



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

December 20, 2022

PROJECT NAME

100 E 20th St - Vacation

DOCKET

#3

REQUEST

CD-ROW-2022-00004
Vacation

APPLICANT

Bradley Freeman
Olsson

OWNER

Safranda MO LLC

Location	100 E 20 th Street
Area	0.2 acres
Zoning	DX-15
Council District	4 th
County	Jackson
School District	KCMO 110

SURROUNDING LAND USES

North: zoned DX-15, Commercial
South: zoned DX-15, Commercial
East: zoned Dx-15, Commercial
West: zoned UR, Mixed Use/Residential

MAJOR STREET PLAN

The City's Major Street Plan does not identify any streets at this location as Parks or Boulevards.

LAND USE PLAN

The Greater Downtown Area Plan recommends Downtown Mixed Uses for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 1/31/2022. Full vacation material submittal was made by 11/10/2022. No scheduling deviations from 2022 Cycle X have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification was sent to surrounding property owners within 300 feet of the subject site.

REQUIRED PUBLIC ENGAGEMENT

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

EXISTING CONDITIONS

The subject property is currently seeking a change of use for City Dogs KC, which will be an animal daycare center on Walnut Street.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking to vacate a portion of the right of way to the north of E 20th Street between the sidewalk and building running east to west along the southern property line of 100 e 20th street.

There is a small ~5-foot by ~19-foot portion of the right-of-way to the west that appears to be sidewalk.

PROFESSIONAL STAFF RECOMMENDATION

Docket	Recommendation:
#3	Denial

RELATED CASES

There are no related cases to this vacation.

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 a portion of 20th street running East to West along the southern property line of 100 E 20th Street. It will not create an unreasonable burden for property owners to access another 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.

Preserving the existing right-of-way proposed for vacation in its current condition does serve current or future public purpose, specifically the western portion of the proposed vacation could disrupt pedestrian connectivity.

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 (the Subdivision Design and Improvement Standards)

88-560-10-D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.

The vacation includes a 4.91-foot-wide (e-w) and 19.03-foot-long (n-s) portion of sidewalk on the western side of the proposal that could potentially disrupt pedestrian connectivity. Once vacated this portion of the proposal would be the applicant's property, and pedestrian connectivity would not be guaranteed.

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.

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.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends **Denial** of this application. Should the commission vote to recommend approval of this application, conditions can be found in the attached Plan Conditions Report.

Respectfully Submitted,



Jared Clements, AICP
Planner



Plan Conditions

Report Date: December 16, 2022

Case Number: CD-ROW-2022-00004

Project:

Condition(s) by City Planning and Development Department. Contact Jared Clements at (816) 513-8826 / jared.clements@kcmo.org with questions.

1. The applicant shall retain all utility easements and protect facilities required by AT&T, or relocate the facilities at the cost of the applicant.
2. Applicant shall relocate Streetlighting facilities managed by Public Works at the cost of the applicant. Preliminary relocation plans shall be sent to Development Services prior to Ordinance Request.



December 9, 2021
City Plan Commission

c/o City Planning & Development Dept
15th Floor – City Hall
414 E 12th Street
Kansas City, MO 64106

Dear Commission Members:

The purpose of this letter is to formally request Right-of-Way (ROW) vacation for a segment of E. 20th Street.

ROW Vacation will be to provide an elevated outdoor space next to the existing building, and to remove this space from the existing ROW. There are no known utilities or easement within this portion of ROW. This vacation request relates to approximately 0.02 acres of total vacation.

Please contact us should you have any questions and we hope you agree with this request for vacation.

Sincerely,
OLSSON, INC.

David Eickman
Technical Leader



APPLICATION FOR VACATION OF RIGHT-OF-WAY OR PLAT

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-8801 | Fax (816) 513-2838 | www.kcmo.gov/planning

Date Stamp

FOR OFFICE USE:	CASE #:	CPC DATE:
KIVA #:	RECEIPT #:	FILING FEE:

1. CONTACT INFORMATION

Applicant Vince Bryant Company 3D Development
Address 2100 Central Street, Suite 41 City & State Kansas City, MO Zip 64108
Telephone (913) 530-8992 Fax () Email vb@dream-design-develop.com

Property Owner(s) (if different from applicant) Safranda MO LLC and 100E20LLC Vince Bryant
Address 2100 Central Street, Suite 41 City & State Kansas City, MO Zip 64108
Telephone (913) 530-8992 Fax () Email vb@dream-design-develop.com

Agent/Contact David Eickman Company Olsson
Address 1301 Burlington, ste 100 City & State North Kansas City, MO Zip 64116
Telephone (816) 361.1177 Fax () Email deickman@olsson.com

* **All correspondence should be sent to (check ONE):** ☐ Applicant ☐ Property Owner ☒ Agent/Contact

2. VACATION LOCATION / ADDRESS

100E 20th St, Kansas City, MO 64108

4. REQUIRED ATTACHMENTS

- ☒ Completed Application
- ☒ **\$290.00 fee** (Payable to City Treasurer KCMO) Additional deposit due prior to the public hearing, per Chapter 75.
- ☒ Map showing right-of-way to be vacated
- ☒ **Legal description** may be required. Contact a staff planner to determine if needed.
- ☒ **Letter Of Purpose** – Please submit a letter addressed to the City Plan Commission in care of this Department, briefly explaining the purpose of the requested vacation.
- ☒ **Pre-application consultation** Indicate which planner you met with in the Development Management Division (15th Floor) **Planner** Joe Rexwinkle Date 10/17/2021

5. The information presented with this application is true and correct to the best of the undersigned's knowledge and consists of the required items as listed above, necessary for a complete application

- ☒ By checking this box I acknowledge that the applicant team may not contact or have discussions with any commissioner reviewing my application. I understand any letters or emails to the commission must be provided to the city staff for distribution.

Signature 

Printed Name Vincent L. Bryant Date 12/22/2021

SUCCESSFUL RIGHT-OF-WAY VACATION TIMELINE

Schedule a pre-application consultation with a planner in the Development Management Division of the City Planning and Development Department, 15th floor, City Hall, 414 E. 12th St., Kansas City, Mo., 64106; 816-513-8801. Complete the Application to Vacate Right-of-Way and return it to the City Planning and Development Department along with the legal description (if required) and survey or sketch of the portion of right-of-way to be vacated.

A preliminary review of the application will be made, after which the petitioner will receive a petition form for vacation, a consent form and utility agency approval forms that must be filled out and returned before further action by the city will be undertaken. **(1 week)**

Petitioner collects signatures required to complete petition and consent forms and petitioner distributes and collects utility agency approval forms. Petitioner may have to comply with special requirements of reviewing agencies. An application will not be processed without agency review and the application will not be approved by the city over the objections of a utility or affected agency. **(Duration determined by petitioner's success and efforts)**

Once all forms are completed the petitioner returns the forms to the City Planning and Development Department. Returned forms are reviewed by the staff planner for completeness **(1 week)** and the Request for Vacation is placed on the City Plan Commission docket determined by the next submittal cut-off date. Staff sends out notification to property owners within 185' of the proposed vacation.

The City Plan Commission will hold a public hearing to review the request and will hear recommendations from appropriate staff members. Petitioner or appointed representative must be present at this hearing, and should bring any materials they may have in support of the request. Any person affected by the proposed vacation will be given an opportunity to speak at this hearing.

The City Plan Commission will then make a recommendation. It may include conditions that must be complied with before the application can be processed further. These usually involve granting easements to utilities and city agencies. City Staff creates an ordinance request. **(1 week)**

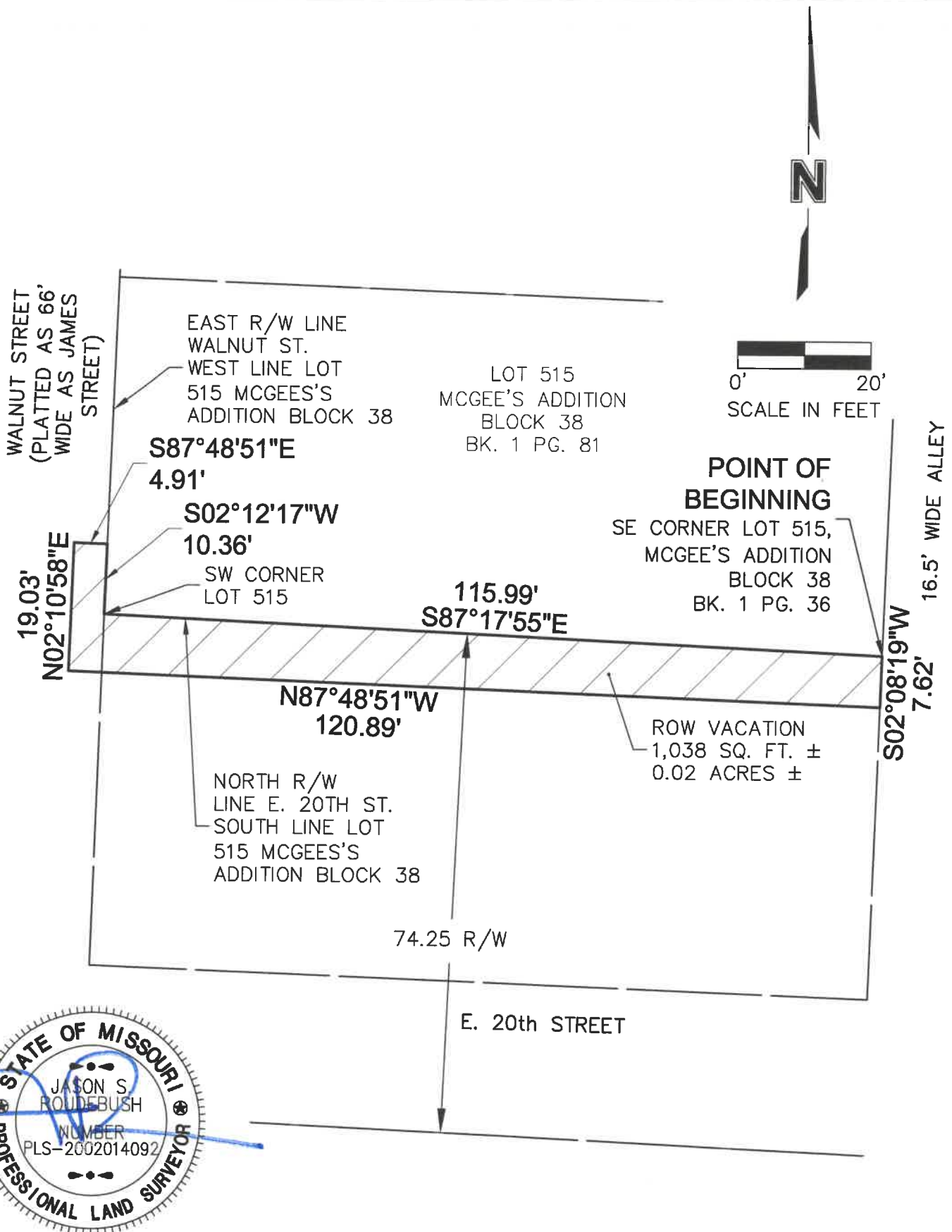
Notice of hearing is posted by the City Clerk. The 1st Reading of the Ordinance is heard by City Council. The Ordinance Request is then forwarded to the Planning, Zoning and Economic Development Committee. **(2 weeks)**

The following Wednesday, the Planning, Zoning and Economic Development Committee will hear the Ordinance Request. The Committee will approve or deny the request. The petitioner should be present at this hearing and will be notified of the time, date and place.

If the request is approved they will either advance it to the next Thursday Council Session or it will be heard at the following week's Council Session. Attendance by the applicant is not necessary. City Council passes the Ordinance in Council Session.

After the Planning, Zoning and Economic Development Committee hearing, no further action is required by the petitioner. Ten days following favorable City Council action, recording of the vacation will begin in the records of the appropriate county recorder. The recording process usually takes 1-4 weeks, depending upon the county government involved.

DWG: F:\2021\06001-06242\40-Design\Survey\SRV\Sheets\ROW Vacation\V_ROW_02106242.DWG
DATE: Dec 07, 2021 3:32pm
USER: saathfield



PROJECT NO: 021-06242	ROW VACATION EXHIBIT	olsson 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592	EXHIBIT
DRAWN BY: SFS	EAST 20TH STREET		1 of 2
DATE: 12-07-2021	KANSAS CITY, JACKSON COUNTY, MISSOURI SEC. 8-T.49N-R.33W		

RIGHT OF WAY VACATION—VILLAGE SQUARE
OLSSON NO. 021-06242
DECEMBER 07, 2021

RIGHT-OF-WAY VACATION DESCRIPTION:

A PORTION OF RIGHT-OF-WAY FOR EAST 20TH STREET AND WALNUT STREET, AS NOW ESTABLISHED, IN SECTION 8 TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUDEBUSH, P.L.S. 2002014092 AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 515, BLOCK 38, MCGEE'S ADDITION, A SUBDIVISION OF LAND IN SAID KANSAS CITY, RECORDED IN BOOK 1 AT PAGE 36 IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 02°08'19" WEST, 7.62 FEET; THENCE NORTH 87°48'51" WEST, 120.89 FEET; THENCE NORTH 02°10'58" EAST, 19.03 FEET; THENCE SOUTH 87°48'51" EAST, 4.91 FEET TO A POINT ON THE WEST LINE OF SAID LOT 515, ALSO BEING A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF WALNUT STREET AS NOW ESTABLISHED; THENCE SOUTH 02°12'17" WEST ON SAID WEST LINE AND SAID EXISTING EAST RIGHT-OF-WAY LINE, 10.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT 515, ALSO BEING A POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID EAST 20TH STREET AS NOW ESTABLISHED; THENCE SOUTH 87°17'55" EAST ON THE SOUTH LINE OF SAID LOT 515 AND SAID EXISTING NORTH RIGHT-OF-WAY LINE, 115.99 FEET TO THE POINT OF BEGINNING. CONTAINING 1,038 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.



PROJECT NO: 021-06242	ROW VACATION DESCRIPTION	olsson 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592	EXHIBIT 2 of 2
DRAWN BY: SFS	EAST 20TH STREET		
DATE: 12-07-2021	KANSAS CITY, JACKSON COUNTY, MISSOURI SEC. 8-T.49N-R.33W		

DWG: F:\2021\06500\021-06242\40-Design\Survey\SRVY\Sheeta\ROW Vacation\V_ROW_02106242.DWG
DATE: Dec 07, 2021 3:32pm
USER: sschfield



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

Case No.

In the matter of the vacation of:

A portion of right-of-way for East 20th Street and Walnut Street, as now established, in Section 8 Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means, P.L.S. 2000147866 as follows: Beginning at the Southeast corner of Lot 515, Block 38, MCGEE'S ADDITION, a subdivision of land in said Kansas City, recorded in Book 1 at Page 36 in the Jackson County Recorder of Deeds Office ; thence South 02°08'19" West, 7.62 feet; thence North 87°48'51" West, 120.89 feet; thence North 02°10'58" East, 19.03 feet; thence South 87°48'51" East, 4.91 feet to a point on the West line of said Lot 515, also being a point on the existing East right-of-way line of Walnut Street as now established; thence South 02°12'17" West on said West line and said existing East right-of-way line, 10.36 feet to the Southwest corner of said Lot 515, also being a point on the existing North right-of-way line of said East 20th Street as now established; thence South 87°17'55" East on the South line of said Lot 515 and said existing North right-of-way line, 115.99 feet to the Point of Beginning. Containing 1,038 square feet or 0.02 acres, more or less.

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 LIMITED LIABILITY COMPANIES

Case No.

Owner's name	Legal description of property
Safanda MO, LLC David m Belfonte <i>[Signature]</i>	

(additional sheets attached as required)

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 8 day of March, 2020, before me, a Notary Public in and for said state, personally appeared David m Belfonte who being by me duly sworn did say that he/she is the managing member of Safanda Mo, a MO 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 8 day of March, 2020.

Notary Public in and for Said County and State

[Signature]
Notary Public

My Commission Expires:

02/10/2024

YOLANDA BENTLEY
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
JACKSON COUNTY
MY COMMISSION EXPIRES 2/10/2024
COMMISSION # 15396605



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.

ENERGY

Be it known that City of Kansas City, Missouri, 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 portion of right-of-way for East 20th Street and Walnut Street, as now established, in Section 8 Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means, P.L.S. 2000147866 as follows: Beginning at the Southeast corner of Lot 515, Block 38, MCGEE'S ADDITION, a subdivision of land in said Kansas City, recorded in Book 1 at Page 36 in the Jackson County Recorder of Deeds Office ; thence South 02°08'19" West, 7.62 feet; thence North 87°48'51" West, 120.89 feet; thence North 02°10'58" East, 19.03 feet; thence South 87°48'51" East, 4.91 feet to a point on the West line of said Lot 515, also being a point on the existing East right-of-way line of Walnut Street as now established; thence South 02°12'17" West on said West line and said existing East right-of-way line, 10.36 feet to the Southwest corner of said Lot 515, also being a point on the existing North right-of-way line of said East 20th Street as now established; thence South 87°17'55" East on the South line of said Lot 515 and said existing North right-of-way line, 115.99 feet to the Point of Beginning. Containing 1,038 square feet or 0.02 acres, more or less.

for the following purpose: To provide an expanded patio on the adjacent building.

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.

AMAR CHEEMA

Authorized Representative

11/04/2022
Date

Return this form to:

David Eickman

Applicant Name

816.442.6046

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

Address

deickman@olsson.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 Fire

Be it known that City of Kansas City, Missouri, 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 portion of right-of-way for East 20th Street and Walnut Street, as now established, in Section 8 Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means, P.L.S. 2000147866 as follows: Beginning at the Southeast corner of Lot 515, Block 38, MCGEE'S ADDITION, a subdivision of land in said Kansas City, recorded in Book 1 at Page 36 in the Jackson County Recorder of Deeds Office ; thence South 02°08'19" West, 7.62 feet; thence North 87°48'51" West, 120.89 feet; thence North 02°10'58" East, 19.03 feet; thence South 87°48'51" East, 4.91 feet to a point on the West line of said Lot 515, also being a point on the existing East right-of-way line of Walnut Street as now established; thence South 02°12'17" West on said West line and said existing East right-of-way line, 10.36 feet to the Southwest corner of said Lot 515, also being a point on the existing North right-of-way line of said East 20th Street as now established; thence South 87°17'55" East on the South line of said Lot 515 and said existing North right-of-way line, 115.99 feet to the Point of Beginning. Containing 1,038 square feet or 0.02 acres, more or less.

for the following purpose:_____

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.

M Schroeder

Authorized Representative

4/19/2022

Date

Return this form to:

David Eickman

Applicant Name

816.442.6046

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

Address

deickman@olsson.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 Streetlights

Be it known that City of Kansas City, Missouri, 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 portion of right-of-way for East 20th Street and Walnut Street, as now established, in Section 8 Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means, P.L.S. 2000147866 as follows: Beginning at the Southeast corner of Lot 515, Block 38, MCGEE'S ADDITION, a subdivision of land in said Kansas City, recorded in Book 1 at Page 36 in the Jackson County Recorder of Deeds Office ; thence South 02°08'19" West, 7.62 feet; thence North 87°48'51" West, 120.89 feet; thence North 02°10'58" East, 19.03 feet; thence South 87°48'51" East, 4.91 feet to a point on the West line of said Lot 515, also being a point on the existing East right-of-way line of Walnut Street as now established; thence South 02°12'17" West on said West line and said existing East right-of-way line, 10.36 feet to the Southwest corner of said Lot 515, also being a point on the existing North right-of-way line of said East 20th Street as now established; thence South 87°17'55" East on the South line of said Lot 515 and said existing North right-of-way line, 115.99 feet to the Point of Beginning. Containing 1,038 square feet or 0.02 acres, more or less.

for the following purpose: _____

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: See email for instructions.

- 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

Authorized Representative

12/16/2021

Date

Return this form to:

David Eickman

Applicant Name

816.442.6046

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

Address

deickman@olsson.com

Email

David Eickman

From: Moncada, Octavio <Octavio.Moncada@kcmo.org>
Sent: Thursday, December 16, 2021 11:37 AM
To: Brad Freeman
Cc: Hadjian, Mahmoud; Pecina, Victor; Lowe, Stacey; Kaspar, Lucas
Subject: RE: Right of Way Vacation Request - 100 E. 20th St, KCMO 64108
Attachments: Letter of Purpose.pdf; ROW Exhibit.pdf; ROW Vacation.pdf; Agency Comment Template.pdf; Finalized JA-143-Model.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Mr. Freeman,

We have existing facilities in the ROW you are wishing us to vacate. You'll need to address and send relocation plans of our facilities to Development Services to be included in your construction plans.

You can forward preliminary relocation plans for review and comments to Victor Pecina.

Thanks,

Octavio Moncada

From: Hadjian, Mahmoud
Sent: Tuesday, December 14, 2021 8:30 AM
To: Moncada, Octavio <Octavio.Moncada@kcmo.org>
Subject: FW: Right of Way Vacation Request - 100 E. 20th St, KCMO 64108

Please handle. Thanks.



Mahmoud Hadjian, PE, ENV SP, MBA
Division Manager / Assistant City Engineer
Street Lighting Services
Capital Projects Division
Public Works
City of Kansas City, Mo.
5310 Municipal Avenue
Kansas City, MO 64120
Email: mahmoud.hadjian@kcmo.org
Phone: 816-513-9852
Fax: 816-513-9876

From: Brad Freeman <bfreeman@olsson.com>
Sent: Tuesday, December 14, 2021 8:29 AM
To: Hurst, Sara <Sara.Hurst@kcmo.org>
Cc: Hadjian, Mahmoud <Mahmoud.Hadjian@kcmo.org>
Subject: Right of Way Vacation Request - 100 E. 20th St, KCMO 64108

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Good morning,

We're looking to vacate a portion of E. 20th Street to provide room for a building addition, and require an agency comment form from your company to proceed with the vacation. Please fill out the attached comment form and return it at the soonest convenient moment. It should be noted that this vacation only affects the right-of-way for front street so your utility easement should remain unchanged in the area.

Attached you'll find.

- Agency comment form for you to fill out and return
- ROW Vacation description showing the area to be vacated
- ROW Exhibit to further clarify the vacation area
- A letter of purpose

Feel free to reach out if you have any questions and thank you for your time,

Brad Freeman, PE

Project Engineer / Civil

D 515.867.2755

1717 Ingersoll Avenue, Suite 111

Des Moines, IA 50309

O 515.331.6517



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[View Legal Disclaimer](#)



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.

KC Water

Be it known that City of Kansas City, Missouri 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 portion of right-of-way for East 20th Street and Walnut Street, as now established, in Section 8 Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means, P.L.S. 2000147866 as follows: Beginning at the Southeast corner of Lot 515, Block 38, MCGEE'S ADDITION, a subdivision of land in said Kansas City, recorded in Book 1 at Page 36 in the Jackson County Recorder of Deeds Office; thence South 02°08'19" West, 7.62 feet; thence North 87°48'51" West, 120.89 feet; thence North 02°10'58" East, 19.03 feet; thence South 87°48'51" East, 4.91 feet to a point on the West line of said Lot 515, also being a point on the existing East right-of-way line of Walnut Street as now established; thence South 02°12'17" West on said West line and said existing East right-of-way line, 10.36 feet to the Southwest corner of said Lot 515, also being a point on the existing North right-of-way line of said East 20th Street as now established; thence South 87°17'55" East on the South line of said Lot 515 and said existing North right-of-way line, 115.99 feet to the Point of Beginning. Containing 1,038 square feet or 0.02 acres, more or less.

for the following purpose: _____

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.

Charles W. Kufner
Authorized Representative

10/28/2022
Date

Return this form to:

David Eickman

816.442.6046

Applicant Name

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

deickman@olsson.com

Address

Email



December 14, 2021
City Plan Commission

c/o City Planning & Development Dept
15th Floor – City Hall
414 E 12th Street
Kansas City, MO 64106

Dear Commission Members:

The purpose of this letter is to formally request Right-of-Way (ROW) vacation for a segment of E. 20th Street.

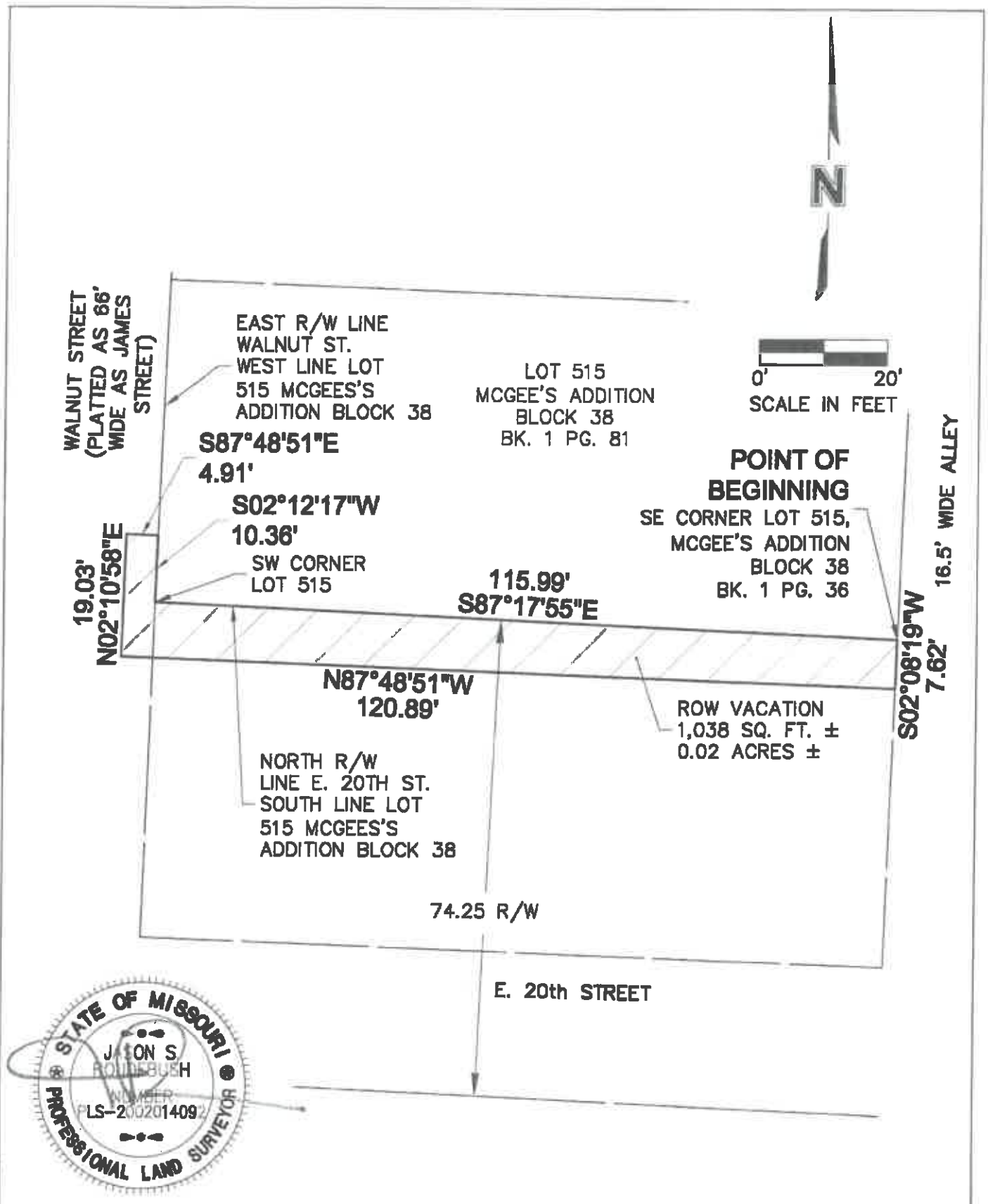
ROW Vacation will be to provide an elevated outdoor space next to the existing building, and to remove this space from the existing ROW at 100 E. 20th St, Kansas City, MO 64108. There are no known utilities or easement within this portion of ROW. This vacation request relates to approximately 0.02 acres of total vacation.

Please contact us should you have any questions and we hope you agree with this request for vacation.

Sincerely,
OLSSON, INC.

David Eickman
Technical Leader

P:\2021\021-08242\021-08242-ROW-Vacation\Survey\Drawings\DWG_Vacation\DWG_021-08242.DWG
 USER: msh1114
 DATE: 12-07-2021 10:13:11



DATE: 12-07-2021

PROJECT NO: 021-08242

DRAWN BY: SFS

ROW VACATION EXHIBIT

EAST 20TH STREET

KANSAS CITY, JACKSON COUNTY, MISSOURI

SEC. 8-T-4BN-R-33W

olsson

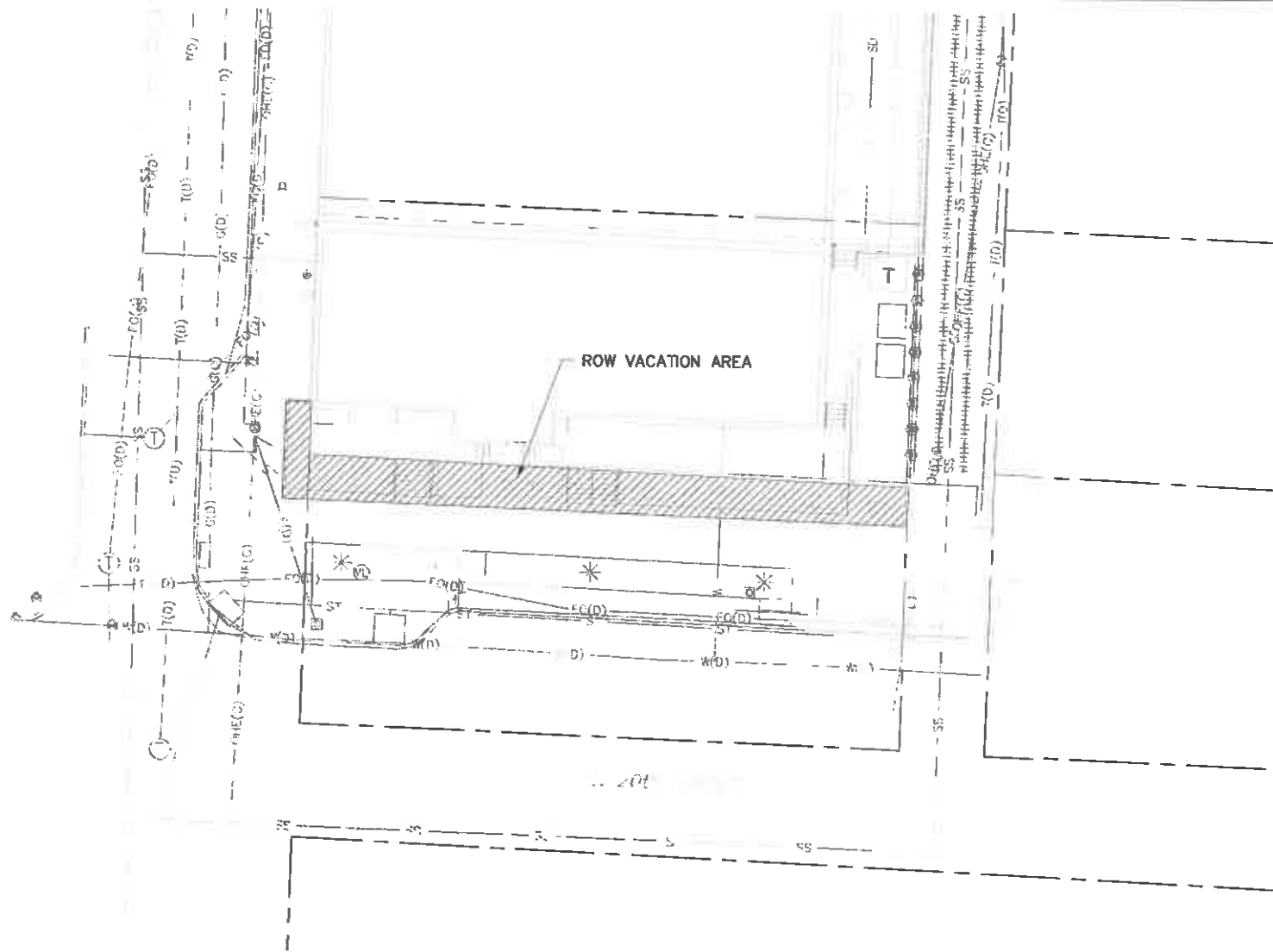
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.381.1177
FAX 816.381.1888
www.olsson.com

Olsson - Land Surveying - MO 366, I&B 114, MO Certificate of Authority-001682

EXHIBIT

1 of 2

DWG: Z:\2021\06001-06500\021-06242\40-Design\Exhibits\ROW Vacation Map\C_ROW.dwg
 DATE: Dec 14, 2021 8:16am
 USER: bfreeman
 XREFS: C_PBASE_02106242



PROJECT NO: 021-06242
 DRAWN BY: BF
 DATE: 12/14/2021

ROW VACATION

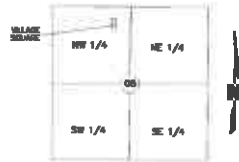
olsson

7157 Vista Drive
 West Des Moines, IA 50266
 TEL. 515.331.6517

EX-481T
 1

SITE DEVELOPMENT PLANS FOR VILLAGE SQUARE - PHASE 1

SECTION 8, TOWNSHIP 49N, RANGE 33W
IN THE CITY OF KANSAS CITY, MISSOURI
PROJECT NUMBER: CRBF-2022-50126
FILE NO: 2022-033



VICINITY MAP
S8, T49N, R33W
NOT TO SCALE

PROJECT TEAM & UTILITY CONTACT LIST

OWNER SHPRADA MO, LLC 1700 PROSPECT AVE KANSAS CITY, MO 64107	DESIGNER C&W ARCHITECTURE 2000 CENTRAL EXPRESS, SUITE 41 KANSAS CITY, MO 64108 CONTACT: JESSIE BROWN PHONE: 816.524.1000 EMAIL: JESSIE@C&WARCHITECTURE.COM	UTILITY CONTACTS KANSAS CITY WATER 1501 WILSON, SUITE 100 KANSAS CITY, MO 64108 CONTACT: JESSIE BROWN, P.E. PHONE: 816.524.1000 EMAIL: JESSIE@C&WARCHITECTURE.COM
ENGINEER C&W ARCHITECTURE 2000 CENTRAL EXPRESS, SUITE 41 KANSAS CITY, MO 64108 CONTACT: JESSIE BROWN PHONE: 816.524.1000 EMAIL: JESSIE@C&WARCHITECTURE.COM	UTILITY CONTACTS KANSAS CITY WATER 1501 WILSON, SUITE 100 KANSAS CITY, MO 64108 CONTACT: JESSIE BROWN, P.E. PHONE: 816.524.1000 EMAIL: JESSIE@C&WARCHITECTURE.COM	UTILITY CONTACTS KANSAS CITY WATER 1501 WILSON, SUITE 100 KANSAS CITY, MO 64108 CONTACT: JESSIE BROWN, P.E. PHONE: 816.524.1000 EMAIL: JESSIE@C&WARCHITECTURE.COM



VICINITY MAP
S8, T49N, R33W

PROPERTY DESCRIPTION
 1.75 ACRES OF LAND, INCLUDING 1.75 ACRES OF 100TH STREET, A 100TH STREET
 IN KANSAS CITY, MISSOURI, INCLUDING 1.75 ACRES OF 100TH STREET

NUMBER	TITLE
1	GENERAL NOTES
2	CONNECTION & DETAIL PLAN
3	SITE PLAN
4	CONNECTION PLAN
5	CONNECTION PLAN - PHASE 1
6	CONNECTION PLAN - PHASE 2
7	CONNECTION DETAILS

ITEM NO.	ITEM	QTY.	UNIT	AS-BUILT QTY.	AS-BUILT UNIT
1	CONNECTION TO EXISTING SEWER	1	EA.		EA.
2	PREPARATION OF AS-BUILTS	1	EA.		EA.

I CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED, AND THESE PLANS PREPARED, TO MEET OR EXCEED THE DESIGN CRITERIA OF KANSAS CITY, MISSOURI IN CURRENT USAGE, EXCEPT AS INDICATED BELOW:

EXCEPTIONS:
 1. NONE

I HAVE BEEN INSTRUCTED TO PROVIDE AS-BUILT DRAWINGS FOR THIS PROJECT.

DESIGNER: C&W ARCHITECTURE, P.C.
 1001 WILSON ST., SUITE 100
 KANSAS CITY, MO 64108
 PHONE: 816.524.1000

I HAVE REVIEWED THESE PLANS AND UNDERSTAND WHAT IS PROPOSED. THE WORK WILL BE ACCOMPLISHED IN ONE CONTRACT, WITH A WORK BREAKDOWN AS FOLLOWS:

1. SITE PREP & BROWSE CONTROL
2. SANITARY CONSTRUCTION
3. FINAL ESTABLISHMENT

ANY INCIDENTAL WORK NOT SPECIFICALLY PERMITTED (i.e. FINAL CLEANUP) WILL BE COMPLETED BY THE GENERAL CONTRACTOR.

OWNER: SHPRADA MO, LLC
 1700 PROSPECT AVE
 KANSAS CITY, MO 64107

THE POLICY OF THE "PLAN PREPARATION CRITERIA AND PROCEDURE" (PLANS CRITERIA) AND POLICY DOCUMENT NO. 000000 "AS-BUILT DRAWINGS FOR SEWER BUILT BY PERMIT" ESTABLISHES THE FOLLOWING REQUIREMENTS FOR "AS-BUILT" DRAWINGS:

1. DRAWINGS ARE TO BE PROVIDED WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DATE THE "REQUEST FOR AS-BUILT" LETTER IS ISSUED BY THE CITY TO THE PERMITTEE.
2. DRAWINGS MUST BE ACCEPTED BY THE CITY BEFORE ANY SERVICE CONNECTIONS WILL BE ALLOWED.
3. DRAWINGS ARE PART OF THE PERMIT OBLIGATIONS MAKING THEM THE RESPONSIBILITY OF THE PERMITTEE.
4. THE COST OF PREPARING "AS-BUILT" DRAWINGS SHALL BE INCLUDED IN THE PERFORMANCE BOND.

IN ADDITION TO ORDERING PRE-CAST STRUCTURES, SHOP DRAWINGS ARE TO BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL. THE DESIGN ENGINEER SHALL INDICATE APPROVAL OF THE SHOP DRAWINGS AND ADD THE PERMIT TYPE AND NUMBER ON EACH AND THEN SUBMIT THEM TO THE CITY PLANNING & DEVELOPMENT DEPT., LAND DEVELOPMENT DIVISION, DEVELOPMENT SERVICES ON THE 5TH FLOOR OF CITY HALL, 414 E 12TH ST., ROOM 0400.



THE CONTRACTOR SHALL AGREE TO BE THE PERMITTEE OF THE CITY OF KANSAS CITY, MISSOURI, FOR THE PURPOSES OF THE "PLAN PREPARATION CRITERIA AND PROCEDURE" (PLANS CRITERIA) AND POLICY DOCUMENT NO. 000000 "AS-BUILT DRAWINGS FOR SEWER BUILT BY PERMIT" ESTABLISHES THE FOLLOWING REQUIREMENTS FOR "AS-BUILT" DRAWINGS:



CITY DOGS - TENANT
 IMPROVEMENT

VILLAGE SQUARE
 100 E 20th ST.
 KANSAS CITY, MISSOURI 64108

DESIGNED BY
 C&W ARCHITECTURE, P.C.

DESIGNED BY
 C&W ARCHITECTURE, P.C.

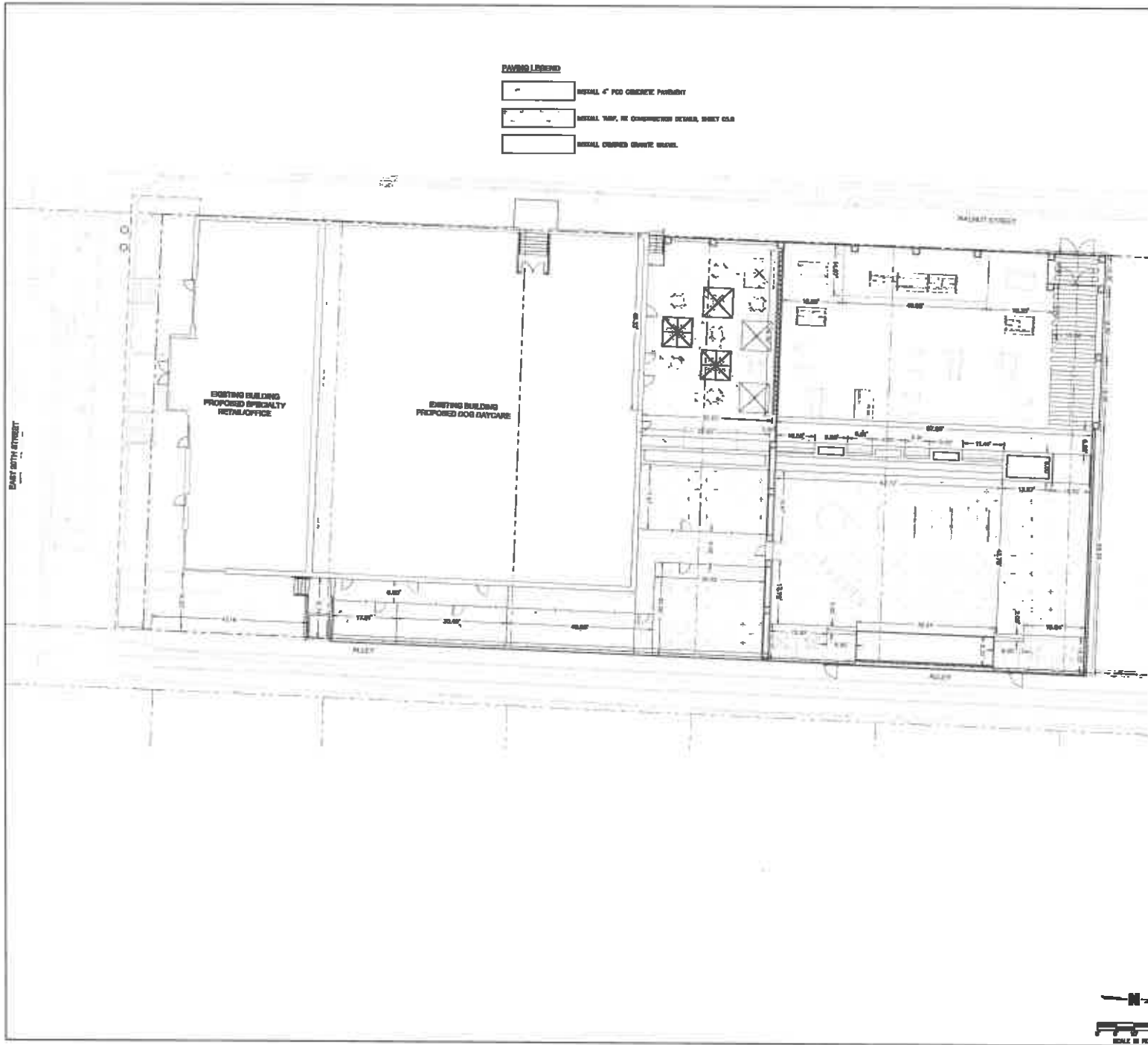
PROFESSIONAL SEAL
 C.O.O.

COVER SHEET



COLLEGE YEAR: 2004

EXISTING CONDITIONS & DEMOLITION PLAN



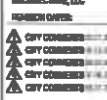
PAVING LEGEND

- RETAIL 4" FGD CONCRETE PAVEMENT
- RETAIL 1/2" FGD, RE CONSTRUCTION DETAILS, 1/2" FGD
- RETAIL CRACKED CONCRETE SLABS



CITY DOGS - TENANT IMPROVEMENT

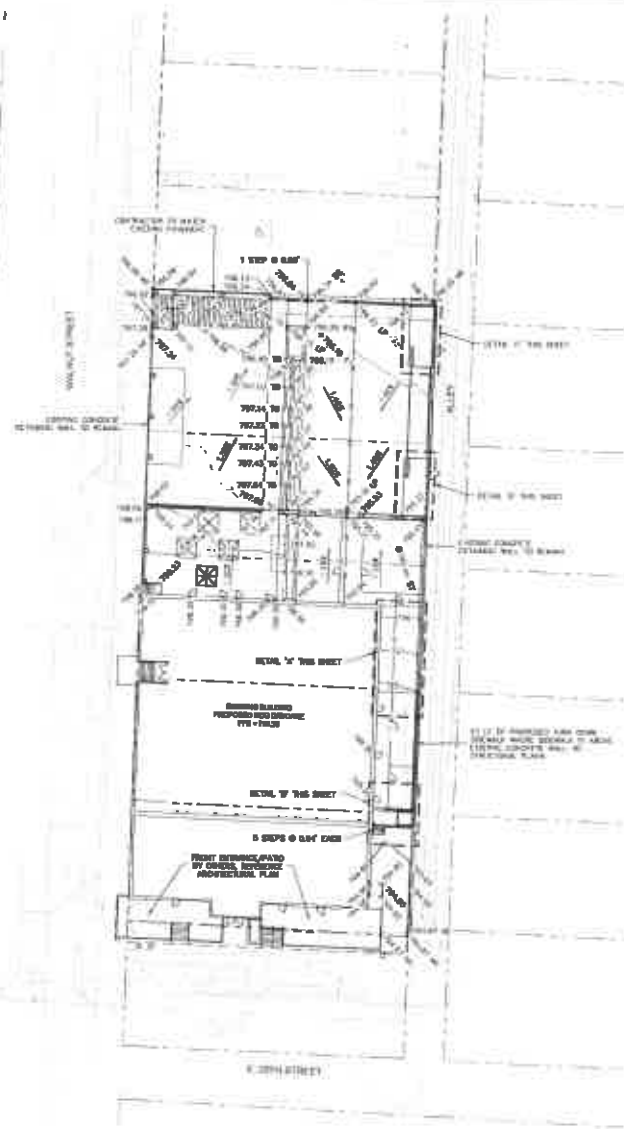
VILLAGE SQUARE
100 E 20th ST.
KANSAS CITY, MISSOURI 64108



PROFESSIONAL SEAL
C1.1
KANSAS CITY, MISSOURI
COLLINS WOOD & ASSOCIATES, INC.
2020

PERMIT / BID SET

DIMENSIONING PLAN

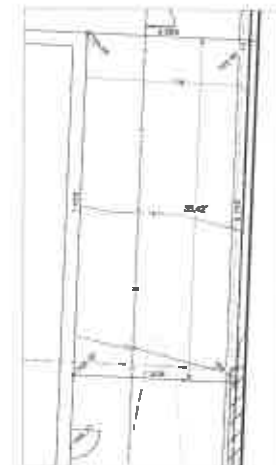


GRADING PLAN NOTE

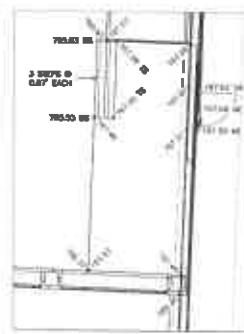
1. THE CONCRETE SHALL BE TO MATCH EXISTING CONCRETE AND TO MATCH EXISTING FINISH. THE CONCRETE SHALL BE TO MATCH EXISTING CONCRETE AND TO MATCH EXISTING FINISH. THE CONCRETE SHALL BE TO MATCH EXISTING CONCRETE AND TO MATCH EXISTING FINISH.
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SPOT ELEVATION OBSERVATIONS

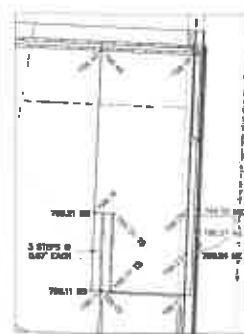
S.E. #	SPOT
1	SPOT LINE
2	TOP OF CURB
3	BOTTOM OF CURB
4	TOP OF DRIVE
5	TOP OF DRIVE
6	TOP OF DRIVE
7	TOP OF DRIVE
8	TOP OF DRIVE
9	TOP OF DRIVE
10	TOP OF DRIVE
11	TOP OF DRIVE
12	TOP OF DRIVE
13	TOP OF DRIVE
14	TOP OF DRIVE
15	TOP OF DRIVE
16	TOP OF DRIVE
17	TOP OF DRIVE
18	TOP OF DRIVE
19	TOP OF DRIVE
20	TOP OF DRIVE



DETAIL A
SCALE 1/4" = 1'-0"



DETAIL B
SCALE 1/4" = 1'-0"



DETAIL C
SCALE 1/4" = 1'-0"



DETAIL D
SCALE 1/4" = 1'-0"



CITY DOGS - TENANT IMPROVEMENT

VILLAGE SQUARE

100 E 20th ST.
KANSAS CITY, MISSOURI 64108

PROFESSIONAL SEAL
C2.0

GRADING PLAN

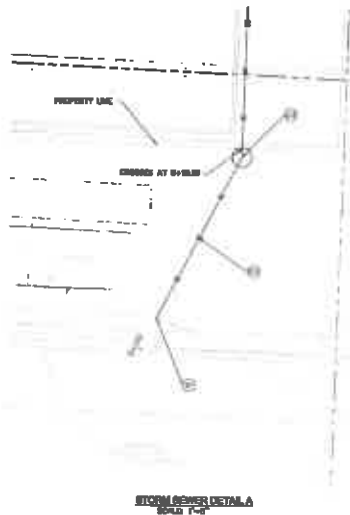
PERMIT / BID SET

GENERAL NOTES

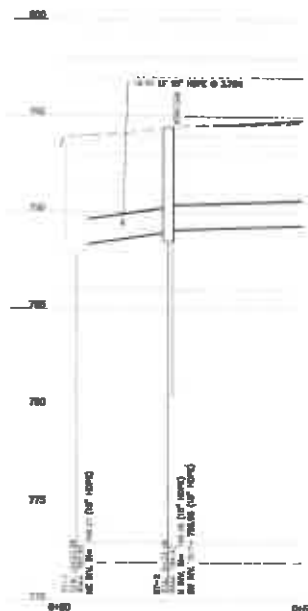
1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT APPLICABLE CITY STANDARDS AND SPECIFICATIONS OF THE WATER SERVICES DEPARTMENT ENGINEERING DIVISION OF THE CITY OF KANSAS CITY, MISSOURI.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE WATER SERVICES ENGINEERING DIVISION OF THE CITY OF KANSAS CITY, MISSOURI.
3. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS. NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
4. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE DEVELOPER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
5. SUBGRADE SOIL FOR ALL CONCRETE STRUCTURES, REGARDLESS OF THE TYPE OR LOCATION, SHALL BE FIRM, DENSE AND THOROUGHLY COMPACTED AND CONSOLIDATED; SHALL BE FREE FROM MUCK AND SLUDG; AND SHALL BE SUFFICIENTLY STABLE TO REMAIN FIRM AND INTACT UNDER THE FEET OF PEOPLE AND ADDITIONAL LOADS APPLIED ON SURFACE SURFACING. LAYERS REQUIRING STEEL, AND DEPOSITING CONCRETE THEREON, IN ALL CASES WHERE SUBSOIL IS MUCKY OR WOKES INTO THE SOIL, SHALL BE PLACED DURING SUCH OPERATION, A SEAL COURSE OF EITHER CONCRETE OR ROCK SHALL BE PLACED BELOW SUBGRADE TO PROVIDE A FIRM BASE FOR FORMING AND FOR PLACING THE FLOOR SLAB.
6. PRIOR TO ORDERING PRE-CAST STRUCTURES, SHOP DRAWINGS ARE TO BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL. THE DESIGN ENGINEER SHALL INDICATE APPROVAL, OF THE SHOP DRAWINGS AND ADD TO THE SAME THE REQUIRED STRENGTH AND STIFFNESS REQUIREMENTS OF THE CITY PLANNING & DEVELOPMENT DEPT., LAND DEVELOPMENT DIVISION ON THE 6TH FLOOR OF CITY HALL, 414 E. 12TH ST. MO. 64108.
7. EROSION CONTROL PLANS AND PROCEDURES SHALL BE IN PLACE PRIOR TO ANY EXCAVATION.
8. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
9. SLOPE OF PIPE IS CALCULATED BY DIVIDING THE DIFFERENCE IN ELEVATION OF INVERT ELEVATIONS BY THE LINEAL FOOT BETWEEN MANHOLES.
10. KMOO STANDARDS, DRAWINGS, SPECIFICATIONS, AND SUPPLEMENTS ARE AVAILABLE ONLINE AT WWW.KMOO.COM/KMOO/DEPT/PLN/PUBLICWORKS/PUBLICWORKSSTANDARDS/DRAWINGS/INDEX.HTM
11. ALL FITTINGS AND SERVICE LINE SHALL BE CONSTRUCTED OF SAME MATERIAL AS THE MAIN SEWER.
12. VERTICAL RISERS SHALL BE INSTALLED AT A 45° VERTICAL ANGLE TO THE MAIN SEWER. VERTICAL FOOT MEASUREMENTS ARE VERTICAL, NOT SLOPE MEASUREMENTS.
13. DEVELOPER SHALL PERFORM CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER THAT VERIFY THE STRUCTURAL INTEGRITY OF THE MANHOLES AND VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
14. MANHOLE STEPS SHALL CONFORM WITH KCMO DETAIL MH-S.
15. MANHOLE RINGS AND COVERS TO CONFORM WITH KCMO WSD SPECIFICATION SECTION 2100 AND SHALL CONTAIN THE WORD "SEWER" AND BEAR THE KCMO LOGO.
16. DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF GROUNDWATER AS NECESSARY FOR CONSTRUCTION. GROUNDWATER SHALL BE DESIGNED TO KEEP GROUNDWATER TO A DEPTH OF 1 FOOT BELOW PIPE & STRUCTURES.
17. BEDDING PER KCMO DETAIL PB-S. BEDDING GRADATION SHALL FOLLOW THE CURRENT KCMO PWS SPECIFICATION FOR SANITARY SEWER PIPE BEDDING.
18. DEVELOPER SHALL PROVIDE AS-BUILT LOCATION OF MANHOLES AND END OF STUES. DEVELOPER SHALL ALSO SUBMIT A COPY OF THE FINAL VIDEO AT FINAL TESTING.
19. THE DEVELOPER SHALL REMOVE AT HIS COST ANY AND ALL SUBSURFACE SOIL WHICH SHOULD NOT BE ABLE TO SUPPORT ANY PROPOSED PAVING IMPROVEMENT. BACKFILL SHALL BE ACCOMPLISHED IN ACCORDANCE WITH SECTIONS 2100 AND 2201 ENTITLED "GRADING AND SITE PREPARATION" AND "SEWER PREPARATION".
20. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING ANY EXISTING INFRASTRUCTURE AND/OR STORM SEWER DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES AT THE CONTRACTOR'S EXPENSE.

MANHOLE NOTES

1. MODIFICATIONS TO THE EXISTING STRUCTURE SHALL BE INSPECTED FOR SUITABILITY OF THE PROPOSED CONNECTION. IF IT IS DETERMINED THAT THE STRUCTURE HAS BEEN DAMAGED BY THE MODIFICATIONS IT SHALL BE REMOVED AND REPLACED WITH A NEW STRUCTURE EQUIPPED WITH A SUBSTANT.
2. CORE AND CORRECT TO EXISTING MANHOLE IF MANHOLE IS DAMAGED. CONTRACTOR SHALL REMOVE AND REPLACE AT CONTRACTOR'S EXPENSE. IF ANY PART OF THE EXISTING MANHOLE IS CONSTRUCTED OF BRICK THE ENTIRE MANHOLE SHALL BE REMOVED AND REPLACED.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY BYPASS PUMPING NECESSARY TO MAKE THE CONNECTION TO THE EXISTING MAINLINE. CONTRACTOR SHALL PROVIDE THE WATER SERVICES DEPARTMENT A PLAN OF ACTION FOR THIS CONNECTION. THE CONNECTION AND BYPASS PUMPING SHALL BE COORDINATED WITH THE WATER SERVICES DEPARTMENT.



STORM CENTER DETAIL A
SOUND 1-48



PROPERTY LINE
PROPOSED SANITARY SEWER
SANITARY SEWER EASMENT
SANITARY SEWER EASMENT
CENTERLINE
EXISTING SURFACE CONTOUR

STORM SEWER MAINTENANCE

- (S)-
 CONNECT TO CHIEF OF POLICE AND SPECIFIC/AL CONTRACTOR TO VERIFY EXISTING PROJECT
 (C) REPAIRS TO CHIEF OF POLICE AND SPECIFIC/AL CONTRACTOR TO VERIFY EXISTING PROJECT
 REPAIRS
 HW 11 = 100.37 (C) HW 11
 IN 100.37; E. 100.37-100.37
 (C) INSTALL WALL 11' OF HW 11 IN 100.37
 HW 11 = 100.37 (C) HW 11
 (C) INSTALL 11' POLYESTER WALL WITH 100.37
 REPAIRS
 HW 11 = 100.37 (C) HW 11
 (C) HW 11 = 100.37 (C) HW 11
 100.37-100.37



CITY DOGS - TENANT IMPROVEMENT

VILLAGE SQUARE

100 E 20th ST.
KANSAS CITY, MISSOURI 64108

COPYRIGHT BY
CALIFORNIA
ARTIST GUILD, LLC

1

 CITY OF CHICAGO
 CITY OF CHICAGO
 CITY OF CHICAGO
 CITY OF CHICAGO

PROFESSOR (cont.)

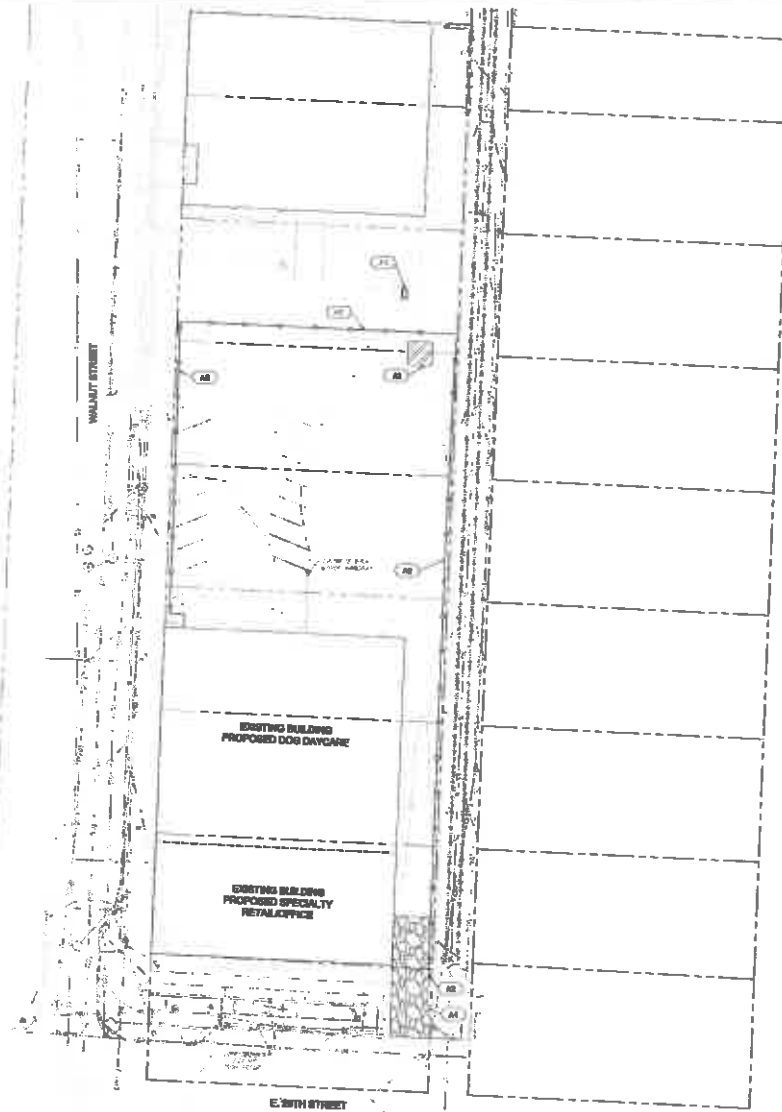
C3.1

DATE ORDERED: _____
CALLING NAME: _____

STORM CONNECTION PLAN

PERMIT / BID SET

1-800-858-8888 | 1-800-858-8888 | 1-800-858-8888



NOTES

1. PRIOR TO THE GRADING, CONTRACTOR SHALL CONSIDER VENTURE MAP AS SHOWN FOR APPLICABLE EROSION CONTROL MEASURES.
2. PRIOR TO ANY GRADING, CONTRACTOR SHALL CONSIDER VENTURE MAP AS SHOWN FOR APPLICABLE EROSION CONTROL MEASURES.
3. PRIOR TO ANY GRADING, CONTRACTOR SHALL CONSIDER VENTURE MAP AS SHOWN FOR APPLICABLE EROSION CONTROL MEASURES.

EROSION CONTROL STAGING CHART				
TRAILER STAGE	CONTROL BMP REFERENCE	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES
A- PRECON	A1	CONCRETE WASHOUT	II	INSTALL PER APPLICABLE EROSION CONTROL MEASURES
	A2	BOTTLE	II	INSTALL PER APPLICABLE EROSION CONTROL MEASURES
	A3	AREA BELY PROTECTION	II	INSTALL PER APPLICABLE EROSION CONTROL MEASURES
	A4	CONSTRUCTION ENTRANCE	II	INSTALL PER APPLICABLE EROSION CONTROL MEASURES

LEGEND	
	CONCRETE WASHOUT
	BOTTLE
	AREA BELY PROTECTION
	CONSTRUCTION ENTRANCE



CITY DOGS - TENANT IMPROVEMENT

VILLAGE SQUARE

100 E 20th ST.
KANSAS CITY, MISSOURI 64108

DESIGNED BY
CITY OF KANSAS CITY
ARCHITECTURE, LLC

PREPARED BY

CITY OF KANSAS CITY

CITY OF KANSAS CITY

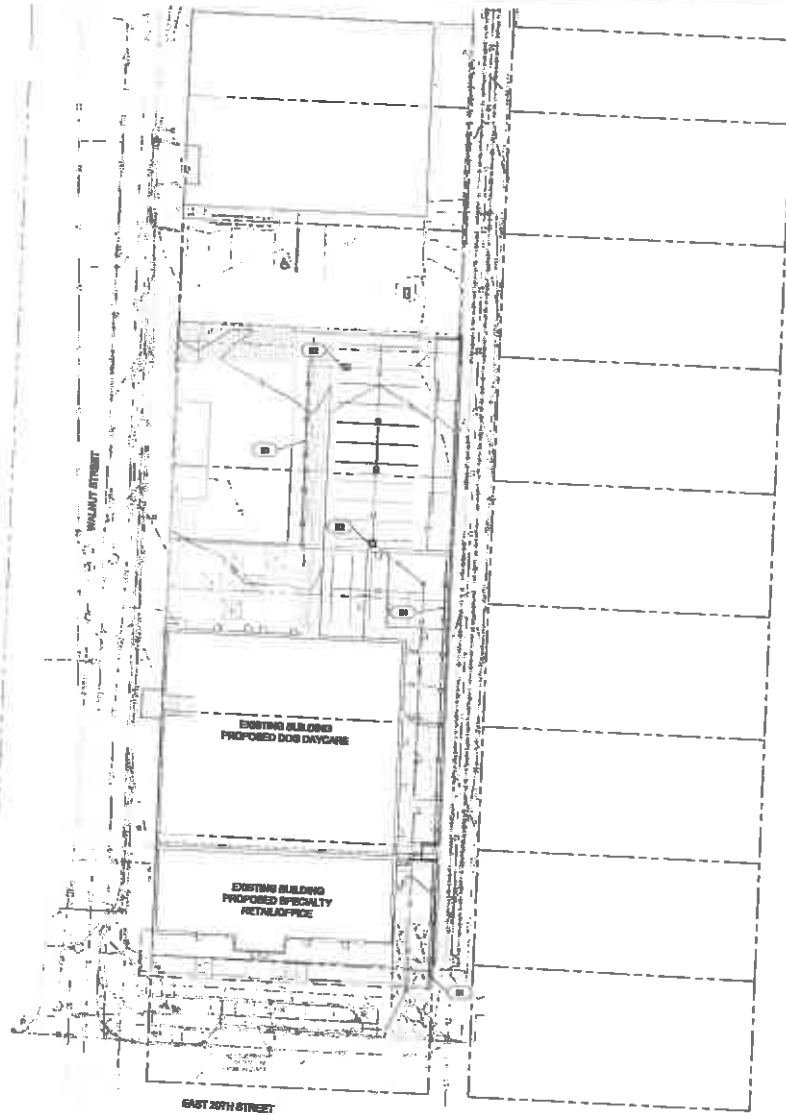
CITY OF KANSAS CITY

CITY OF KANSAS CITY

PROFESSIONAL SEAL
C4.0

EROSION CONTROL PLAN - PHASE 1

PERMIT / BID SET



NOTES

1. PRIOR TO THE STARTING, CONTRACTOR SHALL CONSTRUCT EROSION CONTROL MEASURES PER APWA DETAIL E30-01. SEE SHEET EROSION CONTROL.
2. PRIOR TO ANY CLEARING OR OTHER CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL ERECT CONSTRUCTION FENCING AROUND PERIMETER OF ALL WORKING AREAS AS SHOWN AND RELOCATED AS REQUIRED FOR CONSTRUCTION ACTIVITIES.
3. PRIOR TO ANY CLEARING OR OTHER CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL INSTALL LATE STAGE EROSION CONTROL MEASURES PER APWA DETAIL E30-01.



EROSION CONTROL STAGING CHART

CONTROL BMP REFERENCE	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
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9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
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17	17	17	17
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CITY DOGS - TENANT IMPROVEMENT

VILLAGE SQUARE
100 E 20th ST.
KANSAS CITY, MISSOURI 64108

PROFESSIONAL SEAL
C4.1
COLUMBIA, MISSOURI
2001

EROSION CONTROL PLAN - PHASE 2

PERMIT / BID SET



1. THE NUMBER OF 6" REINFORCING WELDS, SIZE PLATE.
2. THREADS SHALL HAVE A SLOPE NOT STEEPER THAN 1:40.
3. THREADS SHALL HAVE A MODIUM TO CORNER ROUNDED BRIDGE FORM.
4. INTERMEDIATE VERTICAL MANHOLE POSTS SHALL BE SPACED OF 4'-6" MAXIMUM.
5. AT THE CONTRACTOR'S OPTION, OTHER POST ATTACHMENT METHODS AND BAR SIZES MAY BE USED AS APPROVED BY





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

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:

A portion of right-of-way for East 20th Street and Walnut Street, as now established, in Section 8 Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means, P.L.S. 2000147866 as follows: Beginning at the Southeast corner of Lot 515, Block 38, MCGEE'S ADDITION, a subdivision of land in said Kansas City, recorded in Book 1 at Page 36 in the Jackson County Recorder of Deeds Office ; thence South 02°08'19" West, 7.62 feet; thence North 87°48'51" West, 120.89 feet; thence North 02°10'58" East, 19.03 feet; thence South 87°48'51" East, 4.91 feet to a point on the West line of said Lot 515, also being a point on the existing East right-of-way line of Walnut Street as now established; thence South 02°12'17" West on said West line and said existing East right-of-way line, 10.36 feet to the Southwest corner of said Lot 515, also being a point on the existing North right-of-way line of said East 20th Street as now established; thence South 87°17'55" East on the South line of said Lot 515 and said existing North right-of-way line, 115.99 feet to the Point of Beginning. Containing 1,038 square feet or 0.02 acres, more or less.

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



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
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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

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
Safarada MO, LLC	A portion of right-of-way for East 20th Street and Walnut Street, as now established, in Section 8 Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means, P.L.S. 2000147866 as follows: Beginning at the Southeast corner of Lot 515, Block 38, MCGEE'S ADDITION, a subdivision of land in said Kansas City, recorded in Book 1 at Page 36 in the Jackson County Recorder of Deeds Office ; thence South 02°08'19" West, 7.62 feet; thence North 87°48'51" West, 120.89 feet; thence North 02°10'58" East, 19.03 feet; thence South 87°48'51" East, 4.91 feet to a point on the West line of said Lot 515, also being a point on the existing East right-of-way line of Walnut Street as now established; thence South 02°12'17" West on said West line and said existing East right-of-way line, 10.36 feet to the Southwest corner of said Lot 515, also being a point on the existing North right-of-way line of said East 20th Street as now established; thence South 87°17'55" East on the South line of said Lot 515 and said existing North right-of-way line, 115.99 feet to the Point of Beginning. Containing 1,038 square feet or 0.02 acres, more or less.	7101 NW Antioch Rd Gladstone, MO 64119



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

(attach additional sheets if required)


Petitioner

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 8 day of March in the year 2023, before me, a Notary Public in and for said state, personally appeared David Collette, 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 8 day of March, 2022.

Notary Public in and for Said County and State

My Commission Expires:

02/10/2021

Notary Public

YOLANDA BENTLEY
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
JACKSON COUNTY
MY COMMISSION EXPIRES 2/10/2024
COMMISSION # 15396605

Case No.

Owner's name	Legal description of property	Residence of owner



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
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(attach additional sheets if required)



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. Public Works - Streets & Traffic

Be it known that City of Kansas City, Missouri, 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 portion of right-of-way for East 20th Street and Walnut Street, as now established, in Section 8 Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means, P.L.S. 2000147866 as follows: Beginning at the Southeast corner of Lot 515, Block 38, MCGEE'S ADDITION, a subdivision of land in said Kansas City, recorded in Book 1 at Page 36 in the Jackson County Recorder of Deeds Office ; thence South 02°08'19" West, 7.62 feet; thence North 87°48'51" West, 120.89 feet; thence North 02°10'58" East, 19.03 feet; thence South 87°48'51" East, 4.91 feet to a point on the West line of said Lot 515, also being a point on the existing East right-of-way line of Walnut Street as now established; thence South 02°12'17" West on said West line and said existing East right-of-way line, 10.36 feet to the Southwest corner of said Lot 515, also being a point on the existing North right-of-way line of said East 20th Street as now established; thence South 87°17'55" East on the South line of said Lot 515 and said existing North right-of-way line, 115.99 feet to the Point of Beginning. Containing 1,038 square feet or 0.02 acres, more or less.

for the following purpose: _____

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.

[Signature]

Authorized Representative

10/12/22

Date

Return this form to:

David Eickman

Applicant Name

816.442.6046

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

Address

deickman@olsson.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 City of Kansas City, Missouri, 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 portion of right-of-way for East 20th Street and Walnut Street, as now established, in Section 8 Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means, P.L.S. 2000147866 as follows: Beginning at the Southeast corner of Lot 515, Block 38, MCGEE'S ADDITION, a subdivision of land in said Kansas City, recorded in Book 1 at Page 36 in the Jackson County Recorder of Deeds Office; thence South 02°08'19" West, 7.62 feet; thence North 87°48'51" West, 120.89 feet; thence North 02°10'58" East, 19.03 feet; thence South 87°48'51" East, 4.91 feet to a point on the West line of said Lot 515, also being a point on the existing East right-of-way line of Walnut Street as now established; thence South 02°12'17" West on said West line and said existing East right-of-way line, 10.36 feet to the Southwest corner of said Lot 515, also being a point on the existing North right-of-way line of said East 20th Street as now established; thence South 87°17'55" East on the South line of said Lot 515 and said existing North right-of-way line, 115.99 feet to the Point of Beginning. Containing 1,038 square feet or 0.02 acres, more or less.

for the following purpose: _____

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.

Johnny Strauss - Right of Way Representative for Spire Johnny Strauss

Authorized Representative

1/3/2022

Date

Return this form to:

David Eickman

Applicant Name

816.442.6046

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

Address

deickman@olsson.com

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
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CASE NO. _____

UTILITY CO. Vicinity Energy

Be it known that City of Kansas City, Missouri, 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 portion of right-of-way for East 20th Street and Walnut Street, as now established, in Section 8 Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means, P.L.S. 2000147866 as follows: Beginning at the Southeast corner of Lot 515, Block 38, MCGEE'S ADDITION, a subdivision of land in said Kansas City, recorded in Book 1 at Page 36 in the Jackson County Recorder of Deeds Office ; thence South 02°08'19" West, 7.62 feet; thence North 87°48'51" West, 120.89 feet; thence North 02°10'58" East, 19.03 feet; thence South 87°48'51" East, 4.91 feet to a point on the West line of said Lot 515, also being a point on the existing East right-of-way line of Walnut Street as now established; thence South 02°12'17" West on said West line and said existing East right-of-way line, 10.36 feet to the Southwest corner of said Lot 515, also being a point on the existing North right-of-way line of said East 20th Street as now established; thence South 87°17'55" East on the South line of said Lot 515 and said existing North right-of-way line, 115.99 feet to the Point of Beginning. Containing 1,038 square feet or 0.02 acres, more or less.

for the following purpose: _____

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.

Craig McNeil, Vicinity Distribution Supervisor

Craig McNeil
Authorized Representative

9/22/2022

Date

Return this form to:

David Eickman

Applicant Name

816.442.6046

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

Address

deickman@olsson.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. AT&T

Be it known that City of Kansas City, Missouri, 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 portion of right-of-way for East 20th Street and Walnut Street, as now established, in Section 8 Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means, P.L.S. 2000147866 as follows: Beginning at the Southeast corner of Lot 515, Block 38, MCGEE'S ADDITION, a subdivision of land in said Kansas City, recorded in Book 1 at Page 36 in the Jackson County Recorder of Deeds Office ; thence South 02°08'19" West, 7.62 feet; thence North 87°48'51" West, 120.89 feet; thence North 02°10'58" East, 19.03 feet; thence South 87°48'51" East, 4.91 feet to a point on the West line of said Lot 515, also being a point on the existing East right-of-way line of Walnut Street as now established; thence South 02°12'17" West on said West line and said existing East right-of-way line, 10.36 feet to the Southwest corner of said Lot 515, also being a point on the existing North right-of-way line of said East 20th Street as now established; thence South 87°17'55" East on the South line of said Lot 515 and said existing North right-of-way line, 115.99 feet to the Point of Beginning. Containing 1,038 square feet or 0.02 acres, more or less.

for the following purpose: _____

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 CROSSING THE AREA OF THE VACATE REQUEST AND FACILITIES THAT SERVE 100 E 20TH ST. ATT CAN RELOCATE CABLES AT PARTITIONERS EXPENSE OR AN EASEMENT CAN BE ESTABLISHED TO PROTECT THE FACILITIES

- 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 CROFT

Russell Croft
Authorized Representative

12/14/21
Date

Return this form to:

David Eickman

Applicant Name

816.442.6046

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

Address

deickman@olsson.com

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. _____

UTILITY CO. CHARTER / SPECTRUM

Be it known that City of Kansas City, Missouri, 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 portion of right-of-way for East 20th Street and Walnut Street, as now established, in Section 8 Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means, P.L.S. 2000147866 as follows: Beginning at the Southeast corner of Lot 515, Block 38, MCGEE'S ADDITION, a subdivision of land in said Kansas City, recorded in Book 1 at Page 36 in the Jackson County Recorder of Deeds Office ; thence South 02°08'19" West, 7.62 feet; thence North 87°48'51" West, 120.89 feet; thence North 02°10'58" East, 19.03 feet; thence South 87°48'51" East, 4.91 feet to a point on the West line of said Lot 515, also being a point on the existing East right-of-way line of Walnut Street as now established; thence South 02°12'17" West on said West line and said existing East right-of-way line, 10.36 feet to the Southwest corner of said Lot 515, also being a point on the existing North right-of-way line of said East 20th Street as now established; thence South 87°17'55" East on the South line of said Lot 515 and said existing North right-of-way line, 115.99 feet to the Point of Beginning. Containing 1,038 square feet or 0.02 acres, more or less.

for the following purpose: _____

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

05/2/2022

Date

Return this form to:

David Eickman

Applicant Name

816.442.6046

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

Address

deickman@olsson.com

Email