

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

06/14/2022 12:08 PM

FEE: \$87.00 24 PGS

INSTRUMENT NUMBER

2022E0056489



Jackson County
Recorder of Deeds
Exempt Document

This document has been recorded under exempt status
pursuant to RSMo 59.310.4.

This certificate has been added to your document in
compliance with the laws of the State of Missouri.



Diana Smith
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

This page has been recorded as a permanent part of your document. Please do not remove.



CITY OF KANSAS CITY MISSOURI

**CERTIFICATE OF THE CITY CLERK
DOCUMENT TO BE RECORDED
WITH JACKSON COUNTY, MISSOURI**

DATE OF DOCUMENT:

June 9, 2022

DOCUMENT TITLE:

Vacation Ordinance
225472

GRANTOR(S)
NAME &
ADDRESS:

Trevor Fox

GRANTEE(S)
NAME &
ADDRESS:

City of Kansas City
44 E 12th Street
KCMO 64106

LEGAL DESCRIPTION:

See Pages 12 or Exhibit _____ of the subject document.

The above appears in records and is on file in the Office of the City Clerk, 25th floor, City Hall, Kansas City, Missouri. I hereby, certify that this is a true and correct copy of the above ordinance.

IN TESTIMONY WHEREOF, I have set my hand and affixed the seal of the City on this 14th day of June, 2022.

Marilyn Sanders
City Clerk

By Marilyn Sanders City Clerk



**RETURN ALL RECORDED ORIGINALS TO:
OFFICE OF THE CITY CLERK, 414 E. 12TH STREET, CITY HALL, 25TH FLOOR, KANSAS CITY
MISSOURI 64106.**



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 220472

ORDINANCE NO. 220472

Vacating Norton Avenue between E. 38th Street on the north and E. 39th Street on the south; and directing the City Clerk to record certain documents. (CD-ROW-2021-00038)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 19th day of October, 2021, a petition was filed with the City Clerk of Kansas City by Anderson Engineering for the vacation of all of Norton Avenue, from the north right-of-way line of 39th Street, north to the south right-of-way line of 38th Street, said right-of-way to be vacated being part of the Northeast Quarter of Section 22, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri; giving the distinct description of the street to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said street has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

Section 2. That the Council finds that the City Plan Commission has duly endorsed its approval of this Ordinance hereon.

Section 3. That the Council finds that no private rights will be unreasonably injured or endangered by this vacation and that the public will suffer no unreasonable loss or inconvenience thereby.

Section 4. That all of Norton Avenue, from the north right-of-way line of 39th Street, north to the south right-of-way line of 38th Street, said right-of-way to be vacated being part of the Northeast Quarter of Section 22, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri; be and the same is hereby vacated. However, the City of Kansas City reserves an easement and the right to locate, construct and maintain (or to authorize any franchised utility to locate, construct and maintain) conduits, water, gas and sewer pipes, poles and wire, or any of them over, under, along and across the above-described property. The City of Kansas City shall have at all times the right to go upon the above-described property to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the above-described property in any manner as would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses, and specifically, there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) without first securing the written approval of the Director of Public Works; is hereby approved, subject to the following conditions:

1. A utility easement shall be retained for the entirety of the area to be vacated.
2. An access easement shall be retained for the entirety of the area to be vacated.
3. No buildings shall be constructed over any water services department easement or infrastructure.

Section 5. That the City Clerk of Kansas City, Missouri, be and she is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance and the consent of property owners hereinbefore referred to, to be filed for record in the Recorder's Office in Jackson County, Missouri.

Section 6. All Ordinances or parts of Ordinances in conflict with this Ordinance are, in so much as they conflict with this Ordinance, hereby repealed.



Authenticated as Passed

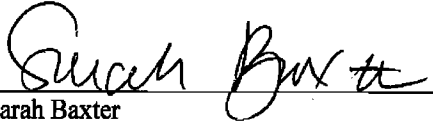

Quintan Lucas, Mayor

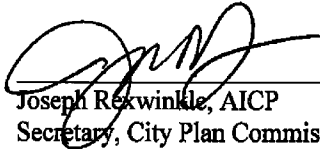

Marilyn Sanders, City Clerk

JUN 09 2022

Date Passed

Approved as to form and legality:


Sarah Baxter
Assistant City Attorney

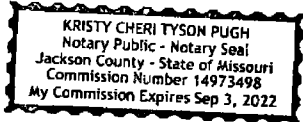

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

STATE OF MISSOURI)
) ss.
COUNTY OF Jackson)

On the 14 day of June, 2022, before me, a Notary Public in and for said County, personally appeared Marilyn Sanders to me known to be the City Clerk of Kansas City, Missouri, in the above and foregoing ordinance mentioned, and acknowledged the said ordinance to be the act and deed of said Kansas City, duly passed by the Council of said City, and became effective as herein stated.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in Kansas City, Missouri, the day and year first above written.

My term expires September 3, 2022.



Kristy Cheri Tyson Pugh
Notary Public within and for
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI)
) ss.
COUNTY OF _____)

I, the undersigned, Recorder of Deeds within and for the County aforesaid, do hereby certify that the foregoing instrument of writing was on the _____ day of _____, A.D. 20____, at _____ o'clock _____ minutes M., duly filed for record in this office, and with certificate of acknowledgment thereon endorsed, is recorded in the records of this office in Book _____, at page _____.

In Testimony Whereof, I hereunto set my hand and affix the seal of said office at Kansas City, Missouri, this day and year last aforesaid.

Recorder

By _____
Deputy



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		
Vacation of Portion of Norton Ave		
Hearing Date January 18, 2022		
Item #1	Case CD-ROW-2021-00038	Request Vacation
Item #1	Staff Recommendation(s) Approval with Conditions	
Applicant		
Trevor Fox Anderson Engineering 941 W. 141 st Terrace, Suite A Kansas City, MO 64145		
Location	Norton Avenue between E. 38 th Street on the north and E. 39 th Street on the south.	
Area	About 30,000 square feet	
Zoning	R-2.5	
Council District	3 rd	
County	Jackson	
School District	KCMO 110	
Surrounding Land Uses		
North: zoned R-2.5, SF residences.		
East: zoned B1-1/R-2.5, Seven Oaks park.		
South: zoned B1-1, residences.		
West: zoned R-2.5, SF residences.		
Land Use Plan		
The Heart of the City Area Plan recommends Residential Urban Low Density land use at this location. This proposal is consistent with the future land use plan.		
Major Street Plan		
East 39 th Street is classified as a two lane through streets with a local link typology by the City's Major Street Plan at this location. Jackson and Norton Avenue are not classified at this location.		

APPROVAL PROCESS



PUBLIC HEARING REQUIRED

Yes

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to Oak Park Neighborhood Association and the Palestine Neighborhood Development Corporation.

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 right-of-way vacation.

PURPOSE

Applicant is proposing to develop the area to the east of the proposed vacated area which requires approval of the above-referenced request.

EXISTING CONDITIONS

The area to be vacated is currently undeveloped and is zoned R-2.5 and B1-1. There is a curb cut at the south end of the subject site from E. 39th Street. There is vacant brick building built up to the right-of-way line on the southwest corner. The majority of the nearby homes are single-family and Seven Oaks Park is located a block to the east.

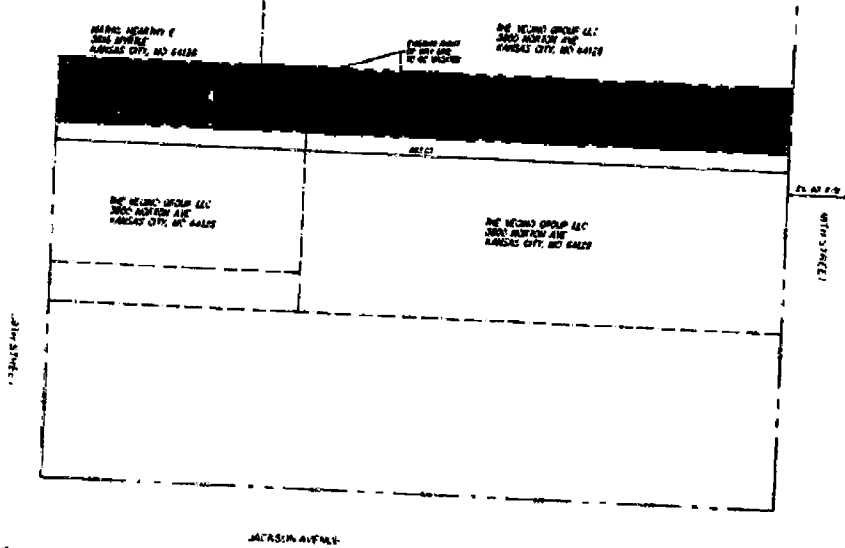
KEY POINTS

- The applicant intends to vacate a portion of unbuilt Norton Avenue in order to develop multifamily housing on the site adjacent to the east.

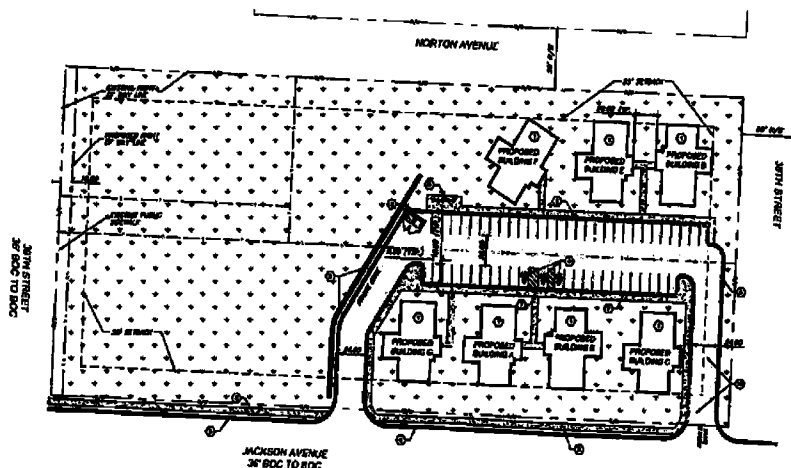
PLAN REVIEW

The area to be vacated is an unbuilt portion of Norton Avenue and is located north of E. 39th Street between Myrtle Avenue to the west and Jackson Avenue to the east. The subject site will only extend northward to the south right-of-way line of E. 38th Street. The applicant is intending to vacate the this unimproved portion of the street in order to provide additional developable property for the Bodhi development on the to the

east. The Bodhi development will consist of 7 multifamily residential structures with a total of 53 units. The applicant does not intend to develop within the street in the future. It has been requested by Water Services staff that a utility easement be retained and that no buildings shall be constructed over the easement or WSD infrastructure.



Area to be vacated is shown in green.



Proposed Bodhi development which necessitates the vacation of Norton Ave.

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.

The adjacent property owners will retain legal access to other public rights-of-way and will not result in unreasonable burden or unsafe conditions in the alternate 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.

This portion of Norton Avenue has historically not provided useful access to the general public and is currently unpaved. Based on this, staff believes that no future useful public purpose is reasonably anticipated.

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 right-of-way proposed for vacation is not currently part of the constructed street network. 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 any dead-end alleys.

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 right-of-way area is proposed to be vacated.

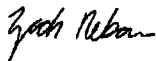
88-560-10-H. The right-of-way to be vacated is not on the Major Street Plan.

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

PROFESSIONAL STAFF RECOMMENDATION

Staff believes that this vacation request complies with the vacation criteria of the Zoning and Development Code. This portion of Norton Avenue is currently unconstructed and does not serve the overall public in terms of connectivity. For these reasons, City Planning and Development Staff **approval subject to the conditions in the attached conditions report.**

Respectfully Submitted,



Zach Nelson
Lead Planner



NO.	REVISION	DATE	BY	DESCRIPTION

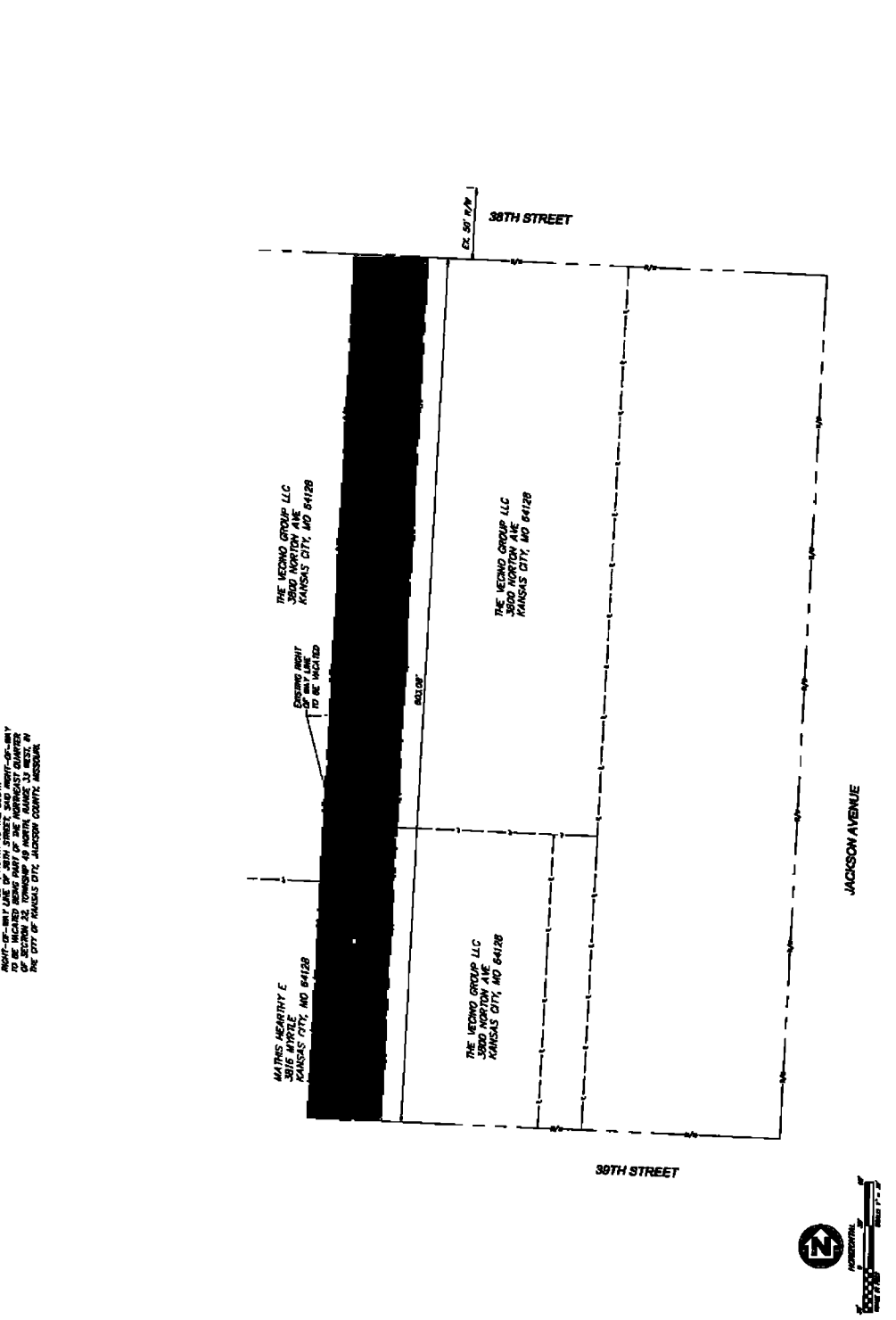
BOOK - 10040
 RIGHT OF WAY VACATION EXHIBIT
 NORTH 30TH AVENUE, MO 64117

PROJECT NUMBER
EX-1

RIGHT OF WAY TO BE VACATED	QUANTITY	SET BY DATE

LEGAL DESCRIPTION
 ALL OF NORTH AVENUE, FROM THE NORTH RIGHT-OF-WAY LINE OF 30TH STREET, NORTH TO THE SOUTH RIGHT-OF-WAY LINE OF 30TH STREET, AND THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 49 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI.

LEGEND
 RIGHT OF WAY TO BE VACATED



30TH STREET
 38TH STREET
 JACKSON AVENUE
 THE WEIDMO GROUP LLC
 3800 NORTH AVE
 KANSAS CITY, MO 64128
 THE WEIDMO GROUP LLC
 3800 NORTH AVE
 KANSAS CITY, MO 64128
 THE WEIDMO GROUP LLC
 3800 NORTH AVE
 KANSAS CITY, MO 64128
 MATINS HEARTY E
 3800 NORTH AVE
 KANSAS CITY, MO 64128
 EXISTING RIGHT OF WAY TO BE VACATED
 RELIEF
 EX. 50' R/W



Exhibit A

Norton Ave. Vacation





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

CD-ROW-2021-00038

In the matter of the vacation of:

All of Norton Avenue, from the north right-of-way line of 39th Street, north to the south right-of-way line of 38th Street, said right-of-way to be vacated being part of the Northeast Quarter of Section 22, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri.

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.kcma.gov/planning

CONSENT OF LIMITED LIABILITY COMPANIES

CEROWA2021-00088

Table with 2 columns: Owner's name, Legal description of property. Includes entries for Richard Manzardo, President The Vecino Group, LLC and descriptions of property at 3800 Norton, 3801 Norton, and 4100 E. 39th Street.

(additional sheets attached as required)

STATE OF Missouri)
COUNTY OF Greene) ss.

On this 9th day of November, 2021, before me, a Notary Public in and for said state, personally appeared Richard Manzardo who being by me duly sworn did say that he/she is the managing member of Vecino Group, a LLC 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.

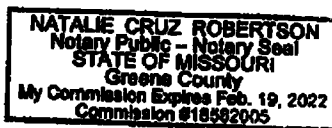
Subscribed and sworn to before me on this 9th day of November, 2021.

Notary Public in and for Said County and State

Natalie Cruz Robertson
Notary Public

My Commission Expires:

Feb 19, 2022





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-2021-00038

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 of Norton Avenue, from the north right-of-way line of 39th Street, north to the south right-of-way line of 38th Street, said right-of-way to be vacated being part of the Northeast Quarter of Section 22, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri.

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____	
_____	by _____
City Clerk	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-2021-00038

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

Table with 3 columns: Owner's name, Legal description of property, Residence of owner. Includes entries for Richard Manzardo, The Vecino Group, LLC and various lot descriptions in Laurelhurst.

(attach additional sheets if required)

Handwritten signature of the petitioner over a horizontal line.

Petitioner

STATE OF Missouri)
COUNTY OF Greene) ss.

On this 9th day of November in the year 2021, before me, a Notary Public in and for said state, personally appeared Richard Manzardo, 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.

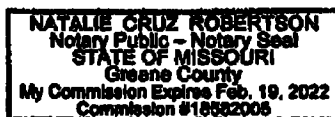
Subscribed and sworn to before me on this 9th day of November, 2021

Notary Public in and for Said County and State

Handwritten signature of Notary Public Natalie Cruz Robertson.

My Commission Expires:

Feb 19, 2022





AndersonEngineeringInc.com
941 W. 141st Terr.
Kansas City, MO 64145
816-777-0400

December 14, 2021

City Planning & Development Department
Development Management Division
15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

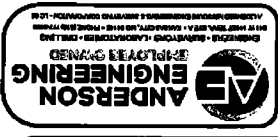
RE: CD-ROW-2021-00038

To Whom It May Concern,

The purpose of this vacation request (a portion of Norton Avenue in between E. 38th Street and E. 39th Street) is in support of the Development Plan (CD-CPC-2021-00100) to allow for the construction of 7 multi-unit houses with a total of 53 units.

Thank you,


Trevor A. Fox, P.E.
Project Engineer



NO.	DESCRIPTION	DATE	BY	REVISION

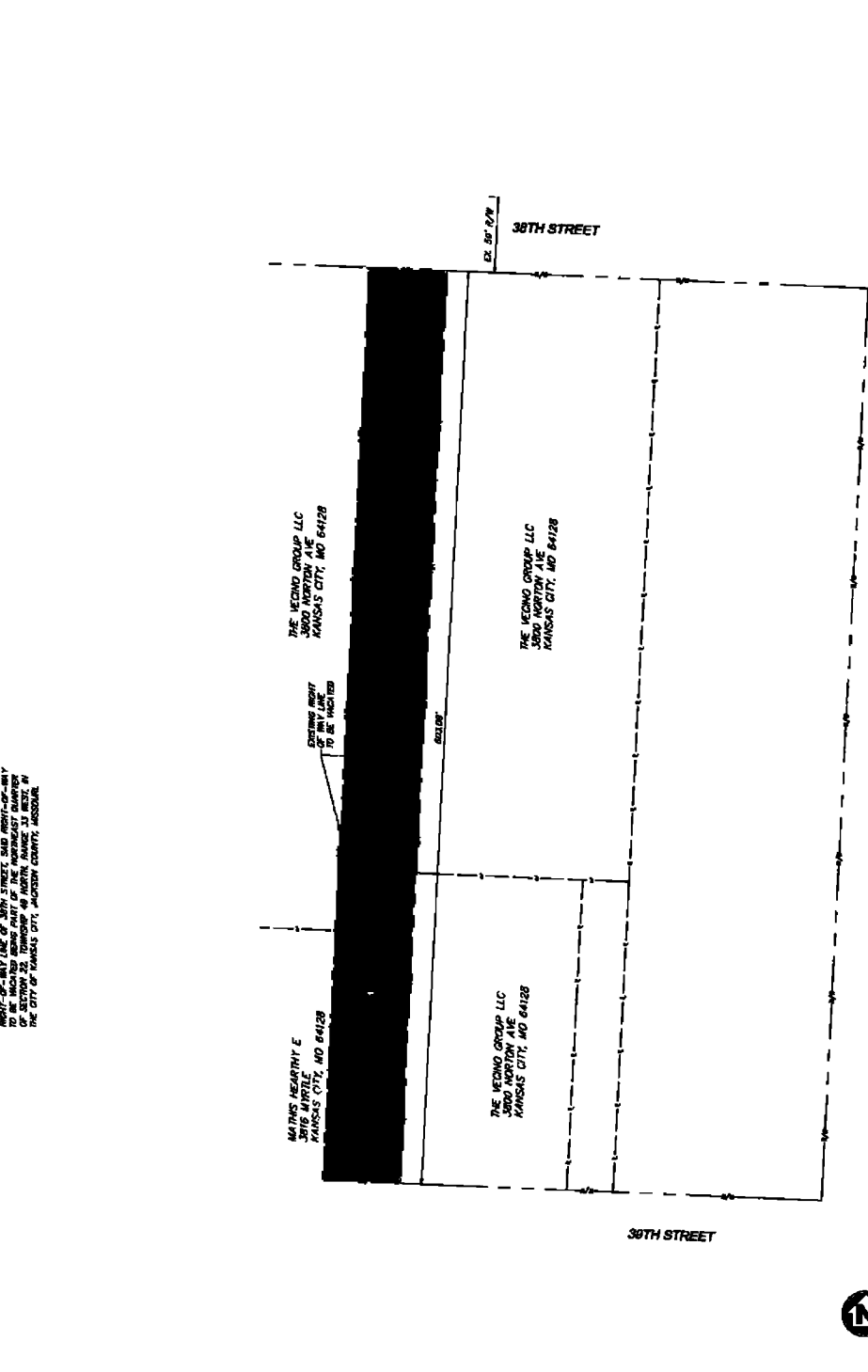
RIGHT OF WAY VACATION EXHIBIT
 BOOTH - KCMO
 NORTH AVENUE, KANSAS CITY, MO 64117

PROJECT NUMBER
EX-1
 1 of 1

RIGHT OF WAY VACATION DATA TABLE
 DATE: 03/21/2017
 DRAWN BY: [redacted]

LEGAL DESCRIPTION
 ALL OF NORTH AVENUE, FROM THE NORTH RIGHT-OF-WAY LINE OF JOHN STREET, NORTH TO THE SOUTH RIGHT-OF-WAY LINE OF JACKSON AVENUE, TO BE VACATED AS PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 44 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI.

LEGEND
 RIGHT OF WAY TO BE VACATED





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-2021-00938

UTILITY co. EVERGY

Be it known that THE VECINO GROUP, 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 of Norton Avenue, from the north right-of-way line of 39th Street, north to the south right-of-way line of 38th Street, said right-of-way to be vacated being part of the Northeast Quarter of Section 22, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri.

for the following purpose: THE DEVELOPMENT OF 7 MULTI-UNIT HOUSES WITH A TOTAL OF 53 UNITS.

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.

Authorized Representative

11/12/21

Date

Return this form to:

ANDERSON ENGINEERING INC.

Applicant Name

816-777-0400

Phone

941 W 141ST TER. KANSAS CITY, MO 64145

Address

TFOX@AE-INC.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-2021-00938

utility co. KCMO Fire Department

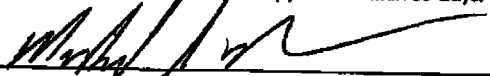
Be it known that THE VECINO GROUP, LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

All of Norton Avenue, from the north right-of-way line of 39th Street, north to the south right-of-way line of 38th Street, said right-of-way to be vacated being part of the Northeast Quarter of Section 22, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri.

for the following purpose: THE DEVELOPMENT OF 7 MULTI-UNIT HOUSES WITH A TOTAL OF 53 UNITS.

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.

 _____ 11/1/21 _____
 Authorized Representative Date

Return this form to:

ANDERSON ENGINEERING INC. _____ 816-777-0400 _____
 Applicant Name Phone

941 W 141ST TER, KANSAS CITY, MO 64145 _____ TFOX@AE-INC.COM _____
 Address 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-2021-00038**

UTILITY CO. **KCMO Public Works Department -
Streets and Traffic Division**

Be it known that **THE VECINO GROUP, 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 of Norton Avenue, from the north right-of-way line of 39th Street, north to the south right-of-way line of 38th Street, said right-of-way to be vacated being part of the Northeast Quarter of Section 22, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri.

for the following purpose: THE DEVELOPMENT OF 7 MULTI-UNIT HOUSES WITH A TOTAL OF 53 UNITS.

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: _____

I have concerns with the long rectangular parcel in the southwest corner of Norton and 38th. In the future I could see this parcel being split and some of it being land locked with this vacation.

- 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.

Jeffrey Berg
Authorized Representative

11/2/21
Date

Return this form to:	
ANDERSON ENGINEERING INC.	816-777-0400
Applicant Name	Phone
941 W 141ST TER. KANSAS CITY, MO 64145	TFOX@AE-INC.COM
Address	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-2021-00038**

UTILITY CO **KCMO Water Services Department**

It is known that **THE VECINO GROUP, 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 of Norton Avenue, from the north right-of-way line of 38th Street, north to the south right-of-way line of 38th Street, said right-of-way to be vacated being part of the Northeast Quarter of Section 22, Township 48 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri.

for the following purpose: THE DEVELOPMENT OF 7 MULTI-UNIT HOUSES WITH A TOTAL OF 53 UNITS.

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 with permits obtained from LDD.
 Other

No buildings shall be placed over the easement or the infrastructure.

- 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. Kieton, P.E. - KC Water
Authorized Representative 11/09/2021
Date

Return this form to:

ANDERSON ENGINEERING INC.

816-777-0400

Applicant Name

Phone

941 W 141ST TER, KANSAS CITY, MO 64145

TFOX@AE-INC.COM

Address

Email



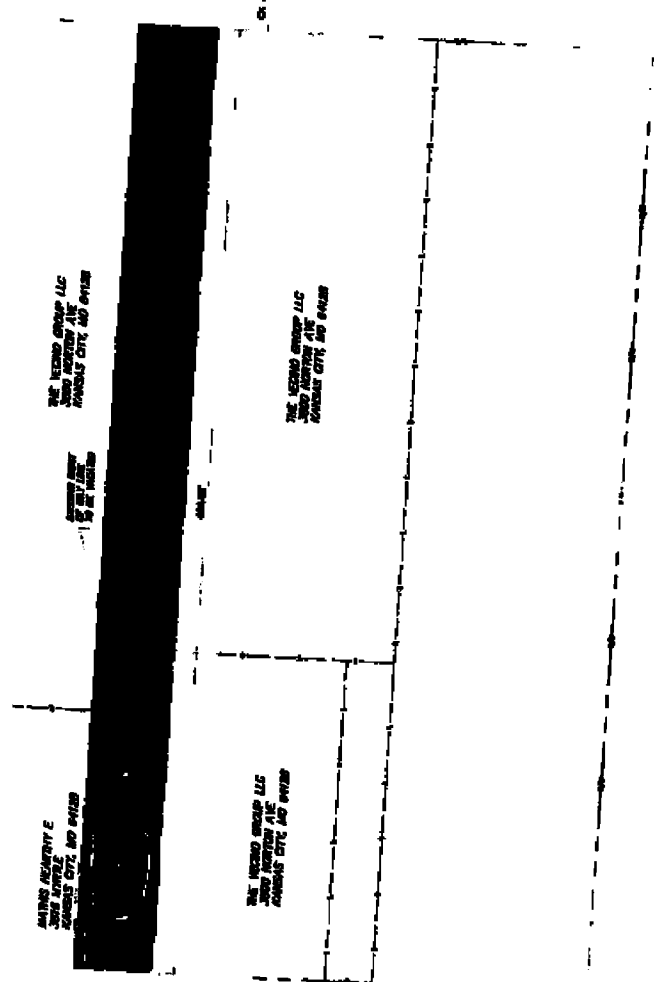
NO. OF SHEETS	1
TOTAL SHEETS	1
DATE	
PROJECT	
SCALE	
DESIGNER	
CHECKER	
DATE	

EX 1
 10/1

1. THE RIGHT OF WAY IS TO BE ACQUIRED BY THE CITY OF JACKSON, MISSISSIPPI, FOR THE CONSTRUCTION AND IMPROVEMENT OF EIGHTH STREET, A CITY STREET, IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 10 WEST, 3RD MERIDIAN, JACKSON COUNTY, MISSISSIPPI.

LEGAL DESCRIPTION
 ALL OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 10 WEST, 3RD MERIDIAN, JACKSON COUNTY, MISSISSIPPI, SUBJECT TO THE INTERESTS OF THE CITY OF JACKSON, MISSISSIPPI, AS SHOWN ON THE CITY OF JACKSON, MISSISSIPPI, RECORDS.

LEGEND
 RIGHT OF WAY TO BE ACQUIRED





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-2021-00038**

UTILITY CO. **KCMO Public Works Department -
Street Lighting Services**

Be it known that **THE VECINO GROUP, 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 of Norton Avenue, from the north right-of-way line of 39th Street, north to the south right-of-way line of 38th Street, said right-of-way to be vacated being part of the Northeast Quarter of Section 22, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri.

for the following purpose: THE DEVELOPMENT OF 7 MULTI-UNIT HOUSES WITH A TOTAL OF 53 UNITS.

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.

Octavio Moncada

11/01/2021

Authorized Representative

Date

Return this form to:

ANDERSON ENGINEERING INC.

816-777-0400

Applicant Name

Phone

941 W 141ST TER. KANSAS CITY, MO 64145

TFOX@AE-INC.COM

Address

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-2021-00038

UTILITY co. AT&T

Be it known that THE VECINO GROUP, 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 of Norton Avenue, from the north right-of-way line of 38th Street, north to the south right-of-way line of 38th Street, said right-of-way to be vacated being part of the Northeast Quarter of Section 22, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri.

for the following purpose: THE DEVELOPMENT OF 7 MULTI-UNIT HOUSES WITH A TOTAL OF 53 UNITS.

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: _____

ATT HAS FACILITIES WITH IN THE AREA OF THE VACATE REQUEST.

- 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.

Russell Craft
Authorized Representative

11/10/2021
Date

Return this form to:	
<u>ANDERSON ENGINEERING INC.</u>	<u>816-777-0400</u>
Applicant Name	Phone
<u>941 W 141ST TER. KANSAS CITY, MO 64145</u>	<u>TFOX@AE-INC.COM</u>
Address	Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 121 Street, 15th floor Kansas City, MO 64106-2795
Phone: (816) 513-2846 | Fax: (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2021-00038

UTILITY CO. SPIRE

Be it known that THE VECINO GROUP, 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:

for the following purpose: THE DEVELOPMENT OF 7 MULTI-UNIT HOUSES WITH A TOTAL OF 53 UNITS.

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 vacal on 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.

Johnny Strauss - ROW Representative for Spire *Johnny Strauss* 11/2/2021
Authorized Representative Date

Return this form to:
ANDERSON ENGINEERING INC. 816-777-0400
Applicant Name Phone

941 W 141ST TER. KANSAS CITY, MO 64145 TFOX@AE-INC.COM
Address Email