



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

05/20/2022 8:28 AM

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INSTRUMENT NUMBER

2022E0048316

Jackson County
Recorder of Deeds
Exempt Document

This document has been recorded under exempt status
pursuant to RSMo 59.310.4.

This certificate has been added to your document in
compliance with the laws of the State of Missouri.



Diana Smith
Recorder of Deeds

415 E. 12th Street, Room 104
Kansas City, MO 64106

112 W. Lexington, Suite 30
Independence, MO 64050

This page has been recorded as a permanent part of your document. Please do not remove.



CITY OF KANSAS CITY MISSOURI

CERTIFICATE OF THE CITY CLERK DOCUMENT TO BE RECORDED WITH JACKSON COUNTY, MISSOURI

DATE OF DOCUMENT:

May 12, 2022

DOCUMENT TITLE:

Vacation Ordinance
220391

GRANTOR(S)
NAME &
ADDRESS:

Christian Hinton

GRANTEE(S)
NAME &
ADDRESS:

City of Kansas City, MO
414 E 12th Street
KC MO 64106

LEGAL DESCRIPTION:

See Pages 1, 2 or Exhibit _____ of the subject document.

The above appears in records and is on file in the Office of the City Clerk, 25th floor, City Hall, Kansas City, Missouri. I hereby, certify that this is a true and correct copy of the above ordinance.

IN TESTIMONY WHEREOF, I have set my hand and affixed the seal of the City on this 19 day of

May, 2022.

Marilyn Sanders
City Clerk

By

Marilyn Sanders
City Clerk



RETURN ALL RECORDED ORIGINALS TO:

OFFICE OF THE CITY CLERK, 414 E. 12TH STREET, CITY HALL, 25TH FLOOR, KANSAS CITY
MISSOURI 64106.



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 220371

ORDINANCE NO. 220371

Vacating an alley generally located north of W. 40th Street in between State Line Road to the west and Bell Street to the east, to allow for the construction of a new apartment building; and directing the City Clerk to record certain documents. (CD-ROW-2021-00037)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that on the 28th day of February, 2022, a petition was filed with the City Clerk of Kansas City by Taliaferro & Browne, Inc., for the vacation of all of the east-west alley located north of 40th Street and south of 39th Street, between Stateline Road and Bell Street, being part of Block 9, Mellier Place, a subdivision in Kansas City, Jackson County Missouri,, described as follows. Beginning at the southwest corner of Lot 10 of said Block 9; thence South 87°15'49" East, along the south line of Lot 10 and Lot 15, said Block 9, 247.87 feet, to the southeast corner of said Lot 15; thence South 02°42'56" West, 15.00 feet to the northeast corner of Lot 14, said Block 9; thence North 87°15'49" West, along the north line of Lot 14, Lot 13, Lot 12 and Lot 11, said Block 9, 247.21 feet, to the northwest corner of said Lot 11; thence North 00°12'19" East, 15.01 feet, to the point of beginning, containing 3,713 square feet, giving the distinct description of the alley to be vacated, and also the names of the persons and corporations owning or claiming to own the property fronting thereon, and that the consent of the persons and corporations owning or claiming to own three-fourths of the front feet of the property immediately adjoining said alley has been obtained in writing, that said consent has been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

Section 2. That the Council finds that the City Plan Commission has duly endorsed its approval of this Ordinance hereon.

Section 3. That the Council finds that no private rights will be unreasonably injured or endangered by this vacation and that the public will suffer no unreasonable loss or inconvenience thereby.

Section 4. That all of the east-west alley located north of 40th Street and south of 39th Street, between Stateline Road and Bell Street, being part of Block 9, Mellier Place, a subdivision in Kansas City, Jackson County Missouri,, described as follows. Beginning at the southwest corner of Lot 10 of said Block 9; thence South 87°15'49" East, along the south line of Lot 10 and Lot 15, said Block 9, 247.87 feet, to the southeast corner of said Lot 15; thence South 02°42'56" West, 15.00 feet to the northeast corner of Lot 14, said Block 9; thence North 87°15'49" West, along the north line of Lot 14, Lot 13, Lot 12 and Lot 11, said Block 9, 247.21 feet, to the northwest corner of said Lot 11; thence North 00°12'19" East, 15.01 feet, to the point of beginning, containing 3,713 square feet, be and the same is hereby vacated. However, the City of Kansas City reserves an easement and the right to locate, construct and maintain (or to authorize any franchised utility to locate, construct and maintain) conduits, water, gas and sewer pipes, poles and wire, or any of them over, under, along and across the above-described property. The City of Kansas City shall have at all times the right to go upon the above-described property to construct, maintain and repair the same; and nothing in this vacation action shall be construed so as to grant any right to use the above-described property in any manner as would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses, and specifically, there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) without first securing the written approval of the Director of Public Works, subject to the following conditions:

1. The developer shall retain utility easement and protect facilities for the Charter.
2. The developer shall retain utility easement and protect facilities for Evergy.
3. AT&T has a cable crossing the alley being vacated. The applicant must either omit that portion of the alley where AT&T's facilities are located from the vacation request or relocate AT&T's facilities at applicant's expense.

Section 5. That the City Clerk of Kansas City, Missouri, be and she is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance and the consent of property owners hereinbefore referred to, to be filed for record in the Recorder's Office in Jackson County, Missouri.

Section 6. All Ordinances or parts of Ordinances in conflict with this Ordinance are, in so much as they conflict with this Ordinance, hereby repealed.



Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

MAY 12 2022

Date Passed

Approved as to form and legality:

Sarah Baxter

Assistant City Attorney

Approved by the City Plan Commission

Secretary

STATE OF MISSOURI)

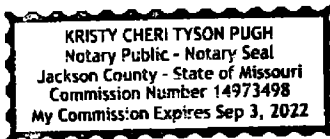
COUNTY OF Jackson)

ss.

On the 19 day of May, 2022 before me, a Notary Public in and for said County, personally appeared Marilyn Sanders to me known to be the City Clerk of Kansas City, Missouri, in the above and foregoing ordinance mentioned, and acknowledged the said ordinance to be the act and deed of said Kansas City, duly passed by the Council of said City, and became effective as herein stated.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in Kansas City, Missouri, the day and year first above written.

My term expires September 3, 2022



Kristy Cheri Tyson Pugh
Notary Public within and for
County, Missouri

IN RECORDER'S OFFICE

STATE OF MISSOURI)

COUNTY OF _____)

ss.

I, the undersigned, Recorder of Deeds within and for the County aforesaid, do hereby certify that the foregoing instrument of writing was on the _____ day of _____, A.D. 20____, at _____ o'clock _____ minutes M., duly filed

File #: 220371

for record in this office, and with certificate of acknowledgment thereon endorsed, is recorded in the records of this office in Book _____, at page _____.

In Testimony Whereof, I hereunto set my hand and affix the seal of said office at Kansas City, Missouri, this day and year last aforesaid.

Recorder

By _____
Deputy



CITY PLAN COMMISSION STAFF REPORT

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

March 15, 2022

Project Name
Jamestown Square

Docket 10

Request
CD-ROW-2021-00037
Vacation

Applicant
Lamin Nyang
Taliaferro & Browne, Inc
1020 E 8th St
Kansas City, MO 64106

Location ~155 ft north W 40th St
Area About .11 acres
Zoning R-5, B3-2
Council District 4th
County Jackson County
School District Independence 160

Surrounding Land Uses

North: Residential uses, zoned R-5
South: Residential uses, zoned R-5
Commercial uses, zoned B3-2
East: Residential uses, zoned R-5
West: KUMED, Kansas City, KS

Major Street Plan

State Line (between W 39th St and W
Brush Creek Pkwy) is not identified on the
City's Major Street Plan.
Bell St is not identified on the City's Major
Street Plan.

Land Use Plan

The Midtown/Plaza Area Plan
recommends Residential Medium Density
and Residential High Density for this
location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 10/08/2021.
Scheduling deviations from 2021 Cycle W have occurred.

- Companion case CD-CPC-2021-00184 (Development Plan) was reviewed at the January 18th, 2022 CPC meeting.
- Staff re-assignments caused delays.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Volker Neighborhood Association is tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

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

EXISTING CONDITIONS

The subject alley runs about 284.2 ft east-west between State Line Rd and Bell St.

SUMMARY OF REQUEST + KEY POINTS

The Developer is requesting to vacate the alley described in this staff report to allow for the construction of a multi-unit apartment building (223 units). The easement rights can be retained after the ally is vacated.

PROFESSIONAL STAFF RECOMMENDATION

Docket 10 Recommendation
Approval Subject to Conditions

CONTROLLING + RELATED CASES

RESOLUTION 220191. Approving an amendment to the Midtown/Plaza Area Plan on about 2.3 acres generally located on the west side of Bell St in between W. 39th St to the north and W. 40th St to the south by changing the recommended land use from Mixed-Use Neighborhood, Medium Density Residential, and High-Density Residential to Residential Urban for the development of a multi-unit apartment building. (CD-CPC-2021-00183)

ORDINANCE 220192. Rezoning an area of about 2.3 acres generally located on the west side of Bell St in between W. 39th St to the north and W. 40th St to the south from District B3-2, R-2.5, and R-5 to District R-0.3 and approving a development plan that will also serve as a preliminary plat to allow for a multi-unit apartment building. (CD-CPC-2021-00181, CD-CPC-2021-00184)

PLAN REVIEW

The City Council may approve a vacation of all or a portion of any right-of-way or plat only when it determines that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience thereby (88-560-01).

The proposed project consists of 223 units that will span the majority of the subject site. The building will be four (4) stories in height along Bell Street and five (5) stories along State Line Rd with the main entrance off State Line Rd. A parking garage and amenities for the subject site are embedded within the structure.

88-515-05 Approval Criteria for 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 :

- 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 property owners adjacent to the right-of-way have legal, safe, and un-burdensome access to either State Line Rd or Bell St. AN
- B. The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.
Retention of the subject alley does not serve any current or future public purpose. AN
- C. The vacation will not result in a violation of 88-405.
The proposed vacation will not be in violation of 88-405 (Subdivision Design and Improvement Standards). AN
- D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.
The proposed vacation will not disrupt any street network or reduce existing physical connectivity of State Line Rd or Bell St. AN
- 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. AN
- F. The vacation shall not result in street traffic being routed through an alley.
No traffic will be routed through an alley because of this vacation. AN
- G. The vacation shall not vacate half the width of a street or alley.
The proposed vacation will not vacate half the width of any street or alley. AN
- 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. AN

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends the following **APPROVAL SUBJECT TO CONDITIONS**, as stated in the Corrections, Conditions, and Recommendations report.

Respectfully Submitted,

Ahna Nanoski, AICP
Lead Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission
Recommended by Staff

Report Date: March 09, 2022

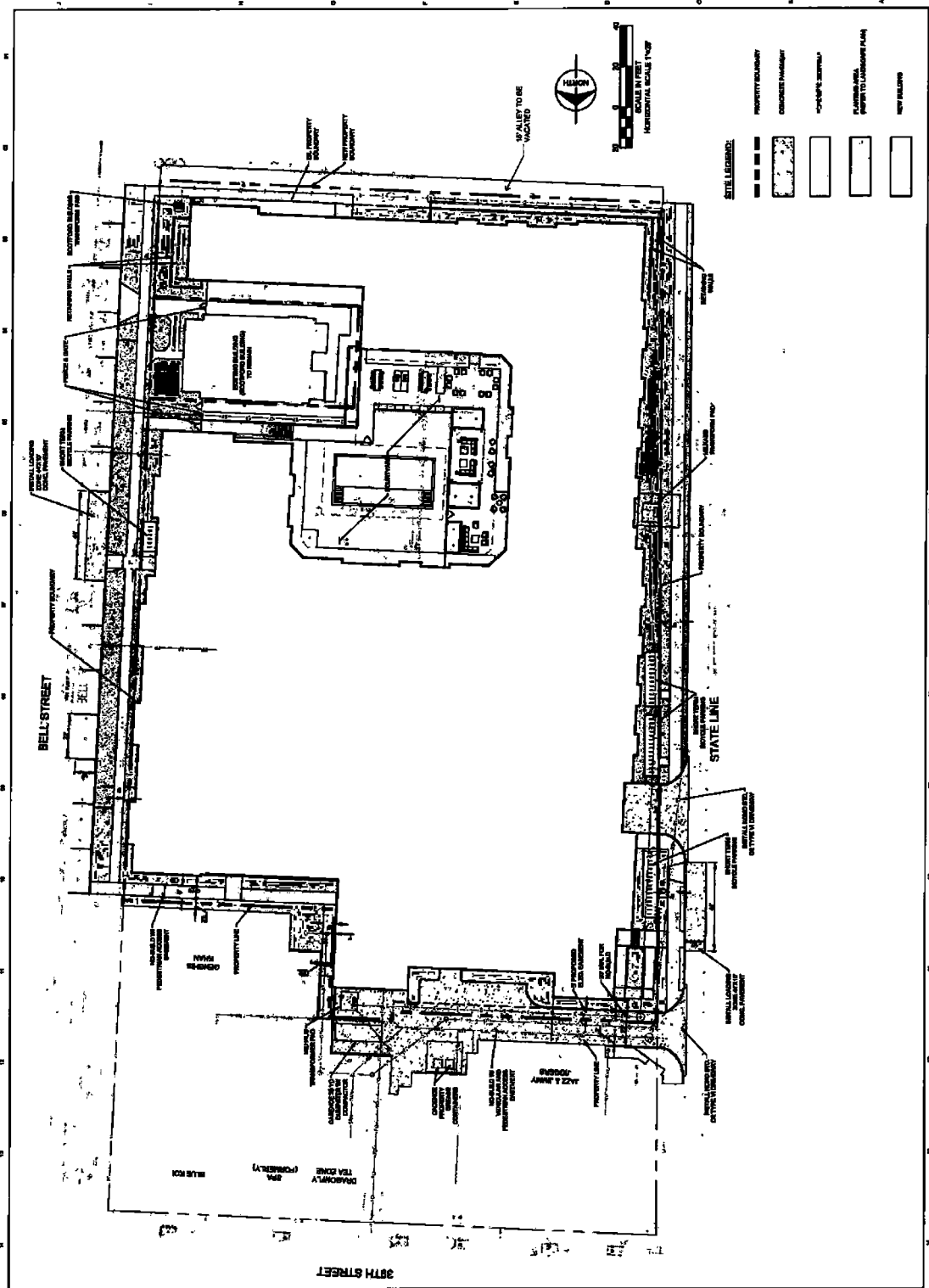
Case Number: CD-ROW-2021-00037

Project: Jamestown Square

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / Ahnna.Nanoski@kcmo.org with questions.

1. The developer shall retain utility easement and protect facilities for the Charter. (3/03/2022)
2. KCMO Public Works Department has facilities or interests within the right-of-way but has no objects to the proposed vacation. (3/03/2022)
3. The developer shall retain utility easement and protect facilities for Evergy. (3/03/2022)
4. ATT has a cable crossing the alley being vacated. ATT would need that section not included in the vacation request. ATT can relocate the cable at the partitioner's expense. (3/03/2022)



January 25, 2022

City Planning & Development
15th Fl., City Hall
414 E 12th St.
Kansas City, MO 64106

Re: Jamestown Square Apartments – Alley Vacation Request
Case No. CD-ROW-2021-00037
T&B Job. No. 73-0420

Dear Sir/Madam,

Taliaferro & Browne has completed Rezoning Plan (Case No. CD-CPC-2021-00184) that will provide new building structure for 223 multi-family units with amenity space, courtyard area, and parking garage located on the south side of 39th Street in between State Line Road on the west and Bell Street on the east.

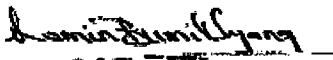
The new building will be constructed along the north side of the existing alley with grading activities within the north half of the alley.

The Developer is requesting to vacate the alley located north of W. 40th Street in between State Line Road to the west and Bell Street to the east, to allow for the construction of the new apartment building. The easement rights can be retained after the alley is vacated.

We hope this letter of purpose and the attached documents provide the necessary information to evaluate the request for the alley vacation. We would appreciate your timely attention to this project.

If you have any questions or need additional information, please contact me.

VERY TRULY YOURS
TALIAFERRO & BROWNE, INC.



Lamin Bumi Nyang, PE
Senior Project Manager

Attachments:
Site Plan



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-2021-000

UTILITY CO. Evergy

Be it known that Cadence Jamestown 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:

ALL OF THE EAST-WEST ALLEY LOCATED NORTH OF 40
TH STREET AND SOUTH OF 39
TH STREET, BETWEEN
STATELINE ROAD AND BELL STREET, BEING PART OF BLOCK 9, MELLIER PLACE, A SUBDIVISION IN
KANSAS CITY, JACKSON COUNTY MISSOURI, DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10 OF SAID BLOCK 9; THENCE S87°15'49"E, ALONG
THE SOUTH LINE OF LOT 10 AND LOT 15, SAID BLOCK 9, 247.87 FEET, TO THE SOUTHEAST CORNER OF
SAID LOT 15; THENCE S02°42'58"W, 15.00 FEET TO THE NORTHEAST CORNER OF LOT 14, SAID BLOCK 9;
THENCE N87°15'49"W, ALONG THE NORTH LINE OF LOT 14, LOT 13, LOT 12 AND LOT 11, SAID BLOCK 9,
247.21 FEET, TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE N 00°12'18"E, 15.01 FEET, TO THE
POINT OF BEGINNING, CONTAINING 3,713 SQUARE FEET.

for the following purpose: Jamestown Square Development to allow for 223 multi-family apartment units

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.

John Messier [Signature] 11/30/21
Authorized Representative Date

Return this form to:

<u>Lamin Nyang</u>	<u>816-283-3456</u>
Applicant Name	Phone
<u>1020 E 8th Street</u>	
<u>Kansas City, MO 64106</u>	<u>Lnyang@tb-engr.com</u>
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
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. **CD-ROW-2021-009**

UTILITY CO. **ATT**

Be it known that **Cadence Jamestown 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:

ALL OF THE EAST-WEST ALLEY LOCATED NORTH OF 40
TH STREET AND SOUTH OF 39
TH STREET, BETWEEN
STATELINE ROAD AND BELL STREET, BEING PART OF BLOCK 9, MELLIER PLACE, A SUBDIVISION IN
KANSAS CITY, JACKSON COUNTY MISSOURI, DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10 OF SAID BLOCK 9; THENCE S87°15'49"E, ALONG
THE SOUTH LINE OF LOT 10 AND LOT 15, SAID BLOCK 9, 247.87 FEET, TO THE SOUTHEAST CORNER OF
SAID LOT 15; THENCE S02°42'56"W, 15.00 FEET TO THE NORTHEAST CORNER OF LOT 14, SAID BLOCK 9;
THENCE N87°15'49"W, ALONG THE NORTH LINE OF LOT 14, LOT 13, LOT 12 AND LOT 11, SAID BLOCK 9,
247.21 FEET, TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE N 00°12'19"E, 15.01 FEET, TO THE
POINT OF BEGINNING, CONTAINING 3,713 SQUARE FEET.

for the following purpose: **Jamestown Square Development to allow for 223 multi-family apartment units**

1. Our utility/agency has facilities or interest within this right of way:

☒ Yes (proceed to #2) ☐ No (form complete)

2. Our utility/agency:

- ☐ has no objections
☐ objects to the vacation and will not waive objection under any conditions (describe below)
☒ will waive objections subject to the following conditions (describe below)
☐ Retain utility easement and protect facilities
☐ Relocate facilities
☐ Other: _____

ATT HAS A CABLE CROSSING THE ALLEY BEING VACATED. ATT WOULD NEED THAT SECTION NOT INCLUDED IN THE VACATE REQUEST. ATT CAN RELOCATE THE CABLE AT PARTITIONER'S EXPENSE

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

RUSSELL CROFT

Russell Croft

Authorized Representative

12/14/21

Date

Return this form to:

Lamin Nyang

816-283-3456

Applicant Name

Phone

1020 E 8th Street

Kansas City, MO 64106

Lnyang@tb-engr.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
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2021-000

UTILITY CO. Charter

Be it known that Cadence Jamestown 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:

ALL OF THE EAST-WEST ALLEY LOCATED NORTH OF 40
TH STREET AND SOUTH OF 39
TH STREET, BETWEEN
STATELINE ROAD AND BELL STREET, BEING PART OF BLOCK 9, MELLIER PLACE, A SUBDIVISION IN
KANSAS CITY, JACKSON COUNTY MISSOURI, DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10 OF SAID BLOCK 9; THENCE S87°15'49"E, ALONG
THE SOUTH LINE OF LOT 10 AND LOT 15, SAID BLOCK 9, 247.87 FEET, TO THE SOUTHEAST CORNER OF
SAID LOT 15; THENCE S02°42'56"W, 15.00 FEET TO THE NORTHEAST CORNER OF LOT 14, SAID BLOCK 9;
THENCE N87°15'49"W, ALONG THE NORTH LINE OF LOT 14, LOT 13, LOT 12 AND LOT 11, SAID BLOCK 9,
247.21 FEET, TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE N 00°12'19"E, 15.01 FEET, TO THE
POINT OF BEGINNING, CONTAINING 3,713 SQUARE FEET.

for the following purpose; Jamestown Square Development to allow for 223 multi-family apartment units

1. Our utility/agency has facilities or interest within this right of way:

☒ Yes (proceed to #2) ☐ No (form complete)

2. Our utility/agency:

- ☐ has no objections
☐ objects to the vacation and will not waive objection under any conditions (describe below)
☒ will waive objections subject to the following conditions (describe below)
☒ Retain utility easement and protect facilities
☐ Relocate facilities
☐ Other: _____

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

[Signature]
Authorized Representative

12/6/21
Date

Return this form to:

<u>Lamin Nyang</u>	<u>816-283-3456</u>
Applicant Name	Phone
<u>1020 E 8th Street</u>	
<u>Kansas City, MO 64106</u>	<u>Lnyang@tb-engr.com</u>
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
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2021-009

UTILITY CO. _____

KCMO Water Services Department

Be it known that Cadence Jamestown 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:

ALL OF THE EAST-WEST ALLEY LOCATED NORTH OF 40TH STREET AND SOUTH OF 39TH STREET, BETWEEN STATELINE ROAD AND BELL STREET, BEING PART OF BLOCK 9, MELLIER PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY MISSOURI, DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10 OF SAID BLOCK 9; THENCE 887°15'48"E, ALONG THE SOUTH LINE OF LOT 10 AND LOT 15, SAID BLOCK 9, 247.87 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE 802°42'58"W, 18.00 FEET TO THE NORTHEAST CORNER OF LOT 14, SAID BLOCK 9; THENCE N87°15'48"W, ALONG THE NORTH LINE OF LOT 14, LOT 13, LOT 12 AND LOT 11, SAID BLOCK 9, 247.21 FEET, TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE N 00°12'10"E, 15.01 FEET, TO THE POINT OF BEGINNING, CONTAINING 3,713 SQUARE FEET.

for the following purpose: Jamestown Square Development to allow for 223 multi-family apartment units

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☐ Yes (proceed to #2) ☒ No (form complete)

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☐ will waive objections subject to the following conditions (describe below)
☐ Retain utility easement and protect facilities
☐ Relocate facilities
☐ Other _____

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

[Signature]
Authorized Representative

01/20/2022
Date

Return this form to:

Lamin Nyang

816-283-3456

Applicant Name

Phone

1020 E 8th Street

Kansas City, MO 64106

Lnyang@kb-engr.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
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. **CD-ROW-2021-008**

UTILITY CO. **KCMO Fire Department**

Be it known that **Cadence Jamestown 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:

ALL OF THE EAST-WEST ALLEY LOCATED NORTH OF 40TH STREET AND SOUTH OF 39TH STREET, BETWEEN STATELINE ROAD AND BELL STREET, BEING PART OF BLOCK 9, MELLIER PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY MISSOURI, DESCRIBED AS FOLLOWS.

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☐ 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.

Lamin Nyang **Lamin Nyang**
Authorized Representative

10/28/21
10/25/2021
Date

Return this form to:

Lamin Nyang

816-283-3456

Applicant Name

Phone

1020 E 8th Street

Kansas City, MO 64106

Lnyang@tb-engr.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
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. **CD-ROW-2021-009**

UTILITY CO. KCMO Public Works Department

Be it known that Cadence Jamestown 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:

ALL OF THE EAST-WEST ALLEY LOCATED NORTH OF 40
TH STREET AND SOUTH OF 39
TH STREET, BETWEEN
STATELINE ROAD AND BELL STREET, BEING PART OF BLOCK 9, MELLIER PLACE, A SUBDIVISION IN
KANSAS CITY, JACKSON COUNTY MISSOURI, DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10 OF SAID BLOCK 9; THENCE S87°15'49"E, ALONG
THE SOUTH LINE OF LOT 10 AND LOT 15, SAID BLOCK 9, 247.87 FEET, TO THE SOUTHEAST CORNER OF
SAID LOT 15; THENCE S02°42'56"W, 15.00 FEET TO THE NORTHEAST CORNER OF LOT 14, SAID BLOCK 9;
THENCE N87°15'49"W, ALONG THE NORTH LINE OF LOT 14, LOT 13, LOT 12 AND LOT 11, SAID BLOCK 9,
247.21 FEET, TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE N 00°12'19"E, 15.01 FEET, TO THE
POINT OF BEGINNING, CONTAINING 3,713 SQUARE FEET.

for the following purpose: Jamestown Square Development to allow for 223 multi-family apartment units

1. Our utility/agency has facilities or interest within this right of way:

☒ Yes (proceed to #2) ☐ No (form complete)

2. Our utility/agency:

- ☒ has no objections
☐ objects to the vacation and will not waive objection under any conditions (describe below)
☐ will waive objections subject to the following conditions (describe below)
☐ Retain utility easement and protect facilities
☐ Relocate facilities
☐ Other: _____

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

[Signature]
Authorized Representative

10/29/21
Date

Return this form to:

Lamin Nyang

Applicant Name

1020 E 8th Street

Kansas City, MO 64106

Address

816-283-3456

Phone

Lnyang@tb-engr.com

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
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Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. **CD-ROW-2021-000**

UTILITY CO. **KCMO Public Works Department - Streetlights**

Be it known that **Cadence Jamestown 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:

ALL OF THE EAST-WEST ALLEY LOCATED NORTH OF 40
TH STREET AND SOUTH OF 39
TH STREET, BETWEEN
STATELINE ROAD AND BELL STREET, BEING PART OF BLOCK 9, MELLIER PLACE, A SUBDIVISION IN
KANSAS CITY, JACKSON COUNTY MISSOURI, DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10 OF SAID BLOCK 9; THENCE S87°15'49"E, ALONG
THE SOUTH LINE OF LOT 10 AND LOT 15, SAID BLOCK 9, 247.87 FEET, TO THE SOUTHEAST CORNER OF
SAID LOT 15; THENCE S02°42'56"W, 15.00 FEET TO THE NORTHEAST CORNER OF LOT 14, SAID BLOCK 9;
THENCE N87°15'49"W, ALONG THE NORTH LINE OF LOT 14, LOT 13, LOT 12 AND LOT 11, SAID BLOCK 9,
247.21 FEET, TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE N 00°12'19"E, 15.01 FEET, TO THE
POINT OF BEGINNING, CONTAINING 3,713 SQUARE FEET.

for the following purpose: **Jamestown Square Development to allow for 223 multi-family apartment units**

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.

Octavio Moncada

10/26/2021

Authorized Representative

Date

Return this form to:

Lamin Nyang

816-283-3456

Applicant Name

Phone

1020 E 8th Street

Kansas City, MO 64106

Lnyang@tb-engr.com

Address

Email