

Kevin Nordhues
Vance Brothers, Inc.
5201 Brighton Ave., Kansas City, MO 64130
816-922-8005 knordhues@vancebrothers.com

Date: February 23, 2021

City Plan Commission
City Planning & Development Dept.
Development Management Division
15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106-2795

Dear City Plan Commission:

This letter is being written to explain the purpose for why Vance Brothers, Inc. is requesting that the city vacate E. 52nd Street in Kansas City, MO. We would like for the City to consider vacating the right-of-way for E. 52nd Street from Brighton Ave. to Denver Ave. so that we can install a security gate across 52nd Street. There have been numerous incidents of theft and vandalism over our years of operation at this site, so the installation of this security gate would help to better secure our company property and that of our employees. .

Please find on page 2 a Metes-and-Bounds Legal Description of E. 52nd Street completed by registered land surveyor, Randy P. Dooley. Please notice two items as you review this legal description. First, this section of E. 52nd St. is only accessible from Brighton Ave. on the West, and second, Vance Brothers' property borders this section of E. 52nd St. on the other three sides (N, S and E sides). Essentially, E. 52nd Street dead ends into our property. Consequently, there are no other owners of property abutting said area proposed to be vacated.

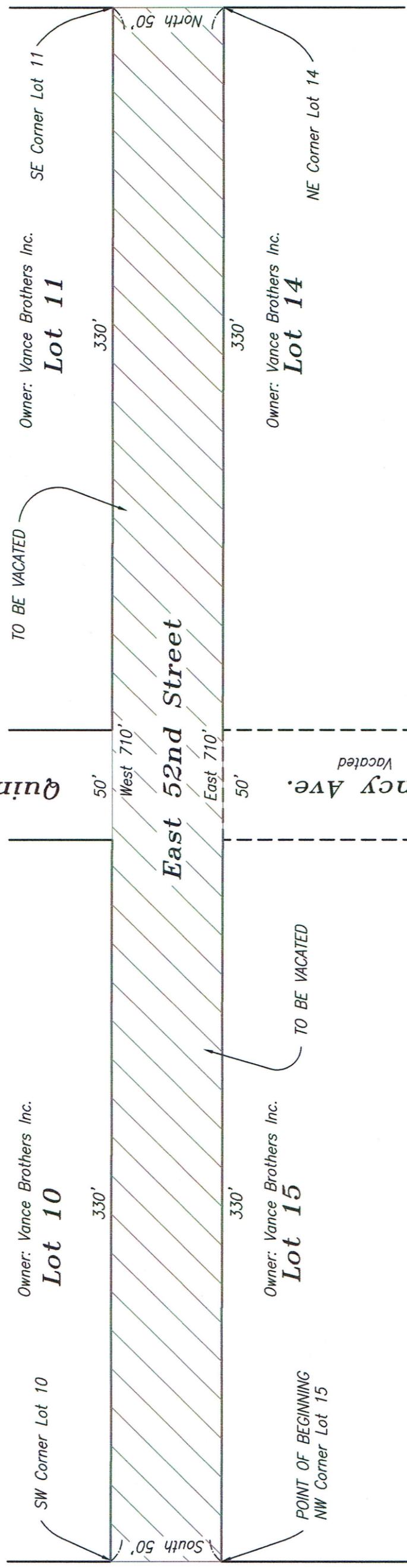
Sincerely,



Kevin Nordhues
Compliance Director
Vance Brothers, Inc.

PROPERTY DESCRIPTION:

A parcel of land in the Subdivision of SOUTH BLUEBANKS, a Subdivision of Record in the City of Kansas City, Jackson County, Missouri, described as follows; BEGINNING at the Northwest corner of Lot 15 of SOUTH BLUEBANKS, said point being on the south Right of Way of 52nd Street and on the east right of Way of Brighton Avenue; thence East along the south line of 52nd Street Right of way a distance of 710 feet to the northeast corner of Lot 14 of SOUTH BLUEBANKS, said point being on the west Right of Way of Denver Avenue; thence North, a distance of 50 feet to the southeast corner of Lot 11 of SOUTH BLUEBANKS, said point being on the north Right of Way of 52nd Street; thence West along the north Right of Way of 52nd Street, a distance of 710 feet to the southwest corner of Lot 10 of SOUTH BLUEBANKS; thence South 50 feet to the POINT OF BEGINNING, containing 35,500 square feet.



[Signature]
 Randy P. Dooley, PLS 2485
 10/9/2020

FOR:
 Vance Brothers Inc.
 5201 Brighton Ave.
 Kansas City, MO 64130

R.O.W. Vacation Exhibit

East 52nd Street of SOUTH BLUEBANKS
 Kansas City, Jackson County, Missouri

PRUITT and DOOLEY SURVEYING, LLC
 MO Corporate License No. 2008034624
 7912 Elm Ave. 10777 Barkley, Ste. 220-1
 Raytown, MO 64138 Overland Park, KS 66211
 816-699-4239 913-652-9002

Brighton Ave.

Denver Ave.
 Not Open



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

CD-ROW-2020-00025

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:

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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CD-ROW-2020-00025

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
Tim Vance - President	Vance Brothers, Inc. 5201 Brighton Ave. Kansas City, MO 64130	Tim Vance 21295 West 115th Terrace Olathe, KS 66061

(attach additional sheets if required)

Petitioner

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 23rd day of February in the year 2021, before me, a Notary Public in and for said state, personally appeared Tim Vance, 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 23rd day of February, 2021.

Notary Public in and for Said County and State

Notary Public

My Commission Expires: June 2, 2023



JENNIFER SEGURA
My Commission Expires
June 2, 2023
Jackson County
Commission #15635891