

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00039

Unity Ridge & Gardens Vacation



KANSAS CITY
Planning & Dev

May 20, 2026

Docket #4

Request

Vacation of Right-of-way

Applicant

Adam Murray
Engineering Solutions

Owner

Elizabeth Hughes Rosemary Trust

Site Information

Location	13330 E Bannister Rd
Area	72,000 Sqft.
Zoning	R-80
Council District	5th
County	Jackson
School District	Lee's Summit R-VII

Surrounding Land Uses

North: Undeveloped, R-80
 South: Residential, R-10/R-80/B1-1
 East: Residential, R-7.5/R-80
 West: Residential, R-10/R-80/B1-1

Land Use Plan

The Little Blue Valley Area Plan recommends residential very low density for this location.

Major Street Plan

East Bannister Road is identified as a thoroughfare in this location. The right-of-way in question is not identified on this location.

Approval Process



Overview

The applicant seeks approval of a vacation of right-of-way in District R-80 (Residential) of about 72,000 square feet generally located north of East Bannister Road, between Noland Road and Valley Garden Drive.

Existing Conditions

The right-of-way is currently undeveloped and contains some tree canopy. The site consists of two properties separated by the paper street and is relatively flat.

Neighborhood(s)

This site is located within the Southern Communities Coalition.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

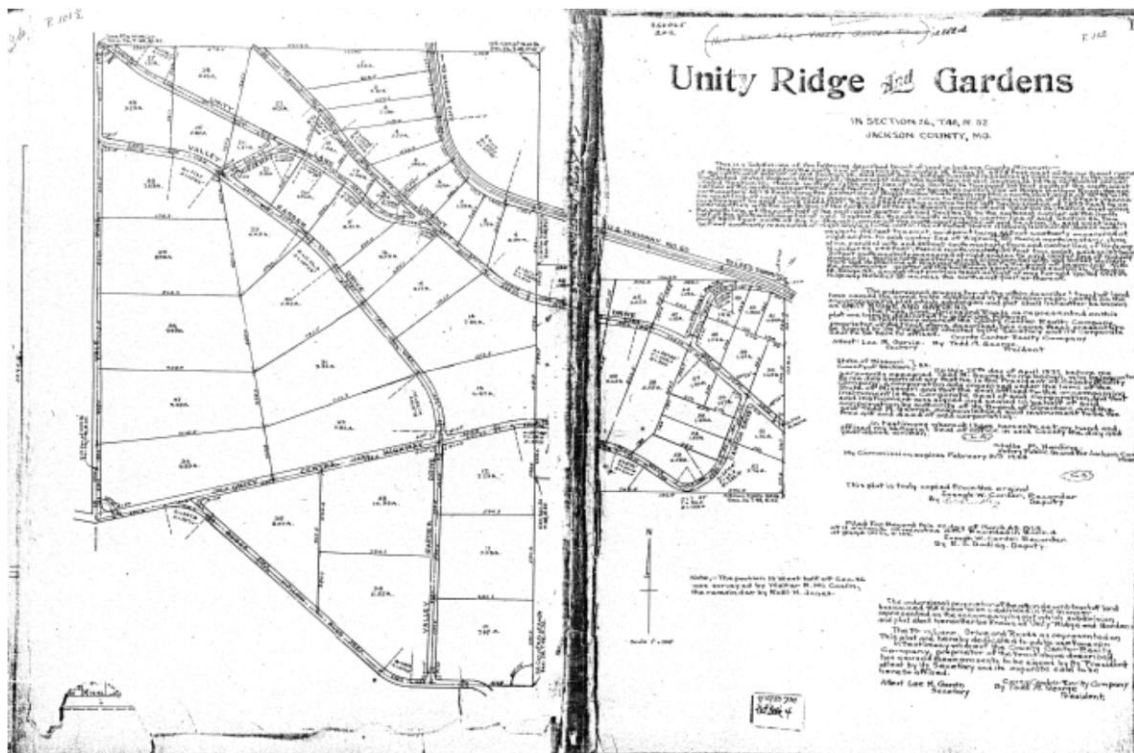
Project Timeline

The application was filed on October 30, 2025. Scheduling deviations have occurred due to additional time needed to obtain utility company consent forms.

Professional Staff Recommendation

Docket #4 Approval

VICINITY MAP



PLAN REVIEW

The public right-of-way section proposed to be vacated is a portion of unimproved public right-of-way north of East Bannister Road between Valley Garden Drive and Noland Road. The proposed vacation is approximately 72,000 square feet that varies in width from Valley Garden Drive to Noland Road. The right-of-way was platted in 1929, to originally allow for Hollow Road, running northwest to southeast, connecting Valley Garden Drive to Noland Road. The request is from the property owners that currently own both parcels of land to the north and south of the paper street. This vacation will allow for the consolidation of the two parcels.

There are no public or private utilities located within the right-of-way.

SPECIFIC REVIEW CRITERIA

Vacation of Alley, Streets and Plats (88-560-10)

In order to determine that no private rights will be unreasonably injured or endangered by the vacation and 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:

- 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, Hollow Road was never developed. East Bannister Road, Valley Garden Drive and Noland Road will remain public streets and the primary form of access for the abutting lots.

- 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 does serve a useful purpose to connect Valley Garden Drive and Noland Road, however, East Bannister Road has been developed and currently connects the two streets.

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

The proposed vacation does not violate 88-405 of the Zoning and Development Code. The public right-of-way is not developed.

- 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 physical connectivity.

- 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 as the all the public right-of-way from Valley Garden Drive to Noland Road will be vacated.

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.

G. The vacation shall not vacate half the width of a street or alley.

This vacation shall not vacate half the width of a street or alley, it will vacate the whole of the paper street.

H. The right-of-way to be vacated is not on the Major Street Plan.

Hollow Drive is not on the Major Street Plan.

ATTACHMENTS

1. Applicant's Submittal
 - a. Exhibit
 - b. Legal Description
 - c. Petition to Vacate
 - d. Consent to Vacate
 - e. Utility Comment Sheets

PROFESSIONAL STAFF RECOMMENDATION

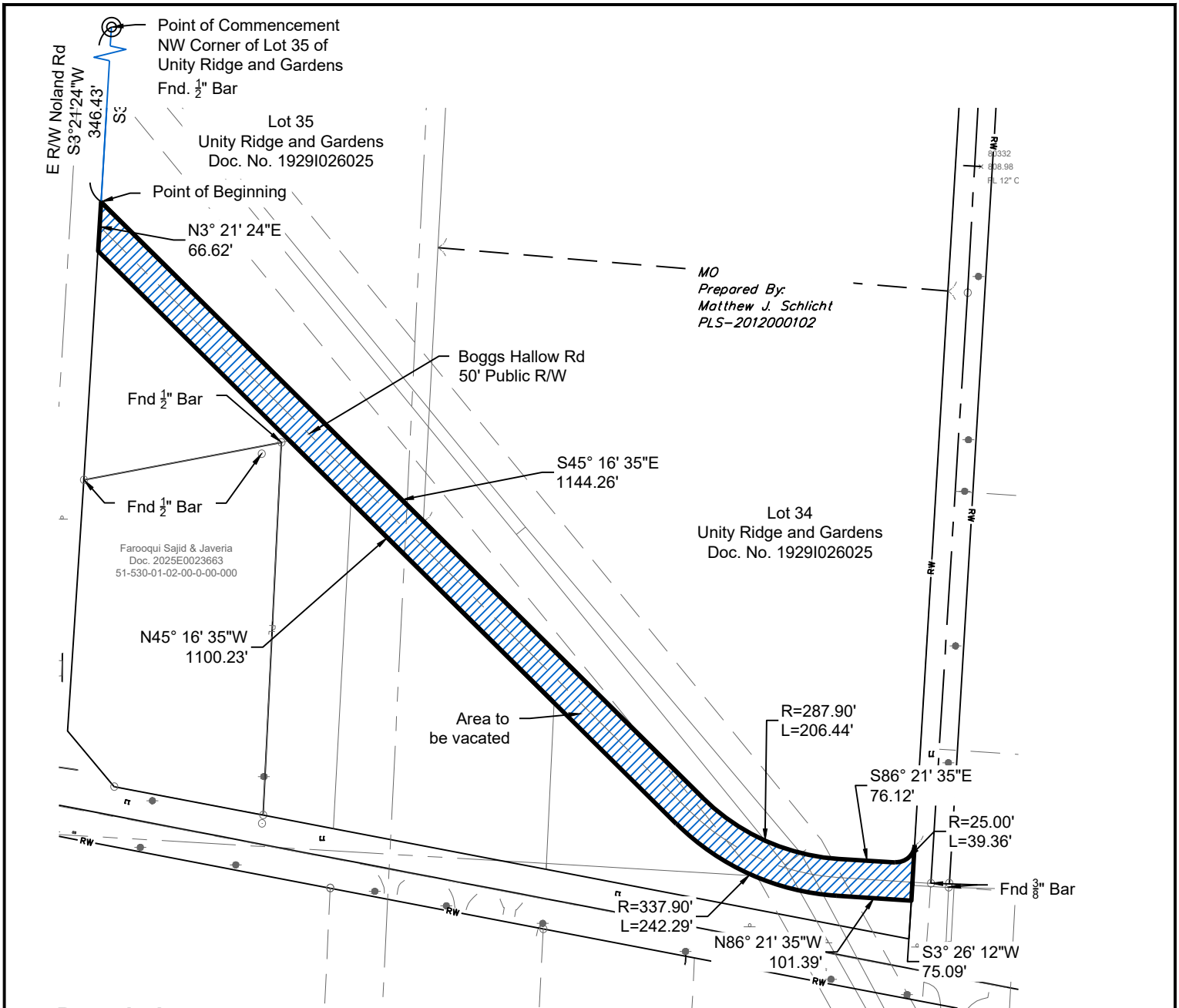
City staff recommend APPROVAL as stated in the conditions report.

Respectfully submitted,



Justin Smith

Planner



Description

All that part of the Southwest Quarter of Section 26 Township 48 North, Range 32 West, more particularly described as:

Commencing at the Northwest Corner of Lot 35 of Unity Ridge and Gardens, A subdivision in Kansas City, Jackson County, Missouri and the East right of way line of Noland Road as now established. Thence South $03^{\circ} 21' 24''$ West along said East Line, 346.43 Feet to the Point of Beginning; Thence South $45^{\circ} 16' 35''$ East along the South line of Lot 35 and Lot 34, a distance of 1144.26 feet; Thence along a curve to the left tangent to the preceding course and having a radius of 287.90 feet, an arc distance of 206.44 feet; Thence South $86^{\circ} 21' 35''$ East, a distance of 76.12 feet; Thence along a curve to the left tangent to the preceding course and having a radius of 25.00 feet, an arc distance of 39.36 feet; Thence South $03^{\circ} 26' 12''$ West, a distance of 75.09 feet; Thence North $86^{\circ} 21' 35''$ West, a distance of 101.39 feet; Thence along a curve to the right tangent to the preceding course and having a radius of 337.90 feet, an arc distance of 242.29 feet; Thence North $45^{\circ} 16' 35''$ West, a distance of 1100.23 feet to the East right of way line of Noland Road; Thence North $03^{\circ} 21' 24''$ East along the the said east right of way line, a distance of 66.62 feet to the Point of Beginning.

Exhibit
**ROW
 Vacation
 Exhibit**
 SHEET 1 OF 1

DATE: 9/5/2025
 PROJECT NUMBER:
 Noland & Bannister
 REV. TO DWG.:
 N/A
 SCALE:
 1"=200'

Exhibit
Noland and Bannister
 ROW Vacation
 Kansas City, Jackson County, Missouri



ENGINEERING
 ENGINEERING & SURVEYING
SOLUTIONS
 50 SE 30TH STREET
 LEE'S SUMMIT, MO 64082
 P:(816) 623-9888 F:(816)623-9849



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:

See attached Exhibit

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

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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
Rosemary Elizabeth Hughes TRUST	See Attached	William Hughes First Successor 617 Brush Creek KC MO 64410

(attach additional sheets if required)

Petitioner

STATE OF Missouri)
COUNTY OF Lafayette) ss.

On this 25 day of March in the year 2026 before me, a Notary Public in and for said state, personally appeared William Hughes, First Successor, 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 25 day of March, 2026

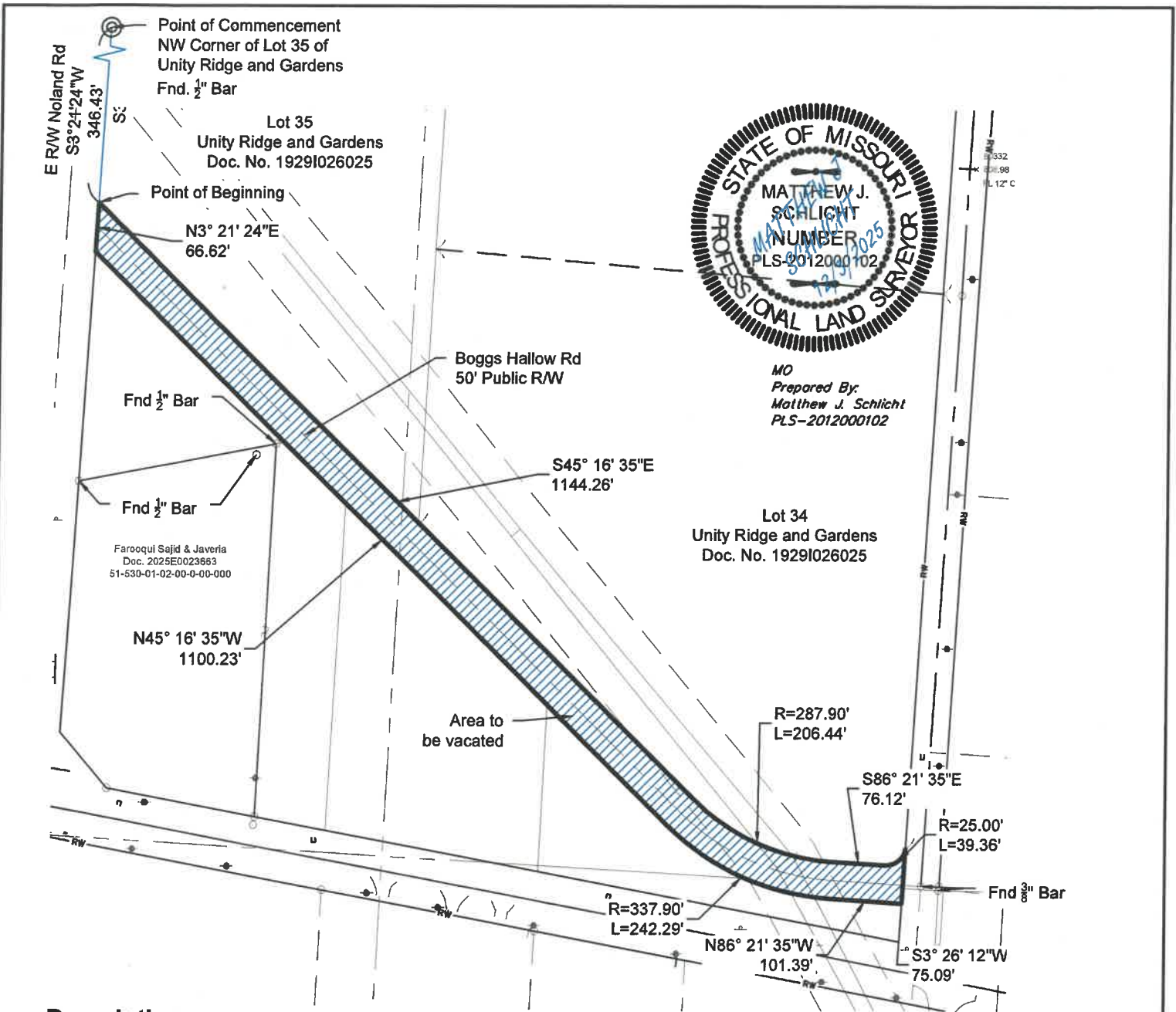
Notary Public in and for Said County and State

Notary Public

My Commission Expires: 9-22-28

Case No.

ADAM MURRY
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for LAFAYETTE County
My Commission Expires: 9/22/2028
ID. #16826948



Description

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DESCRIPTIONS PER DEED (1997K0028794)

Tract I

Lots 33 and 34., together with the northeasterly half of abandoned Hollow Road (also known as Boggs Hollow Road and as Old Oiled Road; Lying Southwesterly of and adjoining said Lot 34, Unity Ridge And Gardens, A subdivision in Kansas City, Jackson County Missouri.

Tract II

All the part of Lots 35 lying East of the East Line of Noland Road, together with the Northwesterly half of abandoned Hollows Road (also known as Boggs Hollow Road and as Oiled Road) lying Southwesterly of adjoining part of Lot 25, Unity Ridge and Gardens, a subdivision in Kansas City, Jackson County, Missouri.

Tract III

All the part of the Southwest Quarter of Section 26, Township 48, range 32, Kansas City, Missouri, Described as follows: Beginning at the intersection of the East Right-of-Way line of Noland Street Highway and the center of the old Oiled road , Said intersection being 896.8 feet East of and 527.9 feet South of the Northwest corner of the Southwest Quarter of said Section 26: thence South 1 Degree 15 Minutes West following the East line of Noland Street Highway 340.6 feet: thence North 75 Degrees 55 Minutes East 295.00 feet to the center of the Old Oiled Road ; Thence North 47 Degrees 48 Minutes West with the center of the Old Oiled Road 401.4 feet to the point of beginning.

Tract IV

All that part of the following described tract of land lying North of the North line of Bannister Road: Beginning at a point 205.33 feet East and 389.01 feet South of the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 26, Township 48, Range 32: thence West 285 feet; thence North to the center of the Lee's Summit and Hickman Mills road; thence Southwesterly along the centerline of said road to the intersection of the South line of the Northeast Quarter of the Southwest Quarter of Section 26, Township 48, Range 32, thence West along said South line to beginning, in Kansas City, Jackson County, Missouri.

Tract V

A tract of land in the Northwest Quarter of the Southwest Quarter of Section 26, Township 48, Range 32, described as follows; Beginning at a point 206.22 feet East of the Northeast corner of the Southwest Quarter of the Southwest Quarter of Section 26, Township 48, range 32: thence North to the centerline of Lee's Summit and Hickman Mills Road: thence Southwesterly along the centerline of said road to the intersection of the South line of the Northeast Quarter of the Southwest Quarter of Section 26, Township 48, Range 32: thence West along said South line to beginning, in Kansas City, Jackson County, Missouri.

Tract VI

All that part of the Northwest 1/4 of the Southwest 1/4 of Section 26, Township 48, Range 32, in Kansas City, Jackson County, Missouri, described as follows:

Beginning at a point 78.7 feet West and 24.4 feet North of the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 48, Range 32, said point being on the North Right-of-Way of Bannister Road; thence North 474 feet to the center of old Boggs Hollow Road; thence North 47 Degrees 40 minutes West with said road 78.4 feet; thence South 76 degrees 55 Minutes West 317.7 feet to the East line of Noland Road: thence South with said East line 331 feet: thence South 41Degrees 00 Minutes East 98 feet to the North line of Bannister Road ; thence with the North line South 81 Degrees 36 Minutes East 302.7 feet to the point of beginning, except that part of described tract lying West of the following described line; Beginning at a point on the North line of Bannister Road which point is 97.5 feet Northwesterly of the point of beginning of the above described tract of the above described tract measured along the North line of said Bannister Road; thence North along a line parallel to the East line of the above described tract 503.21 feet, more or less, to a point in the Northwesterly line of the above described tract which point is 38 feet, more or less Southwesterly from the most Northerly point of the above described tract measured along the Northwesterly line

DESCRIPTION PER DEED (198710792099)

All that part of Lot 2, R.K. White Addition, lying North of Bannister Rd, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof. Known and numbered as 13700 Bannister.



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:

See attached Exhibit

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 PARTNERSHIPS

Case No.

Table with 2 columns: Owner's name, Legal description of property. Handwritten entry: Rosemary Elizabeth Hughes TRUST, See Attached

(additional sheets attached as required)

STATE OF Missouri)
COUNTY OF Lafayette) ss.

On this 25 day of March, 2026 before me, a Notary Public in and for said state, personally appeared William Hughes, general partner of First Successor, a Rosemary Hughes Trust partnership, known to me to be the person who executed the within instrument on behalf of said partnership and acknowledged to me that he/she acknowledged said instrument to be the free act and deed of said partnership.

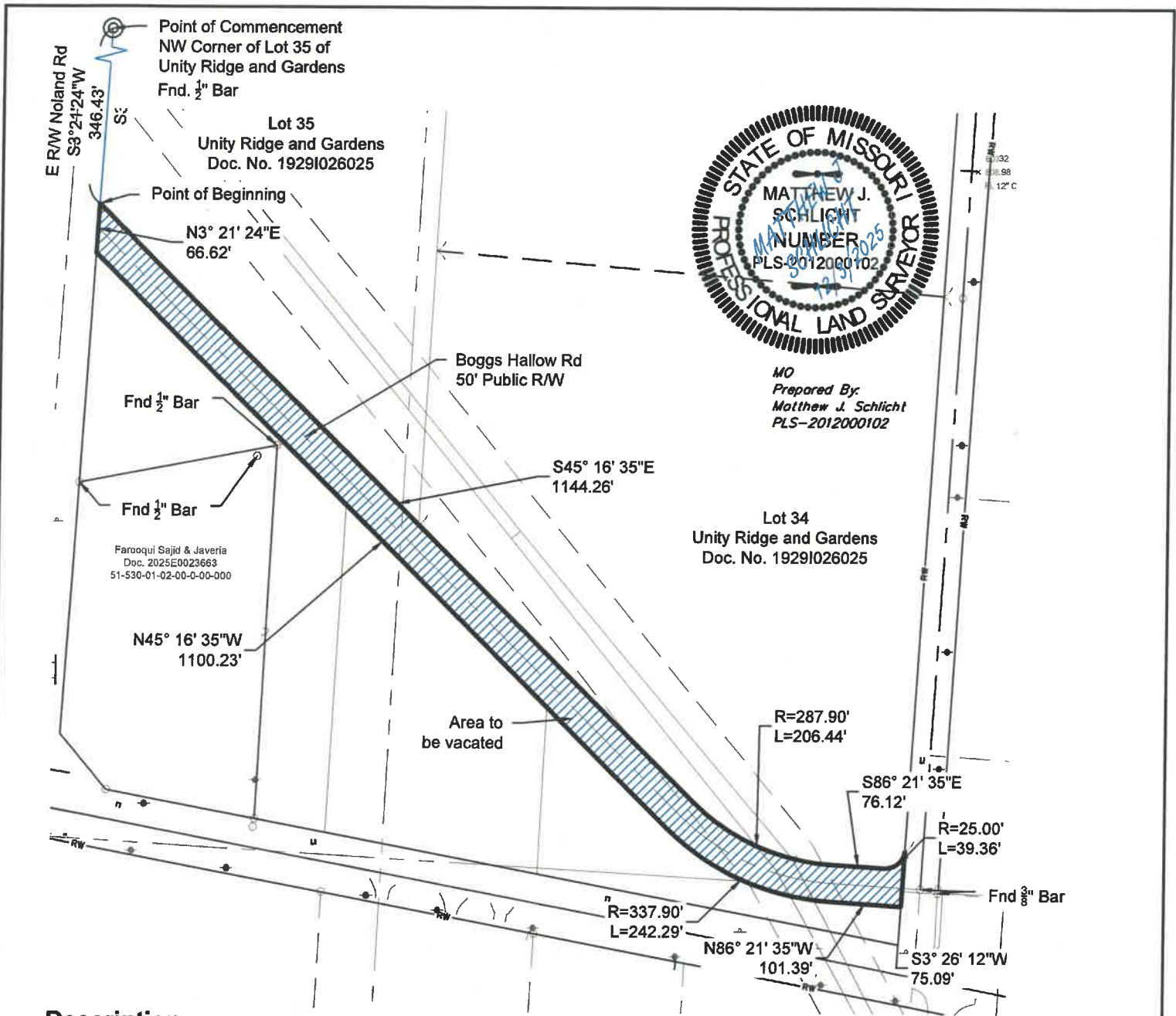
Subscribed and sworn to before me on this 25 day of March, 2026

Notary Public in and for Said County and State

[Signature]
Notary Public

My Commission Expires: 7-22-28

ADAM MURRY
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for LAFAYETTE County
My Commission Expires: 9/22/2028
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MO
Prepared By
Matthew J. Schlicht
PLS-2012000102

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UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2025-00039

UTILITY CO. **AT&T**

Be it known that Rosemary Elizabeth Hughes, Trustee, 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: See attached for description.

for the following purpose: there is no existing road and they want to combine the lots to sell and build on

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.

Charlie Pedersen

Authorized Representative

December 4th, 2026

Date

Return this form to:

Adam Murry
Applicant Name

(816) 623-9888 ext. 2#
Phone

Address

AMURRY@ES-KC.COM
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2025-00039

UTILITY CO. AT&T Transmission

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Justin Rahm for AT&T Jeremy Denny

11-21-2025

Authorized Representative

Date

Return this form to:

Adam Murry

Applicant Name

(816) 623-9888 ext. 2#

Phone

AMURRY@ES-KC.COM

Email

Address



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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- Please return this form to the applicant within 30 days.

Dallas Swofford

11/19/2025

Authorized Representative

Date

Return this form to:

Adam Murry
Applicant Name

(816) 623-9888 ext. 2#
Phone

Address

AMURRY@ES-KC.COM
Email



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CASE NO. CD-ROW-2025-00039

UTILITY co. Everfast Fiber Networks, LLC

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Authorized Representative

11/20/25

Date

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Adam Murry
Applicant Name

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Email



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CASE NO. CD-ROW-2025-00039

UTILITY CO. Energy

Be it known that Rosemary Elizabeth Hughes, Trustee, 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: See attached for description.

for the following purpose: there is no existing road and they want to combine the lots to sell and build on

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.

Amber Lenoir

12/17/2025

Authorized Representative

Date

Return this form to:

Adam Murry

Applicant Name

(816) 623-9888 ext. 2#

Phone

Address

AMURRY@ES-KC.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. CD-ROW-2025-00039

UTILITY CO. Kansas City Missouri Fire Department

Be it known that Rosemary Elizabeth Hughes, Trustee, 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: See attached for description.

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 - Relocate facilities
 - Other: _____

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- Please return this form to the applicant within 30 days.

Michael L Schroeder

12/3/2025

Authorized Representative

Date

Return this form to:

Adam Murry

Applicant Name

(816) 623-9888 ext. 2#

Phone

AMURRY@ES-KC.COM

Email

Address



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2025-00039

UTILITY CO. Google Fiber

Be it known that Rosemary Elizabeth Hughes, Trustee, 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: See attached for description.

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 - Relocate facilities
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- Please return this form to the applicant within 30 days.

Signed by:

Andy Simpson

11/19/2025

2AE049B913044DD...

Authorized Representative

Date

Return this form to:

Adam Murry
Applicant Name

(816) 623-9888 ext. 2#
Phone

Address

AMURRY@ES-KC.COM
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2025-00039

UTILITY CO. Kansas City Missouri Fire Department

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 Relocate facilities
 Other: _____

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- Please return this form to the applicant within 30 days.

Michael Schroeder

12/22/25

Authorized Representative

Date

Return this form to:

Adam Murry

Applicant Name

(816) 623-9888 ext. 2#

Phone

Address

AMURRY@ES-KC.COM

Email



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CASE NO. CD-ROW-2025-00039

UTILITY CO. KCMO Public Works Street and Traffic

Be it known that Rosemary Elizabeth Hughes, Trustee, 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: See attached for description.

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 - Relocate facilities
 - Other: _____

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- Please return this form to the applicant within 30 days.

Sam Akula, P.E, Public Works Dept., Street and Traffic Division
Authorized Representative

5/25/2025
Date

Return this form to:

Adam Murry
Applicant Name

(816) 623-9888 ext. 2#
Phone

Address

AMURRY@ES-KC.COM
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
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CASE NO. CD-ROW-2025-00039

UTILITY CO. KCMO Water Services

Be it known that Rosemary Elizabeth Hughes, Trustee, 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: See attached for description.

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 - Retain utility easement and protect facilities
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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.

James Bennett
Authorized Representative

11/19/2025
Date

Return this form to:

Adam Murry
Applicant Name

(816) 623-9888 ext. 2#
Phone

Address

AMURRY@ES-KC.COM
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2025-00039

UTILITY CO. Vicinity Energy of Kansas City,

Be it known that Rosemary Elizabeth Hughes, Trustee, 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: See attached for description.

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 Retain utility easement and protect facilities
 Relocate facilities
 Other: _____

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- Please return this form to the applicant within 30 days.

Landon Cleveland Distribution

1/8/25

Authorized Representative

Date

Return this form to:

Adam Murry
Applicant Name

(816) 623-9888 ext. 2#
Phone

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AMURRY@ES-KC.COM
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2025-00039

UTILITY CO. SPIRE ENERGY

Be it known that Rosemary Elizabeth Hughes, Trustee, 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: See attached for description.

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- Please return this form to the applicant within 30 days.

Johnny Strauss

Johnny Strauss - Senior Right of Way Representative for Spire Energy

12/1/2025

Authorized Representative

Date

Return this form to:

Adam Murry
Applicant Name

(816) 623-9888 ext. 2#
Phone

Address

AMURRY@ES-KC.COM
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2025-00039

UTILITY CO. Charter Spectrum

Be it known that Rosemary Elizabeth Hughes, Trustee, 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: See attached for description.

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- 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.

Connor Price

Authorized Representative

11/19/25

Date

Return this form to:

Adam Murry

Applicant Name

(816) 623-9888 ext. 2#

Phone

AMURRY@ES-KC.COM

Email

Address