

**DEVELOPMENT SERVICES**

**Vacation of Utility Easement  
Applicant's Letter**

**Date:** Tuesday, April 15, 2025

**To:**

**Property Owner:** QUIKTRIP CORPORATION

**Email:**

**Applicant:** Tara Limbach

**Email:** tlimbach@quiktrip.com

**From:** Daniel Fernandez, Project Manager

**Re:**

**Application Number:** PL2025073

**Application Type:** Vacation of Utility Easement

**Application Name:** Quik Trip vacation of utility easements

**Location:** 1001 SW BLUE PKWY, LEES SUMMIT, MO 64063

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**Tentative Schedule**

Submit revised plans by 4pm. on Tuesday, May 06, 2025 . Revised documents shall be uploaded to the application through the online portal.

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

**Electronic Plans for Resubmittal**

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All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).

Please contact Staff with any questions or concerns you may have.

## Planning Commission and City Council Presentations

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If a presentation is required before the Planning Commission and City Council, presentations shall be submitted (1) in electronic format or (2) reduced drawings for use on the document camera to display on the screen. Electronic presentations shall be on a laptop, CD-ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, Power Point, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will not be permitted. The presentation(s) shall be submitted to Development Services Department staff no later than the day of the Planning Commission meeting by 4:00 pm.

### **Analysis of Vacation of Utility Easement:**

<b>Planning Review</b>	Hector Soto Jr.	Senior Planner	Approved with Conditions
	(816) 969-1238	Hector.Soto@cityofls.net	

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1. EASEMENT VACATION AUTHORITY. The easement vacation exhibit calls out a total of five (5) easements that are proposed to be vacated. Please note that the City only has the authority to vacate Easement 1, Easement 2 and Easement 3 as identified on the easement vacation due to the fact that only those easements were granted to the City to serve as public utility easements. So the City is only able to take action on the three (3) aforementioned public utility easements.

Easement 4 was specifically dedicated to Southwestern Bell, and Easement 5 was specifically dedicated by and between QuikTrip and the owner of the former car wash property to the north (now owned by QuikTrip) for the purpose of establishing a cross-access pedestrian and vehicular easement. Easement 4 and Easement 5 will need to be "vacated" by quit claim deed between the grantor and grantee with direct interest in those private easements.

<b>Engineering Review</b>	Gene Williams, P.E.	Senior Staff Engineer	No Comments
	(816) 969-1223	Gene.Williams@cityofls.net	

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<b>Traffic Review</b>	Erin Ralovo	Senior Staff Engineer	No Comments
	(816) 969-1800	Erin.Ravolo@cityofls.net	

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<b>GIS Review</b>	Kathy Kraemer	GIS Technician	Corrections
	(816) 969-1277	Kathy.Kraemer@cityofls.net	

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1. I cannot complete the boundary check for Easement 1, since I do not have all the drawings with stationing the legal refers to. Document # is incomplete; all modern recorded docs have the year prefix, this does not. It should be 1968I0022844. The Book and Page come up in a search, but since it is identical to this legal, I still do not have the drawings to find stationing and distances. Please provide the legal in metes and bounds from the SW corner of 6-47-31

2. For easement 3, please correct the name of the plat to QUIKTRIP BLUE PARKWAY (not Blue Park). Also, referencing that the description comes from a plat from 1996, but then putting information from a later plat from 1997 in the description is very confusing. Please remove that explainer in the beginning. If it needs to be there for your reference, it can be added as a surveyor note.