

ORDINANCE NO. 050184

Approving the preliminary plat of Rockhill Annex Condominiums on a 0.2 acre tract of land generally located at 200-202 E. 51<sup>st</sup> Street and 212-222 E. 51<sup>st</sup> Street (SD 1152)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat of Rockhill Annex Condominiums on a 0.2 acre tract of land generally located at 200-202 E. 51<sup>st</sup> Street and 212-222 E. 51<sup>st</sup> Street, and more specifically described as follows:

The west 31.90 feet of the south 25 feet of Lot 7, and the west 31.90 feet of Lot 6, except that part thereof in 51<sup>st</sup> Street, Rockhill Annex, a subdivision in Kansas City, Jackson County, Missouri.

The west 60 feet of the south 25 feet of Lot 7, except the west 31.90 feet thereof and the west 60 feet of Lot 6, except the west 31.90 feet thereof and except that part in 51<sup>st</sup> Street, Rockhill Annex, a subdivision in Kansas City, Jackson County, Missouri.

The south 25 feet of Lot 7, except the west 60 feet thereof and Lot 6, except the west 60 feet thereof and except that part thereof in 51<sup>st</sup> Street, Rockhill Annex, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

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, 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 Department of Public, 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 areas and private open space tracts.
4. That the developer obtain all necessary variances from the Board of Zoning Adjustment.
5. That the minimum 110 foot lot depth requirement be waived for both lots.

A copy of the preliminary plat is on file in the office of the City Clerk with this ordinance, 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.

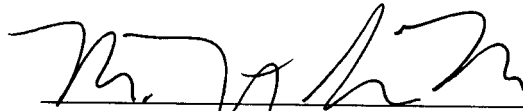
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I hereby certify that as required by Chapter 66, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

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Secretary, City Plan Commission

Approved as to form and legality:

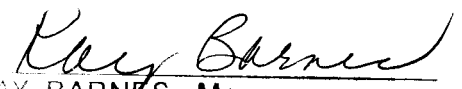


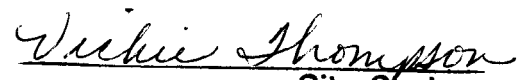
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M. Margaret Sheahan Moran  
Assistant City Attorney



Authenticated as Passed

  
KAY BARNES, Mayor

  
City Clerk

DATE PASSED **MAR 10 2005**