



## CITY PLAN COMMISSION

15th Floor, City Hall  
414 East 12th Street  
Kansas City, Missouri 64106

[kcmo.gov/planning](http://kcmo.gov/planning)

January 18, 2024

Husnain Qaisar  
Midwest fuels  
4501 Cleveland Ave  
Kansas City, MO 64130

Re: **CD-ROW-2023-00043** - A request to approve a vacation of public right of way in District B3-2 (Business three dash two) on about 0.1 acres, generally located at the corner of Bellaire Rd and Sni-A-Bar Rd.

Dear Husnain Qaisar:

At its meeting on December 19, 2023, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

*The Commission's action is only a recommendation.* Your request must receive final action from the Proceeding to next step. All conditions imposed by the Commission, if any, are available on the following page(s).

**PLEASE READ CONDITIONS CAREFULLY** as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for Proceeding to next step consideration.

If you have any questions, please contact me at [Justin.Smith@kcmo.org](mailto:Justin.Smith@kcmo.org) or (816) 513-8823.

Sincerely,

A handwritten signature in cursive script that reads "Justin Smith".

Justin Smith  
Planner

That plans, revised as noted below, are submitted and accepted by staff prior to scheduling for Proceeding to next step.

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

1. That the applicant retains a utility easement and protect facilities for Spire utilities located in the right-of-way.
2. That the applicant provides a savings clause to be included in the vacation ordinance.
3. That the developer shall abandon in place a portion of the existing 8" VCP sanitary sewer line between manholes 5083-103 and 5083-102. A stub shall remain out of manhole 103 to the east and onto the private property where it is to be capped and location marked for future connection of the private service line to the public main via the stub.
4. That the applicant retains a utility easement and protect facilities for AT&T utilities located in the right-of-way.