

ORDINANCE NO. 091048

Approving the preliminary plat of Grand Boulevard Lofts on a 0.25 acre tract of land generally located at the southwest corner of 10th Street and Grand Boulevard. (SD-1420)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Grand Boulevard Lofts on a 0.25 acre tract of land generally located at the southwest corner of 10th Street and Grand Boulevard, and more specifically described as follows:

Lots 71 and 72, Swope's Addition, a subdivision in Kansas City, Jackson County, Missouri,

is hereby approved, subject to the following conditions:

1. That the developer cause the area to be platted and processed in accordance with Chapter 66, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Subdivision Regulations.
2. That the developer submit a letter from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters. The letter must identify state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by Development Services, prior to recording the final plat.
3. That the developer submit covenants, conditions and restrictions to Development Services for approval by the Law Department for the maintenance of common elements, prior to recording the final plat.
4. That the developer submit a streetscape plan for review and permitting by Development Services, prior to recording the final plat.
5. That the developer pay money in lieu of parkland dedication in the amount of \$14,863.23 ($134 \times 2 \times .006 = 1.608$ acres \times \$9,243.30).

A copy of the preliminary plat is on file in the office of the City Clerk with this ordinance and is made a part hereof.

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Section B. That the Council finds and declares that before taking any action on the proposed preliminary plat hereinabove, all public notices and hearings required by the Subdivision Regulations have been given and had.

I hereby certify that as required by Chapter 66, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

M. Margaret Sheahan Moran
Assistant City Attorney