

ORDINANCE NO. 060425

Approving the preliminary plat of Grace Nicholl Addition on approximately a 2.24 acre tract of land generally located at the northwest corner of 27th Street and Jarboe Street. (SD 1244)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Grace Nicholl Addition on approximately a 2.24 acre tract of land generally located at the northwest corner of 27th Street and Jarboe Street, and more specifically described as follows:

All of Lots 20 through 34 and the west 50 feet of Lots 15 through 19, Block 10, Gates Addition; Part of Lots 1 through 4 and all of Lots 5 through 8, Block 4, Lincoln Park; all of Lots 1 through 3 and Part of Lots 4 through 7, Block 1, Conover And Foster's Addition; all being subdivisions of land In Kansas City, Jackson County, Missouri, together with vacated streets and alleys, being more particularly described as follows:

Beginning at a point on the south line of Lot 4, Block 4, Lincoln Park, said point being 35.00 feet east of the southwest corner of Lot 4; Thence South 90°00'00" West 315.50 feet along the north line of 27th Street, as now established, to a point on the south line of Lot 7, Block 1, Conover And Foster's Addition, said point being 25.00 feet west of the southeast corner of Lot 7; Thence North 0°24'00" West 53.96 feet to a point on the north line of Lot 6, Block 1, Conover And Foster's Addition; Thence North 90°00'00" East 15.00 feet along the north line of Lot 6 to a point 10.00 feet west of the northeast corner of Lot 6; Thence North 0°24'00" West 53.96 feet to a point on the north line of Lot 4, Block 1, Conover And Foster's Addition, said point being 10.00 feet west of the northeast corner of Lot 4; Thence North 90°00'00" East 21.27 feet along the north line of Lot 4 and its easterly extension; Thence North 32°04'16" East 426.96 feet along the westerly line of Lots 27, 26, 25 and Lots 28 through 34, Block 10, Gates Addition to the most northerly corner of Lot 34; Thence North 89°36'00" East 7.50 feet to a point on the center line of a 15.00 feet wide vacated alley; Thence South 0°24'00" East 206.45 feet along the center line of the said vacated alley, being a point on the westerly extension of the north line of Lot 15, Block 10, Gates Addition; Thence North 90°00'00" East 132.50 feet along the said extension to the northeast corner of Lot 15; Thence South 0°24'00" East along the east line of Lots 15, 16, 17, 18, 19 and its southerly extension to a point on the centerline of vacated 26th Street Terrace; Thence South 90°00'00" West 75.0 Feet along the said centerline; Thence South 0°24'00" East 69.33 Feet to a point 4.00 feet north and 50.00 feet east of the southwest corner of Lot 2, Block 4, Lincoln Park; Thence South 90°00'00" West 15.00 feet parallel with the

ORDINANCE NO. 060425

south line of Lot 2; Thence South 0°24'00" East 54.00 Feet, parallel with the west line of Lots 2, 3 And 4, Block 4, Lincoln Park, to the point of beginning, less that part condemned in Book B-1867, Page 42, subject to any easement, restrictions and reservations of record or fact, containing 97,664.0 sq. feet or 2.24 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 66, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Subdivision Regulations.
2. That the developer submit a detailed micro storm drainage study, consisting at a minimum of a letter from a Missouri Licensed Civil Engineer stating that the proposed improvements will not alter or increase historical runoff conditions for the site, to Development Services prior to approval and issuance of any building permits, and that the developer construct any improvements as required by Development Services.
3. That the developer secure permits to construct or reconstruct existing sidewalks, curb and gutter as necessary along all development street frontages, or submit a letter from a Missouri Licensed Civil Engineer stating that the sidewalks, curb and gutter are in a good state of repair and meet the requirements set forth in Chapters 56 and 64, Code of Ordinances, as required by Development Services, prior to recording the plat.
4. That the developer submit plans for grading and siltation and erosion control to Development Services for approval prior to the commencement of any construction activities.
5. That the developer secure a land disturbance permit from Development Services prior to beginning any construction, grading, clearing, or grubbing activities, if the disturbed area exceeds one acre.
6. That the developer obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.
7. That the final plat show the limits of the 100-year floodplain and the lowest opening or elevation or Minimum Low Opening (MLO) of any structure on each lot that abuts a 100-year floodplain area.
8. That the developer submit covenants, conditions and restrictions to the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts.

ORDINANCE NO. 060425

9. That the minimum lot depth requirement be waived for Lot 1 as shown on the preliminary plat.

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.

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