

**ORDINANCE NO. 030509**

**Approving the preliminary plat of H.O.U.S.E. for Habitat on an approximately 0.37 acre tract of land generally located at the southeast corner of E. 35th Street and The Paseo. (SD 1037)**

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of H.O.U.S.E. for Habitat on an approximately 0.37 acre tract of land generally located at the southeast corner of E. 35th Street and The Paseo, and more specifically described as follows:

The western 36.5 feet of Lots 1 and 2, and all of Lots 27 and 28, Lydia Avenue Park, a subdivision of land 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 Kansas City, Missouri, as amended, commonly known as the Subdivision Regulations.
2. That the developer submit a storm drainage study to the City Engineer's Office for approval and that the developer make any improvements as required by the City Engineer's Office.
3. That the developer dedicate an additional 10 feet of right of way for E. 35th Street as required by the Department of Public Works so as to ensure 40 feet of right of way as measured from the centerline of E. 35th Street.
4. That the developer construct or repair curbs and sidewalks on the south side of E. 35th Street and the east side of The Paseo as required by the Department of Public Works prior to the issuance of a building permit.
5. That the 110 foot minimum required lot depth be waived for the two proposed lots as shown on the preliminary plat.
6. That any streetlights relocated as part of the development be integrated into the existing streetlight system as required by the Department of Public Works.
7. That the developer contribute \$505.67 in lieu of parkland dedication for 2 single-family lots (2 x 3.7 x 0.006 x \$11,389.05) in satisfaction of Section 66-128 of the Subdivision Regulations.

A copy of the preliminary plat is on file in the office of the City Clerk under Document No. 030509, which is attached hereto and made a part hereof.

**030509**

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.

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

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Secretary, City Plan Commission

Approved as to form and legality:

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Assistant City Attorney