

BILL NO. _____

RESOLUTION NO. _____

A RESOLUTION APPROVING A PRELIMINARY PLAT OF LITTLE BLUE ESTATES, LOTS 1 THROUGH 89, TRACTS A & B LOCATED NORTHEAST OF S. JACKSON DRIVE AND E. NECESSARY ROAD, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI.

WHEREAS, the City is in receipt of an application for a preliminary plat and the Planning Commission has indicated its approval;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That the preliminary plat for Little Blue Estates, Lots 1 through 89, and Tracts A & B, located Northeast of S. Jackson Drive and E. Necessary Road in the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 9, Township 49 North, Range 31 West, in Independence, Jackson County, Missouri, be and the same is hereby approved with the conditions noted below:

1. Addresses will be assigned at the Final Plat stage;
2. Indicate on the Final Plats the locations of any subdivision entrance signage;
3. Provide dimensioned lines for all lines on the Final Plats;
4. Include the Detention Basin tract as part of Phase 1 of the development;
5. Remove site improvement commentary except for sidewalks from the Final Plat;
6. With Phase 1, E. Necessary Road shall be improved to a 24-foot wide pavement with 4-foot shoulders;
7. With Phase 1, S. Quail Drive shall be extended south into the development after curving around Little Blue Elementary;
8. With Phase 1, include a set of covenants and restrictions to ensure the maintenance of the development's common elements and the integrity of the development;
9. Tract A, the tract with the pool, will be part of Phase 2 of the development.

A copy of said preliminary plat is attached hereto and forms a part of this resolution as though fully set forth herein.

PASSED THIS _____ DAY OF _____, 2022, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.

Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:

City Clerk

22-310-02 Preliminary Plat
Little Blue Estates, Lots 1 Through 89, Tracts A & B
07/11/22 – JF

APPROVED AS TO FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City Manager