

CITY PLAN COMMISSION STAFF REPORT

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

September 4, 2024

Project Name
East 55th Street Vacation

Docket #10

Request

CD-ROW-2024-00002 Vacation of Public Right-of-Way

Applicant & Owner

Duron Netsell

Location 5500 Hardesty Ave **Area** About 27,000 SF

Zoning R-5
Council District 3rd
County Jackson
School District Kansas City 110

Surrounding Land Uses

North: Undeveloped Lot, Zoned R-5 South: Undeveloped Lot, Zoned R-5 East: Detached Residential, Zoned R-5

West: Blue River, Zoned R-5

Land Use Plan

The Blue Ridge Area Plan recommends Residential Low Density uses for the subject property.

Major Street Plan

The City's Major Street Plan does not identify E 55th Street at this location

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on January 30, 2024. Scheduling deviations from the 2024 Cycle 2.2 timeline have occurred due to delays in receiving feedback from utility companies. The extended response times have impacted the project schedule.

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 proposed vacation pertains to an unimproved right-of-way located east of Hardesty Avenue. This right-of-way is adjacent to the Blue River and its associated floodplain, owned by the City of Kansas City. The right-of-way does not function as the primary access point for any parcel of land.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Vacation of Public Right of Way in District R-5 (Residential) of about 27,000 SF generally located on East 55th Street east of Hardesty Avenue.

CONTROLLING CASE

There is no controlling case for this site.

PROFESSIONAL STAFF RECOMMENDATION

Docket #10 Recommendation: Approval Subject to Conditions

VACATION REVIEW

The street proposed for vacation is currently an unimproved roadway that terminates at the eastern boundary, adjacent to the Blue River. The parcels to the north and south of this right-of-way are owned by the applicant.

Within the public right-of-way, there are both public and private utilities. Evergy and AT&T are requiring that the applicant retain a utility easement and protect the facilities. Additionally, a public streetlight is located within this area, which the applicant is required to remove and return to the Public Works Department.

The applicant intends to vacate this right-of-way to facilitate the consolidation and replatting of adjacent lots under their ownership. There are no other adjacent property owners impacted by this vacation, aside from the lots owned by the City along the Blue River.

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 the unimproved paper street west of Hardesty Avenue at East 55th St. The adjacent property owners will retain legal access to public right-of-way via Hardesty Avenue.

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 street in question does not serve any current or future public purpose as the Blue River will prohibit any further development to the west.

88-560-10-C. The vacation will not result in a violation of 88-405.

The vacation will not result in any lots in violation of 88-405, the subdivision design and improvement section.

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 not result in a dead-end street, as the entirety of the street is proposed for vacation.

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.

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,

Matthew Barnes Lead Planner



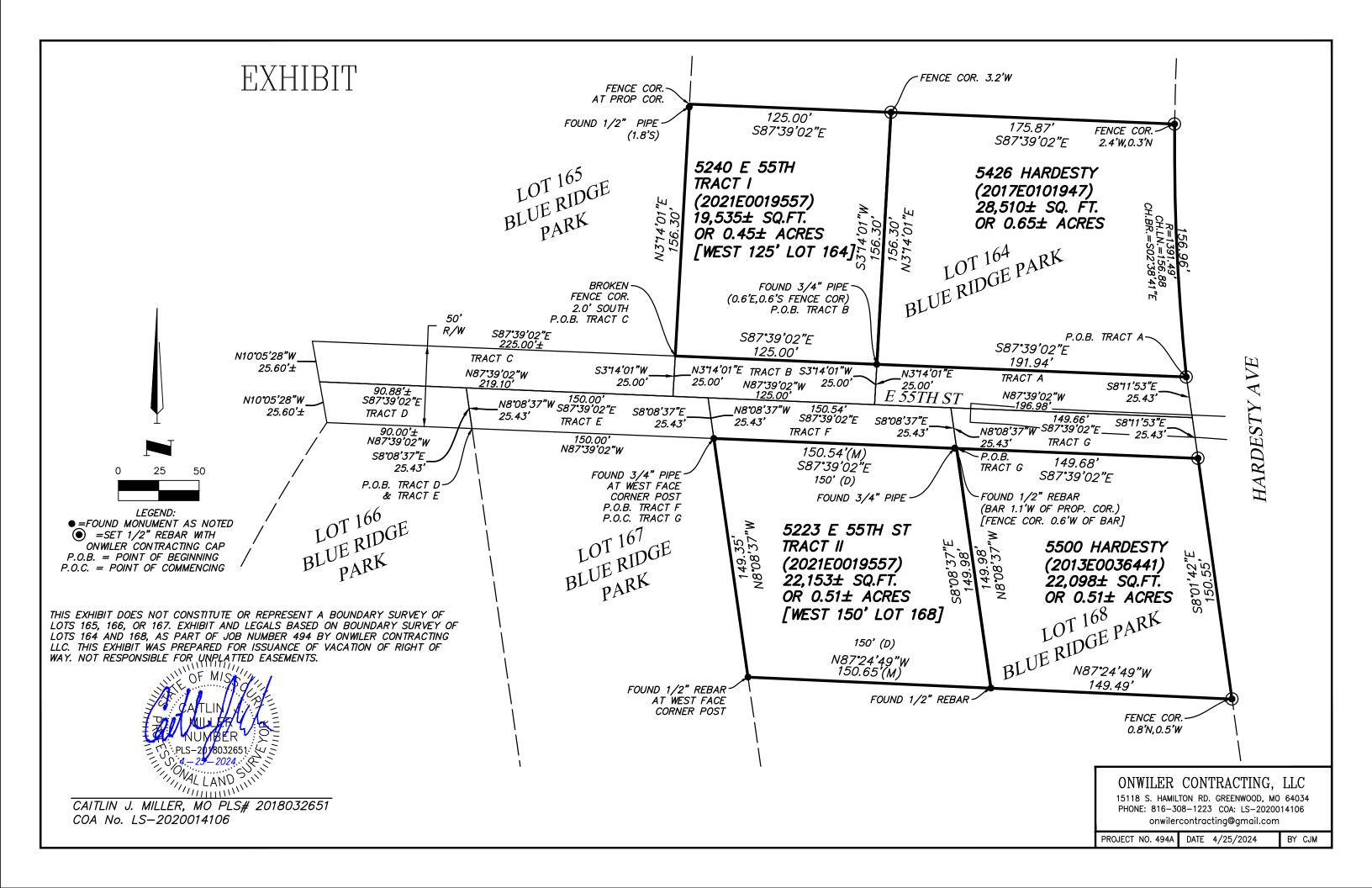
Plan Conditions

Report Date: August 29, 2024

Case Number: CD-ROW-2024-00002 Project: East 55th Street Vacation

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

- 1. That the applicant shall retain all utility easements and protect facilities required by Evergy.
- 2. That the applicant remove streetlight poles SEI1566, west of Hardesty Avenue and return the streetlights to Public Works in coordination with Public Works Streetlighting at the applicant's cost.
- 3. That the applicant shall retain all utility easements and protect facilities required by AT&T.
- 4. That the applicant must consolidate the lots prior to City Council approval so that no lot under common ownership is landlocked from public right of way if the vacation were to be approved.



EXHIBIT

TRACT A

PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 164 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 164; THENCE SOUTH 8°11'53" EAST, ALONG THE WESTERLY RIGHT OF WAY OF SAID HARDESTY AVE, A DISTANCE OF 25.43 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF SAID RIGHT OF WAY, A DISTANCE OF 196.98 FEET; THENCE NORTH 3°14'01" EAST, A DISTANCE OF 25.00 FEET,
TO THE SOUTHEAST CORNER OF THE WEST 125 FEET OF SAID LOT 164; THENCE SOUTH 87°39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 191.94 FEET, TO THE POINT OF BEGINNING. CONTAINING 4,862 SQUARE
FEET, MORE OR LESS.

TRACT B:

PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 164 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 125 FEET OF SAID LOT 164 BLUE RIDGE PARK; THENCE SOUTH 3"14"01" WEST, A DISTANCE OF 25.00 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF SAID RIGHT OF WAY; THENCE NORTH 87"39"02" WEST, ALONG SAID SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 125.00 FEET; THENCE NORTH 3"14"01" EAST, A DISTANCE OF 25.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 164; THENCE SOUTH 87"39"02"
EAST, ALONG THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,125 SQUARE FEET, MORE OR LESS.

TRACT C:

PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 165 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 165; THENCE SOUTH 3"14'01" WEST, A DISTANCE OF 25.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF SAID RIGHT OF WAY; THENCE NORTH 87"39'02" WEST,
ALONG SAID SOUTH LINE, A DISTANCE OF 219.10 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY OF SAID WEST 55TH ST; THENCE NORTH 10"05'28" WEST, ALONG SAID WESTERLY RIGHT OF WAY 25.60 FEET, MORE OR LESS, TO
THE SOUTHWEST CORNER OF SAID LOT 165; THENCE SOUTH 87"39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 165, A DISTANCE OF 225.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING 5,551 SQUARE FEET, MORE
OR LESS.

TRACT D:

PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 166 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 166; THENCE NORTH 87°39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 166, A DISTANCE OF 90.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 166; THENCE NORTH 10°05'28" WEST, ALONG THE WESTERLY RIGHT OF WAY OF SAID WEST 55TH ST, A DISTANCE OF 25.60 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 90.88 FEET, MORE OR LESS; THENCE SOUTH 08°08'37" EAST, A DISTANCE OF 25.43 FEET, TO THE POINT OF BEGINNING. CONTAINING 2,261 SQUARE FEET, MORE OR LESS.

TRACT E:

PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 167 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 167; THENCE NORTH 08°08'37" WEST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST,
ALONG SAID NORTH LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 08°08'37" EAST, A DISTANCE OF 25.43 FEET, TO THE NORTHEAST CORNER OF SAID LOT 167; THENCE NORTH 87°39'02" WEST, ALONG THE NORTH LINE OF SAID LOT
167, A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,750 SQUARE FEET, MORE OR LESS.

TRACT F:

PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 168 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 168; THENCE NORTH 8'08'37" WEST, A DISTANCE OF 25.43 FEET, TO THE NORTH LINE OF SAID SOUTH HALF; THENCE SOUTH 8'08'37" EAST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 168, SAID POINT BEGIN 150.54 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 168; THENCE NORTH 8'08'39'02" WEST, ALONG SAID NORTH LINE OF SAID LOT 168, A DISTANCE OF 150.54 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,764 SQUARE FEET, MORE OR LESS.

TRACT G:

PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 168 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 168; THENCE SOUTH 87*39'02" EAST, ALONG THE NORTH LINE OF SAID LOT 168, A DISTANCE OF 150.54 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 08*08'37" WEST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF SAID SOUTH HALF, A DISTANCE OF 149.66 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID HARDESTY AVE; THENCE SOUTH 87*39'02" WEST, ALONG SAID NORTH LINE OF SAID LOT 168, A DISTANCE OF 149.68 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,742 SQUARE FEET, MORE OR LESS.

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CAITLIN J. MILLER, MO PLS# 2018032651 COA No. LS-2020014106 THIS EXHIBIT DOES NOT CONSTITUTE OR REPRESENT A
BOUNDARY SURVEY OF LOTS 165, 166, OR 167. EXHIBIT
AND LEGALS BASED ON BOUNDARY SURVEY OF LOTS 164
AND 168, AS PART OF JOB NUMBER 494 BY ONWILER
CONTRACTING LLC. THIS EXHIBIT WAS PREPARED FOR
ISSUANCE OF VACATION OF RIGHT OF WAY. NOT
RESPONSIBLE FOR UNPLATTED EASEMENTS.

ONWILER CONTRACTING, LLC

15118 S. HAMILTON RD. GREENWOOD, MO 64034 PHONE: 816-308-1223 COA: LS-2020014106 onwilercontracting@gmail.com

KANSAS CITY

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:

TRACT A: PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 164 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 164: THENCE SOUTH 811'33" EAST, ALONG THE WESTERLY RIGHT OF WAY OF SAID HARDESTY AVE, A DISTANCE OF 25.43 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF SAID RIGHT OF WAY OF SAID WEST 55TH ST, THENCE NORTH 87'39'02" WEST, ALONG SAID SOUTH LINE OF THE NORTH HALF OF SAID RIGHT OF WAY, A DISTANCE OF 196.98 FEET; THENCE NORTH 314'01" EAST, A DISTANCE OF 25.00 FEET, OT THE SOUTHEAST CORNER OF THE WEST 125 FEET OF SAID LOT 164; THENCE SOUTH 87'39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 191.94 FEET, TO THE POINT OF BEGINNING. CONTAINING 4,862 SQUARE FEET, MORE OR LESS.
TRACT B: PART OF THE NORTH HALF OF THE RICHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 164 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 125 FEET OF SAID LOT 164 BLUE RIDGE PARK; THENCE SOUTH 314'01" WEST, A DISTANCE OF 25.00 FEET, TO THE SOUTH LINE OF THE NORTH HALF, A DISTANCE OF 125.00 FEET, TO THE SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 125.00 FEET, TO THE SOUTH LINE OF SAID LOT 164, THENCE SOUTH 87'39'02" EAST, ALLONG THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE DISTANCE OF 125.00 FEET, TO THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE SOUTH LINE OF SAID LOT 164, DISTANCE OF 125.00 FEET, TO THE SOUTH LINE OF SAID LOT 164.
TRACT C: PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 165 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 165; THENCE SOUTH 314'01" WEST, A DISTANCE OF 25.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF SAID RIGHT OF WAY; THENCE NORTH 87'39'02" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 219.10 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY OF SAID WEST 55TH ST, THENCE NORTH 10'05'28" WEST, ALONG SAID WESTERLY RIGHT OF WAY 25.60 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 165; THENCE SOUTH 87'39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 165, A DISTANCE OF 225.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING 5,551 SQUARE FEET, MORE OR LESS.
TRACT D: PART OF THE SOUTH HALF OF THE RICHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 166 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 166; THENCE NORTH 87'39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 166, A DISTANCE OF 90.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 166; THENCE NORTH 10'05'22" WEST, ALONG THE WESTERLY RIGHT OF WAY: THENCE SOUTH BY 39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 90.80 FEET, MORE OR LESS, THENCE SOUTH BY 39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 90.80 FEET, MORE OR LESS, THENCE SOUTH BY 39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 90.80 FEET, MORE OR LESS.
TRACT E: PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 167 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 167; THENCE NORTH OB'08'37" WEST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87'39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH BOR'ST EAST, A DISTANCE OF 25.43 FEET, TO THE NORTHEAST CORNER OF SAID LOT 167; THENCE NORTH 87'39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167, THENCE NORTH 87'39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167, THENCE NORTH 87'39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167, THENCE NORTH 87'39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 87'39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 87'39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 87'39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 87'39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 87'39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 87'39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 87'39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 87'39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 87'39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 87'39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH 87'39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167; THENCE NORTH SAID LOT 167;
TRACT F: PART OF THE SOUTH HALF OF THE RICHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 168 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 168; THENCE NORTH 8'08'37" WEST, A DISTANCE OF 25.43 FEET, TO THE NORTH LINE OF SAID SOUTH HALF; THENCE SOUTH 8'73"02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.54 FEET; THENCE SOUTH 8'08'37" EAST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 168, SAID POINT BEGIN 150.54 FEET LAST OF THE NORTHWEST CORNER OF SAID LOT 168; THENCE NORTH BY 30"30"2" WEST, ALONG SAID NORTH LINE OF SAID LOT 168, A DISTANCE OF 150.54 FEET, TO THE POINT OF BEGINNING, CORNAINING 3,764 SOLAME FEET, MORE OR LESS.
TRACT G: PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 168 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 168; THENCE SOUTH 8739'02" EAST, ALONG THE NORTH LINE OF SAID LOT 168, A DISTANCE OF 150.54 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH OB'08'37" WEST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 149.66 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID HARDESTY AVE, THENCE SOUTH 871'132" EAST, ALONG SAID NORTH LINE OF SAID LOT 168, THENCE NORTH 873'9'02" WEST, ALONG SAID NORTH LINE OF SAID LOT 168, A DISTANCE OF 149.68 FEET, TO THE POINT OF BEGINNING, CONTAINING 3,742 SQUARE FEET, 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 City on any street, avenue, alley, thoroughfare or public property intersected by the area to be vacated, the cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.

Filed	_, 20
City Clerk	by Deputy



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795 Phone (816) 513-2846 | Fax (816) 513-2838 | <u>www.kcmo.gov/planning</u>

Owner's name	Fax (816) 513-2838 <u>www.kcmo.gov/plannin</u> Legal description of property	Residence of owner
ty of Kansas City, Missouri	- Blue Ridge Park	414 E. 12th Street Kansas C
cy or rearisas city, missouri	Lot 167	Missouri 64111
	- Lot 166 Blue Ridge	
	Park	
	- Blue Ridge Park	
	Lot 165	

(attach additional sheets if required)



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

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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
DuRon and Chelsea Netsell	- LOT 164 EXC W 125 FT BLUE RIDGE PARK	3829 Walnut Street KCMO 64111
	- W 125 FT LOT 164 BLUE RIDGE PARK	
	- W 150.22 FT LOT 168 BLUE RIDGE PARK	
DuRon Netsell	-E 150 FT LOT 168 BLUE RIDGE PARK	3829 Walnut Street KCMO 6411

(attach additional sheets if required)

DuRon Netsell Petitioner 7.24.29

COUNTY OF TALKS ON) SS.

On this day of day of line in the year 20 24 before me, a Notary Public in and for said state, personally appeared Netsell, 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 24th day of 51 4 , 202.9

Notary Public in and for Said County and State

Notary Public My Commission Expires:

CLAYTON S HENRY
Notary Public - Notary Seal
STATE OF MISSOURI
Comm. Number 14567251
Jackson County
My Commission Expires: Jan. 14, 2026

Case No. CD-ROW-2024-00002



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. CD-ROW-2024-00002

In the matter of the vacation of:	
ACT A:	
NATION THE MORTH HALF OF THE RIGHT OF MAY OF HEST SSTH ST, LYING MEST OF HARDESTY AVE, LYING SIGNINMO AT THE SOUTHEAST CORRER OF SAUD LOT 164; THENCE SOUTH MITTIS'S TEST, ALDING THE MESTELLY GHT OF MAY OF SAUD MEST SSTH ST. THENCE MORTH MITTIGOUS MEST, ALDING SAUD SOUTH LINE OF THE MORT THE SOUTHEAST CORNER OF THE MEST 125 FEET OF SAUD LOT 164; THENCE SOUTH MITTIGOUS EST, ALDING ET, MORE OR LESS.	COUTH OF LOT 164 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: Y RIGHT OF WAY OF SAID HARDESTY AVE. A DISTANCE OF 25.43 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF SAID TH HALF OF SAID RIGHT OF WAY, A DISTANCE OF 196.98 FEET, THENCE NORTH 314 01" EAST, A DISTANCE OF 25.00 FEET, THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 191.94 FEET, TO THE POINT OF BEGINNING. CONTAINING 4,862 SQUARE
TH 87'39'02" MEST, ALONG SAID SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 125.00 FEET, THENCE T, ALONG THE SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 125.00 FEET, THENCE T, ALONG THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE POINT OF BEGONNING, CO.	OUTH UF UT 164 OF BLUE FIDEE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: SOUTH 3T401" MEST, A DISTANCE OF 25.00 FEET, TO THE SOUTH HUNG OF THE NORTH HALF OF SAID RIGHT OF WAY, THENCE MORTH 3T401" EAST, A DISTANCE OF 25.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 164: THENCE SOUTH ATTRIONS
	DUTH OF LOT SOUTHER FIDE PARK MORE PARTICULARLY DESCRIBED AS FOLLOWS: PEET, TO A POINT ON THE SOUTH LINE OF SAID MORTH HALF OF SAID RIGHT OF WAY: THENCE MORTH 87/39'02' WEST, AID WEST 55TH ST; THENCE NORTH 10/35'28' WEST, ALCING SAID WESTERLY RIGHT OF WAY 25.60 FEET, MORE OR LESS, TO OT 165, A DISTANCE OF 225.00 FEET, MORE OR LESS, TO THE POINT OF BECINNING, CONTAINING 9,551 SQUARE FEET, MORE
OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING HON HING AT THE NORTHEAST CORNER OF SAID LOT 166; THENCE NORTH 8739°02" WEST, ALONG THE NORTH L H 1005'28" WEST, ALONG THE WESTERLY RIGHT OF WAY OF SAID WEST 55TH ST, A DISTANCE OF 25.60 FET.	ORTH OF LOT 186 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LINE OF SAID LOT 186, A DISTANCE OF 90.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 186; THENCE THE MORE OR LESS, TO THE NORTH HIF OF EACH COLUMN LINE OF CHINGE.
NING AT THE NORTHWEST CORNER OF SAID LOT 187: THENCE NORTH ORDAY'S MEST, A DISTANCE OF SAID NORTH NEW AND	RTH OF LOT 167 OF BUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: SI FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF MAY; THENCE SOUTH 87:39'02" EAST, FEET, TO THE NORTHEAST CORNER OF SAID LOT 167; THENCE NORTH 87:39'02" MEST, ALONG THE NORTH LINE OF SAID LOT
MINIO AT THE NORTHWEST CORNER OF SAID LOT 188; THENCE NORTH BOB'ST WEST, A DISTANCE OF 25.43 0.54 FEET; THENCE SOUTH BOB'ST EAST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE 0.2° MEST, ALONG SAID NORTH LINE OF SAID LOT EAST.	RTH OF LOT 168 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FEET, TO THE NORTH LINE OF SAID SOUTH HALF THENCE SOUTH 87:39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE F SAID LOT 168. SAID POINT RECIN 190.54 EET LEES OF THE MOST THENCE SOUTH 87:39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE
OF THE SOUTH HALF OF THE RIGHT OF WAY OF MEST 55TH ST, LYING MEST OF HARDESTY AVE, LYING NOR THOUGHO AT THE MORTHMEST CORNER OF SAID LOT 168; "HENCE SOUTH 87'39'D2" EAST, ALONG THE MORTH MANCE OF 28'45 FEET, TO A POINT ON THE MORTH LINE OF SAID SOUTH HALF SAID RIGHT OF WAY. THE ESTERLY RIGHT OF WAY OF SAID HARDESTY AVE: THENCE SOUTH 87'13'S" EAST, ALONG SAID MAY. THE SAID NORTH LINE OF SAID LOT 168, A DISTANCE OF 149.8 FEFT TO THE OF SAID MESTERLY, RO	SIMMING. CONTAINING 3,764 SQUARE FEET, MORE OR LESS. RTH OF LOT 168 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LINE OF SAID LOT 168, A DISTANCE OF 150,54 FEET, TO THE TRUE POINT OF BECOMMING: THENCE HORTH OSYNGTY" WEST, LINE OF SAID LOT 168, A DISTANCE OF 150,54 FEET, TO THE TRUE POINT OF BECOMMING: THENCE HORTH OSYNGTY" WEST, LINE OF SAID LOT 168, A DISTANCE OF 148.66 FEET, TO A POINT ON HIT OF MAY, A DISTANCE OF 25.43 FEET, TO THE MORTHEAST CORNER OF SAID LOT 168; THENCE MORTH 8735'02" MEST, ME 3,742 SQUARE FEET, MORE OR LESS.
	THE STATE SHOWING FEET, MURIC ON LESS.
5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	
Petitioner: DuRon Netsell	76/
Total Metsell	7.24.24
	11.29
Know all men by these presents: That the	undersigned, being owners of the real estate
THE POLICY SEL ODDONIE OU LUMBS	respectively and immediately a district
THE PROGRESSION OF WHICH A DEIMON HAS DEE	n filed do de cuch abutting a sum and
The state of the s	(1 10)(1) OC CAT OUT IN COUR MOSTIFIED 141-
the property set opposite our names print	ted and signed below.
Filed	, 20
	by
City Clerk	Deputy



CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

Owner's name	Legal description of property
DuRon and Chelsea Netsell 3829 Walnut Street Kansas City, MO 64111	- 5426 Hardesty-LOT 164 EXC W 125 FT BLUE RIDGE PAR
Pilke	- 5240 E. 55th - W 125 FT LOT 164 BLUE RIDGE PARK
hel	- 5223 E. 55th - W 150.22 FT LOT 168 BLUE RIDGE PARK
7. 24.24	
DuRon Netsell 3829 Walnut Street Kansas City, MO 64111	- 5500 Hardesty - E 150 FT LOT 168 BLUE RIDGE PARK
PMN	
7.24.24	
(additional sheets attached as re	quired)
STATE OF MISSIL)) ss.
On this 24 day of July	_, 2024 before me personally appeared Dukon Netsell
	executed the foregoing instrument and acknowledged that as his/her/their free act and deed.
Subscribed and sworn to be CLAYTON S HENRY Notary Public - Notary Seal	Notary Public in and for Said County and State



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 PARTNERSHIPS

Case No. CD-ROW-2024-00002

Owner's name	Legal description of property
City Of Vancos City	Dluo Didgo Dork Lot 167
City Of Kansas City, Missouri	- Blue Ridge Park Lot 167
	- Lot 166 Blue Ridge Park
	- Blue Ridge Park Lot 165
(additional sheets attached as re-	quired)
STATE OF)
COUNTY OF) ss.)
appeared	, before me, a Notary Public in and for said state, personally, general partner of, a known to me to be the person who executed the within
	nership and acknowledged to me that he/she acknowledged
Subscribed and sworn to before n	ne on this day of, 20
	Notary Public in and for Said County and State
	Notary Public

My Commission Expires:



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

MISSOURL	Frione (616) 513-2646 Fax (616) 513-2838	www.kcmo.gov/pignning
CASE NO. 1707-V		UTILITY CO. K C Water
Be it known that_ described street, o	DuRon and Chelsea Netsell alley or plat desires to petition the City of Ko	, being owners of real estate abutting on the below ansas City, Missouri to pass an ordinance vacating:
Please see attache	ed exhibits for tract A,B,C,D,E,F,G	
or the following p	Jrpose: E. 55th Street Vacation	
. Our utility/age	ncy has facilities or interest within this right oceed to #2)	of way: No (form complete)
□ objec □ will wo	objections	
Please disduss Please return th	objections or conditions with applicant and his form to the applicant within 30 days. Authorized Representative	d/or City Staff Prior to returning this form. 07/22/202 Date
eturn this form to: DuRon Ne	tsell	417.496.5134
2 3333 110	Applicant Name	Phone
3829 Walnut Street	KCMO 64111	DuRon Netsell@gmail.com

Email

Address



CASE NO. 1707-V		UTILITY CO	Vicinity Energy	
Be it known that _ described street,	DuRon and Chelsea Netsell alley or plat desires to petition the City of Ka	, being owners of real estate abutting on the betion the City of Kansas City, Missouri to pass an ordinance vacating:		
Please see attach	ed exhibits for tract A,B,C,D,E,F,G			
for the following p	E. 55th Street Vacation			
	ency has facilities or interest within this right roceed to #2)	of way: No (form co	omplete)	
□ objed	ency: o objections cts to the vacation and will not waive objections subject to the following con Retain utility easement and protect facili Relocate facilities Other:	nditions (descri ities	ibe below)	
	s objections or conditions with applicant and this form to the applicant within 30 days.	d/or City Staff	Prior to returning this form.	
Craig McNiel, V	Authorized Representative	ig Monie	5/03/2024 Date	
Return this form to	:			
DuRon Netsell			417.496.5134	
	Applicant Name		Phone	
3829 Walnut Stree		- 	DuRon.Netsell@gmail.com	
	Address		Email	



CASE NO. 1707-V UTILITY CO.		
Be it known that described street, a	known that	
Please see attache	d exhibits for tract A,B,C,D,E,F,G	
for the following pu	prpose:E. 55th Street Vacation	
	ncy has facilities or interest within this right o	f way: No (form complete)
□ object □ will wc	ncy: o objections is to the vacation and will not waive objective objections subject to the following concomers Retain utility easement and protect facilition Relocate facilities Other:	ditions (describe below) es
	objections or conditions with applicant and, nis form to the applicant within 30 days.	or City Staff Prior to returning this form.
	Authorized Representative	Date
Return this form to:		
DuRon No	etsell	417.496.5134
	Applicant Name	Phone
3829 Walnut Street	KCMO 64111	DuRon.Netsell@gmail.com
Address Email		Email



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CAS	ロハ	1O.	I / U	۱-7(

UTILITY CO._KCMO Street Lighting Services

	DuRon and Chelsea Netsell		
Be it known that, 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:			
doscribod siroor, d	ney of plat desires to perment the eny	or ransas eny, missosi to pass art oralitation vacaling.	
Please see attache	d exhibits for tract A,B,C,D,E,F,G		
i lease see attached	CAMBIC IOI tract 11,D,C,D,E,1,O		
for the following pu	rpose:E. 55th Street Vacation		
1 Our utility/gge	ncy has facilities or interest within this	right of way:	
	oceed to #2)	No (form complete)	
2. Our utility/age	ncv:		
□ has no	objections		
□ object	rs to the vacation and will not waive on the strain is to the following the strain is the following the strain is the following the strain is the strain in the strain in the strain is the strain in the strain in the strain in the strain is the strain in	objection under any conditions (describe below)	
. ₩ ₩₩ ₩	□ Retain utility easement and protect	facilities	
	Relocate facilities		
,	✓ Other: We have one street light in telegraph ✓ Street light in telegraph ✓ Street light in telegraph ✓ Other: We have one street light in telegraph ✓ Other: We ha	he area you're wishing us to vacate on the south erdesty AVE . Upon approval of your street	
	vacation request, the street lighting e		
Any streetlight work/relocations/removals will be a cost to the project.			
Please discuss	objections or conditions with applicar	nt and/or City Staff Prior to returning this form.	
 Please return th 	nis form to the applicant within 30 day	/S.	
	Joseph Newton	5/222024	
	Authorized Representative		
Return this form to:			
DuRon Netsell 417.496.5134		417.496.5134	
	Applicant Name	Phone	
2020 Walnut Ct	VCMO 64111	 DuRon.Netsell@gmail.com	
3829 Walnut Street	Address	Dukon.Netsell@gmail.com Email	
		EITIO	



CASE NO. 1707-V	SE NO. 1707-V UTILITY CO		
Be it known thatDuRon and Chelse described street, alley or plat desires	ea Netsell , being owners of real estate abutt s to petition the City of Kansas City, Missouri to pass an ordinance	ing on the below vacating:	
Please see attached exhibits for tract A,	B,C,D,E,F,G		
for the following purpose: E. 55t	th Street Vacation		
 Our utility/agency has facilities Yes (proceed to #2) 	or interest within this right of way: No (form complete)		
□ will waive objections su □ Retain utility ea □ Relocate facilit	n and will not waive objection under any conditions (describe below) assement and protect facilities ties	ow)	
 Please discuss objections or con Please return this form to the ap 	nditions with applicant and/or City Staff Prior to returning this form. oplicant within 30 days.		
\mathcal{M} .	Schroeder 5/23/2024		
Authoriz	red Representative	Date	
Return this form to:			
DuRon Netsell	417.496.5134		
Applicant No	Phone Phone		
3829 Walnut Street KCMO 64111	DuRon.Netsell@gmail.com	n	
Address	Email		



CASE NO. 1707-V	UTILITY CO. Spire Energy		
Be it known that described street, a	DuRon and Chelsea Netsell ley or plat desires to petition the City of Ko	, being owners of real esto ansas City, Missouri to pass an or	ite abutting on the below dinance vacating:
Please see attached	l exhibits for tract A,B,C,D,E,F,G		
for the following pu	E. 55th Street Vacation		
1. Our utility/age	ncy has facilities or interest within this right	of way: No (form complete)	
□ object □ will wa !	ncy: objections s to the vacation and will not waive objective objections subject to the following col Retain utility easement and protect faci Relocate facilities Other:	nditions (describe below) ities	cribe below)
	objections or conditions with applicant ar nis form to the applicant within 30 days.	d/or City Staff Prior to returning	this form.
Johnny Strauss-	Right of Way Rep for Spire Energy	John L. Strauss 517,	/2024
	Authorized Representative		Date
Return this form to:			
DuRon Netsell 417.496.5		417.496.513	4
	Applicant Name	P	hone
3829 Walnut Street	KCMO 64111	DuRon.Netsell@	gmail.com
Address		E	Email



CASE NO. 1707-V	UTILITY CO. Spectrum
Be it known thatDuRon and Chelsea Netsell described street, alley or plat desires to petition the Ci	, being owners of real estate abutting on the below ity of Kansas City, Missouri to pass an ordinance vacating:
Please see attached exhibits for tract A,B,C,D,E,F,G	
for the following purpose: E. 55th Street Vacation	
 Our utility/agency has facilities or interest within the Yes (proceed to #2) 	nis right of way: X No (form complete)
will waive objections subject to the followRetain utility easement and proteRelocate facilities	
 Please discuss objections or conditions with applic Please return this form to the applicant within 30 d 	lays.
Authorized Representative	Date
Return this form to:	
DuRon Netsell Applicant Name	417.496.5134 Phone
лурисан наше	
3829 Walnut Street KCMO 64111	DuRon.Netsell@gmail.com
Address	Email



CASE NO. 1707-V	UTILITY CO
Be it known thatDuRon and Chelsea Netsell described street, alley or plat desires to petition the	, being owners of real estate abutting on the below City of Kansas City, Missouri to pass an ordinance vacating:
Please see attached exhibits for tract A,B,C,D,E,F,G	
for the following purpose:E. 55th Street Vacation	
 Our utility/agency has facilities or interest within Yes (proceed to #2) 	n this right of way: No (form complete)
2. Our utility/agency: has no objections objects to the vacation and will not wa will waive objections subject to the follo Retain utility easement and pro Relocate facilities Other:	otect facilities
Please return this form to the applicant within 30	
M Schroeder	
Authorized Representati	ive Date
Return this form to:	
DuRon Netsell	417.496.5134
Applicant Name	Phone
3829 Walnut Street KCMO 64111	DuRon.Netsell@gmail.com
Address	Email



3829 Walnut Street KCMO 64111

Address

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. 1707-V	UTILITY CO. EVELGY
Be it known thatDuRon and Chelsea Netsell described street, alley or plat desires to petition the City of Ke	, being owners of real estate abutting on the below ansas City, Missouri to pass an ordinance vacating:
Please see attached exhibits for tract A,B,C,D,E,F,G	
for the following purpose: E. 55th Street Vacation	
 Our utility/agency has facilities or interest within this right Yes (proceed to #2) 	
2. Our utility/agency: has no objections objects to the vacation and will not waive object will waive objections subject to the following complete such as a subject to the following complete subject	nditions (describe below)
 Please discuss objections or conditions with applicant an Please return this form to the applicant within 30 days. 	nd/or City Staff Prior to returning this form.
Eligibeth Jowle Authorized Representative	5-20-24 Date
Return this form to:	
DuRon Netsell Applicant Name	417.496.5134
Applicant Name	Phone

DuRon.Netsell@gmail.com

Email





5/3/2024

DuRon Netsell 3829 Walnut Street Kansas City, Missouri 417-496-5134

duron.netsell@gmail.com

Re: Street Vacate Request

Case # 1707-V

Vacation: Request to vacate East 55th Street east of Hardesty Avenue KCMO

DuRon Nutsell,

In response to your email letter dated May 2nd, 2024 relative to the above referenced Request to vacate East 55th Street east of Hardesty Avenue KCMO

Please be advised that Spire Missouri Inc. ("Spire") has no facilities located within the area which is requested to be vacated.

Sincerely,

Alex Sammet Right of Way Area Manager, Missouri Spire Missouri Inc.

TJF: JLS

cc: DuRon Nutsell

Engineering Dept. Approval:

PAC

PAC

System Planning Approval: PAC