

AN ORDINANCE APPROVING THE FINAL PLAT FOR LOT CONSOLIDATION, THEREBY COMBINING SEVERAL LOTS OF CONTIGUOUS PROPERTY AS DESCRIBED HEREIN, BEING PART OF LOT 70 OF RANNELL'S SUBDIVISION OF THE HOME FARM IN THE CITY OF RICHMOND HEIGHTS, MISSOURI, TO ALLOW CONSTRUCTION OF A SINGLE FAMILY HOME AT 7925 AND 7929 HICKS AVENUE IN THE CITY OF RICHMOND HEIGHTS, MISSOURI.

WHEREAS, James M. Hoffmann is seeking a lot consolidation to allow for construction of a 2000 square foot single home at 7925 and 7929 Hicks Avenue, and property being more particularly described as follows:

--- PROPERTY DESCRIPTION ---

Adjusted Tract 1:

A tract of land being part of Lot 70 of 'Rannell's Subdivision of the Home Farm' as recorded in Plat Book 9 Pages 30 and 31 of the City of St. Louis (former County) Records, in U.S. Survey 2484, Township 45 North – Range 6 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the East line of property described in Parcel 2 of deed to Mills Richmond Heights, L.L.C. recorded in Book 14040 page 2094 of the St. Louis County Records, with the North line of Hicks Avenue, 50 feet wide; thence Westwardly along said North line of Hicks Avenue North 89 degrees 27 minutes 17 seconds West 68.88 feet to the Northeast line of property described in deed to the City of Richmond Heights recorded in Book 18648 page 1396 of the St. Louis County Records, described as the 45 foot wide Hampton Creek storm water channel right of way; thence Northwestwardly along the dividing line between said Mills Richmond Heights, L.L.C. property and said City of Richmond Heights property, North 30 degrees 54 minutes 00 seconds West 173.48 feet to the North line of said Mills Richmond Heights, L.L.C. property; thence Eastwardly along said North line South 89 degrees 27 minutes 17 seconds East 159.38 feet to the Northwest corner of property described in deed to James Hoffmann and Natalie Hoffmann, his wife recorded in Book 21226 page 7 of the St. Louis County Records; thence Eastwardly along the North line of said Hoffmann property South 89 degrees 27 minutes 17 seconds East 100.00 feet to the Northeast corner thereof; thence Southwardly along the East line of said Hoffmann property South 0 degrees 32 minutes 43 seconds West 148.00 feet to the Southeast corner thereof, said point being in the aforesaid North line of Hicks Avenue, 50 feet wide; thence Westwardly along said North line of Hicks Avenue North 89 degrees 27 minutes 17 seconds West 100.00 feet to the point of beginning and containing 31,691 square feet or 0.728 acres according to survey by Volz Incorporated.

WHEREAS, the City Council deems the application, the material furnished and the Final Plat, as presented in "Exhibit A" to be sufficient to applicable sections of the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RICHMOND HEIGHTS, MISSOURI, as follows:

SECTION 1. The Boundary Adjustment Plat submitted by the City of Richmond Heights, Missouri, being a lot consolidation of parcels of adjacent, contiguous properties in Richmond Heights, Missouri, as described and shown on the plat attached hereto as Exhibit "A", is hereby approved subject to the following condition:

A) Approval of the Final Boundary Adjustment Plat by the City Council shall be certified on the document to be filed for record over the signature of the Mayor, the City Clerk, and the seal of the City of Richmond Heights. The Final Boundary Adjustment Plat, endorsed with the approval of the City Council, together with a certified copy of the ordinance granting such approval shall be filed for record in the office of the St. Louis County Recorder of Deeds at the expense of the petitioner. Within ten (10) days after the recording of the Final Plat, the subdivider shall file with the Zoning Administrator a copy of such recorded Final Plat and ordinance, or the book and page number thereof, for the City's file.

SECTION 2. The Mayor and the City Clerk are authorized to endorse on the Final Plat described above in Section 1 the approval of the City Council and to affix thereto the seal of the City of Richmond Heights, Missouri.

SECTION 3. All ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect and be in full force on the thirty-first day following its passage and being signed as provided by law.

PASSED and APPROVED this 5th day of July, 2016.

JIM THOMSON
MAYOR

ATTEST:

PATRICIA S. VILLMER
DEPUTY CITY CLERK

APPROVED AS TO FORM:

KENNETH J. HEINZ
CITY ATTORNEY

First reading: June 20, 2016
Second reading: July 5, 2016

