFC-2018 § 503.6)

- 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.

John Hastings
December 18, 2020
Authorized Representative
Date

KCFD-FMO 635 Woodland Ave., Ste. 2103 Kansas City, MO 64106

Return this form to:
Kevin Nordhues
Applicant Name
816-922-8005
Phone
Compliance Director, Vance Brothers, Inc.
5201 Brighton Ave., Kansas City, MO 64130
Address
knordhues@vancebrothers.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. KCMO Public Works Department
Streets and Traffic Division

Be it known that Vance Brothers, Inc., 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:

for the following purpose: to install a security gate across 52nd Street to better secure our company property.

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 Sam Akula, KCMO PW

Authorized Representative

1/14/2021
Date

Return this form to:

Kevin Nordhues

Applicant Name

816-922-8005

Phone

Compliance Director, Vance Brothers, Inc.

5201 Brighton Ave., Kansas City, MO 64130

Address

knordhues@vancebrothers.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. CD-ROW-2020-006

UTILITY CO. KCMO Water Services Department

Be it known that Vance Brothers, Inc., 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:

A parcel of land in the Subdivision of SOUTH BLUEBANKS, a Subdivision of Record in the City of Kansas City, Jackson County, Missouri, described as follows; BEGINNING at the Northwest corner of Lot 15 of SOUTH BLUEBANKS, said point being on the south Right of Way of 52nd Street and on the east right of Way of Brighton Avenue; thence East along the south line of 52nd Street Right of way a distance of 710 feet to the northeast corner of Lot 14 of SOUTH BLUEBANKS, said point being on the west Right of Way of Denver Avenue; thence North, a distance of 50 feet to the southeast corner of Lot 11 of SOUTH BLUEBANKS, said point being on the north Right of Way of 52nd Street; thence West along the north Right of Way of 52nd Street, a distance of 710 feet to the southwest corner of Lot 10 of SOUTH BLUEBANKS; thence South 50 feet to the POINT OF BEGINNING, containing 35,500 square feet.

for the following purpose: to install a security gate across 52nd Street to better secure our company property.

- Our utility/agency has facilities or interest within this right of way:
 - Yes (proceed to #2)
 - No (form complete)
- 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.

Travis W. Kiefer _____ 02/09/2021
 Authorized Representative Date
Travis W. Kiefer, P.E. - KC Water

Return this form to:

<u>Kevin Nordhues</u>	<u>816-922-8005</u>
Applicant Name	Phone
<u>Compliance Director, Vance Brothers, Inc.</u>	
<u>5201 Brighton Ave., Kansas City, MO 64130</u>	<u>knordhues@vancebrothers.com</u>
Address	Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 815 E. 12th Street, 13th Floor, Kansas City, MO 64108-2700
Phone (816) 251-2580 | Fax (816) 251-2400 | www.kansascitymo.gov

CASE NO. CD-R008-2000-000

STREET OR ALLEY _____

Be it known that Vance Brothers, Inc. being owners of real estate situate on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

A parcel of land in the Subdivision of SOUTH BLUEBANK, a Subdivision of Record in the City of Kansas City, Jackson County, Missouri, described as follows: BEGINNING at the Northwest corner of Lot 15 of SOUTH BLUEBANK, said parcel being on the south right-of-way of 12nd Street and on the east right-of-way of Brighton Avenue; thence East along the south line of 12nd Street Right-of-way a distance of 710 feet to the northeast corner of Lot 14 of SOUTH BLUEBANK, said parcel being on the west Right-of-way of Denver Avenue; thence North, a distance of 63 feet to the southeast corner of Lot 11 of SOUTH BLUEBANK, said parcel being on the north right-of-way of 12nd Street; thence West along the north Right-of-way of 12nd Street, a distance of 710 feet to the southwest corner of Lot 10 of SOUTH BLUEBANK; thence South-Northeast to the interior of DENVER, containing 34,104 square feet.

for the following purpose: to install a security gate across 12nd Street to better secure our existing property.

1. Our utility/agency has facilities or interest within the 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 (specify below)
- will waive objections subject to the following conditions (describe below)

retain utility equipment and protect facilities;
 relocate facilities;
 Other: AT&T has buried 50 pair copper cable that runs east along 52" se. with several access points. A relocation option will be done at Petitioner's expense.

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

Russell Craft
Authorized Representative

8-19-21
Date

Return this form to:

Kevin Nordhues
Applicant Name

816-922-8005
Phone

Compliance Director, Vance Brothers, Inc.

5201 Brighton Ave., Kansas City, MO 64130
Address

knordhues@vancebrothers.com
Email

Note: Per an email to me, Kevin Nordhues, from Carrie Cilke with AT&T on 2-19-21, AT&T is also requesting that a savings clause be included in the Vacation Ordinance that will protect their existing facilities and will grant them access for the proper maintenance of these facilities.



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. Charter

Be it known that Vance Brothers, Inc., 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:

for the following purpose: to install a security gate across 52nd Street to better secure our company property.

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 J. Theran II
Authorized Representative

1-6-21

Date

Return this form to:

Kevin Nordhues

Applicant Name

816-922-8005

Phone

Compliance Director, Vance Brothers, Inc.

5201 Brighton Ave., Kansas City, MO 64130

Address

knordhues@vancebrothers.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. CD-ROW-2020-000

UTILITY CO. EVERGY

Be it known that Vance Brothers, Inc., 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:

A parcel of land in the Subdivision of SOUTH BLUEBANKS, a Subdivision of Record in the City of Kansas City, Jackson County, Missouri, described as follows; BEGINNING at the Northwest corner of Lot 15 of SOUTH BLUEBANKS, said point being on the south Right of Way of 52nd Street and on the east right of Way of Brighton Avenue; thence East along the south line of 52nd Street Right of way a distance of 710 feet to the northeast corner of Lot 14 of SOUTH BLUEBANKS, said point being on the west Right of Way of Denver Avenue; thence North, a distance of 50 feet to the southeast corner of Lot 11 of SOUTH BLUEBANKS, said point being on the north Right of Way of 52nd Street; thence West along the north Right of Way of 52nd Street, a distance of 710 feet to the southwest corner of Lot 10 of SOUTH BLUEBANKS; thence South 50 feet to the POINT OF BEGINNING, containing 35,500 square feet.

for the following purpose: to install a security gate across 52nd Street to better secure our company property.

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: Interlock Evergy company lock on gate

- 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.

Tom L. Wright 2-12-2021
Authorized Representative Date

Return this form to:

Kevin Nordhues

Applicant Name

816-922-8005

Phone

Compliance Director, Vance Brothers, Inc.

5201 Brighton Ave., Kansas City, MO 64130

Address

knordhues@vancebrothers.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. **CD-ROW-2020-004**

UTILITY CO. KCMO Public Works Department
Street Lighting Services

Be it known that Vance Brothers, Inc., 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:

A parcel of land in the Subdivision of SOUTH BLUEBANKS, a Subdivision of Record in the City of Kansas City, Jackson County, Missouri, described as follows; BEGINNING at the Northwest corner of Lot 15 of SOUTH BLUEBANKS, said point being on the south Right of Way of 52nd Street and on the east right of Way of Brighton Avenue; thence East along the south line of 52nd Street Right of way a distance of 710 feet to the northeast corner of Lot 14 of SOUTH BLUEBANKS, said point being on the west Right of Way of Denver Avenue; thence North, a distance of 50 feet to the southeast corner of Lot 11 of SOUTH BLUEBANKS, said point being on the north Right of Way of 52nd Street; thence West along the north Right of Way of 52nd Street, a distance of 710 feet to the southwest corner of Lot 10 of SOUTH BLUEBANKS; thence South 50 feet to the POINT OF BEGINNING, containing 35,500 square feet.

for the following purpose: to install a security gate across 52nd Street to better secure our company property.

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: As long as the vacation does not affect our streetlight facilities.

NOTE: No public streetlights on E. 52nd Str. - KJN

- 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.

Sara Hurst

12-11-20

Authorized Representative

Date

Return this form to:

Kevin Nordhues

Applicant Name

816-922-8005

Phone

Compliance Director, Vance Brothers, Inc.

5201 Brighton Ave., Kansas City, MO 64130

Address

knordhues@vancebrothers.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. Spire

Be it known that Vance Brothers, Inc., 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:

for the following purpose: to install a security gate across 52nd Street to better secure our company property.

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: Spire requests Savings Clause to include Replacement, Repair and Maintenance of assets

Please supply Spire with a copy of the Ordinance and when passed. Please send to:
Johnny Strauss - ROW Representative
7500 East 35th Terrace
Kansas City, Missouri 64129

- 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.

Johnny Strauss - ROW Representative for Spire Johnny Strauss 12/18/2020

Authorized Representative Date

Return this form to:

Kevin Nordhues 816-922-8005

Applicant Name Phone
Compliance Director, Vance Brothers, Inc.

5201 Brighton Ave., Kansas City, MO 64130 knordhues@vancebrothers.com

Address Email

Signature: J Arellano
J Arellano (Dec 16, 2020 15:35 CST)

Email: jose.arellano@spireenergy.com

Signature: Michael Russo
Michael Russo (Dec 18, 2020 10:33 CST)

Email: michael.russo@spireenergy.com