

ORDINANCE NO. 041254

Approving the preliminary plat of Executive Park, 58<sup>th</sup> Plat on an approximately 4.17 acre tract of land generally located on the north side of Parretta Drive between Topping and Commerce Avenues. (0084PP)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Executive Park, 58<sup>th</sup> Plat on an approximately 4.17 acre tract of land generally located on the north side of Parretta Drive between Topping and Commerce Avenues, and more specifically described as follows:

This is a resurvey and replat of Lot Split Tract G-1 of Tract G, EXECUTIVE PARK, TWENTY-FOURTH PLAT and a resurvey and replat of Lot Spit Tract G-3 of Tracts G-1 and F of EXECUTIVE PARK, TWENTY-FOURTH PLAT, both being subdivisions in the City of Kansas City, Jackson County, Missouri, more particularly described as follows: Beginning at the Southeast corner of said Tract G-3, said corner also being on the Northerly right-of-way line of Parretta Drive, as now established; thence North 87°44'03" West, along the Northerly right-of-way line of said Parretta Drive, a distance of 341.31 feet, to a point of curvature; thence Westerly and Southwesterly, continuing along said Northerly right-of-way line, and along a curve to the left, having a radius of 180.00 feet, and a central angle of 38°11'50", a distance of 120.00 feet, to the Southwest corner of said Tract G-1; thence North 35°55'53" West, along the Westerly line of said Tract G-1, a distance of 65.72 feet; thence North 02°15'57" East, continuing along said Westerly line, a distance of 350.93 feet, to the Northwest corner of said Tract G-1; thence South 87°32" East, along the North line of said Tract G-1 and along the North line of said Tract G-3, a distance of 493.26 feet, to the Northeast corner of said Tract G-3; thence South 02°15'57" West, along the East line of said Tract G-3, a distance of 364.11 feet, to the Point of Beginning, containing 4.1657 acres or 181,458.33 square feet, more or less.

is hereby approved, subject to the following conditions:

1. That the developer shall cause the area to be platted and processed in accordance with Chapter 66, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Subdivision Regulations.
2. That the requirements of the construction of sidewalks on Parretta Drive be waived.
3. That the developer receive approval of any required variances from the Board of Zoning Adjustment.

4. That the requirement of the provision of public sanitary sewer service to each lot be waived.
5. That the developer obtain approval for any required Building & Fire Code issue prior to Council approval of the final plat.
6. That the developer submit covenants and restrictions providing for maintenance and access to private sewer and water lines.

A copy of the preliminary plat is on file in the office of the City Clerk under Document No. 04\_\_\_\_, which is attached hereto and 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.

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I hereby certify that as required by Chapter 66, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

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Secretary, City Plan Commission

Approved as to form and legality:

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M. Margaret Sheahan Moran  
Assistant City Attorney