



CITY PLAN COMMISSION STAFF REPORT

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

November 6, 2024

Project Name
Northwest Skyview Avenue Vacation

Docket #1

Request
CD-ROW-2024-00018
Vacation of Public ROW

Applicant
Kaitlin Raynor
Kimley Horn

Owner
Daniel Odell
Tiffany Land Reserve LLC

Location 6698 NW Old Tiffany
 Springs Rd
Area About 83,000 Sqft.
Zoning B3-3
Council District 1st
County Platte
School District Park Hill

Surrounding Land Uses
North: Residential, zoned R-1.5/B3-3
South: Commercial, zoned B3-3
East: Undeveloped, zoned B3-3
West: Residential, zoned R-1.5

Land Use Plan
The KCIA Area Plan recommends Commercial Future Land Use for this location.

Major Street Plan
Northwest Skyview Ave is identified on the City's Major Street Plan as a thoroughfare.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a vacation of public right-of-way in District B3-3 (Community Business) of about 83,000 square feet generally located on Northwest Skyview Avenue between North Ambassador Drive and Northwest Old Tiffany Springs Road.

PROJECT TIMELINE

The application for the subject request was filed on 06/24/2024. Scheduling deviations from 2024 Cycle 8.2 have occurred. The applicant requested that the vacation application be heard with the development plan (CD-CPC-2024-00118).

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is not located within a registered neighborhood or homes association.

REQUIRED PUBLIC ENGAGEMENT

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

EXISTING CONDITIONS

The subject site is roughly 83,000 square feet of undeveloped public right-of-way. The current site is a mix of grasses and trees.

RELATED CASES

CD-CPC-2024-000118 – A development plan to allow for twelve lots and two tracts to be heard at the City Plan Commission on November 6, 2024.

PROFESSIONAL STAFF RECOMMENDATION

Docket #1 Recommendation
Approval, Subject to Conditions

Vicinity Map –**PLAN REVIEW**

The proposed vacation is currently an unimproved portion of right-of-way that was intended to be the site for Northwest Skyview Avenue. Northwest Skyview Avenue was later realigned about 500 feet to the east, where Northwest Skyview Avenue is now fully built. The right-of-way lies between two unplatted properties: one unaddressed parcel to the west and 9200 North Ambassador to the east. The proposed vacation has a companion development plan that is set to be heard at the same City Plan Commission meeting, which would create twelve lots and two tracts for the purpose of a commercial development (CD-CPC-2024-00118).

The objective of this vacation request is to support the creation of the proposed Skyview Crossing at Tiffany Springs Development Plan. If the proposed vacation is approved, the applicant will record a fifty-foot easement in place of the right-of-way for the rapid transit corridor. There is no public infrastructure within the right-of-way. Spectrum and Evergy currently have infrastructure/facilities within the right-of-way and the applicant will be required to retain an easement for both or relocate facilities at the applicant's expense.

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.

All adjacent property owners will retain legal access to the public right-of-way. The development plan will be heard at the November 6, 2024 City Plan Commission hearing regarding the lots to the east and west.

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 right-of-way in question does serve a future public purpose for general connectivity and the special rapid transit corridor. Northwest Skyview Avenue has been rerouted to the east but a fifty-foot easement will be required for the special rapid transit corridor.

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

The vacation will not be in violation of 88-405.

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

The vacation will not disrupt any street network and will not have a small impact on the physical connectivity as long as the fifty-foot easement for the special rapid transit corridor is recorded.

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,



Justin Smith
Planner



Plan Conditions

Report Date: October 30, 2024

Case Number: CD-ROW-2024-00018

Project: Northwest Skyview Avenue Vacation

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

1. The applicant shall relocate facilities if found to be in conflict at the owners expense and dedicate a new easement as required by Evergy.
2. The applicant shall relocate facilities if found to be in conflict at the owners expense and dedicate a new easement as required by Spectrum.

RIGHT-OF-WAY VACATION DESCRIPTION:

A tract in the Northwest Quarter of Section 6, Township 51 North, Range 33 West, in the City of Kansas City, Platte County, Missouri, being more particularly described as follows, prepared on June 21, 2024 by John B. Young, PLS-2006016647:

Commencing at the Southwest Corner of said Northwest Quarter, thence North 00° 19'05" East along the West line of said Northwest Quarter, 45.00 feet to the North Right-of-Way line of NW Old Tiffany Springs Road, as now established;

Thence North 89° 05'31" East along said North Right-of-Way line, 17.12 feet to the Point of Beginning;

Thence on a curve to the right, having an initial tangent bearing North 06° 15'02" East, a radius of 1221.43 feet and an arc length of 377.96 feet;

Thence South 66° 10'36" East, 25.00 feet;

Thence North 23° 49'24" East, 532.45 feet to the South Right-of-Way line of N Ambassador Drive, as now established;

Thence South 69° 49'45" East along said South Right-of-Way line, 70.00 feet;

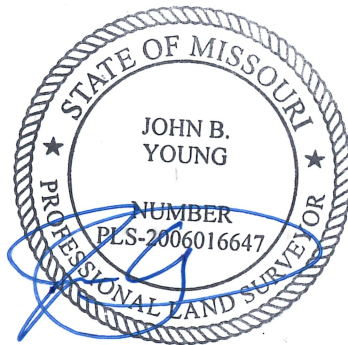
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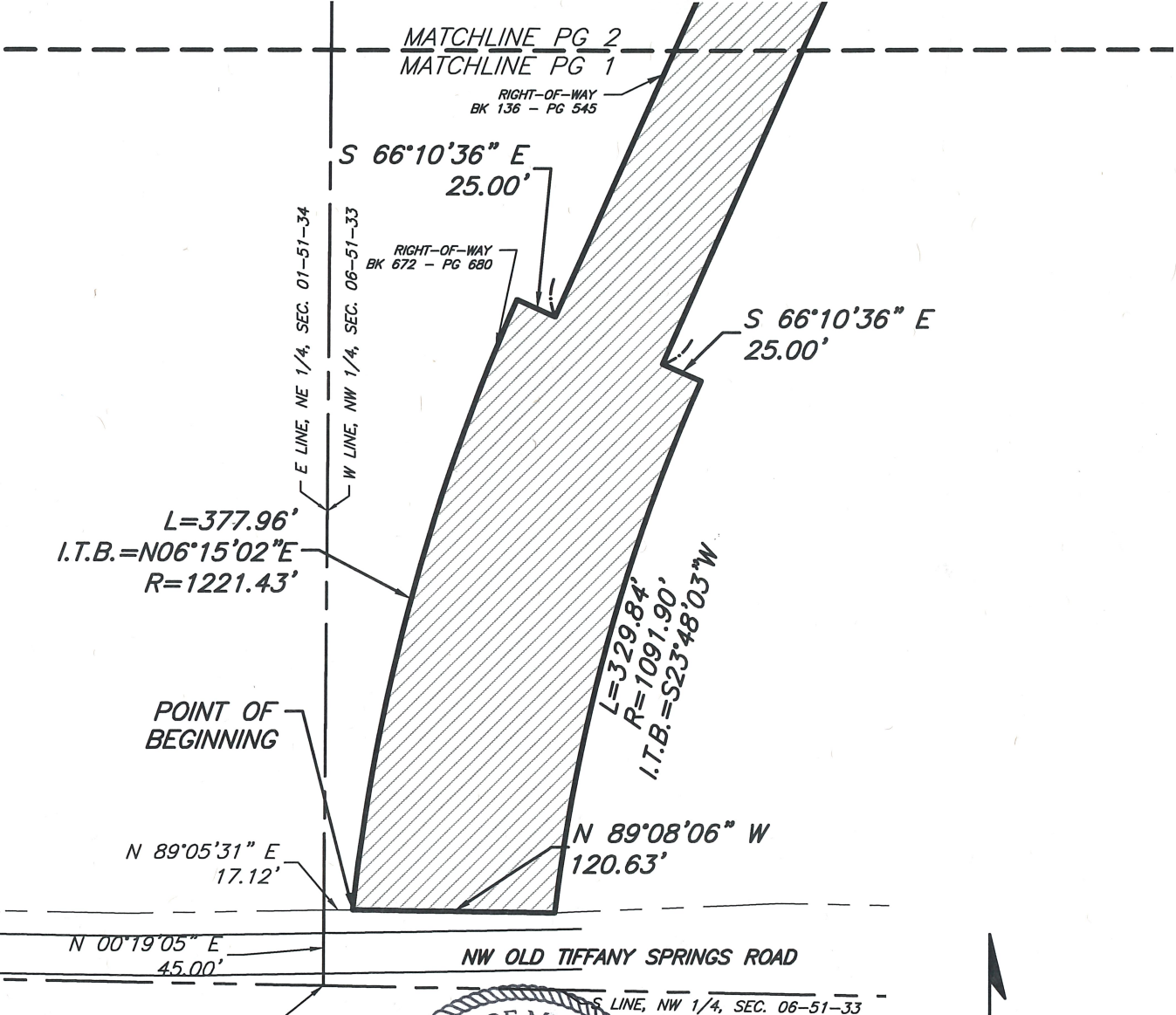
Thence South 66° 10'36" East, 25.00 feet;

Thence on a curve to the left, having an initial tangent bearing South 23° 48'03" West, a radius of 1,091.90 feet and an arc length of 329.84 feet to said North Right-of-Way line of NW Old Tiffany Springs Road;

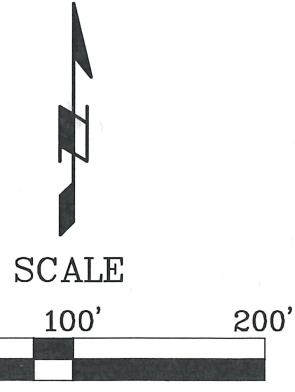
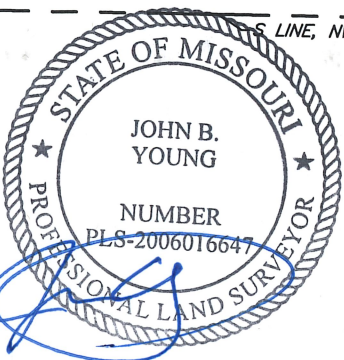
Thence North 89° 08'06" West along said North Right-of-Way line, 120.63 feet to the Point of Beginning.

Contains 79,785 square feet more or less.





POINT OF COMMENCEMENT
 SW COR., NW 1/4,
 SEC. 06-51-33



Location: S:\24.045 - Skyview & Old Tiffany\DRAWINGS\2024.06.21 VACATION\24.045 VACATION.dwg-Jun 21, 2024-11:13am

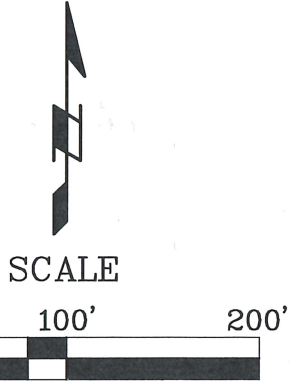
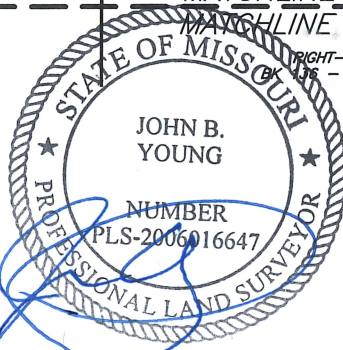
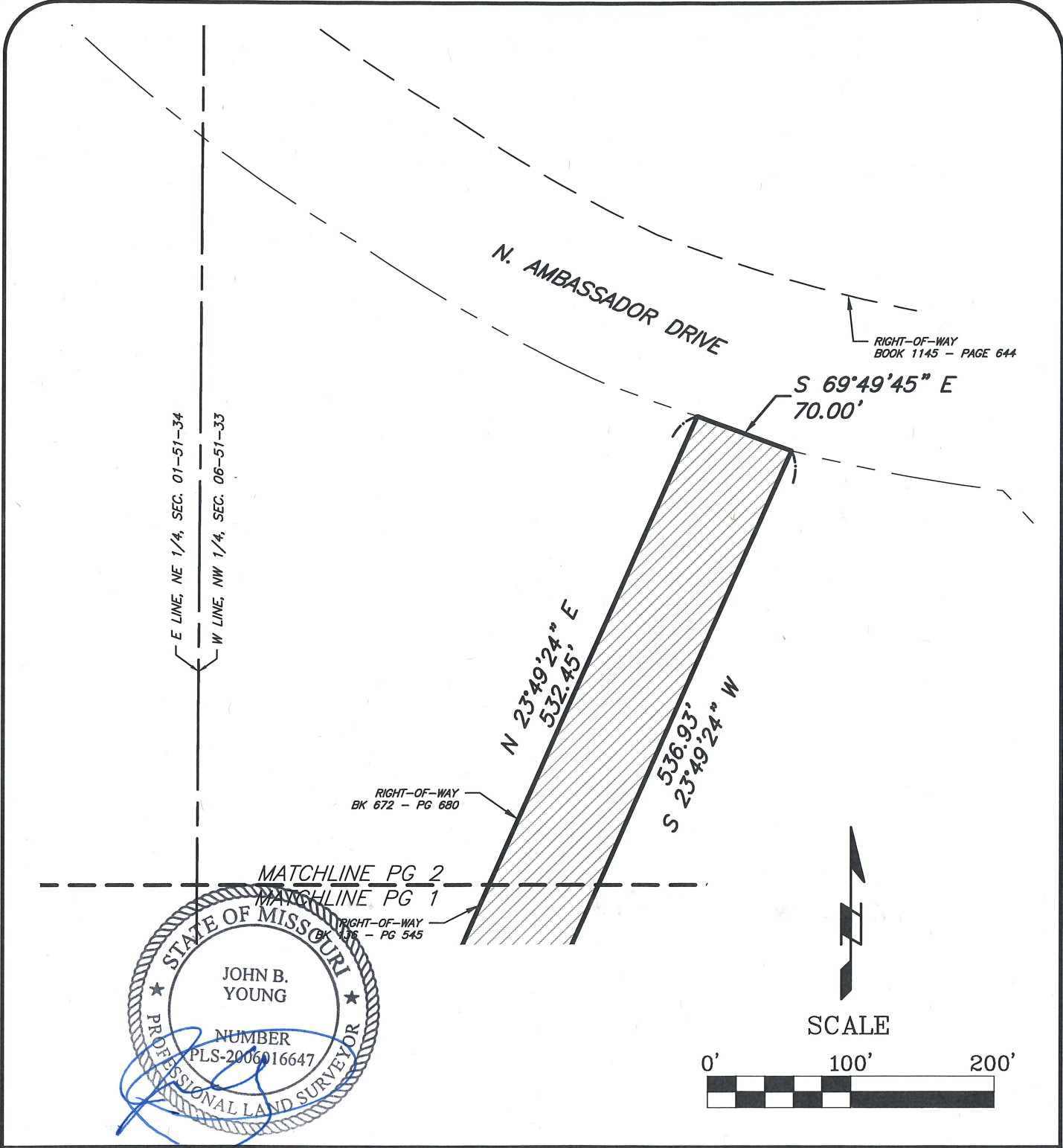


J & J
SURVEY
 LLC

8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
 PHONE (816)741-1017 • FAX (816)741-1018

VACATION EXHIBIT

NW QUARTER, SECTION 6-51N-33W
 KANSAS CITY, PLATTE COUNTY,
 MISSOURI



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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:

SKYVIEW RIGHT-OF-WAY VACATION (OLD TIFFANY TO AMBASSADOR)

A tract in the Northwest Quarter of Section 6, Township 51 North, Range 33 West, in the City of Kansas City, Platte County, Missouri, being more particularly described as follows, prepared on June 21, 2024 by John B. Young, PLS-2006016647:

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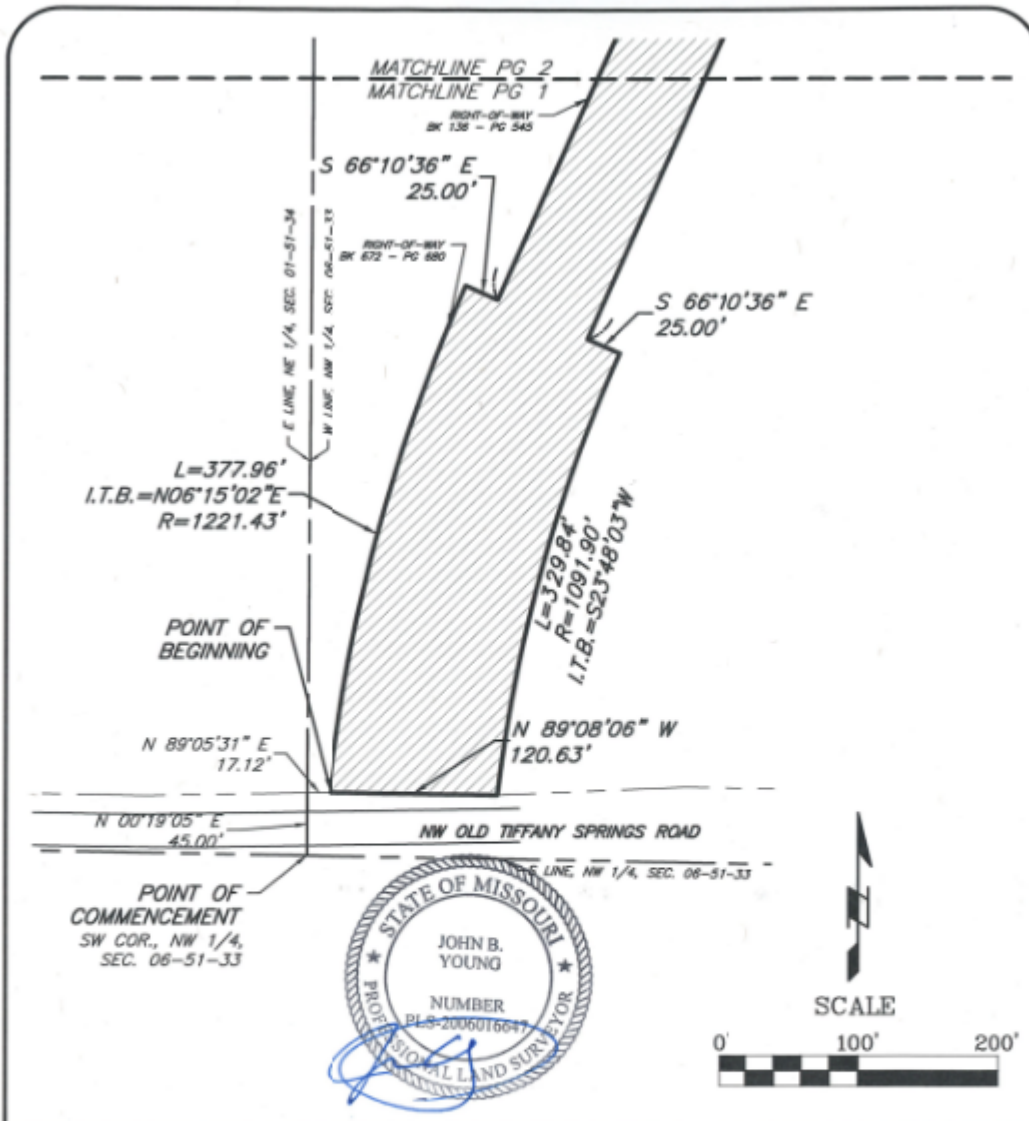
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Contains 79,785 square feet more or less.



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J & J SURVEY LLC

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PHONE (816)741-1017 • FAX (816)741-1518

VACATION EXHIBIT

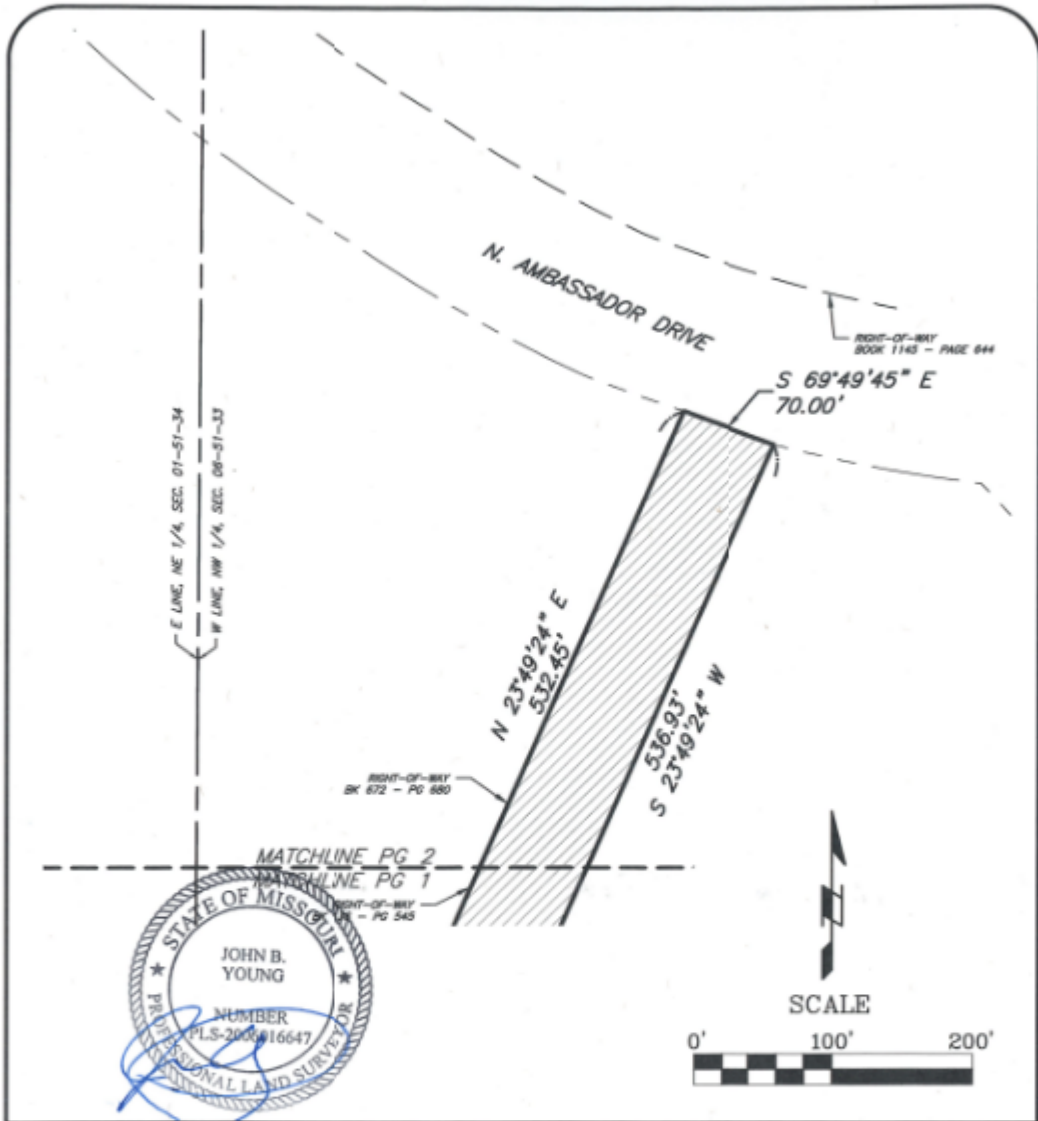
NW QUARTER, SECTION 6-51N-33W
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MISSOURI



KANSAS CITY MISSOURI

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J & J
SURVEY
LLC

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The undersigned petitioner agrees in consideration of the vacation that if, because of said vacation, any public improvements are to be made, or repaired, or made or repaired by the City on any street, avenue, alley, thoroughfare or public property intersected by the area to be vacated, the cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.

Filed _____, 20____
_____ by _____
City Clerk Deputy



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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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	Owner's Name	Legal Description	Address of Owner
1	Tiffany Land Reserve LLC	See Enclosed Exhibit	1439 Woodbury Liberty, MO 64068
2	Tiffany Square Inc	See Enclosed Exhibit	7500 W 95th St Overland Park, KS 66212

by: Daniel G. O'Dell

Daniel G. O'Dell

Petitioner (TIFFANY LAND RESERVE)

STATE OF Missouri)
) ss.
COUNTY OF Clay)

On this 5th day of July in the year 2024 before me, a Notary Public in and for said state, personally appeared Daniel G. O'Dell, 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 5th day of July, 2024.

Notary Public in and for Said County and State

Christina L. Champ

Notary Public

My Commission Expires:





CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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In the matter of the vacation of:

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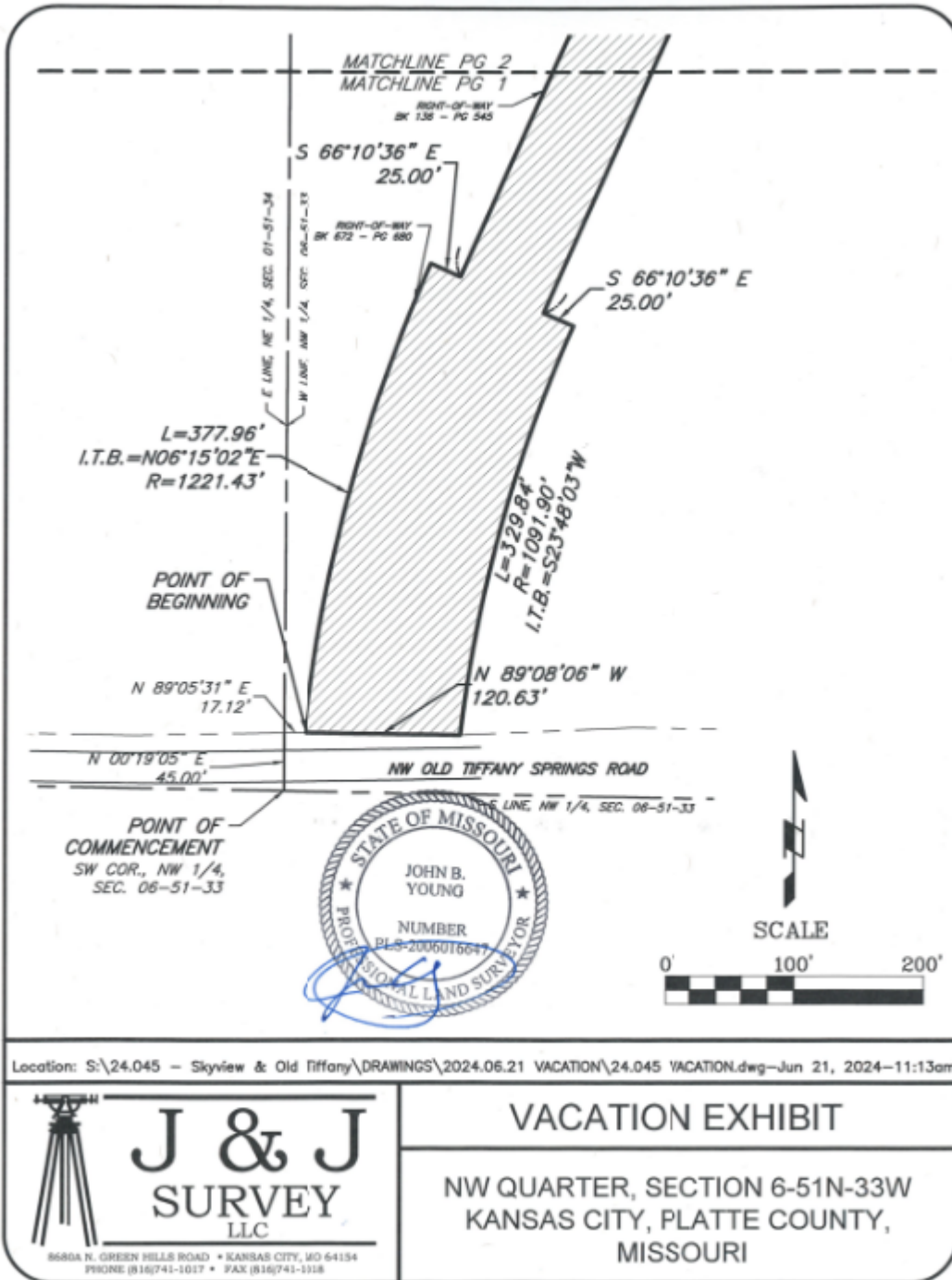
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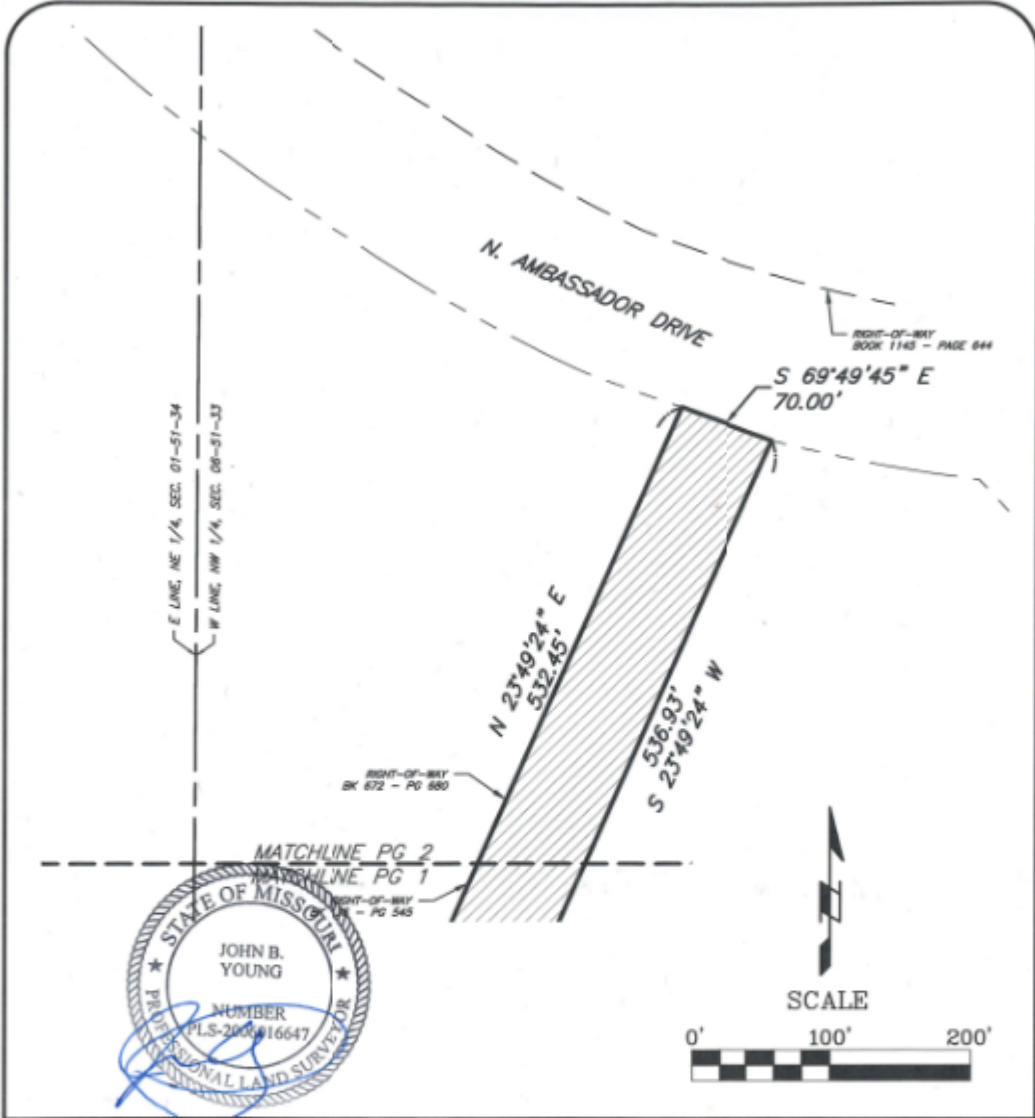
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PHONE (816)741-1017 • FAX (816)741-1418

VACATION EXHIBIT

NW QUARTER, SECTION 6-51N-33W
KANSAS CITY, PLATTE COUNTY,
MISSOURI



CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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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

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CONSENT OF LIMITED LIABILITY COMPANIES

Owner's name	Legal description of property
Tiffany Land Reserve LLC <i>by: Daniel G. O'Dell</i> <i>Daniel G. O'Dell</i>	SEE ENCLOSED EHXIBIT

(additional sheets attached as required)

STATE OF *Missouri*)
) ss.
COUNTY OF *Clay*)

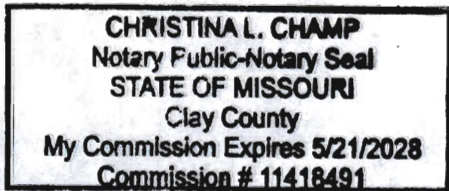
On this 5th day of July, 2024 before me, a Notary Public in and for said state, personally appeared Daniel G. O'Dell who being by me duly sworn did say that he/she is the managing member of Tiffany Land Reserve a Missouri limited liability company, and that the within instrument was signed and sealed 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 5th day of July, 2024

Notary Public in and for Said County and State

Christina L. Champ
Notary Public

My Commission Expires:





CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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CONSENT OF LIMITED LIABILITY COMPANIES

Table with 2 columns: Owner's name, Legal description of property. Row 1: Tiffany Square Inc, SEE ENCLOSED EHXIBIT. Includes handwritten signature of Jan P. Forger, Secretary/Treasurer.

(additional sheets attached as required)

STATE OF Missouri)
COUNTY OF Jackson) ss.

On this 8th day of July, 2024 before me, a Notary Public in and for said state, personally appeared Jan P. Forger, who being by me duly sworn did say that he/she is the managing member of Tiffany Square, a Kansas limited liability corporation, 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 8th day of July, 2024

Notary Public in and for Said County and State
Christy L. Schreckler
Notary Public

My Commission Expires: 1-4-2025

CHRISTY L. SCHRECKLER
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
JACKSON COUNTY
MY COMMISSION EXPIRES 1/4/2025
COMMISSION # 13528878



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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UTILITY CO. **EVERGY**

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

ALLEY VACATION

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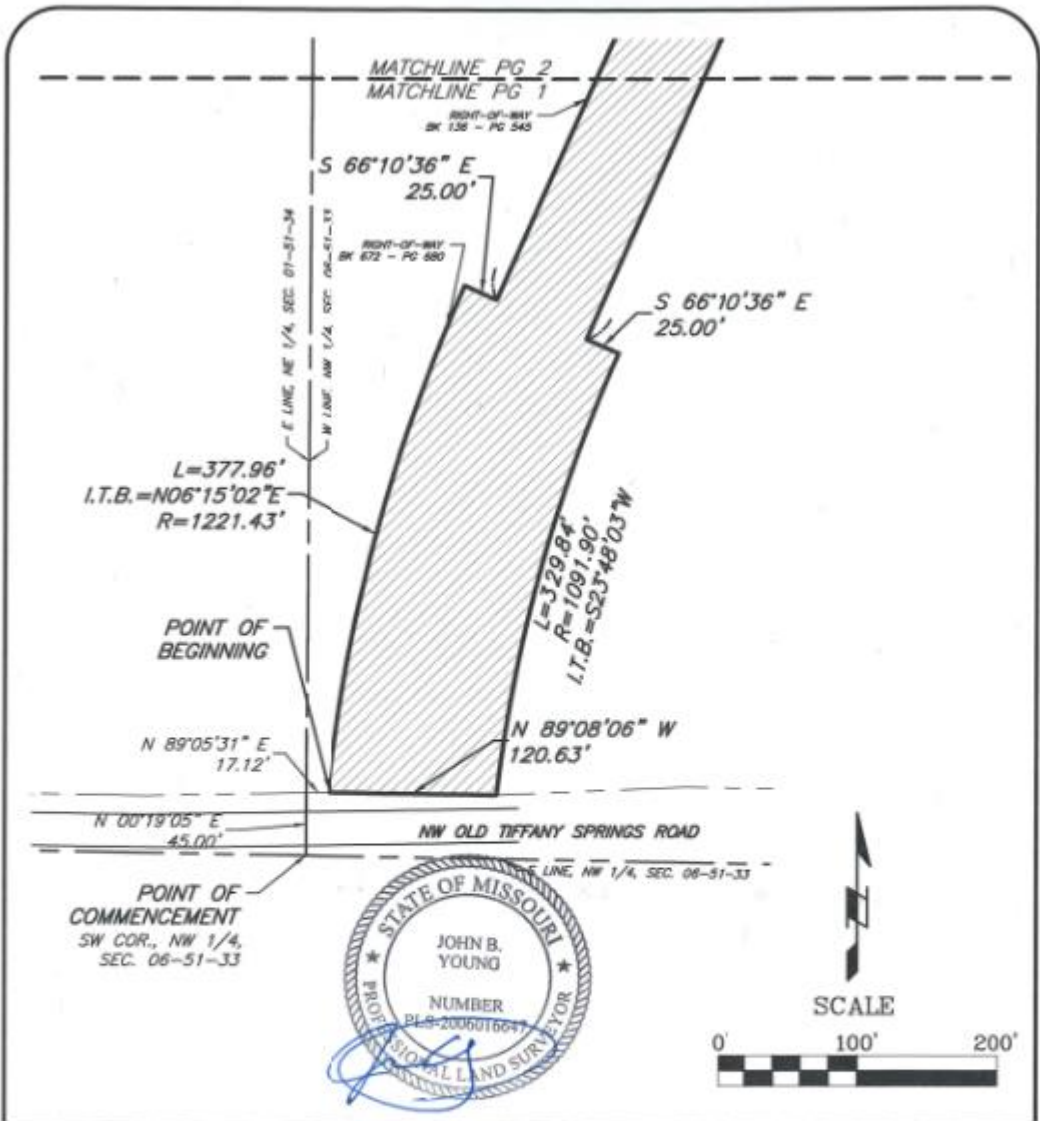
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UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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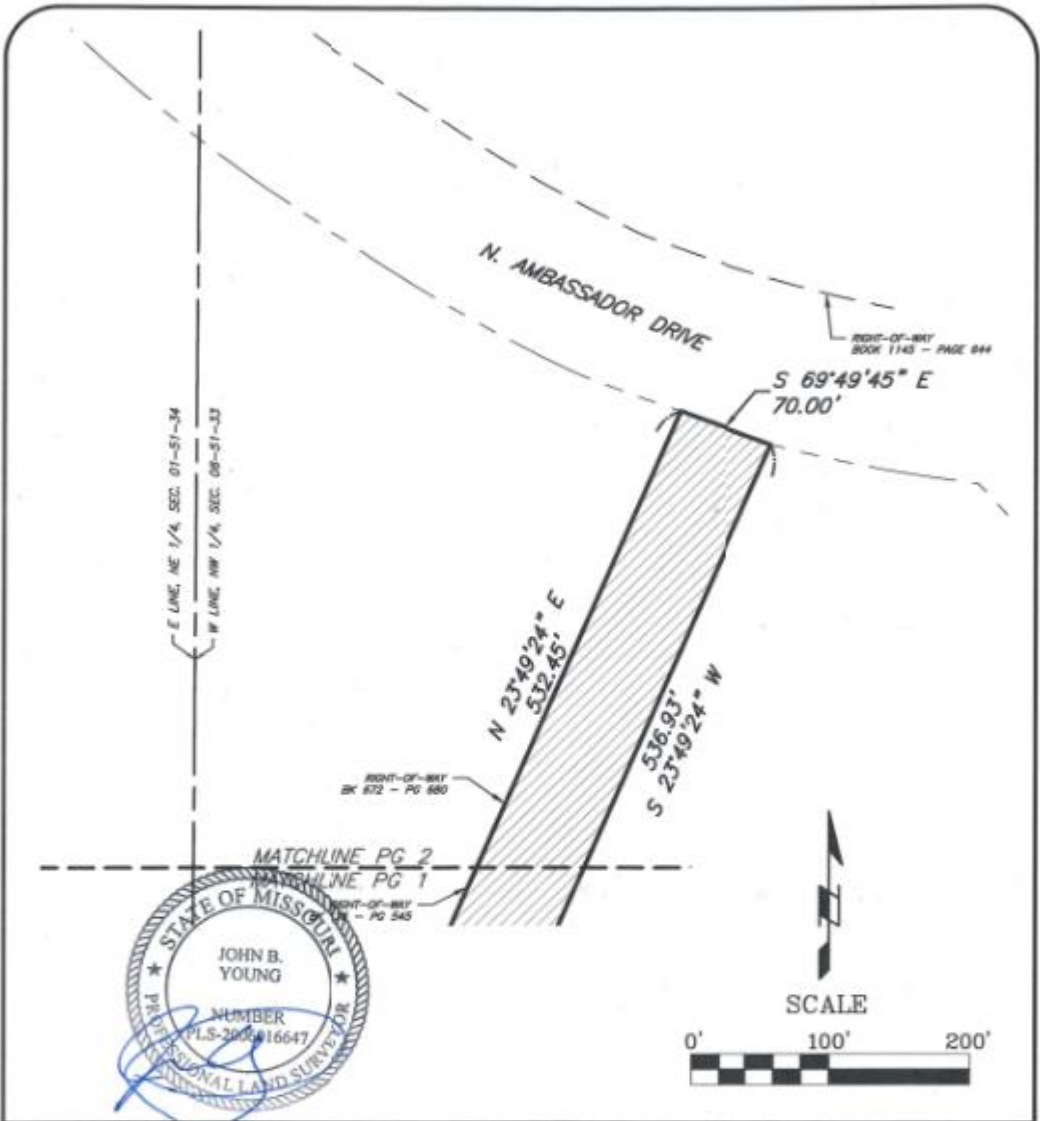
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KANSAS CITY MISSOURI

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for the following purpose: of removing the existing alley within their property limits, to accommodate future development of a vertically mixed-use development. Anticipated uses are planned for future office, multi-family residential, retail, hotel, and associated parking structure.

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: Relocation would be at the requestors expense, and would need to be in a new easement.

- 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.

Rob Henson

Authorized Representative

8/7/2024

Date

Return this form to:

Katie Raynor
(Kimley-Horn & Associates, Inc.)
On behalf of the Owner
(Tiffany Land Reserve, LLC)

816-683-7079

Applicant Name

Phone

805 Pennsylvania Ave, Suite 150
Kansas City, MO 64105

kaitlin.raynor@kimley-horn.com

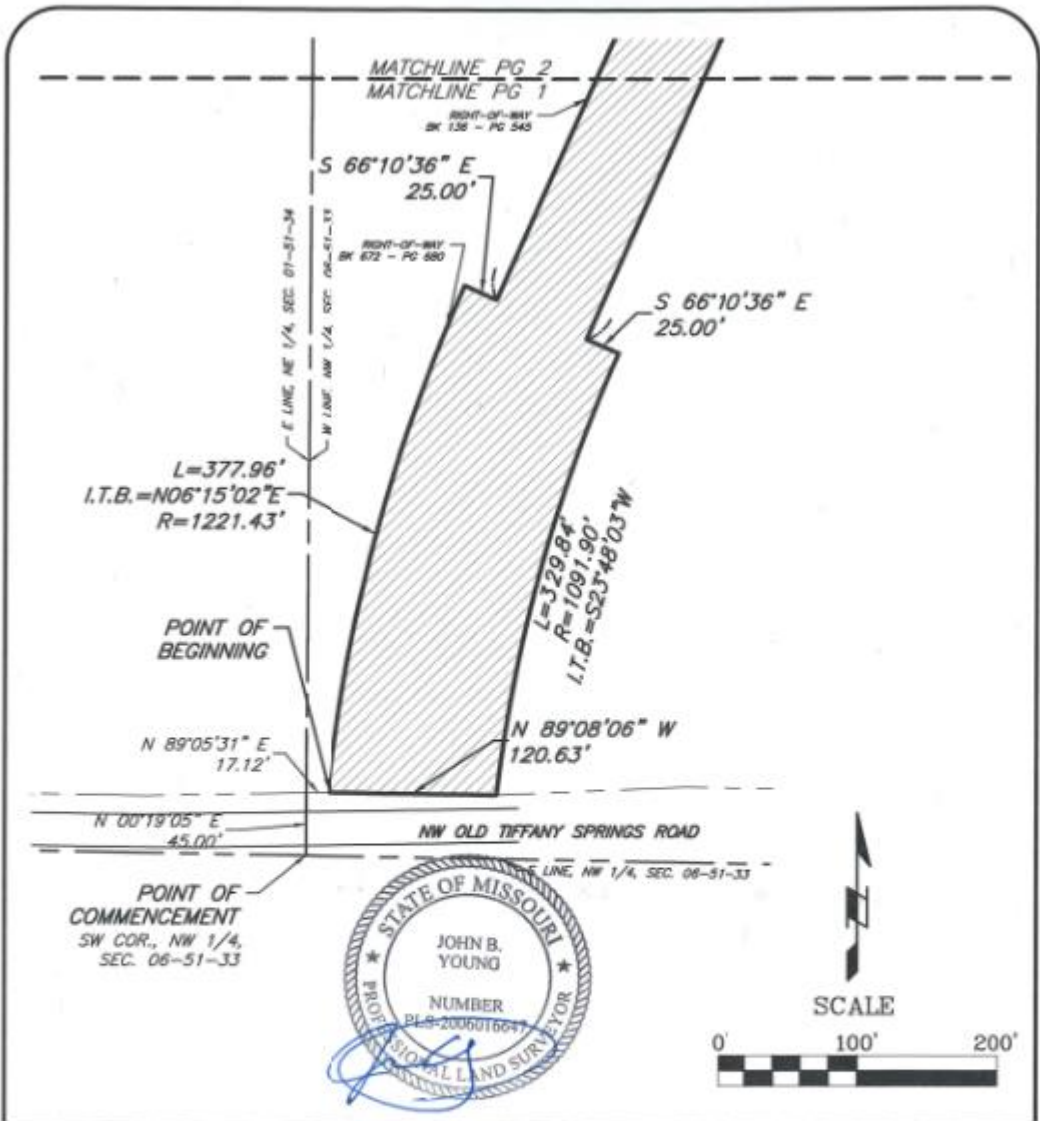
Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
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Location: S:\24.045 - Skyview & Old Tiffany\DRAWINGS\2024.06.21 VACATION\24.045 VACATION.dwg--Jun 21, 2024--11:13am

J & J
SURVEY
LLC

8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64134
PHONE (816)741-1017 • FAX (816)741-3318

VACATION EXHIBIT

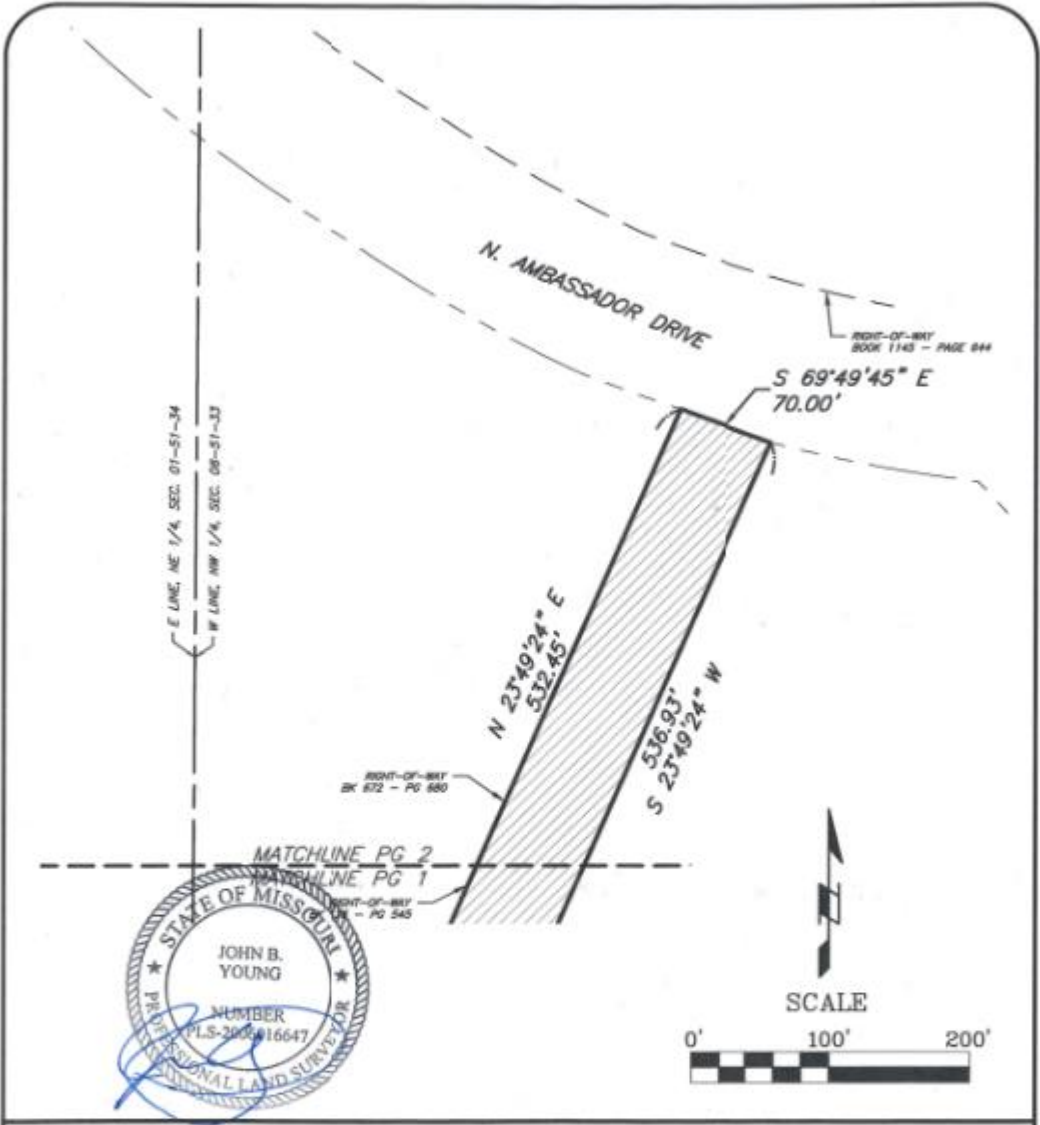
NW QUARTER, SECTION 6-51N-33W
KANSAS CITY, PLATTE COUNTY,
MISSOURI



KANSAS CITY MISSOURI

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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J & J SURVEY LLC

8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816)741-1017 • FAX (816)741-1418

VACATION EXHIBIT

NW QUARTER, SECTION 6-51N-33W
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 - 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.

JohnnyStrauss - Right of Way Representative for Spire

John L. Strauss

7/12/2024

Authorized Representative

Date

Return this form to:

Katie Raynor
(Kimley-Horn & Associates, Inc.)
On behalf of the Owner
(Tiffany Land Reserve, LLC)

816-683-7079

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UTILITY CO. AT&T

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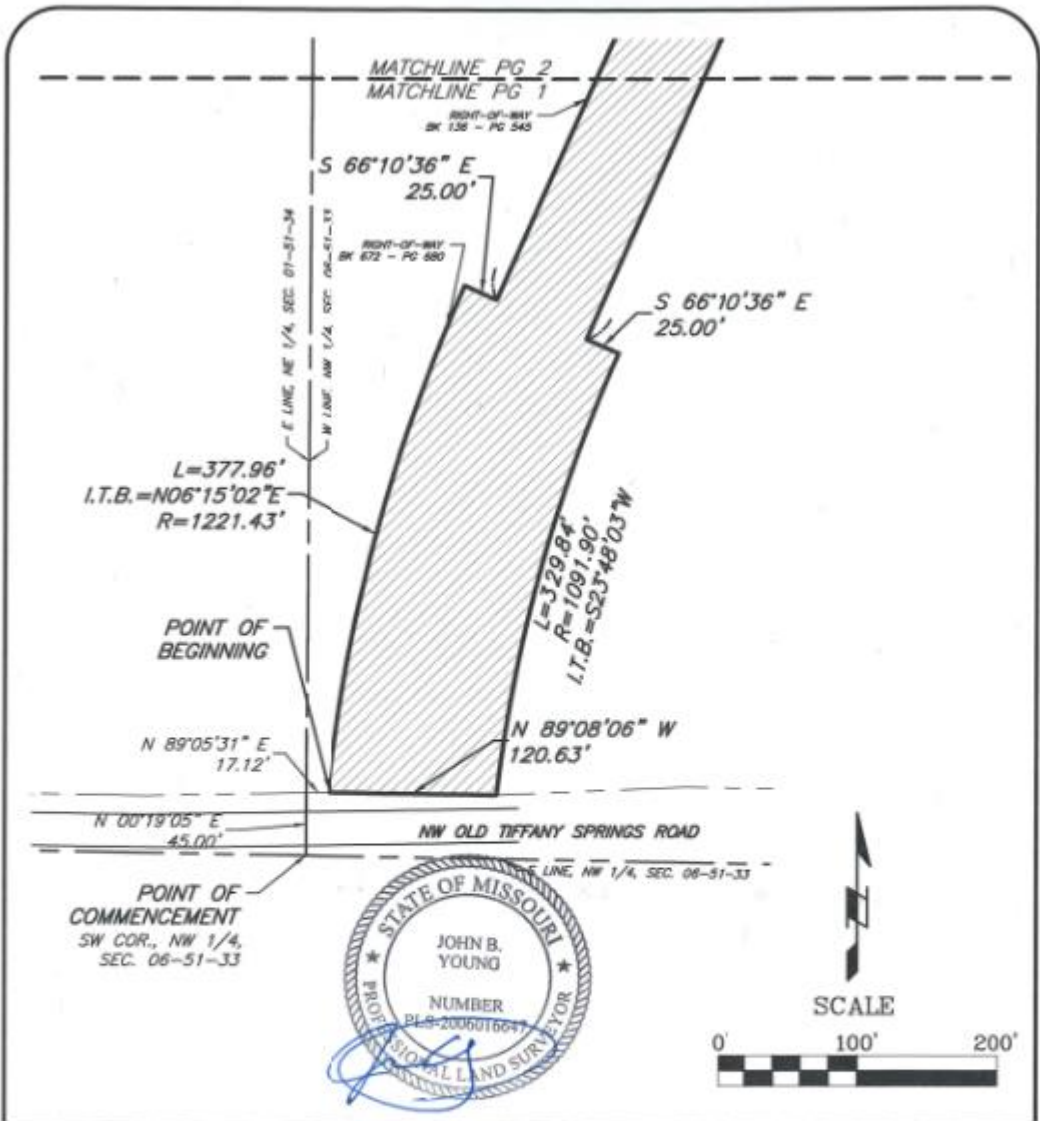
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Contains 79,785 square feet more or less.



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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J & J
SURVEY
LLC

8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64134
PHONE (816)741-1017 • FAX (816)741-3318

VACATION EXHIBIT

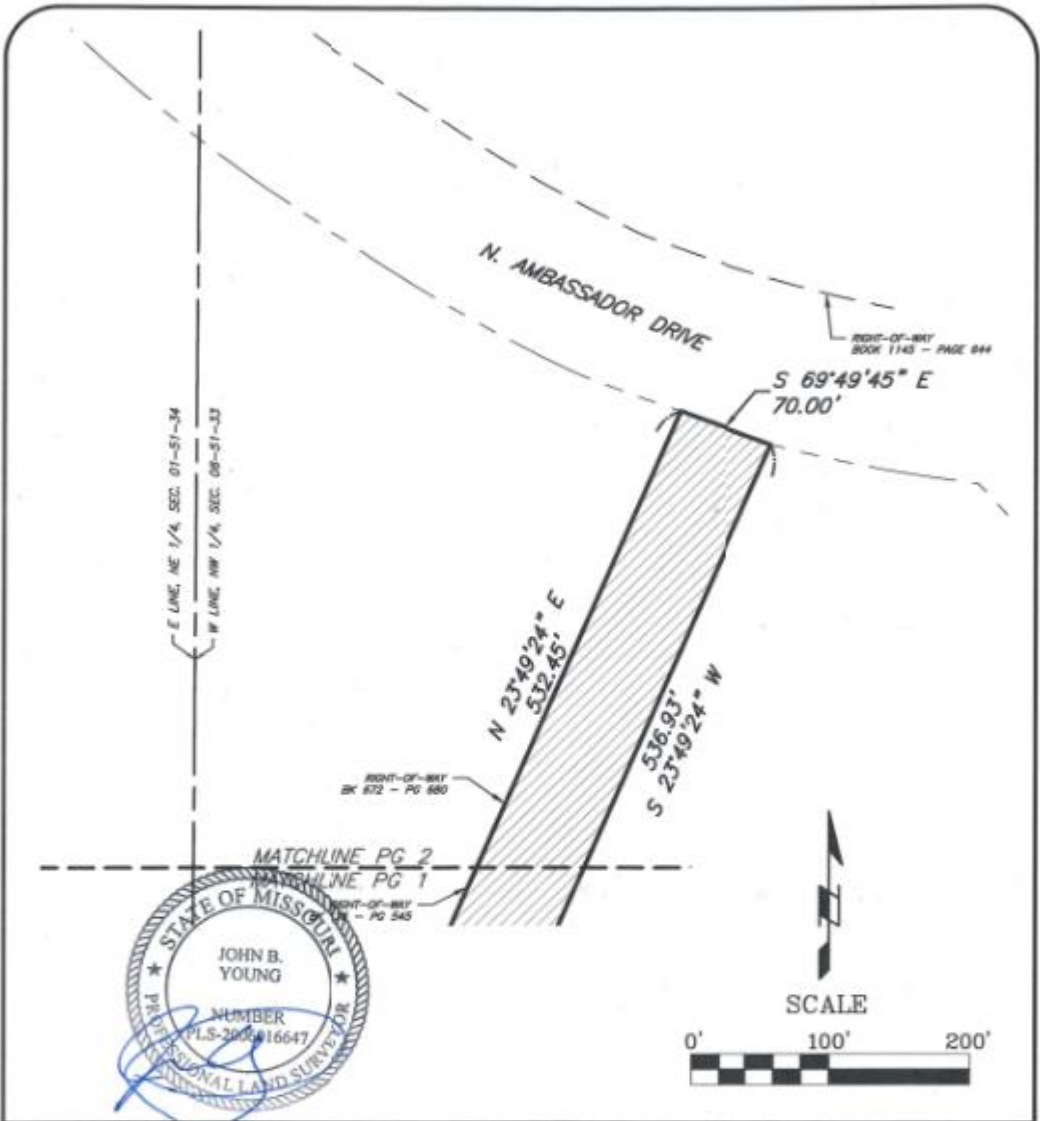
NW QUARTER, SECTION 6-51N-33W
KANSAS CITY, PLATTE COUNTY,
MISSOURI



KANSAS CITY MISSOURI

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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J & J SURVEY LLC

8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816)741-1017 • FAX (816)741-1418

VACATION EXHIBIT

NW QUARTER, SECTION 6-51N-33W
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UTILITY CO. SPECTRUM

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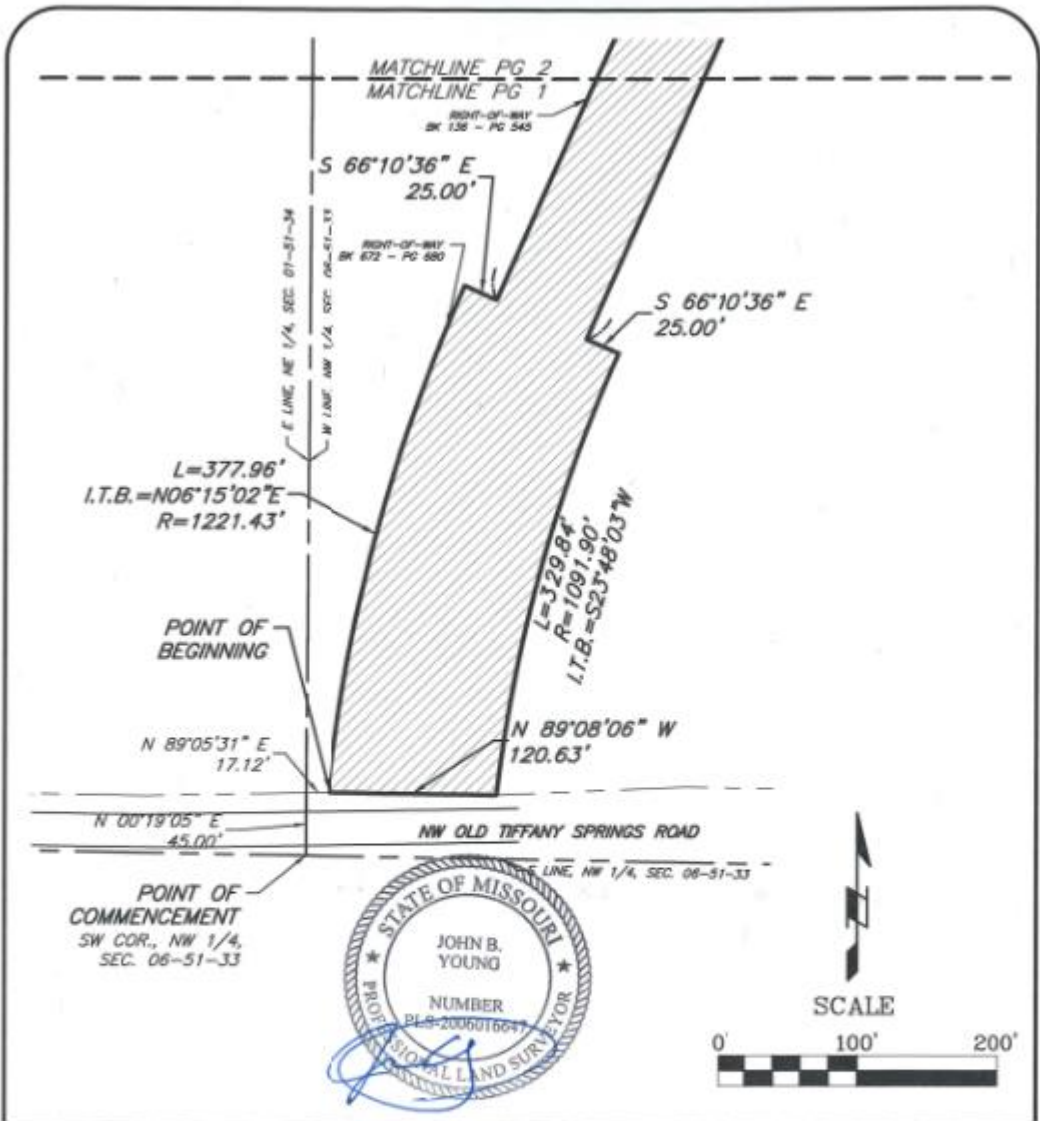
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UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64134
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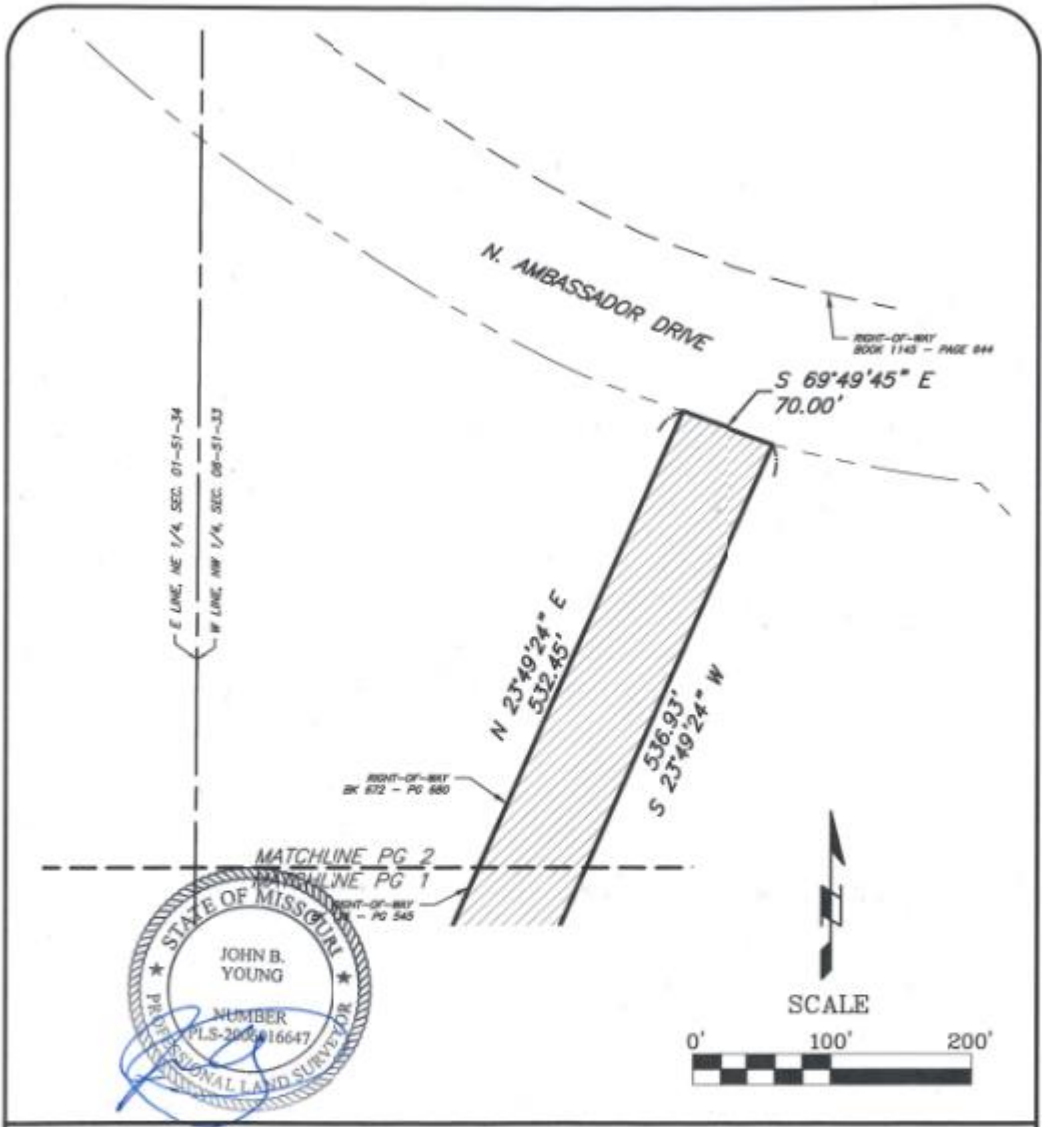
NW QUARTER, SECTION 6-51N-33W
KANSAS CITY, PLATTE COUNTY,
MISSOURI



KANSAS CITY MISSOURI

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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VACATION EXHIBIT

NW QUARTER, SECTION 6-51N-33W
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 - Relocate facilities
 - Other: Developer will have to pay cost to relocate facilities, if necessary

- 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.

Christine Avrett / Construction Supervisor

7/1/24

Authorized Representative

Date

Return this form to:

Katie Raynor
(Kimley-Horn & Associates, Inc.)
On behalf of the Owner
(Tiffany Land Reserve, LLC)

816-683-7079

Applicant Name

Phone

805 Pennsylvania Ave, Suite 150
Kansas City, MO 64105

kaitlin.raynor@kimley-horn.com

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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UTILITY CO. KC WATER

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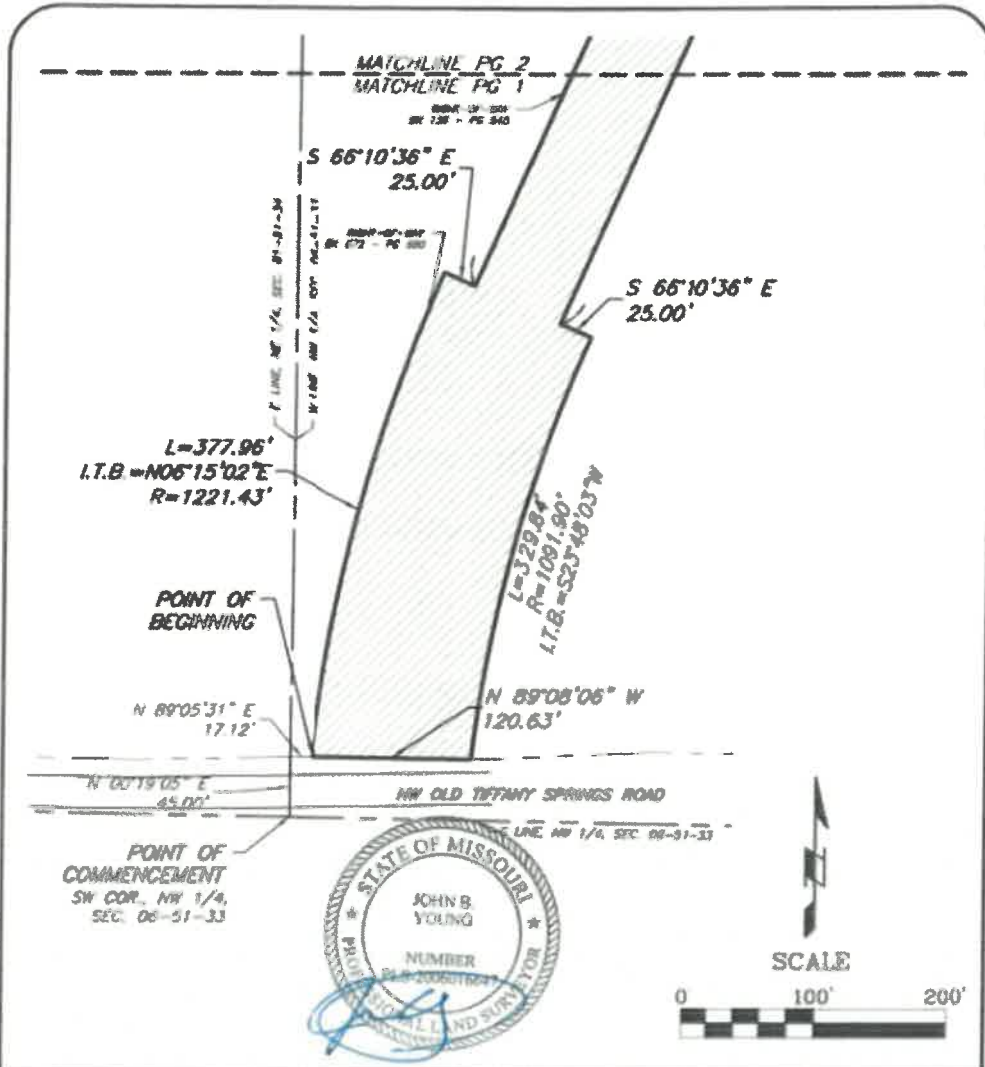
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UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
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J & J
SURVEY
LLC

PARVA N. GREEN HILLS ROAD • KANSAS CITY, MO 64151
PHONE (816) 741-1617 • FAX (816) 741-1618

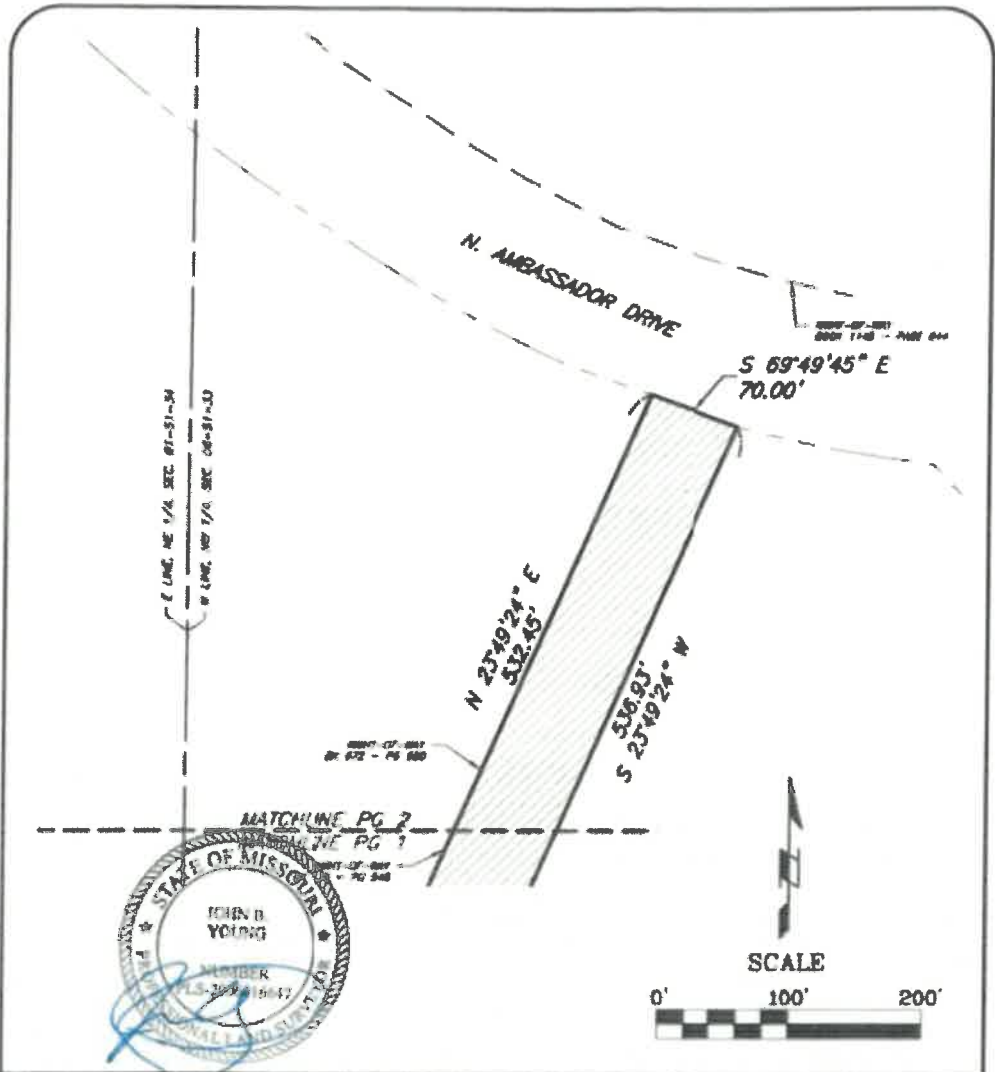
VACATION EXHIBIT

NW QUARTER, SECTION 6-51N-33W
KANSAS CITY, PLATTE COUNTY,
MISSOURI



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J & J
SURVEY
LLC

BRUCE B. GREEN HILLS ROAD • KANSAS CITY, MO 64114
PHONE (816) 451-1177 • FAX (816) 451-1178

VACATION EXHIBIT

NW QUARTER, SECTION 6-51N-33W
KANSAS CITY, PLATTE COUNTY,
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[Handwritten Signature]

 Authorized Representative
KC-Water

08/08/2024

 Date

Return this form to:

Katie Raynor
 (Kimley-Horn & Associates, Inc.)
 On behalf of the Owner
 (Tiffany Land Reserve, LLC)

816-683-7079

Applicant Name

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805 Pennsylvania Ave, Suite 150
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kaitlin.raynor@kimley-horn.com

Address

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UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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UTILITY CO. _____ **KC FIRE DEPT**

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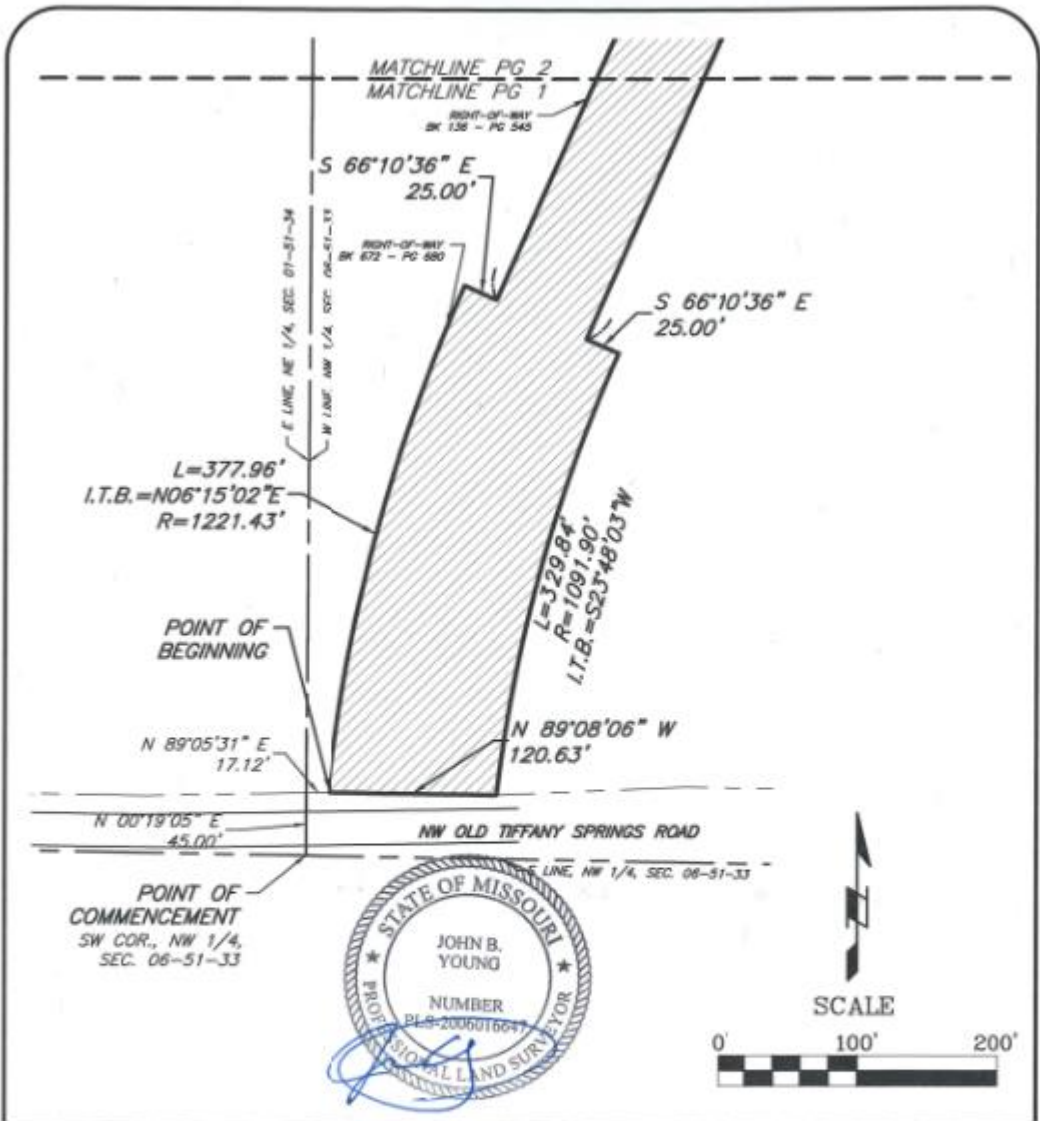
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SURVEY
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8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64134
PHONE (816)741-1017 • FAX (816)741-3318

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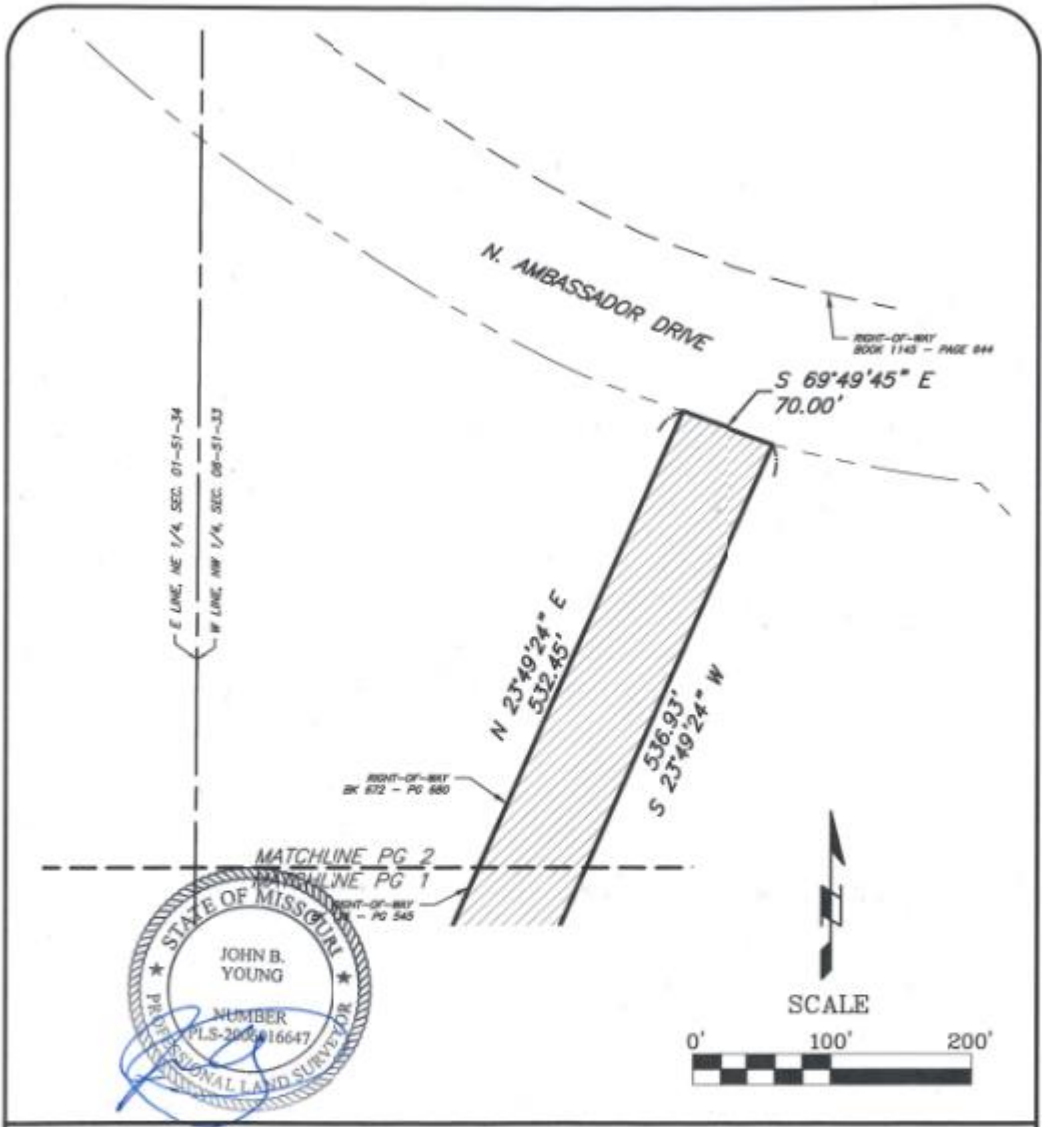
NW QUARTER, SECTION 6-51N-33W
KANSAS CITY, PLATTE COUNTY,
MISSOURI



KANSAS CITY MISSOURI

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J & J SURVEY LLC

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M Schroeder

Authorized Representative

7/31/2024

Date

Return this form to:

Katie Raynor
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816-683-7079

Applicant Name

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805 Pennsylvania Ave, Suite 150
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UTILITY CO. KC PUBLIC WORKS - STREETS

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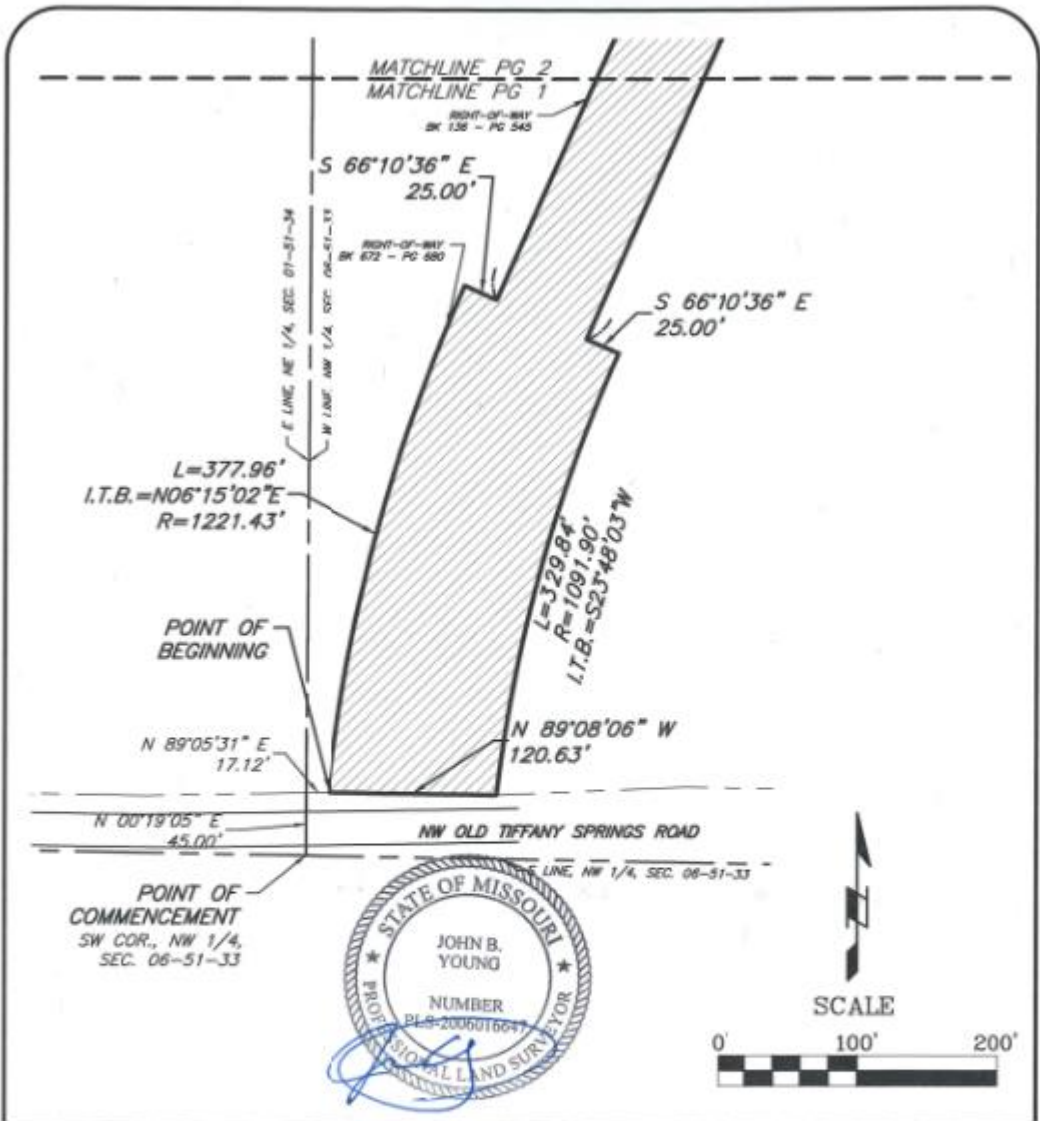
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Contains 79,785 square feet more or less.



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
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J & J
SURVEY
LLC

8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64134
PHONE (816)741-1017 • FAX (816)741-3318

VACATION EXHIBIT

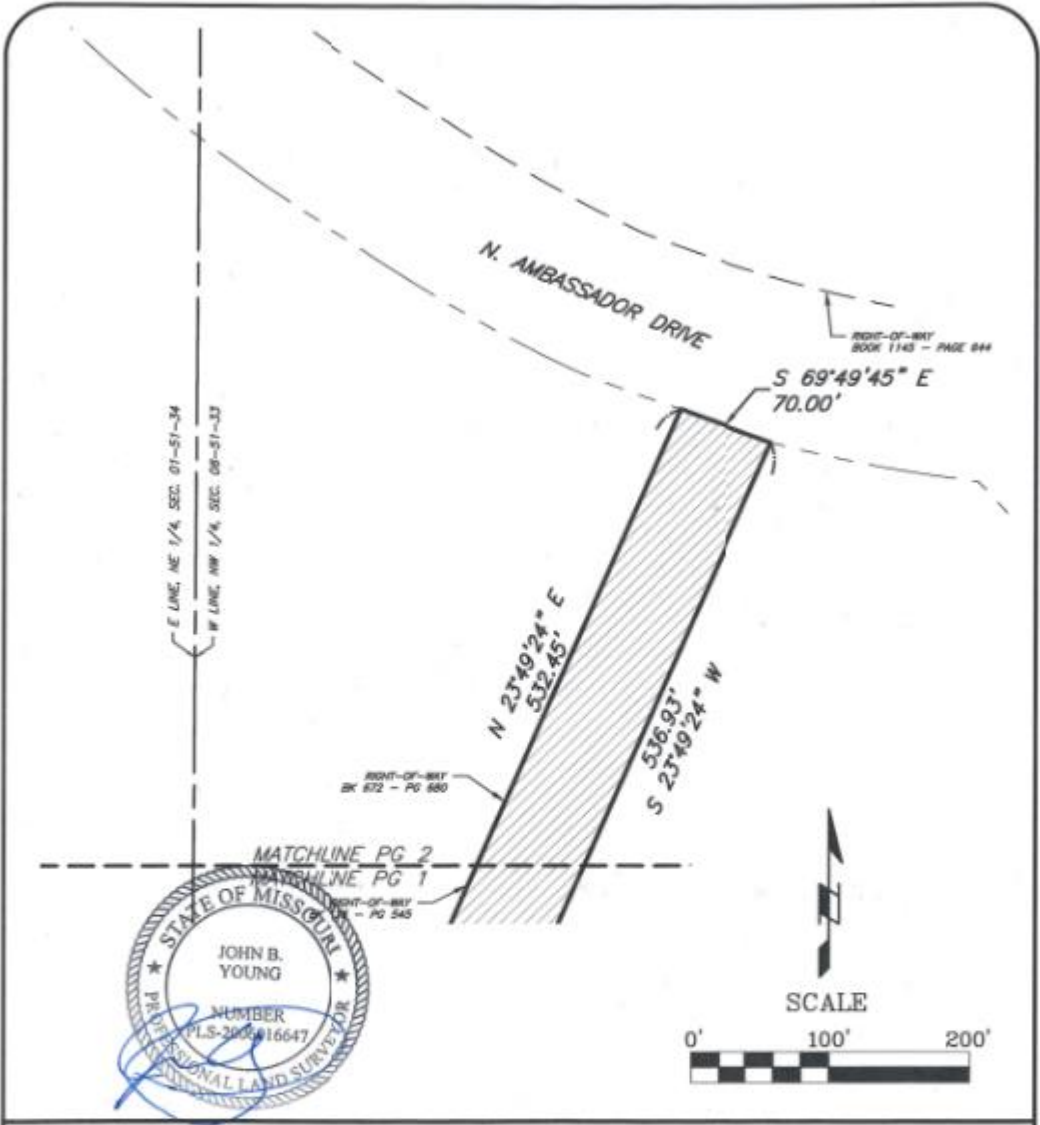
NW QUARTER, SECTION 6-51N-33W
KANSAS CITY, PLATTE COUNTY,
MISSOURI



KANSAS CITY MISSOURI

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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)
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 Relocate facilities
 Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Sam Akula, KCMO, Public Works Dept.

7/1/2024

Authorized Representative

Date

Return this form to:

Katie Raynor
(Kimley-Horn & Associates, Inc.)
On behalf of the Owner
(Tiffany Land Reserve, LLC)

816-683-7079

Applicant Name

Phone

805 Pennsylvania Ave, Suite 150
Kansas City, MO 64105

kaitlin.raynor@kimley-horn.com

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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UTILITY CO. KC PUBLIC WORKS - LIGHTING

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

ALLEY VACATION

A tract in the Northwest Quarter of Section 6, Township 51 North, Range 33 West, in the City of Kansas City, Platte County, Missouri, being more particularly described as follows, prepared on June 21, 2024 by John B. Young, PLS-2006016647:

Commencing at the Southwest Corner of said Northwest Quarter, thence North 00° 19'05" East along the West line of said Northwest Quarter, 45.00 feet to the North Right-of-Way line of NW Old Tiffany Springs Road, as now established;

Thence North 89° 05'31" East along said North Right-of-Way line, 17.12 feet to the Point of Beginning;

Thence on a curve to the right, having an initial tangent bearing North 06° 15'02" East, a radius of 1221.43 feet and an arc length of 377.96 feet;

Thence South 66° 10'36" East, 25.00 feet;

Thence North 23° 49'24" East, 532.45 feet to the South Right-of-Way line of N Ambassador Drive, as now established;

Thence South 69° 49'45" East along said South Right-of-Way line, 70.00 feet;

Thence South 23° 49'24" West, 536.93 feet;

Thence South 66° 10'36" East, 25.00 feet;

Thence on a curve to the left, having an initial tangent bearing South 23° 48'03" West, a radius of 1,091.90 feet and an arc length of 329.84 feet to said North Right-of-Way line of NW Old Tiffany Springs Road;

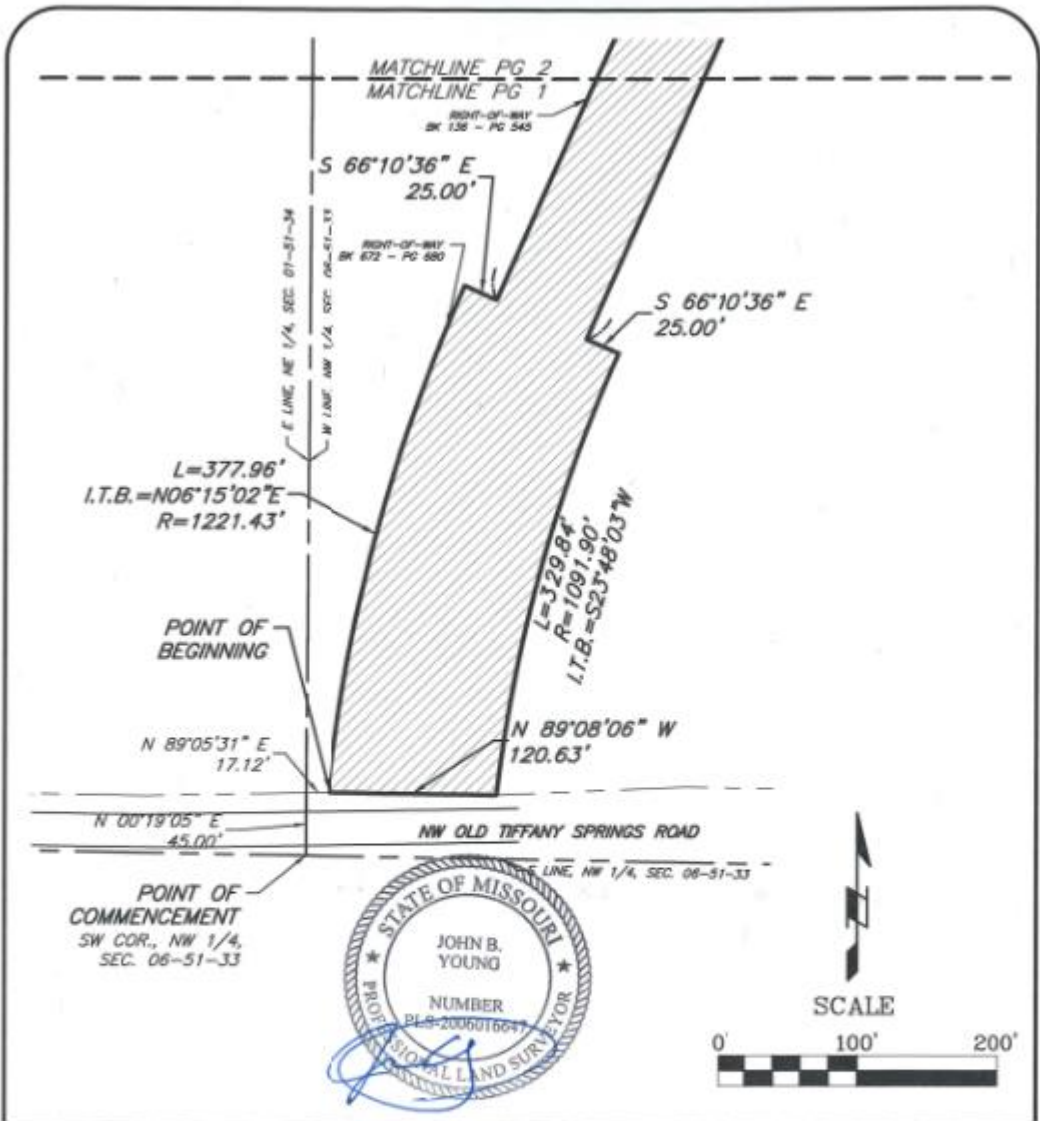
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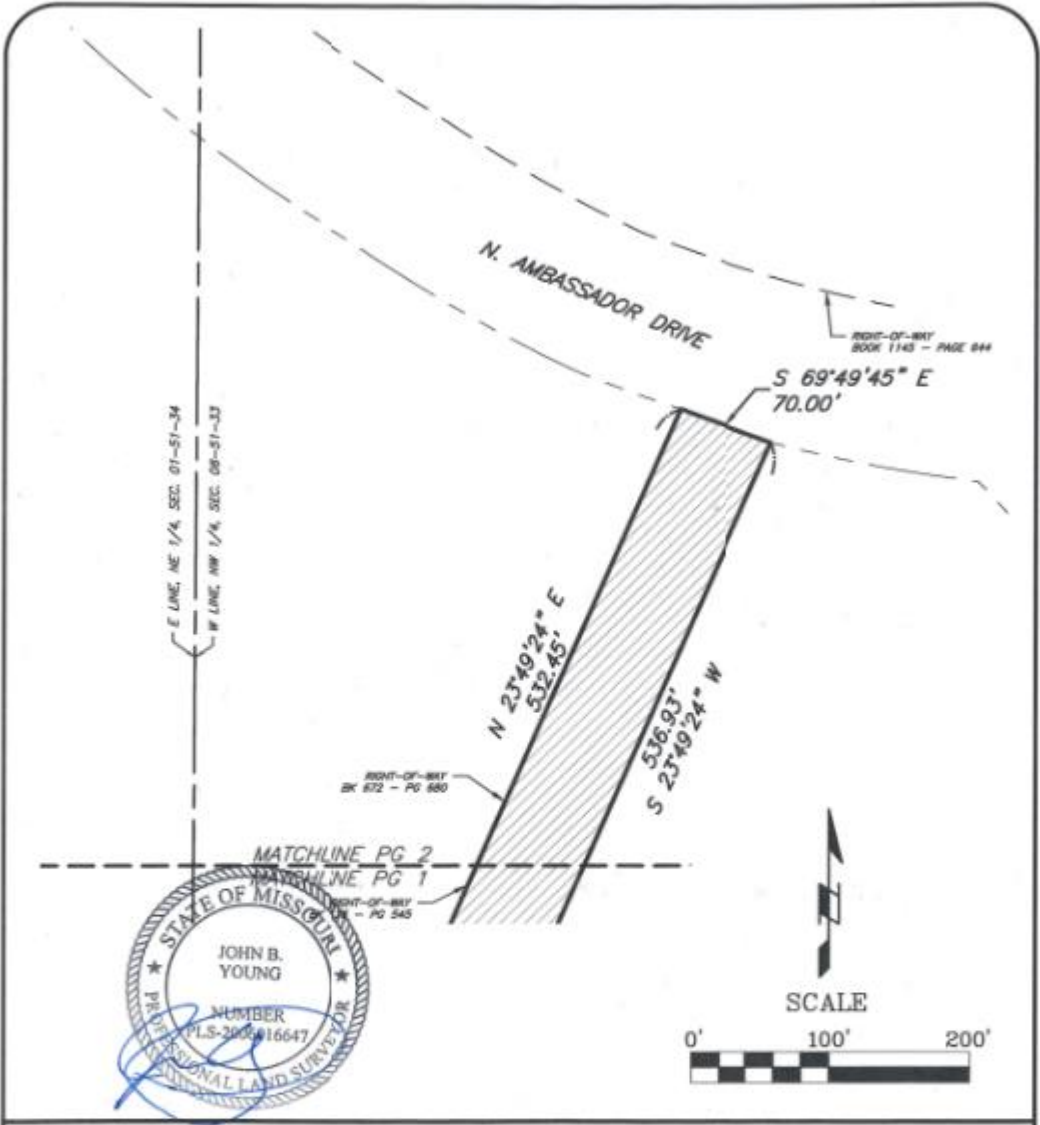
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UTILITY CO. VICINITY ENERGY

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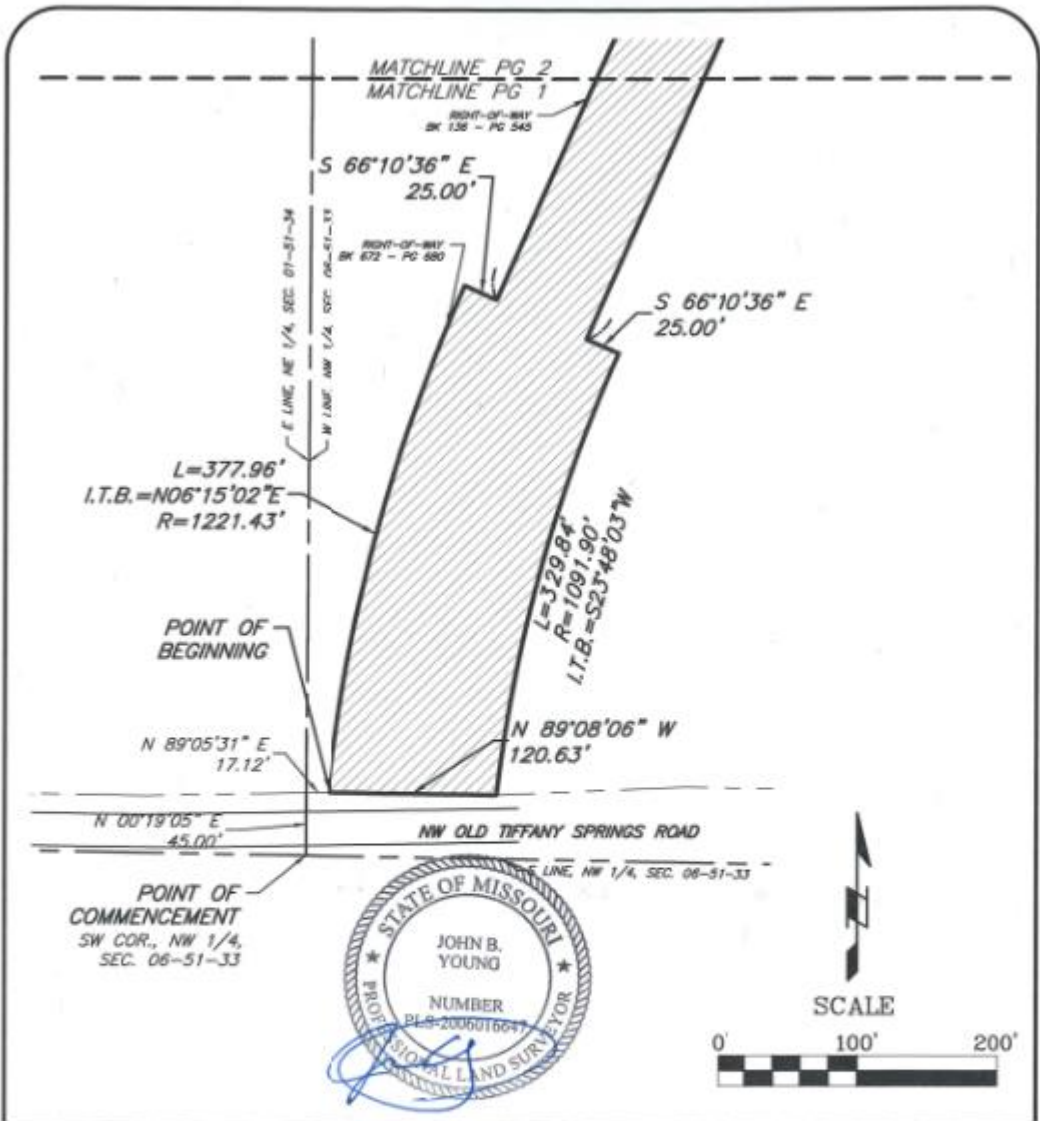
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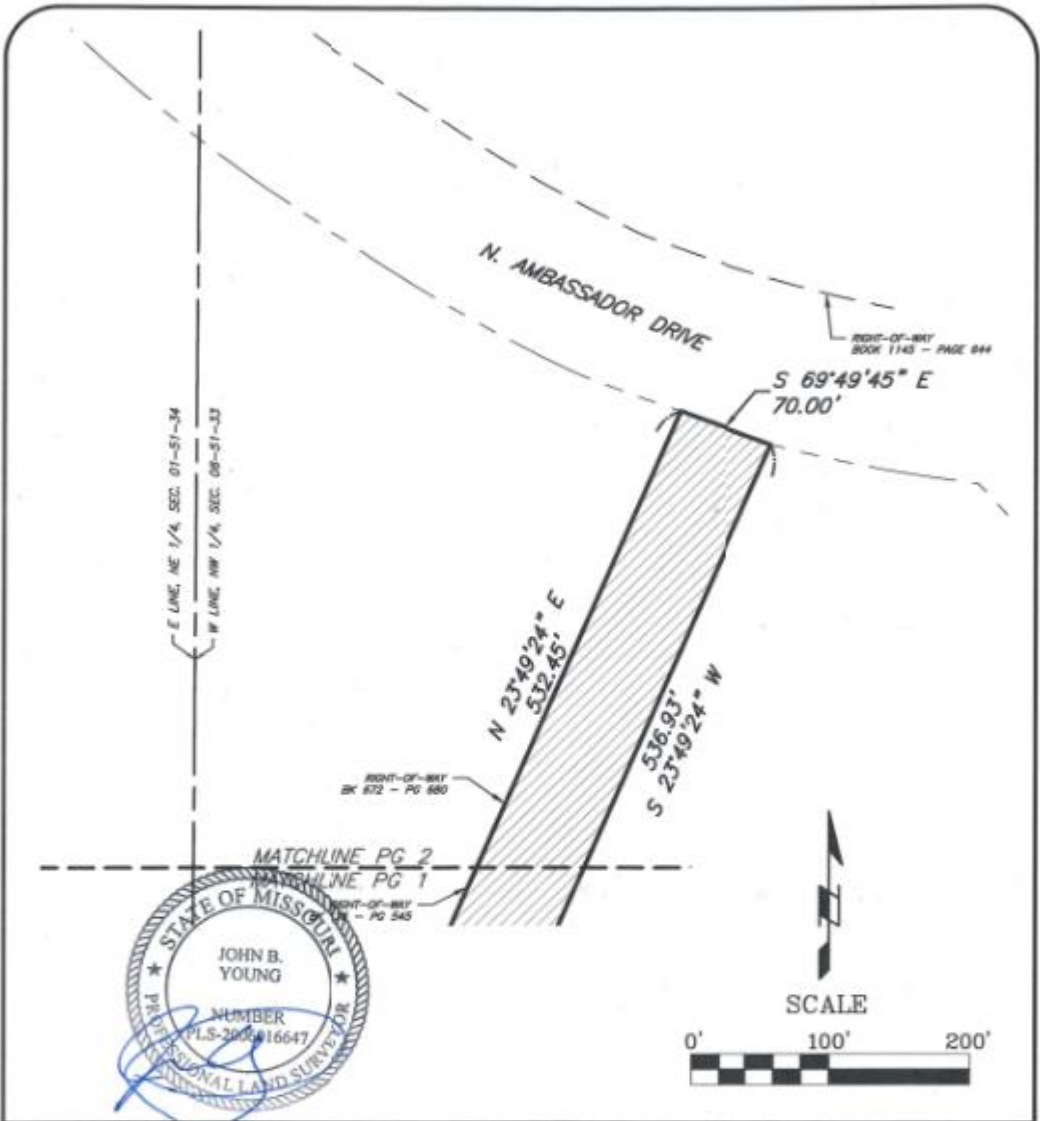
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Craig McNeil, Vicinity Distribution Supervisor *Craig McNeil*
Authorized Representative

7/01/2024
Date

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Katie Raynor
(Kimley-Horn & Associates, Inc.)
On behalf of the Owner
(Tiffany Land Reserve, LLC)

816-683-7079

Applicant Name

Phone

805 Pennsylvania Ave, Suite 150
Kansas City, MO 64105

kaitlin.raynor@kimley-horn.com

Address

Email