

ORDINANCE NO. 051174

Approving the preliminary plat for the Amended Plat of Anne's Lofts Condominium on a 0.73 acre of land generally located at the northeast corner of 26th Street and West Penway. (SD 0845B)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat for the Amended Plat of Anne's Lofts Condominium on a 0.73 acre of land generally located at the northeast corner of 26th Street and West Penway, and more specifically described as follows:

This is a resurvey and resubdivision of a part of Anne's Lofts Condominium, a part of Lots 33, 35 and 37, Haefner's 2nd Addition, a part of lots 1, 2, 7, 8 and 9, Rodney Place, all subdivisions of land in Kansas City, Jackson County, Missouri, according to the recorded plats thereof, together with a part of the vacated north/south alley first east of West Penway, together with a part of vacated Washington Street more particularly described as follows: Commencing at the intersection of the centerline of West Penway with the centerline of 26th Street east of said West Penway; thence North 02°27'03" East along said centerline, a distance of 240.87 feet; thence South 87°32'57" East, a distance of 45.00 feet to a point on the east right-of-way line of said West Penway, as it now exists, said point also being the point of beginning of the herein described tract; thence South 87°17'01" East, a distance of 73.38 feet; thence South 02°42'59" West, a distance of 72.88 feet; thence South 42°17'01" East, a distance of 106.89 feet; thence South 87°09'55" East, a distance of 125.41 feet; thence South 02°50'05" West, a distance of 67.13 feet to a point on the easterly prolongation of the north right-of-way line of 26th Street; thence North 87°19'26" West along said prolongation and north right-of-way line, a distance of 248.32 feet to the beginning of a curve concave to the northeast having a radius of 25.00 feet; thence northwesterly 39.17 feet along said curve through a central angle of 89°46'29" to a point on the east right-of-way line of said West Penway, as it now exists; thence North 02°27'03" East along said east right-of-way line, a distance of 191.14 feet to the point of beginning, said tract containing 32,003 square feet or 0.73 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 secure permits to repair sidewalks, curbs, and gutters as necessary along all development street frontages as required by the

ORDINANCE NO. 051174

Department of Public Works in accordance with Chapters 56 and 64, Code of Ordinances, prior to recording of the plat.

3. That the developer submit covenants, conditions and restrictions to the Law Department for approval for the maintenance of common elements and private open space tracts.
4. That the developer submit a landscape and architectural site plan to the Director of City Development for approval, including detailed information on landscaping, streetscaping, lighting, architectural features and signage, prior to this final plat proceeding to the City Council for approval.

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