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**File #: 240487**

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ORDINANCE NO. 240487

Approving the plat of Northstar Villas, an addition in Clay County, Missouri, on approximately 17 acres generally located at the northwest corner of N.E. Cookingham Drive (291 Highway) and N. Eastern Avenue, creating 36 lots and 4 tracts for the purpose of a mixed use development (residential and commercial); accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00002)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Northstar Villas, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That various easements in Clay County, executed by the following persons, and which appear of record as the instrument number, and respective book and page numbers are hereby accepted for the purposes stated thereof.

Section 4. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 5. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Stormwater and BMP Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 6. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 7. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 8. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on March 19, 2024.

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Approved as to form:

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Eluard Alegre  
Associate City Attorney



Authenticated as Passed

  
\_\_\_\_\_  
Quinton Lucas, Mayor

  
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Marilyn Sanders, City Clerk

JUN 19 2024

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Date Passed