

ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

09/05/2024 8:35 AM

FEE: \$90.00 25 PGS

INSTRUMENT NUMBER

2024E0059966



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  
JACKSON COUNTY

DATE OF DOCUMENT: August 15, 2024

DOCUMENT TITLE: Vacation Ordinance 240682

Grantor(s): City of Kansas City, Mo  
Name &  
Address:


Grantee(s): City of Kansas City, Mo  
Name &  
Address: 414 E 12th Street  
Kansas City, MO 64106

LEGAL DESCRIPTION:  
See Page(s) 1, 2 of Exhibit \_\_\_\_\_ of the subject document.

The above appears in records and is on file in the Office of the City Clerk, 25<sup>th</sup> Floor, City Hall, and 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 affixed the seal of the City on the 15th day of August, 2024

Marilyn Sanders  
City Clerk

By   
Marilyn Sanders City Clerk



Return all Recorded Originals To:  
OFFICE OF THE CITY CLERK, 414 E. 12<sup>th</sup> Street, 25<sup>th</sup> Floor, Kansas City, Missouri 64106



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**File #: 240682**

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ORDINANCE NO. 240682

Vacating an approximately 800 foot long street in District M3-5 on about 1.07 acres generally located at the corner of Prospect Avenue and East 87th Terrace; and directing the City Clerk to record certain documents. (CD-ROW-2024-00004)

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 3rd day of March, 2024, a petition was filed with the City Clerk of Kansas City by Labconco Corporation for the vacation of a portion of East 87th Terrace right-of-way, being described as follows: All that part of Axtell Molinaro Industrial District, a subdivision in Kansas City, Jackson County Missouri being more particularly described as follows (the basis of bearing for this description is the North line of said subdivision also being the North line of the Southwest Quarter of Section 22, Township 48, Range 33, and has been prepared by Samuel J. DePriest MO PLS 2001300041 or under my direct supervision, March 13, 2024): Beginning at the southwest corner of Lot 20 of said subdivision, thence North 90 degrees 00 minutes 00 seconds East, with the north right of way line of East 87th Terrace, a distance of 800 feet, more or less, to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 27 degrees 39 minutes 03 seconds East, no longer with said right of way line, a distance of 67.74 feet to a point on the south right of way line of East 87th Terrace and to a point on the west line of a tract of land

described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 90 degrees 00 minutes 00 seconds West, with said right of way, a distance of 764.27 feet to a point on the east right of way line of Prospect Avenue; thence on a curve to the left having a radius of 578.01 feet, a central angle of 03 degree 26 minutes 31 seconds, an initial tangent bearing of North 01 degrees 53 minutes 29 seconds West, a distance of 34.72 feet, all being with the east right of way of Prospect Avenue; thence North 05 degrees 20 minutes 00 seconds West, a distance 25.46 feet to the point of beginning. The above described tract of land contains 46,917 square feet or 1.07 acres, more or less, to the point of beginning, giving the distinct description of the street right-of-way 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 right-of-way 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 the portion of right-of-way of East 87th Terrace generally located at the corner of Prospect Avenue and East 87th Terrace, being described as follows: All that part of Axtell Molinaro Industrial District, a subdivision in Kansas City, Jackson County Missouri being more particularly described as follows (the basis of bearing for this description is the North line of said subdivision also being the North line of the Southwest Quarter of Section 22, Township 48, Range 33, and has been prepared by Samuel J. DePriest MO PLS 2001300041 or under my direct supervision, March 13, 2024): Beginning at the southwest corner of Lot 20 of said subdivision, thence North 90 degrees 00 minutes 00 seconds East, with the north right of way line of East 87th Terrace, a distance of 800 feet, more or less, to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 27 degrees 39 minutes 03 seconds East, no longer with said right of way line, a distance of 67.74 feet to a point on the south right of way line of East 87th Terrace and to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 90 degrees 00 minutes 00 seconds West, with said right of way, a distance of 764.27 feet to a point on the east right of way line of Prospect Avenue; thence on a curve to the left having a radius of 578.01 feet, a central angle of 03 degree 26 minutes 31 seconds, an initial tangent bearing of North 01 degrees 53 minutes 29 seconds West, a distance of 34.72 feet, all being with the east right of way of Prospect Avenue; thence North 05 degrees 20 minutes 00 seconds West, a distance 25.46 feet to the point of beginning. The above described tract of land contains 46,917 square feet or 1.07 acres 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, and subject to the following conditions:

1. Access to the levee system should be maintained for the U.S. Army Corps of Engineers to allow for performance of regular maintenance and emergency maintenance as this area is part of the Blue River Corridor in the Swope Area Plan.
2. The applicant shall retain a utility easement and protect facilities for AT&T utilities located in the right-of-way.
3. The applicant shall retain a utility easement and protect facilities for Spire utilities located in the right-of-way.
4. The applicant shall retain a utility easement and protect facilities for Evergy utilities located in the right-of-way.
5. The applicant shall retain a utility easement and protect facilities for Kansas City, Missouri Water Services utilities located in the right-of-way and to provide access to Kansas City Water Services to maintain assets and read meters along the vacated street and east side of cul de sac.
6. The applicant shall return the street lighting equipment for the three streetlights identified as: SDM1022, SDM1023, SDM1024 located on the south side of 87th Terrace to the city. The cost of any streetlight work/relocation/removal will be a cost to the project.
7. The applicant shall record a cross-access easement for all properties to retain legal access to the public right-of-way at the time of recording of this vacation.

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.

Approved as to form:

Sarah Baxter  
Sarah Baxter  
Senior Associate City Attorney

Approved by the City Plan Commission

Sara Gabel  
Secretary



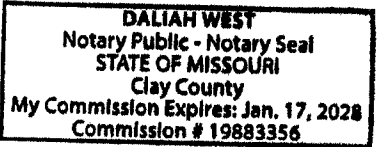
Authenticated as Passed  
Quinton Lucas  
Quinton Lucas, Mayor  
Marilyn Sanders  
Marilyn Sanders, City Clerk  
**AUG 15 2024**  
Date Passed

STATE OF MISSOURI )  
  ) ss.  
COUNTY OF Jackson )

On the 27 day of August, 2024, 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 January 17, 2028.  
[Signature]  
\_\_\_\_\_  
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  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

July 17, 2024

**Project Name**  
E 87th Terrace Vacation

**Docket #5**

**Request**  
CD-ROW-2024-00004  
Vacation of Public Right of Way

**Applicant**  
Rachelle Biondo  
Rouse Frets White Goss Gentile Rhodes,  
P.C

**Owner**  
87 T LLC

**Location** 2814 E 87th Terrace  
**Area** About 1.07 acres  
**Zoning** M3-5  
**Council District** 5th  
**County** Jackson County  
**School District** Center 120

**Surrounding Land Uses**  
**North:** Industrial, Zoned M3-5  
**South:** Industrial, Zoned M3-5  
**East:** Industrial, Zoned M3-5  
**West:** Undeveloped, Zoned R-80

**KC Spirit Playbook Alignment**  
Not Applicable

**Land Use Plan**  
The Swope Area Plan recommends Light Industrial uses for the subject property.

**Major Street Plan**  
The City's Major Street Plan does not identify East 87th Terrace at this location.

## APPROVAL PROCESS



## PROJECT TIMELINE

The application for the subject request was filed on 03/18/2024. Scheduling deviations from 2024 Cycle 5.1 have occurred due to the amount of time it takes to receive approval from outside agencies. The applicant provided the documents on 05/31/2024.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Vacations of Public Right of Way 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 subject right of way which is proposed to be vacated is East 87th Terrace. It serves as the primary access to multiple parcels; all parcels have the same ownership. The Dodson Industrial District Levee is to the east of the right of way to be vacated.

## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Vacation of Public Right of Way in District M3-5 of about 800 feet in length generally located along the north and south of East 87th Terrace.

## CONTROLLING CASE

None

## PROFESSIONAL STAFF RECOMMENDATION

Docket #5 **Approval Subject to Conditions**



## VACATION REVIEW

The street requested to be vacated is currently an improved stub street which provides access to the five properties on either side of East 87<sup>th</sup> Terrace. All properties on either side of the road are owned by the same company. Staff has included a condition requiring a cross access easement to be recorded at the time of the vacation recording to ensure all properties have legal access to a public right of way. Land uses in the area are mostly light industrial.

The applicant is only vacating a portion of the existing street, the remaining turnaround on the easternmost side of the street will not be vacated as requested by the Water Department. Prior to submitting the vacation application, the applicant met with the Water Department to discuss the turnaround at the eastern end of the right of way. Due to the Dodson Industrial Levee to the east, the Water Department requested that the turnaround not be included in the vacation request.

There are public and private utilities within the Public Right of Way. Public Utilities include Water and Sewer mains. Private Utilities include Spire, Evergy, Street Lights, AT&T, and Sewer.

## SPECIFIC REVIEW CRITERIA

### 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.**

This right of way vacation is for East 87<sup>th</sup> Terrace with access from Prospect Avenue. The applicant will be required to provide a cross-access easement at the time of recording the vacation to ensure all properties have legal access to the 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 proposed right-of-way to be vacated is only used by the five surrounding properties. The right of way in question does not serve any future public purpose other than general connectivity to the levee to the east.

**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 and will not have an impact on the physical connectivity.

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

The proposed vacation will result in a dead-end street with a small turnaround at the eastern end. City Staff and the applicant discussed vacating the full street, however the Water Department requested the turn around be left for the Dodson Industrial Levee to the east.

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

No traffic will be routed through the street 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.

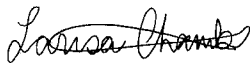
**ATTACHMENTS**

1. Conditions Report
2. Applicants Submittal
  - a. Exhibit
  - b. Legal Description
  - c. Petition to Vacate
  - d. Consent to Vacate
  - e. Utility Comment Sheets

**PROFESSIONAL STAFF RECOMMENDATION**

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

Respectfully Submitted,



Larisa Chambi, AICP  
Planning Supervisor



## Plan Conditions

Report Date: July 10, 2024

Case Number: CD-ROW-2024-00004

Project: E 87th Terrace Vacation

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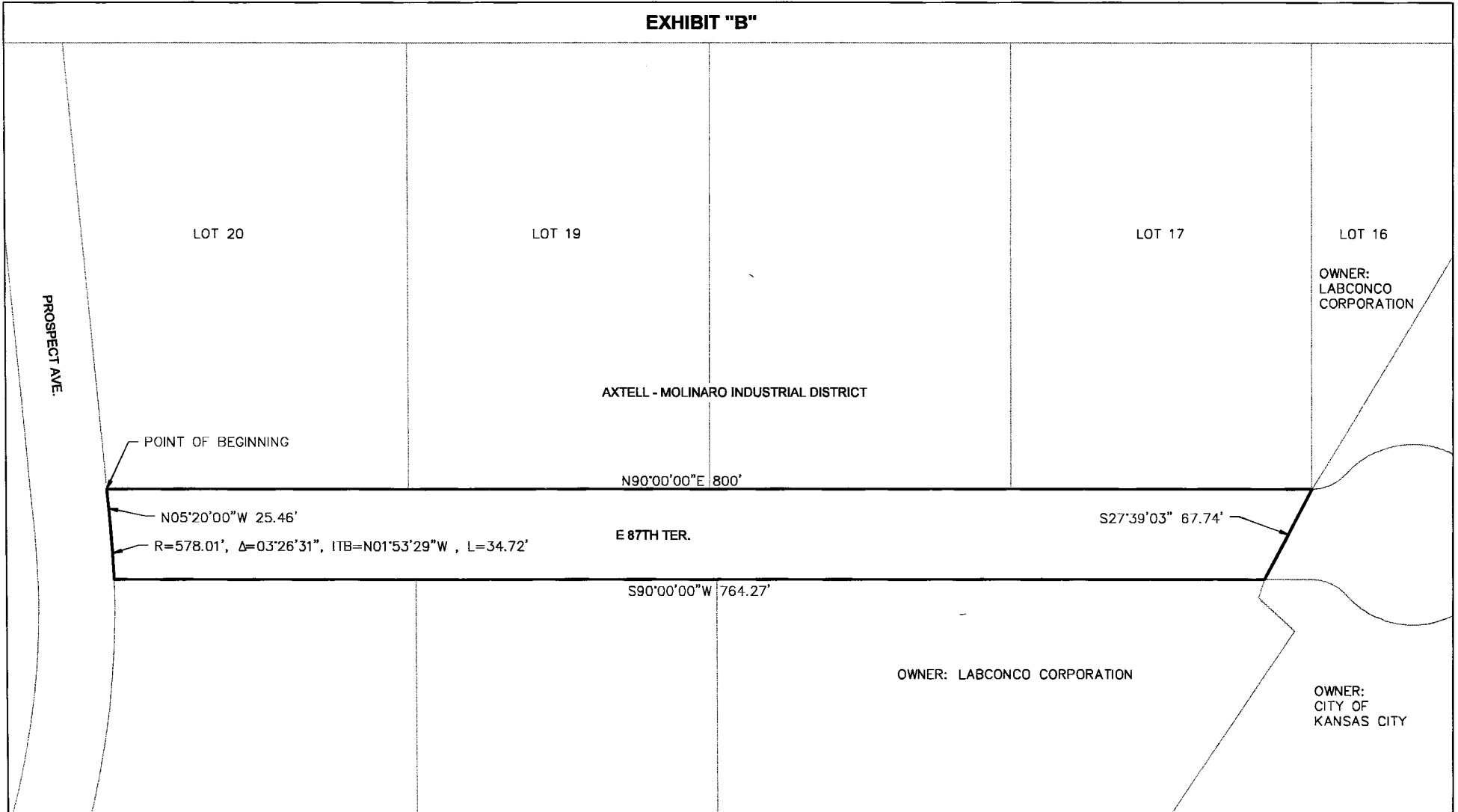
*Condition(s) by City Planning and Development Department. Contact Jonathan Feverston at (816) 513-2889 / Jonathan.Feverston@kcmo.org with questions.*

1. Access to the levee system should be maintained for the U.S. Army Corps of Engineers to allow for performance of regular maintenance and emergency maintenance as this area is part of the Blue River Corridor in the Swope Area Plan.

*Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.*

2. That the applicant retains a utility easement and protect facilities for AT&T utilities located in the right-of-way.
3. That the applicant retains a utility easement and protect facilities for Spire utilities located in the right-of-way.
4. That the applicant retains a utility easement and protect facilities for Evergy utilities located in the right-of-way.
5. That the applicant retain a utility easement and protect facilities for KCMO Water Service utilities located in the right-of-way and to provide access to KC Water to maintain assets and read meters along vacated street and east side of cul de sac.
6. That the applicant return the street lighting equipment for the three streetlights identified as: SDM1022, SDM1023, SDM1024 located on the south side of 87th Terrace to the city. The cost of any streetlight work/relocation/removal will be a cost to the project.
7. The applicant shall record a cross-access easement for all properties to retain legal access to the public right-of-way at the time of recording of this vacation.

**EXHIBIT "B"**



**OWN**  
 Engineering beyond.<sup>™</sup>  
 8455 College Boulevard  
 Overland Park, KS 66210  
 816.777.0400  
 COA# E-137

**LABCONCO CORPORATION**  
**E 87TH TERRACE**  
**STREET VACATION**  
 E 87TH TER AND PROSPECT AVE, KANSAS CITY, JACKSON COUNTY, MO

|                            |                         |
|----------------------------|-------------------------|
| <b>DRAWN BY:</b><br>BTG    | <b>FIELD BY:</b><br>N/A |
| <b>DATE:</b><br>03-13-2024 | <b>FIELD BK:</b><br>-   |



# 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. CD-ROW-2024-00004**

In the matter of the vacation of:

E. 87<sup>th</sup> Terrace described as follows:

All that part of Axtell Molinaro Industrial District, a subdivision in Kansas City, Jackson County Missouri being more particularly described as follows (the basis of bearing for this description is the North line of said subdivision also being the North line of the Southwest Quarter of Section 22, Township 48, Range 33, and has been prepared by Samuel J. DePriest MO PLS 2001300041 or under my direct supervision, March 13, 2024):

Beginning at the southwest corner of Lot 20 of said subdivision, thence North 90 degrees 00 minutes 00 seconds East, with the north right of way line of East 87th Terrace, a distance of 800 feet, more or less, to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 27 degrees 39 minutes 03 seconds East, no longer with said right of way line, a distance of 67.74 feet to a point on the south right of way line of East 87th Terrace and to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 90 degrees 00 minutes 00 seconds West, with said right of way, a distance of 764.27 feet to a point on the east right of way line of Prospect Avenue; thence on a curve to the left having a radius of 578.01 feet, a central angle of 03 degree 26 minutes 31 seconds, an initial tangent bearing of North 01 degrees 53 minutes 29 seconds West, a distance of 34.72 feet, all being with the east right of way of Prospect Avenue; thence North 05 degrees 20 minutes 00 seconds West, a distance 25.46 feet to the point of beginning. The above described tract of land contains 46,917 square feet or 1.07 acres.

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   |

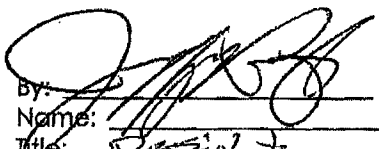


### CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 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)

#### CONSENT OF LIMITED LIABILITY COMPANIES

Case No. CD-ROW-2024-00004

| Owner's name  | Legal description of property  |
|---|--|
| <p>87 T, LLC</p> <p>By: <br/> Name: _____<br/> Title: <u>President</u></p> <p>Jeffrey B. Stanton</p> | <p>Lots 11, 17, 18, 19 and 20, AXTELL MOLINARO INDUSTRIAL DISTRICT</p> |

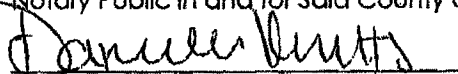
(additional sheets attached as required)

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this 17 day of April, 2024, before me, a Notary Public in and for said state, personally appeared ~~Jeffrey B. Stanton~~ who being by me duly sworn did say that he/she is the managing member of 87 T, LLC, a \_\_\_\_\_ 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.

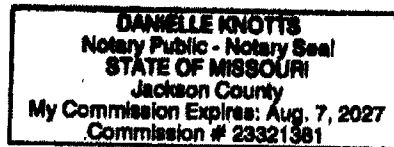
Subscribed and sworn to before me on this 17 day of April, 2024

Notary Public in and for Said County and State

  
Notary Public

My Commission Expires:

Aug 7, 2027



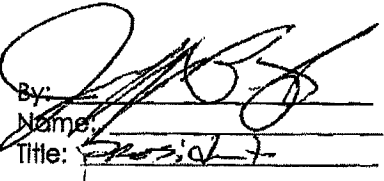


**CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS**

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 CORPORATIONS**

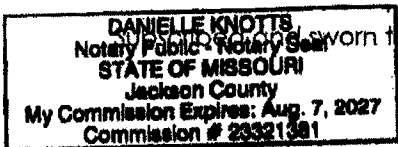
Case No. **CD-ROW-2024-00004**

| Owner's name  | Legal description of property   |
|---|---|
| <p>Labconco Corporation</p>  <p>By: _____<br/>Name: _____<br/>Title: <u>President</u></p> <p><b>Jeffrey B. Stanton</b></p> | <p>Parts of Lots 12 and 13 and Lots 9 and 10, AXTELL MOLINARO INDUSTRIAL DISTRICT</p> |

(additional sheets attached as required)

STATE OF \_\_\_\_\_ )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

On this 17 day of April, 2024 before me, appeared Jeffrey B. Stanton, to me personally known, who being by me personally sworn, did say that he/she is the (Vice) President of Labconco Corporation, 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 \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.



My Commission Expires:  
Aug 7, 2027

sworn to before me on this 17 day of April, 2024  
Notary Public in and for Said County and State  
Danielle Knotts  
Notary Public



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-2024-00004

UTILITY CO.: Evergy

Be it known that Labconco Corporation, 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:

E. 87th Terrace described as follows:

All that part of Axtell Molinaro Industrial District, a subdivision in Kansas City, Jackson County Missouri being more particularly described as follows (the basis of bearing for this description is the North line of said subdivision also being the North line of the Southwest Quarter of Section 22, Township 48, Range 33, and has been prepared by Samuel J. DePrest MO PLS 2001300041 or under my direct supervision, March 13, 2024):

Beginning at the southwest corner of Lot 20 of said subdivision, thence North 90 degrees 00 minutes 00 seconds East, with the north right of way line of East 87th Terrace, a distance of 800 feet, more or less, to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 27 degrees 39 minutes 03 seconds East, no longer with said right of way line, a distance of 67.74 feet to a point on the south right of way line of East 87th Terrace and to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 90 degrees 00 minutes 00 seconds West, with said right of way, a distance of 764.27 feet to a point on the east right of way line of Prospect Avenue; thence on a curve to the left having a radius of 578.01 feet, a central angle of 03 degree 26 minutes 31 seconds, an initial tangent bearing of North 01 degrees 53 minutes 29 seconds West, a distance of 34.72 feet, all being with the east right of way of Prospect Avenue; thence North 05 degrees 20 minutes 00 seconds West, a distance 25.46 feet to the point of beginning. The above described tract of land contains 46,917 square feet or 1.07 acres. (See attached drawing)

for the following purpose: Expansion of corporate campus

- 1. Our utility/agency has facilities or interest within this right of way:
[X] 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)
[X] will waive objections subject to the following conditions (describe below)
[X] 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.

Jasper Mirabile
Authorized Representative

5/21/2024
Date

Return this form to:
Applicant Name Phone
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  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

CASE NO. CD-ROW-2024-00004

UTILITY CO.: KCMO Fire Department

Be it known that Labconco Corporation, 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:

**E. 87<sup>th</sup> Terrace** described as follows:

All that part of Axtell Molinaro Industrial District, a subdivision in Kansas City, Jackson County Missouri being more particularly described as follows (the basis of bearing for this description is the North line of said subdivision also being the North line of the Southwest Quarter of Section 22, Township 48, Range 33, and has been prepared by Samuel J. DePriest MO PLS 2001300041 or under my direct supervision, March 13, 2024):

Beginning at the southwest corner of Lot 20 of said subdivision, thence North 90 degrees 00 minutes 00 seconds East, with the north right of way line of East 87<sup>th</sup> Terrace, a distance of 800 feet, more or less, to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 27 degrees 39 minutes 03 seconds East, no longer with said right of way line, a distance of 67.74 feet to a point on the south right of way line of East 87<sup>th</sup> Terrace and to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 90 degrees 00 minutes 00 seconds West, with said right of way, a distance of 764.27 feet to a point on the east right of way line of Prospect Avenue; thence on a curve to the left having a radius of 578.01 feet, a central angle of 03 degree 26 minutes 31 seconds, an initial tangent bearing of North 01 degrees 53 minutes 29 seconds West, a distance of 34.72 feet, all being with the east right of way of Prospect Avenue; thence North 05 degrees 20 minutes 00 seconds West, a distance 25.46 feet to the point of beginning. The above described tract of land contains 46,917 square feet or 1.07 acres. (See attached drawing)

for the following purpose: Expansion of corporate campus

- 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.

*M Schroeder*

Authorized Representative

4/23/2024

Date

**Return this form to:**

Applicant Name

Phone

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-2024-00004

UTILITY CO.: KCMO Public Works Department:  
Street Lighting Services

Be it known that Labconco Corporation, 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:

**E. 87<sup>th</sup> Terrace described as follows:**

All that part of Axtell Molinaro Industrial District, a subdivision in Kansas City, Jackson County Missouri being more particularly described as follows (the basis of bearing for this description is the North line of said subdivision also being the North line of the Southwest Quarter of Section 22, Township 48, Range 33, and has been prepared by Samuel J. DePriest MO PLS 2001300041 or under my direct supervision, March 13, 2024):

Beginning at the southwest corner of Lot 20 of said subdivision, thence North 90 degrees 00 minutes 00 seconds East, with the north right of way line of East 87th Terrace, a distance of 800 feet, more or less, to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 27 degrees 39 minutes 03 seconds East, no longer with said right of way line, a distance of 67.74 feet to a point on the south right of way line of East 87th Terrace and to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 90 degrees 00 minutes 00 seconds West, with said right of way, a distance of 764.27 feet to a point on the east right of way line of Prospect Avenue; thence on a curve to the left having a radius of 578.01 feet, a central angle of 03 degree 26 minutes 31 seconds, an initial tangent bearing of North 01 degrees 53 minutes 29 seconds West, a distance of 34.72 feet, all being with the east right of way of Prospect Avenue; thence North 05 degrees 20 minutes 00 seconds West, a distance 25.46 feet to the point of beginning. The above described tract of land contains 46,917 square feet or 1.07 acres. (See attached drawing)

for the following purpose: Expansion of corporate campus

- 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: We have three street lights in the area you're wishing us to vacate on the south side of 87th ter. (SDM1022, SDM1023,SDM1024) . Upon approval of your street vacation request, the street lighting equipment must be return to the city. Any streetlight work/relocations/removals will be a cost to the project.
- 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

04/19/2024

Date

|                             |       |
|-----------------------------|-------|
| <b>Return this form to:</b> |       |
| Applicant Name              | Phone |
| Address                     | Email |



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
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CASE NO. CD-ROW-2024-00004

UTILITY CO.: KCMO Public Works Department : Streets and Traffic Division

Be it known that Labconco Corporation, 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:

E. 87th Terrace described as follows:

All that part of Axtell Molinaro Industrial District, a subdivision in Kansas City, Jackson County Missouri being more particularly described as follows (the basis of bearing for this description is the North line of said subdivision also being the North line of the Southwest Quarter of Section 22, Township 48, Range 33, and has been prepared by Samuel J. DePriest MO PLS 2001300041 or under my direct supervision, March 13, 2024):

Beginning at the southwest corner of Lot 20 of said subdivision, thence North 90 degrees 00 minutes 00 seconds East, with the north right of way line of East 87th Terrace, a distance of 800 feet, more or less, to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 27 degrees 39 minutes 03 seconds East, no longer with said right of way line, a distance of 67.74 feet to a point on the south right of way line of East 87th Terrace and to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 90 degrees 00 minutes 00 seconds West, with said right of way, a distance of 764.27 feet to a point on the east right of way line of Prospect Avenue; thence on a curve to the left having a radius of 578.01 feet, a central angle of 03 degree 26 minutes 31 seconds, an initial tangent bearing of North 01 degrees 53 minutes 29 seconds West, a distance of 34.72 feet, all being with the east right of way of Prospect Avenue; thence North 05 degrees 20 minutes 00 seconds West, a distance 25.46 feet to the point of beginning. The above described tract of land contains 46,917 square feet or 1.07 acres. (See attached drawing)

for the following purpose: Expansion of corporate campus

- 1. Our utility/agency has facilities or interest within this right of way:
[ ] Yes (proceed to #2) [X] No (form complete)
2. Our utility/agency:
[X] 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. 4/18/2024
Authorized Representative Date

Return this form to:
Applicant Name Phone
Address Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2024-00004

UTILITY CO.: Spire

Be it known that Labconco Corporation, 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:

E. 87th Terrace described as follows:

All that part of Axtell Molinaro Industrial District, a subdivision in Kansas City, Jackson County Missouri being more particularly described as follows (the basis of bearing for this description is the North line of said subdivision also being the North line of the Southwest Quarter of Section 22, Township 48, Range 33, and has been prepared by Samuel J. DePriest MO PLS 2001300041 or under my direct supervision, March 13, 2024):

Beginning at the southwest corner of Lot 20 of said subdivision, thence North 90 degrees 00 minutes 00 seconds East, with the north right of way line of East 87th Terrace, a distance of 800 feet, more or less, to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 27 degrees 39 minutes 03 seconds East, no longer with said right of way line, a distance of 67.74 feet to a point on the south right of way line of East 87th Terrace and to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 90 degrees 00 minutes 00 seconds West, with said right of way, a distance of 764.27 feet to a point on the east right of way line of Prospect Avenue; thence on a curve to the left having a radius of 578.01 feet, a central angle of 03 degree 26 minutes 31 seconds, an initial tangent bearing of North 01 degrees 53 minutes 29 seconds West, a distance of 34.72 feet, all being with the east right of way of Prospect Avenue; thence North 05 degrees 20 minutes 00 seconds West, a distance 25.46 feet to the point of beginning. The above described tract of land contains 46,917 square feet or 1.07 acres. (See attached drawing)

for the following purpose: Expansion of corporate campus

- 1. Our utility/agency has facilities or interest within this right of way:
[X] 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)
[X] will waive objections subject to the following conditions (describe below)
[X] 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.

John L. Strauss

Johnny Strauss - Right of Way Representative for Spire

4/2/2024

Authorized Representative

Date

Return this form to:

Applicant Name

Phone

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2024-00004

UTILITY CO.: AT&T

Be it known that Labconco Corporation, 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:

E. 87th Terrace described as follows:

All that part of Axtell Molinaro Industrial District, a subdivision in Kansas City, Jackson County Missouri being more particularly described as follows (the basis of bearing for this description is the North line of said subdivision also being the North line of the Southwest Quarter of Section 22, Township 48, Range 33, and has been prepared by Samuel J. DePrest MO PLS 2001300041 or under my direct supervision, March 13, 2024):

Beginning at the southwest corner of Lot 20 of said subdivision, thence North 90 degrees 00 minutes 00 seconds East, with the north right of way line of East 87th Terrace, a distance of 800 feet, more or less, to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 27 degrees 39 minutes 03 seconds East, no longer with said right of way line, a distance of 67.74 feet to a point on the south right of way line of East 87th Terrace and to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 90 degrees 00 minutes 00 seconds West, with said right of way, a distance of 764.27 feet to a point on the east right of way line of Prospect Avenue; thence on a curve to the left having a radius of 578.01 feet, a central angle of 03 degree 26 minutes 31 seconds, an initial tangent bearing of North 01 degrees 53 minutes 29 seconds West, a distance of 34.72 feet, all being with the east right of way of Prospect Avenue; thence North 05 degrees 20 minutes 00 seconds West, a distance 25.46 feet to the point of beginning. The above described tract of land contains 46,917 square feet or 1.07 acres. (See attached drawing)

for the following purpose: Expansion of corporate campus

- 1. Our utility/agency has facilities or interest within this right of way:
[checked] 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)
[checked] will waive objections subject to the following conditions (describe below)
[checked] 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.

Jeremy Watson 3/29/24
Authorized Representative Date

Return this form to:
Applicant Name Phone
Address Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2024-00004

UTILITY CO.: Spectrum Charter

Be it known that Labconco Corporation, 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:

E. 87th Terrace described as follows:

All that part of Axtell Mollnaro Industrial District, a subdivision in Kansas City, Jackson County Missouri being more particularly described as follows (the basis of bearing for this description is the North line of said subdivision also being the North line of the Southwest Quarter of Section 22, Township 48, Range 33, and has been prepared by Samuel J. DePrist MO PLS 2001300041 or under my direct supervision, March 13, 2024):

Beginning at the southwest corner of Lot 20 of said subdivision, thence North 90 degrees 00 minutes 00 seconds East, with the north right of way line of East 87th Terrace, a distance of 800 feet, more or less, to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 27 degrees 39 minutes 03 seconds East, no longer with said right of way line, a distance of 67.74 feet to a point on the south right of way line of East 87th Terrace and to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 90 degrees 00 minutes 00 seconds West, with said right of way, a distance of 764.27 feet to a point on the east right of way line of Prospect Avenue; thence on a curve to the left having a radius of 578.01 feet, a central angle of 03 degree 26 minutes 31 seconds, an initial tangent bearing of North 01 degrees 53 minutes 29 seconds West, a distance of 34.72 feet, all being with the east right of way of Prospect Avenue; thence North 05 degrees 20 minutes 00 seconds West, a distance 25.46 feet to the point of beginning. The above described tract of land contains 46,917 square feet or 1.07 acres. (See attached drawing)

for the following purpose: Expansion of corporate campus

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

Jason Rodick

3-29-2024

Authorized Representative

Date

Return this form to:

Applicant Name

Phone

Address

Email



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

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CASE NO. CD-ROW-2024-00004

UTILITY CO.: Vicinity Energy

Be it known that Labconco Corporation, 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:

**E. 87<sup>th</sup> Terrace described as follows:**

All that part of Axtell Molinaro Industrial District, a subdivision in Kansas City, Jackson County Missouri being more particularly described as follows (the basis of bearing for this description is the North line of said subdivision also being the North line of the Southwest Quarter of Section 22, Township 48, Range 33, and has been prepared by Samuel J. DePriest MO PLS 2001300041 or under my direct supervision, March 13, 2024):

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for the following purpose: Expansion of corporate campus

- 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.

Craig McNeil, Vicinity Distribution Supervisor  
Authorized Representative

*Craig McNeil*

4/01/2024

Date

**Return this form to:**

Applicant Name

Phone

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2024-00004

UTILITY CO.: KCMO Water Services Department

Be it known that Labconco Corporation, 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:

E. 87th Terrace described as follows:

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for the following purpose: Expansion of corporate campus

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[X] Yes (proceed to #2) [ ] No (form complete)
2. Our utility/agency:
[ ] has no objections
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[X] will waive objections subject to the following conditions (describe below)
[X] Retain utility easement and protect facilities
[ ] Relocate facilities
[X] Other

and provide access to KC Water to maintain assets and read meters along vacated street and east of Caldesac.
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.

David W. Kuyper
Authorized Representative
09/30/2024
Date

Return this form to:
Applicant Name Phone
Address Email



All that part of Axtell Molinaro Industrial District, a subdivision in Kansas City, Jackson County Missouri being more particularly described as follows (the basis of bearing for this description is the North line of said subdivision also being the North line of the Southwest Quarter of Section 22, Township 48, Range 33, and has been prepared by Samuel J. DePriest MO PLS 2001300041 or under my direct supervision, March 13, 2024):

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