CITY PLAN COMMISSION STAFF REPORT

CD-ROW-2025-00042

Darby Townhomes Vacation

February 4, 2026

Docket #2

Request
Vacation of Right of Way

Applicant
Qiyamah Muhammad
Olsson

Owner
Briarcliff Development Co.

Site Information

Location	1700 NW 35th St
Area	0.8 Acres
Zoning	UR
Council District	4th
County	Platte
School District	North Kansas City

Surrounding Land Uses

North: Highway 9, UR
South: Residential, UR
East: Residential, UR
West: Riverside, Missouri

Land Use Plan
The Briarcliff Winnwood Area Plan recommends Mixed Use Community for this location.

Major Street Plan
Northwest Tullison is not identified on the Major Street Plan.

Approval Process

Overview
The applicant is seeking approval of a Vacation of a plat and Public right-of-way in District UR (Urban Redevelopment) on about 0.8 acres generally located at the southwest corner of Highway 9 and Northwest Briarcliff Parkway.

Existing Conditions
The subject right of way which is proposed to be vacated is undeveloped and does not contain any improved streets or alleys. It does not serve as the primary access to any parcel.

Neighborhood
This site is not located within a registered neighborhood or homes association.

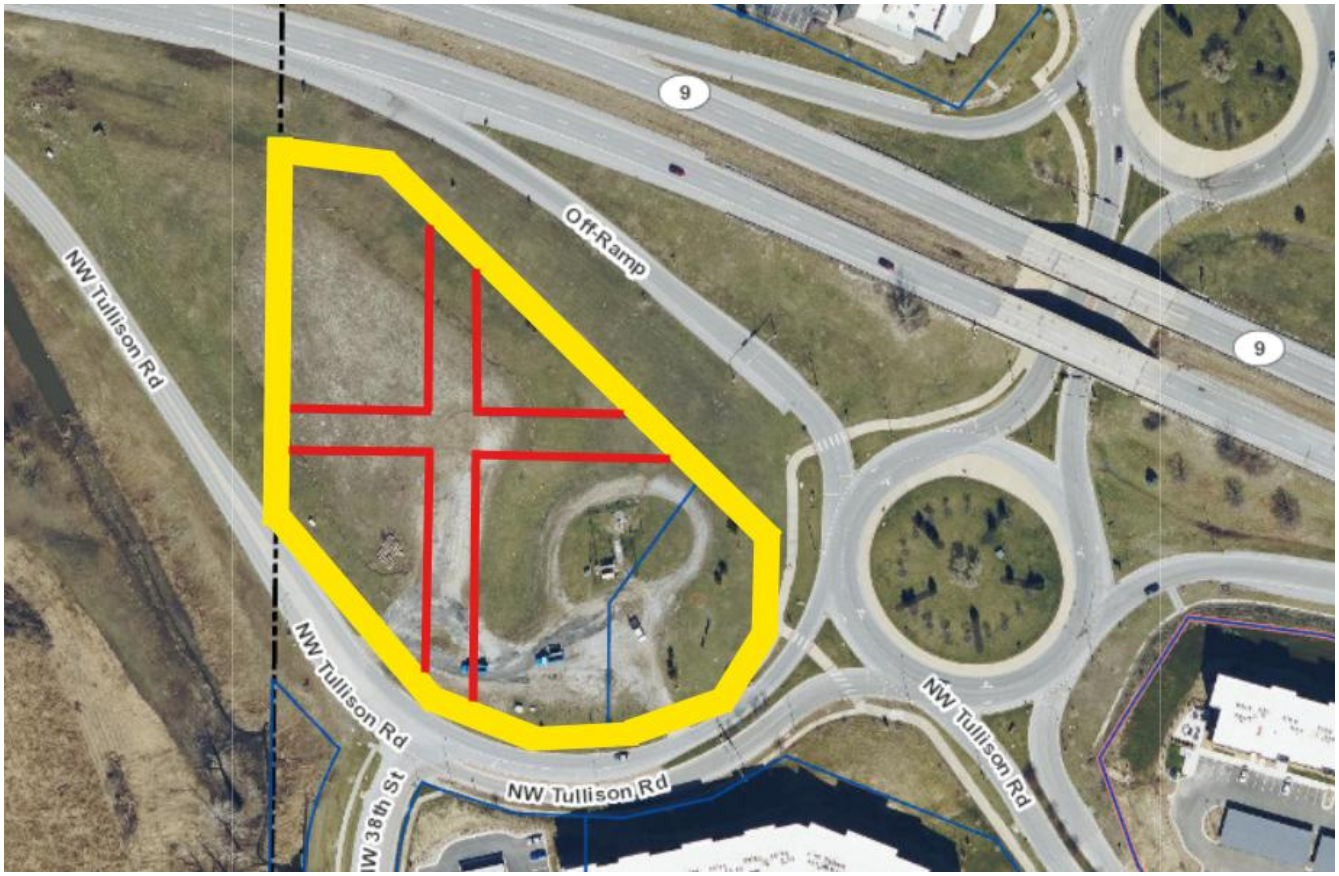
Required Public Engagement
Section 88-505-12, Public Engagement does not apply to this request.

Controlling + Related Cases
CD-AA-2025-00117 – A Final Plan in District UR (Urban Redevelopment) on 3.8 acres generally located at the southwest corner of Missouri Route 9 and Northwest Briarcliff Parkway, allowing for the creation of 32 townhome units. Approved administratively on January 21, 2026.

Project Timeline
The application was filed on November 18, 2025. Scheduling deviations have occurred due to the time to obtain required utility company consent forms.

Professional Staff Recommendation
Docket #2 Approval Subject to Conditions

VICINITY MAP

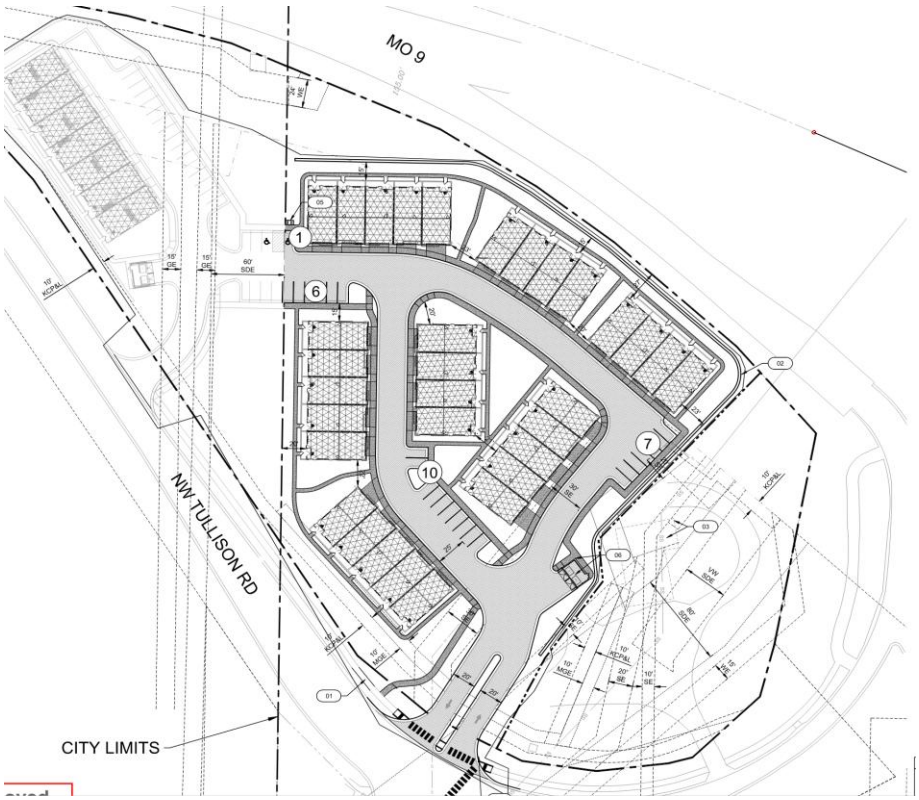


VACATION REVIEW

Case CD-AA-2025-00117 approved a 32-unit townhome development with private streets, and the proposed vacation is consistent with that approved plan See image below for approved townhome plan. The applicant is requesting vacation of the streets and the underlying plat as described in the Legal Description. Paper streets to be vacated can be seen in the image above outlined in red. The subject area will be replatted through a separate Final Plat application.

Public and private utilities are located within the existing public right-of-way. Public utilities include street lighting and water services. Private utilities include Spire, Spectrum Charter, Evergy, and AT&T.

APPROVED TOWNHOME SITE PLAN:



PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-260)	Yes	Proposed vacation is in line with the lot and building standards set by the controlling UR Plan.

SPECIFIC REVIEW CRITERIA

Vacation of Alleys, Street and Plats (88-560-10)

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 adjacent property owners will retain legal access to the public right-of-way. The subject property is bordered by public streets on three sides.

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 not serve any current or future public purpose.

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

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

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

The vacation will not disrupt any street network and will not have an impact on the physical connectivity.

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 entirety of the alley is proposed for vacation.

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 will not vacate half the width of any street or alley.

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. 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 recommends APPROVAL SUBJECT TO CONDITIONS as stated in the conditions report.

Respectfully Submitted,

Matthew Barnes, AICP

Lead Planner

Plan Conditions

Report Date: January 29, 2026

Case Number: CD-ROW-2025-00042

Project: Darby Townhomes Vacation of Right-of-Way

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

1. That the applicant shall retain all utility easements and protect facilities required by AT&T.

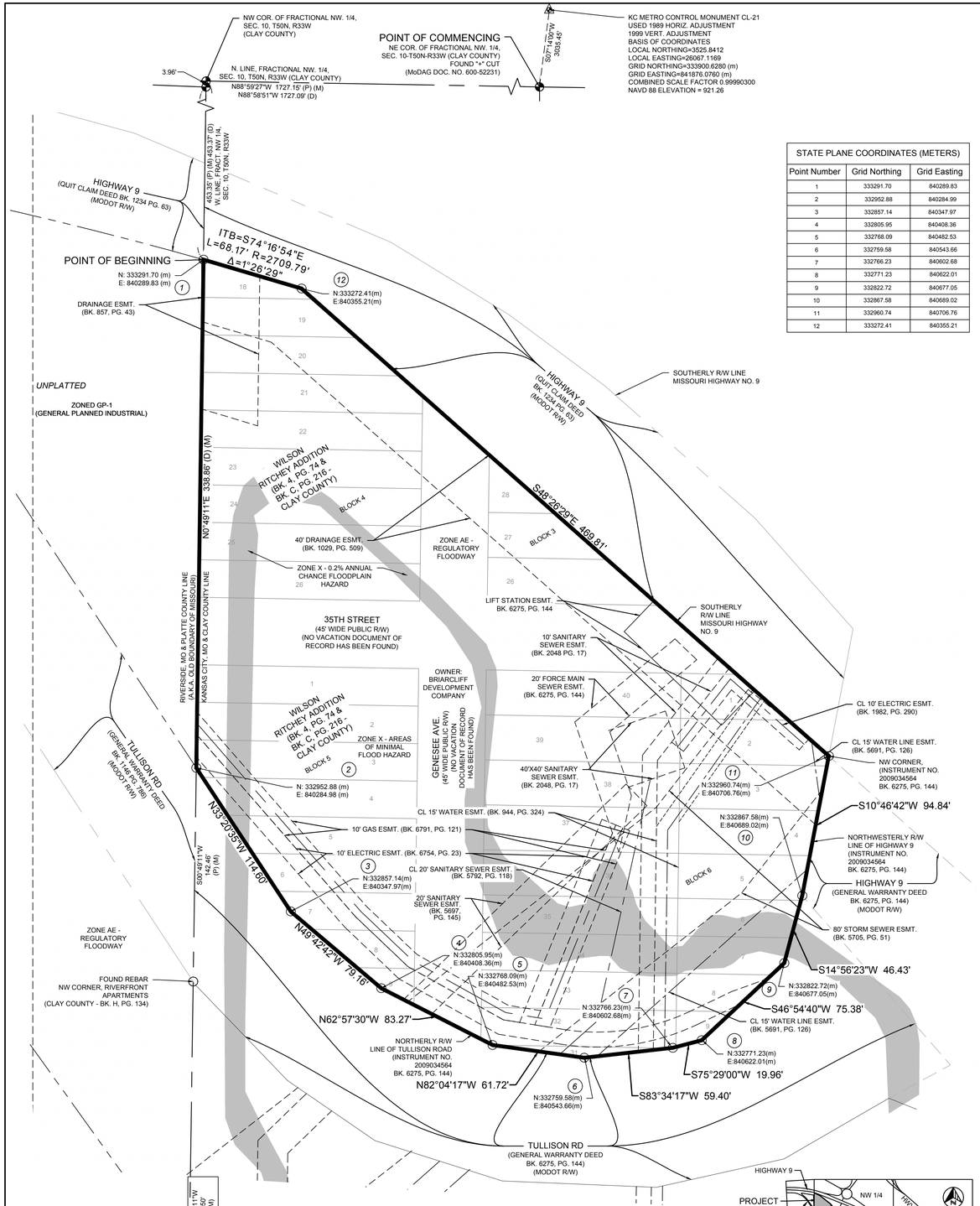
2. That the applicant shall retain all existing utility easements and protect all facilities required by Evergy. Any relocation of utilities shall only occur if service is maintained, all associated costs are reimbursed by the applicant, and any necessary easements are granted.

3. That street lights found adjacent to the plat to be vacated are not affected or removed.

4. That the applicant shall retain all utility easements and protect facilities or relocate facilities if found to be in conflict at the owners expense as required by Spectrum Charter.

5. That the applicant shall retain all utility easements and protect facilities required by Spire.

6. That the applicant shall retain all utility easements and protect facilities as required by Spectrum Charter. No structures shall be built within the easements.



STATE PLANE COORDINATES (METERS)		
Point Number	Grid Northing	Grid Easting
1	333291.70	840289.83
2	332952.88	840284.99
3	332857.14	840347.97
4	332805.95	840408.36
5	332768.09	840482.53
6	332759.58	840543.66
7	332766.23	840602.68
8	332771.23	840622.01
9	332822.72	840677.05
10	332867.58	840689.02
11	332960.74	840706.76
12	333272.41	840355.21

FINAL PLAT OF
DARBY TOWNHOMES OF CLAY COUNTY

PART OF BLOCKS 3, 4, 5 AND 6, WILSON RITCHEY ADDITION, A RECORDED SUBDIVISION IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, LYING IN THE FRACTIONAL NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 33 WEST

PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION- DARBY TOWNHOUSES OF CLAY COUNTY

ALL THAT PART OF BLOCKS 3, 4, 5 AND 6, WILSON RITCHEY ADDITION, A RECORDED SUBDIVISION IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, LYING IN THE FRACTIONAL NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 33 WEST, BEING DESCRIBED ON NOVEMBER 17, 2025, BY TIMOTHY BLAIR WISWELL, PLS-2009000067 OF OLSSON, INC., LC-366, AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 33 WEST, CLAY COUNTY, MISSOURI; THENCE NORTH 88 DEGREES 59 MINUTES 27 SECONDS WEST ALONG THE NORTH LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 10 A DISTANCE OF 1727.15 FEET TO THE NORTHWEST CORNER OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 10 (CLAY COUNTY), BEING THE PLATTE COUNTY AND CLAY COUNTY LINE; THENCE SOUTH 0 DEGREES 49 MINUTES 11 SECONDS WEST, ON THE WEST LINE OF SAID FRACTIONAL NORTHWEST QUARTER A DISTANCE OF 453.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY NO. 9, AS NOW ESTABLISHED, A NON-TANGENT CURVE, THE POINT OF BEGINNING; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE, IN A SOUTHEASTERLY DIRECTION, ON A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS SOUTH 74 DEGREES 16 MINUTES 54 SECONDS EAST, HAVING A RADIUS OF 2709.79 FEET, THROUGH A CENTRAL ANGLE OF 1 DEGREES 26 MINUTES 29 SECONDS, AN ARC DISTANCE OF 68.17 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 48 DEGREES 26 MINUTES 29 SECONDS EAST, CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 469.81 FEET TO THE NORTHWEST CORNER OF SAID SOUTH RIGHT-OF WAY LINE CONVEYED IN INSTRUMENT NO. 2009034564, BOOK 6275, PAGE 144, RECORDED AT THE CLAY COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 10 DEGREES 46 MINUTES 42 SECONDS WEST, CONTINUING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAST SAID INSTRUMENT A DISTANCE OF 94.84 FEET TO A POINT; THENCE SOUTH 14 DEGREES 56 MINUTES 23 SECONDS WEST, ON THE NORTHERLY LINE OF SAID TULLISON ROAD, ALSO CONVEYED IN LAST SAID INSTRUMENT, A DISTANCE OF 46.43 FEET TO A POINT; THENCE SOUTH 46 DEGREES 54 MINUTES 40 SECONDS WEST, CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 75.38 FEET TO A POINT; THENCE SOUTH 75 DEGREES 29 MINUTES 00 SECONDS WEST, CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 19.96 FEET TO A POINT; THENCE SOUTH 83 DEGREES 34 MINUTES 17 SECONDS WEST, CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 59.40 FEET TO A POINT; THENCE NORTH 82 DEGREES 04 MINUTES 17 SECONDS WEST, CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 61.72 FEET TO A POINT; THENCE NORTH 62 DEGREES 57 MINUTES 30 SECONDS WEST, CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 83.27 FEET TO A POINT; THENCE NORTH 49 DEGREES 42 MINUTES 42 SECONDS WEST, CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 79.16 FEET TO A POINT; THENCE NORTH 33 DEGREES 20 MINUTES 35 SECONDS WEST, CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 114.60 FEET TO A POINT ON THE WEST LINE OF SAID FRACTIONAL SECTION; THENCE NORTH 0 DEGREE 49 MINUTES 11 SECONDS EAST, ON SAID WEST LINE AND SAID COUNTY LINE A DISTANCE OF 338.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 139,430 SQUARE FEET OR 3.2009 ACRES, MORE OR LESS.

CERTIFICATION

I HEREBY CERTIFY THAT THE WITHIN FINAL PLAT OF "DARBY TOWNHOMES OF CLAY COUNTY", A SUBDIVISION, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS IN DIVISION 2030 - CHAPTER 16 (20 CSR 2030-16). I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF MISSOURI, WESTERN ZONE OF THE NORTH AMERICAN DATUM OF 1983; THAT THE SECTION AND SECTION SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE CORNER LOTS AND STREET CENTER LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND JACKSON COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

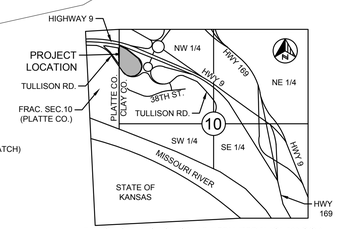
LEGEND

	SECTION CORNER (AS DESCRIBED)
	FOUND MONUMENT (ORIGIN UNKNOWN UNLESS OTHERWISE NOTED)
R/W	RIGHT-OF-WAY
(D)	PREVIOUSLY DEEDED DIMENSION
(P)	PREVIOUSLY PLATTED DIMENSION
(M)	MEASURED DIMENSION
BK.	BOOK
PG.	PAGE
MODOT	MISSOURI DEPARTMENT OF TRANSPORTATION

ZONE X AREAS OF MINIMAL FLOOD HAZARD (NO HATCH)

ZONE X - 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE

ZONE AE - REGULATORY FLOODWAY



FRACTIONAL SECTION 10-T50N-R33W (CLAY CO.)

VICINITY MAP

SCALE: 1" = 2000'

N

1" = 40'

0' 20' 40'

SCALE IN FEET

olsson

7301 West 133rd Street
Suite 200
Overland Park, KS 66213

olsson.com
TEL 913.381.1170
FAX 913.381.1174

Olsson - Survey
Missouri COA #000366

REV. NO.	DATE	DESCRIPTION	BY

REVISIONS

FINAL PLAT OF
DARBY TOWNHOMES OF PLATTE COUNTY

PART OF BLOCKS 3, 4, 5 AND 6, WILSON RITCHEY ADDITION LYING IN THE FRACTIONAL NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 33 WEST

KANSAS CITY, CLAY COUNTY, MISSOURI

2025

drawn by: EDV
designed by:
project no.: 02504711
date: 2025.11.13

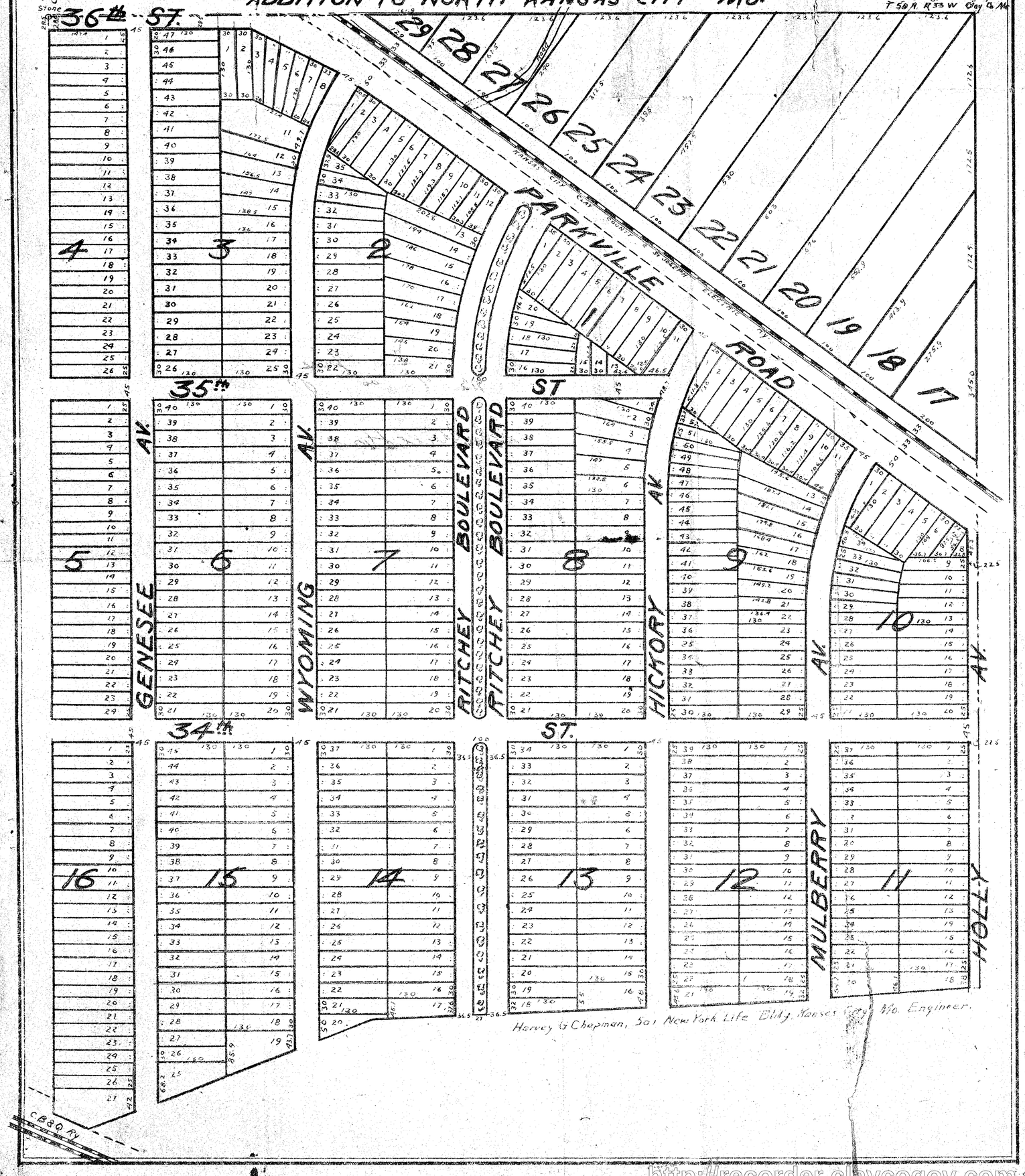
SHEET
1 of 1

F:\2025\04501-05000\025-04711\20-Management\Communication\Utility Coordination\V_FPLAT_02504711_Darby Townhomes of Clay County.dwg
DATE: Nov 19, 2025 10:15am USER: qmuhammad

Clay County, Missouri
Unofficial Document

WILLSON RITCHEY

ADDITION TO NORTH KANSAS CITY MO.



The undersigned proprietors of the hereon described [illegible] caused the same to be subdivided in the manner represented on this plat under the [illegible] Willson Ritchey Addition To North Kansas [illegible] Missouri.

The streets avenues and boulevards shown hereon are hereby dedicated to public use Except that, the owner reserves to himself and assigns for the common use of purchasers or lessees of lots or tracts in Blocks Eleven to Sixteen inclusive, of said Addition, a right of way fifteen feet wide over and across Holly, Mulberry and Hickory Avenues, Ritchey Boulevard, Wyoming and Genesee at and parallel to the south ends of Blocks Eleven to Sixteen inclusive, for the purpose of laying maintaining and operating switch tracks and switching facilities for the use of purchasers or lessees in said Blocks.

In witness whereof Thomas L Ritchey and Olive W Ritchey have caused these presents to be signed.

Thomas L Ritchey
Olive W. Ritchey

State of Missouri } S.S.
County of Buchanan }

On this ____ day of ____ A.D 1913 before me appeared Thomas L Ritchey and Olive W. Ritchey his wife whom being personally known to me and being duly sworn acknowledged this foregoing instrument to be their free act and accord. In witness where of I have here unto set my hand and affixed my Notarial Seal at my office in aforesaid County and State.

My commission expires November 10, 1915 Lucian Berenberg Notary Public

State of Missouri } S.S.
County of Jackson }

I, Harvey G Chapman, a surveyor of said County and State do hereby certify that this plat is a correct report of survey made by me May 23rd May 31st A.D 1913 of the townsite described hereon. Witness my hand this 2nd day of June A.D 1913

Harvey G. Chapman SURVEYOR

The undersigned proprietors of the hereon described tract of land have caused the same to be subdivided in the manner represented on this plat under the name of Willson Ritchey Addition To North Kansas City, Missouri.

The streets avenues and boulevards shown hereon are hereby dedicated to public use Except that the owner reserves to himself and assigns for the common use of purchasers or lessees of lots or tracts in Blocks Eleven to Sixteen inclusive of said Addition, a right of way fifteen feet wide over and across Holly, Mulberry and Hickory Avenues, Ritchey Boulevard Wyoming and Genesee Avenues at and parallel to the south ends of Blocks Eleven to Sixteen inclusive, for the purpose of laying maintaining and operating switch tracks and switching facilities for the use of purchasers or lessees in said Blocks.

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Olive W. Ritchey

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County of Jackson }

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Harvey G. Chapman SURVEYOR

4/74

http://recorder.claycogov.com

Property Description- Darby Townhouses of Clay County

All that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 17, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows:

COMMENCING at the Northeast corner of the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, Clay County, Missouri; thence North 88 degrees 59 minutes 27 seconds West along the North line of the Fractional Northwest Quarter of said Section 10 a distance of 1727.15 feet to the Northwest corner of the Fractional Northwest Quarter of said Section 10 (Clay County), being the Platte County and Clay County line; thence South 0 degrees 49 minutes 11 seconds West, on the West line of said Fractional Northwest Quarter a distance of 453.35 feet to a point on the South right of way line of Missouri State Highway No. 9, as now established, a non-tangent curve, the POINT OF BEGINNING; thence on said South right-of-way line, in a Southeasterly direction, on a curve to the right whose initial tangent bears South 74 degrees 16 minutes 54 seconds East, having a radius of 2709.79 feet, through a central angle of 1 degrees 26 minutes 29 seconds, an arc distance of 68.17 feet to a point on a non-tangent line; thence South 48 degrees 26 minutes 29 seconds East, continuing on said South right-of-way line a distance of 469.81 feet to the Northwest corner of said South right-of way line conveyed in Instrument No. 2009034564, Book 6275, Page 144, recorded at the Clay County Recorder of Deeds office; thence South 10 degrees 46 minutes 42 seconds West, continuing on the Northwesterly right-of-way line of last said instrument a distance of 94.84 feet to a point; thence South 14 degrees 56 minutes 23 seconds West, on the Northerly line of said Tullison Road, also conveyed in last said instrument, a distance of 46.43 feet to a point; thence South 46 degrees 54 minutes 40 seconds West, continuing on said Northerly right-of-way line a distance of 75.38 feet to a point; thence South 75 degrees 29 minutes 00 seconds West, continuing on said Northerly right-of-way line a distance of 19.96 feet to a point; thence South 83 degrees 34 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 59.40 feet to a point; thence North 82 degrees 04 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 61.72 feet to a point; thence North 62 degrees 57 minutes 30 seconds West, continuing on said Northerly right-of-way line a distance of 83.27 feet to a point; thence North 49 degrees 42 minutes 42 seconds West, continuing on said Northerly right-of-way line a distance of 79.16 feet to a point; thence North 33 degrees 20 minutes 35 seconds West, continuing on said Northerly right of way line a distance of 114.60 feet to a point on the West line of said fractional section; thence North 0 degree 49 minutes 11 seconds East, on said West line and said county line a distance of 338.86 feet to the POINT OF BEGINNING and containing 139,430 Square Feet or 3.2009 acres, more or less.

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) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-AA-2025-00117

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:

Property Description- Darby Townhouses of Clay County

All that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 20, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows:

COMMENCING at the Northeast corner of the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, Clay County, Missouri; thence North 88 degrees 59 minutes 27 seconds West along the North line of the Fractional Northwest Quarter of said Section 10 a distance of 1727.15 feet to the Northwest corner of the Fractional Northwest Quarter of said Section 10 (Clay County), being a point on the Platte County and Clay County line; thence South 0 degrees 49 minutes 11 seconds West, on the West line of said Fractional Northwest Quarter a distance of 389.03 feet to a point on the South right of way line of Missouri State Highway No. 9, as now established, the POINT OF BEGINNING; thence South 66 degrees 57 minutes 04 seconds East on said South right of way line a distance of 135.05 feet to a point; thence South 58 degrees 27 minutes 03 seconds East, continuing on said South right of way line a distance of 92.59 feet to a point; thence South 53 degrees 24 minutes 32 seconds East, continuing on said South right of way line a distance of 78.95 feet to a point; thence South 48 degrees 37 minutes 01 seconds East, continuing on said South right of way line a distance of 133.64 feet to a point; thence South 41 degrees 32 minutes 51 seconds East, continuing on said South right of way line a distance of 98.48 feet to a point; thence South 10 degrees 46 minutes 42 seconds West, continuing on the Northwesterly right of way line of said Highway 9 a distance of 181.19 feet to the North corner of Tullison Road, as now established and conveyed in Instrument No. 2009034564, Book 6275, Page 144, recorded at the Clay County Recorder of Deeds office; thence South 14 degrees 56 minutes 23 seconds West, on the Northerly line of Tullison Road, a distance of 46.43 feet to a point; thence South 46 degrees 54 minutes 40 seconds West, continuing on said Northerly right-of-way line a distance of 75.38 feet to a point; thence South 75 degrees 29 minutes 00 seconds West, continuing on said Northerly right-of-way line a distance of 19.96 feet to a point; thence South 83 degrees 34 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 59.40 feet to a point; thence North 82 degrees 04 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 61.72 feet to a point; thence North 62 degrees 57 minutes 30 seconds West, continuing on said Northerly right-of-way line a distance of 83.27 feet to a point; thence North 49 degrees 42 minutes 42 seconds West, continuing on said Northerly right-of-way line a distance of 79.16 feet to a point; thence North 33 degrees 20 minutes 35 seconds West, continuing on said Northerly right of way line a distance of 114.60 feet to a point on the West line of said fractional section and said county line; thence North 0 degree 49 minutes 11 seconds East, on said West line and said county line a distance of 403.18 feet to the POINT OF BEGINNING and containing 179,635 Square Feet or 4.1239 acres, more or less.

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

Filed _____, 20____

_____ by _____

City Clerk Deputy

PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-AA-2025-00117

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
Port Authority of Kansas City, Missouri	Property Description- Darby Townhouses of Clay County All that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 20, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows: See attached	110 Berkley Plaza Kansas City, MO 64120

(attach additional sheets if required)

Petitioner

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 16 day of December in the year 2025 before me, a Notary Public in and for said state, personally appeared Jon Stephens, 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 16 day of December, 2025

JOCELYN E. KNIGHT
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jackson County
My Commission Expires: April 23, 2027
ID. #23761870

Notary Public in and for Said County and State

Notary Public

My Commission Expires:
April 23, 2027

Property Description- Darby Townhouses of Clay County

All that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 20, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows:

COMMENCING at the Northeast corner of the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, Clay County, Missouri; thence North 88 degrees 59 minutes 27 seconds West along the North line of the Fractional Northwest Quarter of said Section 10 a distance of 1727.15 feet to the Northwest corner of the Fractional Northwest Quarter of said Section 10 (Clay County), being a point on the Platte County and Clay County line; thence South 0 degrees 49 minutes 11 seconds West, on the West line of said Fractional Northwest Quarter a distance of 389.03 feet to a point on the South right of way line of Missouri State Highway No. 9, as now established, the POINT OF BEGINNING; thence South 66 degrees 57 minutes 04 seconds East on said South right of way line a distance of 135.05 feet to a point; thence South 58 degrees 27 minutes 03 seconds East, continuing on said South right of way line a distance of 92.59 feet to a point; thence South 53 degrees 24 minutes 32 seconds East, continuing on said South right of way line a distance of 78.95 feet to a point; thence South 48 degrees 37 minutes 01 seconds East, continuing on said South right of way line a distance of 133.64 feet to a point; thence South 41 degrees 32 minutes 51 seconds East, continuing on said South right of way line a distance of 98.48 feet to a point; thence South 10 degrees 46 minutes 42 seconds West, continuing on the Northwesterly right of way line of said Highway 9 a distance of 181.19 feet to the North corner of Tullison Road, as now established and conveyed in Instrument No. 2009034564, Book 6275, Page 144, recorded at the Clay County Recorder of Deeds office; thence South 14 degrees 56 minutes 23 seconds West, on the Northerly line of Tullison Road, a distance of 46.43 feet to a point; thence South 46 degrees 54 minutes 40 seconds West, continuing on said Northerly right-of-way line a distance of 75.38 feet to a point; thence South 75 degrees 29 minutes 00 seconds West, continuing on said Northerly right-of-way line a distance of 19.96 feet to a point; thence South 83 degrees 34 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 59.40 feet to a point; thence North 82 degrees 04 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 61.72 feet to a point; thence North 62 degrees 57 minutes 30 seconds West, continuing on said Northerly right-of-way line a distance of 83.27 feet to a point; thence North 49 degrees 42 minutes 42 seconds West, continuing on said Northerly right-of-way line a distance of 79.16 feet to a point; thence North 33 degrees 20 minutes 35 seconds West, continuing on said Northerly right of way line a distance of 114.60 feet to a point on the West line of said fractional section and said county line; thence North 0 degree 49 minutes 11 seconds East, on said West line and said county line a distance of 403.18 feet to the POINT OF BEGINNING and containing 179,635 Square Feet or 4.1239 acres, more or less.

CONSENT 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) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-AA-2025-00117

In the matter of the vacation of:

All that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 20, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows:

COMMENCING at the Northeast corner of the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, Clay County, Missouri; thence North 88 degrees 59 minutes 27 seconds West along the North line of the Fractional Northwest Quarter of said Section 10 a distance of 1727.15 feet to the Northwest corner of the Fractional Northwest Quarter of said Section 10 (Clay County), being a point on the Platte County and Clay County line; thence South 0 degrees 49 minutes 11 seconds West, on the West line of said Fractional Northwest Quarter a distance of 389.03 feet to a point on the South right of way line of Missouri State Highway No. 9, as now established, the POINT OF BEGINNING; thence South 66 degrees 57 minutes 04 seconds East on said South right of way line a distance of 135.05 feet to a point; thence South 58 degrees 27 minutes 03 seconds East, continuing on said South right of way line a distance of 92.59 feet to a point; thence South 53 degrees 24 minutes 32 seconds East, continuing on said South right of way line a distance of 78.95 feet to a point; thence South 48 degrees 37 minutes 01 seconds East, continuing on said South right of way line a distance of 133.64 feet to a point; thence South 41 degrees 32 minutes 51 seconds East, continuing on said South right of way line a distance of 98.48 feet to a point; thence South 10 degrees 46 minutes 42 seconds West, continuing on the Northwesterly right of way line of said Highway 9 a distance of 181.19 feet to the North corner of Tullison Road, as now established and conveyed in Instrument No. 2009034564, Book 6275, Page 144, recorded at the Clay County Recorder of Deeds office; thence South 14 degrees 56 minutes 23 seconds West, on the Northerly line of Tullison Road, a distance of 46.43 feet to a point; thence South 46 degrees 54 minutes 40 seconds West, continuing on said Northerly right-of-way line a distance of 75.38 feet to a point; thence South 75 degrees 29 minutes 00 seconds West, continuing on said Northerly right-of-way line a distance of 19.96 feet to a point; thence South 83 degrees 34 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 59.40 feet to a point; thence North 82 degrees 04 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 61.72 feet to a point; thence North 62 degrees 57 minutes 30 seconds West, continuing on said Northerly right-of-way line a distance of 83.27 feet to a point; thence North 49 degrees 42 minutes 42 seconds West, continuing on said Northerly right-of-way line a distance of 79.16 feet to a point; thence North 33 degrees 20 minutes 35 seconds West, continuing on said Northerly right of way line a distance of 114.60 feet to a point on the West line of said fractional section and said county line; thence North 0 degree 49 minutes 11 seconds East, on said West line and said county line a distance of 403.18 feet to the POINT OF BEGINNING and containing 179,635 Square Feet or 4.1239 acres, more or less.

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 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) 513-8801 | www.kcmo.gov/planning

CONSENT OF CORPORATIONS **CASE NO.** CD-AA-2025-00117

Owner's name	Legal description of property
JON D. STEPHENS (print) (sign) ~~(Vice)~~ President JON D. STEPHENS (print) (sign) Secretary (if no corporate seal) (also to be attested) Port Authority of Kansas City, Missouri Corporate Seal Corporate seal above	Property Description- Darby Townhouses of Clay County All that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 20, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows: COMMENCING at the Northeast corner of the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, Clay County, Missouri; thence North 88 degrees 59 minutes 27 seconds West along the North line of the Fractional Northwest Quarter of said Section 10 a distance of 1727.15 feet to the Northwest corner of the Fractional Northwest Quarter of said Section 10 (Clay County), being a point on the Platte County and Clay County line; thence South 0 degrees 49 minutes 11 seconds West, on the West line of said Fractional Northwest Quarter a distance of 389.03 feet to a point on the South right of way line of Missouri State Highway No. 9, as now established, the POINT OF BEGINNING; thence South 66 degrees 57 minutes 04 seconds East on said South right of way line a distance of 135.05 feet to a point; thence South 58 degrees 27 minutes 03 seconds East, continuing on said South right of way line a distance of 92.59 feet to a point; thence South 53 degrees 24 minutes 32 seconds East, continuing on said South right of way line a distance of 78.95 feet to a point; thence South 48 degrees 37 minutes 01 seconds East, continuing on said South right of way line a distance of 133.64 feet to a point; thence South 41 degrees 32 minutes 51 seconds East, continuing on said South right of way line a distance of 98.48 feet to a point; thence South 10 degrees 46 minutes 42 seconds West, continuing on the Northwesterly right of way line of said Highway 9 a distance of 181.19 feet to the North corner of Tullison Road, as now established and conveyed in Instrument No. 2009034564, Book 6275, Page 144, recorded at the Clay County Recorder of Deeds office; thence South 14 degrees 56 minutes 23 seconds West, on the Northerly line of Tullison Road, a distance of 46.43 feet to a point; thence South 46 degrees 54 minutes 40 seconds West, continuing on said Northerly right-of-way line a distance of 75.38 feet to a point; thence South 75 degrees 29 minutes 00 seconds West, continuing on said Northerly right-of-way line a distance of 19.96 feet to a point; thence South 83 degrees 34 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 59.40 feet to a point; thence North 82 degrees 04 minutes 17 seconds West, continuing on said Northerly right-of-way line a distance of 61.72 feet to a point; thence North 62 degrees 57 minutes 30 seconds West, continuing on said Northerly right-of-way line a distance of 83.27 feet to a point; thence North 49 degrees 42 minutes 42 seconds West, continuing on said Northerly right-of-way line a distance of 79.16 feet to a point; thence North 33 degrees 20 minutes 35 seconds West, continuing on said Northerly right of way line a distance of 114.60 feet to a point on the West line of said fractional section and said county line; thence North 0 degree 49 minutes 11 seconds East, on said West line and said county line a distance of 403.18 feet to the POINT OF BEGINNING and containing 179,635 Square Feet or 4.1239 acres, more or less.

(additional sheets attached as required)

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 16 day of December, 2025, before me, appeared Jon D. Stephens, to me personally known, who being by me personally sworn, did say that he is the President & CEO of the Port Authority of Kansas City, Missouri, a political subdivision, and that the seal affixed to the foregoing instrument is the seal of said political subdivision, and that said instrument was signed and sealed in behalf of said political subdivision by authority of its Board of Commissioners, and said Jon D. Stephens acknowledged said instrument to be the free act and deed of said political subdivision.

Subscribed and sworn to before me on this 16 day of December, 2025.

JOCELYN E. KNIGHT
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jackson County
My Commission Expires: April 23, 2027
ID. #23761870

Notary Public in and for Said County and State

Jocelyn E. Knight
Notary Public

My Commission Expires:
April 23 2027

Docusign Envelope ID: F8E7B649-E1A3-4988-A4A8-3D6E7BF748A8

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 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00042 **UTILITY/AGENCY** Google Fiber

Be it known that *Balboa Real Estate Partners*, 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 that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 17, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows:

See attached Exhibit.

for the following purpose: *Darby Townhomes*

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.

Signed by: Andy Simpson 2AE049B913044DD...

Authorized Representative

12/4/2025

Date

Return this form to:

Qiyamah Muhammad	***816.361.1177***
Applicant Name	Phone
1301 Burlington Street, Suite 100	
North Kansas City, MO 64116	***qmuhammad@olsson.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 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00042 **UTILITY/AGENCY** AT&T Transmission (legacy T)

Be it known that *Balboa Real Estate Partners*, 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 that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 17, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows:

See attached Exhibit.

for the following purpose: *Darby Townhomes*

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.

Justin Rahm for AT&T Jeremy Denny — Authorized Representative

11-21-2025 — Date

Return this form to:

Qiyamah Muhammad	***816.361.1177***
Applicant Name	Phone
1301 Burlington Street, Suite 100	
North Kansas City, MO 64116	***qmuhammad@olsson.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 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00042 **UTILITY/AGENCY** AT&T

Be it known that *Balboa Real Estate Partners*, 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 that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 17, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows:

See attached Exhibit.

for the following purpose: *Darby Townhomes*

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.

Brian Davidson — Authorized Representative

12/17/2025 — Date

Return this form to:

Qiyamah Muhammad	***816.361.1177***
Applicant Name	Phone
1301 Burlington Street, Suite 100	
North Kansas City, MO 64116	***qmuhammad@olsson.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 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00042 **UTILITY/AGENCY** Comcast

Be it known that *Balboa Real Estate Partners*, 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 that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 17, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows:

See attached Exhibit.

for the following purpose: *Darby Townhomes*

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.

Dallas Swofford — Authorized Representative

11/19/2025 — Date

Return this form to:

Qiyamah Muhammad	***816.361.1177***
Applicant Name	Phone
1301 Burlington Street, Suite 100	
North Kansas City, MO 64116	***qmuhammad@olsson.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 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00042 **UTILITY/AGENCY** Everfast Fiber Network

Be it known that *Balboa Real Estate Partners*, 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 that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 17, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows:

See attached Exhibit.

for the following purpose: *Darby Townhomes*

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.

Authorized Representative — Date: 12/5/25

Return this form to:

Qiyamah Muhammad	***816.361.1177***
Applicant Name	Phone
1301 Burlington Street, Suite 100	
North Kansas City, MO 64116	***qmuhammad@olsson.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 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00042 **UTILITY/AGENCY** Evergy

Be it known that *Balboa Real Estate Partners*, 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 that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 17, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows:

See attached Exhibit.

for the following purpose: *Darby Townhomes*

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: Existing facilities are providing service. Will relocate if services can be maintained, cost is reimbursed and new easements are provided.

- 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.

J. Brent Gerling - Northland Supervisor — Authorized Representative

11/20/25 — Date

Return this form to:

Qiyamah Muhammad	***816.361.1177***
Applicant Name	Phone
1301 Burlington Street, Suite 100	
North Kansas City, MO 64116	***qmuhammad@olsson.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 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00042 **UTILITY/AGENCY** KCMO Fire Department

Be it known that *Balboa Real Estate Partners*, 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 that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 17, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows:

See attached Exhibit.

for the following purpose: *Darby Townhomes*

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.

Michael Schroeder
Authorized Representative

12/16/2025
Date

Return this form to:

Qiyamah Muhammad	***816.361.1177***
Applicant Name	Phone
1301 Burlington Street, Suite 100	
North Kansas City, MO 64116	***qmuhammad@olsson.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 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00042 **UTILITY/AGENCY** KCMO Public Works Department Streets and Traffic Division

Be it known that *Balboa Real Estate Partners*, 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 that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 17, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows:

See attached Exhibit.

for the following purpose: *Darby Townhomes*

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.

Sam Akula, KCMO, Public Works Dept, — Authorized Representative

11/25/2025 — Date

Return this form to:

Qiyamah Muhammad	***816.361.1177***
Applicant Name	Phone
1301 Burlington Street, Suite 100	
North Kansas City, MO 64116	***qmuhammad@olsson.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 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00042 **UTILITY/AGENCY** North Kansas City School District

Be it known that *Balboa Real Estate Partners*, 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 that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 17, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows:

See attached Exhibit.

for the following purpose: *Darby Townhomes*

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.

Joel Brooks — Authorized Representative

12-04-2025 — Date

Return this form to:

Qiyamah Muhammad	***816.361.1177***
Applicant Name	Phone
1301 Burlington Street, Suite 100	
North Kansas City, MO 64116	***qmuhammad@olsson.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 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00042 **UTILITY/AGENCY** Segra- UPN

Be it known that *Balboa Real Estate Partners*, 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 that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 17, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows:

See attached Exhibit.

for the following purpose: *Darby Townhomes*

1. **Our utility/agency has facilities or interest within this right of way:**
   ☐ Yes (proceed to #2) X No (form complete)

2. **Our utility/agency:**
   X 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.

Brian Short — Authorized Representative
11-29-25 — Date

Return this form to:

Qiyamah Muhammad	***816.361.1177***
Applicant Name	Phone
1301 Burlington Street, Suite 100	
North Kansas City, MO 64116	***qmuhammad@olsson.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 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00042 **UTILITY/AGENCY** Spectrum Charter

Be it known that *Balboa Real Estate Partners*, 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 that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 17, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows:

See attached Exhibit.

for the following purpose: *Darby Townhomes*

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: Spectrum has Underground fiber and reserve right to relocate at developer 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.

Christine Avrett, Construction Supervisor — 11/19/25

Authorized Representative — Date

Return this form to:

Qiyamah Muhammad	***816.361.1177***
Applicant Name	Phone
1301 Burlington Street, Suite 100	
North Kansas City, MO 64116	***qmuhammad@olsson.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 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00042 **UTILITY/AGENCY** Spire

Be it known that *Balboa Real Estate Partners*, 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 that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 17, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows:

See attached Exhibit.

for the following purpose: *Darby Townhomes*

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: Not build over Spire easement or encroach onto 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.

Authorized Representative

Date

Return this form to:

Qiyamah Muhammad	***816.361.1177***
Applicant Name	Phone
1301 Burlington Street, Suite 100	
North Kansas City, MO 64116	***qmuhammad@olsson.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 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00042 **UTILITY/AGENCY** KCMO Public Works Department Street Lighting Services

Be it known that *Balboa Real Estate Partners*, 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 that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 17, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows:

See attached Exhibit.

for the following purpose: *Darby Townhomes*

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: Have no objections, as long as Street Lighting assets are no affected.

- 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:

Qiyamah Muhammad	***816.361.1177***
Applicant Name	Phone
1301 Burlington Street, Suite 100	
North Kansas City, MO 64116	***qmuhammad@olsson.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 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00042 **UTILITY/AGENCY** Vicinity Energy

Be it known that ***Balboa Real Estate Partners***, 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 that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 17, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows:

See attached Exhibit.

for the following purpose: ***Darby Townhomes***

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.

Josh Jeffus — Authorized Representative

12/8/25 — Date

Return this form to:

Qiyamah Muhammad	***816.361.1177***
Applicant Name	Phone
1301 Burlington Street, Suite 100	
North Kansas City, MO 64116	***qmuhammad@olsson.com***
Address	Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

KANSAS CITY Planning & Dev

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00042 **UTILITY/AGENCY** KCMO Water Services Department

Be it known that *Balboa Real Estate Partners*, 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 that part of Blocks 3, 4, 5 and 6, Wilson Ritchey Addition, a recorded subdivision in the City of Kansas City, Clay County, Missouri, lying in the Fractional Northwest Quarter of Section 10, Township 50 North, Range 33 West, being described on November 20, 2025, by Timothy Blair Wiswell, PLS-2009000067 of Olsson, Inc., LC-366, as follows:

See attached Exhibits.

for the following purpose: *Darby Townhomes*

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:

No structures shall be built within the easements.

- 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.

Authorized Representative — Date: 01/22/2026

Return this form to:

Qiyamah Muhammad	***816.361.1177***
Applicant Name	Phone
1301 Burlington Street, Suite 100	
North Kansas City, MO 64116	***qmuhammad@olsson.com***
Address	Email