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☐ Approved ☐ Not Approved

Vacation of Right-Of-Way or Plat Application
City of Independence Municipal Services - Engineering
111 E. Maple Ave., Independence, MO 64050 (816) 325-7617

(Note: There may be a petition if vacation is determined to impact multiple properties)

1. CONTACT INFORMATION:

Applicant Lance Houston Company Houston Excavating and Demolition
Address 5030 NW Waukomis City & State Northmoor, MO Zip 64151
Telephone (816) 863-4026 Email _____

Property Owner(s) (if different from applicant) _____
Address _____ City & State _____ Zip _____
Telephone (_____) _____ Email _____

Agent/Contact William B. Moore Company Rouse Frets White Goss Gentile Rhodes, P.C.
Address 4510 Belleview Avenue, Suite 300 City & State Kansas City, MO Zip 64111
Telephone (816) 502-4710 Email wmoore@rousepc.com

All correspondence should be sent to (check ONE):

☐ Applicant Property ☐ Owner ☒ Agent

2. VACATION LOCATION / ADDRESS / DESCRIPTION:

Vacation of all right-of-way as described in the Blue Ridge Mountain View Subdivision (attached). The right-of-way
includes the following streets: 20th Street; Brookside Avenue; 19th Street; Ditzler Street; and Short Street.

3. REQUIRED ATTACHMENTS:

- ☒ Letter of Purpose – Please submit a letter addressed to the City Engineer briefly explaining the purpose of the requested vacation.
- ☒ Submit a copy of completed application, title report, legal description, plat map and traverse closures of area to be vacated to the address above.
- ☒ \$300.00 fee (Payable to The City of Independence).

4. **PUBLIC UTILITIES:** An easement may need to be reserved in the vacation for a public utility existing within the vacation area. If the applicant chooses to clear the area of these utilities, it is the responsibility of the applicant to make arrangements with the utility companies for the relocation prior to completion of the vacation. All costs in connection with the relocation of these facilities must be borne by the applicant.

5. **SIGNATURE:** The information presented with this application is true and correct to the best of the undersigned's knowledge and consists of the required items as listed above, necessary for a complete application.

Signature

L. Houston

Printed Name

Lance Houston

Date

3-8-22

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Reviewers comments:

Reviewers Signature:

Date:

**ROUSE FRETS WHITE GOSS
GENTILE RHODES, P.C.**

William B. Moore
wmoore@rousepc.com
816.502.4710

March 8, 2022

City Engineer
City of Independence
111 East Maple
Independence, Missouri 64050

Re: Vacation of Right-of-Way / Blue Ridge Mountain View Subdivision

Dear Sir/Madam:

Enclosed please find an application to vacate the public right-of-way in its entirety located within the Blue Ridge Mountain View Subdivision Plat (attached). The owner of the property, Lance Houston, is currently in the process of replating this property and needs to vacate the following rights-of-way: 20th Street; Brookside Avenue; 19th Street; Ditzler Street; and Short Street.

This property was platted in 1950, but the development never advanced. Mr. Houston acquired the property and began improvements in 2016, including rezoning it to I-1. While the filing of the replat will remove the existing lots, separate action is required to vacate the publicly dedicated right-of-way. Upon vacation of the right-of-way, Mr. Houston will be permitted to proceed with filing of the final plat (proposed replat attached) and complete development of the property. Time is of the essence to get the vacation completed. Your assistance in processing this application expeditiously is greatly appreciated.

Please do not hesitate to contact me if you have any questions.

Very truly yours,



William B. Moore

WBM:drt
Enclosure
cc: Lance Houston, Owner
Don Hathaway, Engineer

{32894 / 71359; 950639. }

BLUE RIDGE MOUNTAIN VIEW

JACKSON COUNTY, MISSOURI



