PUBLIC NOTICE

General Development Plan | GDP-06-24-9177
"Dutch Bros Coffee/Retail"
701 NW 7 HWY, Unit A
Parcel # 36-430-10-26-00-0-00-000

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on **Monday, July 22 at 6:30 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant, Jay O'Dell, Aubry Enterprises, on behalf of the property owner, Kavaso Investments, for approval of a General Development Plan (GDP–06-24-9177) to develop a three tenant space building of a total of 4,721 square feet to be built on 0.76 acres located at 701 NW 7 HWY, Unit A. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

ALL OF LOT 1A COFFEE CONVEYANCE PLAT, A SUBDIVISION IN, BLUE SPRINGS, JACKSON COUNTY MISSOURI.

ALL THAT PART OF LOT 1A, COPPERLEAF SHOPPING CENTER REPLAT AND LOT 122, MELODY ACRES, BOTH BEING RECORDED SUBDIVISIONS LYING WITHIN THE CIYT OF BLOUE SPRINGS JACKSON COUNTY, MISSOURI, BEING FURTHER DESCRIBED BY JOSEPH B. STRICT, MISSOURI PLS 200105274 OF STRICK & CO., INC. AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1A, COPPERLEAF SHOPPING CENTER REPLAT, THENCE SOUTH 01'40'53" WEST, ALONG THE EAST LINE OF SAID LOT 1 AND ALONG THE WESTERLY RIGHT OF WAY OF MISSOURI HIGHWAY 7 AS NOW EXISTS, A DISTANCE OF 547.19 FEET TO THE INTERSECTION OF SAID EAST LINE WITH SOUTHERLY LINE OF AN EXISTING THIRTY FOOT WIDE PLATTED ACCESS EASEMENT AS DEDICATED ON THE FINAL PLOT OF COPPERLEAF SHOPPING CENTER REPLAT AND POINT OF BEGINNING, THENCE SOUTH 01'40'53" WEST, CONTINUING ALONG THE EAST LINE OF SAID LOT 1 AND SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 247.67 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY WITH THE NORTHERLY RIGHT OF WAY OF NW RD MIZE ROAD, AS NOW EXISTS; THENCE NORTH 87'20'22" WEST, ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 134.53' TO THE INTERSECTION OF REPLAT; THENCE NORTH 01'40'04" WEST, ALONG THE EASTERLY LINE OF SAID PLATTED ACCESS EASEMENT, A DISTANCE OF 254.34 FEET (MEASURED, 254.78' PLATTED) TO THE INTERSECTION OF SAID EASTERLY LINE WITH THE SOUTHERLY LINE OF

THE AFOREMENTIONED EXISTING THIRTY FOOD WIDE PLATTED ACCESS EASEMENT; THENCE SOUTH 88'19'56" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 134.57 FEET (MEASURED, 134.67' PLATTED), TO THE POINT OF BEGINNING AND CONTAINING 33,165.43 SQUARE FEET, MORE OR LESS

CITY OF BLUE SPRINGS
Planning Commission
By: Shantele Frie, Associate Planner

The City Council of the City of Blue Springs will also hold a public hearing on the above noted General Development Plan / GDP-06-24-9177 on **Monday, August 05, at 6:00 p.m.** in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, July 6, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
07/02/2024