

ORDINANCE NO. 080304

Approving the preliminary plat of Savannah Court Condominiums on a 0.29 acre tract of land generally located on the southwest corner of W. 45th Street and Jefferson Street. (SD 1381)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Savannah Court Condominiums on a 0.29 acre tract of land generally located on the southwest corner of W. 45th Street and Jefferson Street, and more specifically described as follows:

All of Lots 24, 25 and 26, Corbin Park, and the north 10 feet of the south 34.9 feet of Lot 22, Bunker Hill No. 2, both being subdivisions in Kansas City, Jackson County, Missouri, according to the recorded plats thereof, more particularly described as follows: Beginning at the northeast corner of said Lot 26, said point also being on the south right-of-way line of W. 45th Street, said point also being on the west right-of-way line of Jefferson Street, as said streets are now established; thence South 2°19'43" West, along the east line of said Lots 26, 25, 24 and 22, and along the west right-of-way line of said Jefferson Street, a distance of 109.02 feet, to a point on the south line of the north 10 feet of the south 34.9 feet of said Lot 22; thence North 87°31'16" West, along the south line of the north 10 feet of the south 34.9 feet of said Lot 22, a distance of 115 feet, to a point on the west line thereof; thence North 2°19'43" East, along the west line of said Lots 22, 24, 25 and 26, a distance of 109.25 feet, to the northwest corner of said Lot 26, said point also being on the south right-of-way line of said W. 45th Street; thence South 87°24'24" East, along the north line of said Lot 26, and along the south right-of-way line of said W. 45th Street, a distance of 115 feet, to the point of beginning.

is hereby approved, subject to the following conditions:

1. That the developer receive approval from the Board of Zoning Adjustment for all necessary variances prior to approval of the final plat.
2. 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.
3. That the developer secure permits to repair existing or reconstruct sidewalks, curbs, gutters, storm sewers, and streetlights as necessary along all development street frontages, or submit a letter from a Missouri licensed civil engineer stating that the sidewalks, curbs, and gutters are in a good state of repair and meet the requirements set forth in Chapters 56 and 64, Code of Ordinances, as required by Development Services, prior to recording the plat.

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4. That the developer submit covenants, conditions and restrictions to Development Services for approval by the Law Department for the maintenance of common elements.
5. That the developer show and describe all wall dimensions, as well as all floor and ceiling elevations, for each of the condominium units on the final plat.
6. That the developer contribute money in lieu of parkland dedication in the amount of \$1,471.32 ($12 \times 2 \times .006 = 0.14$ acres \times \$10,509.41) in satisfaction of Section 66-128 of the Subdivision Regulations.

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