

ORDINANCE NO. 910608

Approving the preliminary plat of Creekwood Extension on a 12 acre tract of land located on both sides of N. Main and N. Walnut (extended) south of N.W. 53rd Terrace.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Creekwood Extension on a 12 acre tract of land located on both sides of N. Main and N. Walnut (extended) south of N.W. 53rd Terrace, and more specifically described as follows:

All that part of the Northwest Quarter of Section 35, Township 51, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at a point on the south line of said Northwest Quarter; said point being 594.33 feet west of the southeast corner of said Northwest Quarter, as measured along said south line; thence North 89°23'19" West, along said south line, 715.00 feet to the southwest corner of the east one-half of said Northwest Quarter, said point being also the southeast corner of WILLIAMSBURG - FOURTH PLAT, a subdivision of land in Gladstone, Clay County, Missouri, according to the recorded plat thereof; thence North 0°36'53" East, along the east line of said WILLIAMSBURG - FOURTH PLAT, 743.00 feet to the southwest corner of Lot 4, Block 4, CREEKWOOD, a subdivision of land in Kansas City, Clay County, Missouri, according to the recorded plat thereof; thence South 89°26'10" East, along the south line of said CREEKWOOD 551.51 feet; thence South 89°21'14" East 163.49 feet; thence South 0°36'53" West parallel with the west line of said east one-half 743.36 feet to the point of beginning. Containing 12.20 acres, more or less.

is hereby approved, subject to the following conditions:

1. That the developer cause the area to be platted and processed in accordance with Chapter 31, Code of General Ordinances, as amended, commonly known as the Subdivision Regulations.
2. That the developer submit a storm drainage study.
3. That a variance to the requirement of lot frontage on a public street is hereby granted for Tract A.
4. That the developer install fire protection and hard surface roadways prior to construction beyond foundations.
5. That the developer pay money in lieu of parkland dedication in the amount of \$3,748.18 for 37 single family lots in satisfaction of Section 31.32, Code of General Ordinances.
6. That the developer screen the proposed detention areas with evergreen trees along the western property line.

A copy of said preliminary plat is on file in the office of the City Clerk under Document No. 910608, which is attached hereto and made a part hereof.

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 31, Code of General Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Assistant City Attorney2