



KANSAS CITY MISSOURI

Item No.

Case No.

CD-ROW-2023-00027 230995
CD-ROW-2023-00029 231000
CD-ROW-2023-00030 231001
CD-ROW-2023-00031 231002
CD-ROW-2023-00032 231003
CD-ROW-2023-00033 231004
CD-ROW-2023-00034 231006
CD-ROW-2023-00035 213005

Vacation of Condominium Plats

December 6th, 2023

Neighborhood Planning and Development Committee



Definition

88-810-370 – **Condominium**: A system of separate ownership of individual units with each unit owner entitled to a percentage ownership in the common elements evidenced by the recording of a plat and declaration of condominium.



88-560 – Vacation of Alleys, Streets and Plats

***Only way to vacate plat**

Applicant's Intent

- Each building is platted as a Condominium
- Applicant is the sole owner of each unit in the condominiums
- Approval would return these structures to multi-unit buildings under one ownership
- Condominium Association and bylaws will be dissolved
- No physical changes will occur

Condominium Plats to be Vacated

Mayella
Condominiu
m

Oak Street
Condominiu
m

Gallery Oak
Condominiu
m

Wyandotte
Condominiu
m

Notre Dame
Condominiu
m

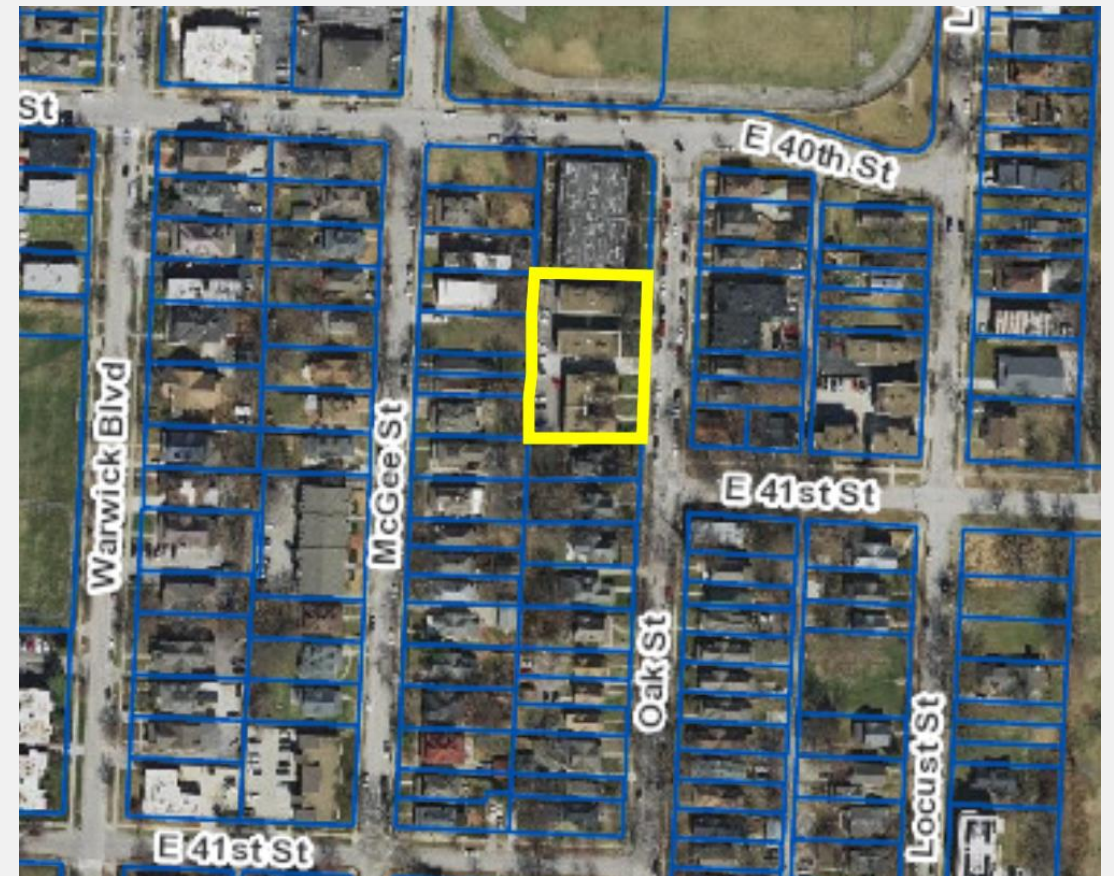
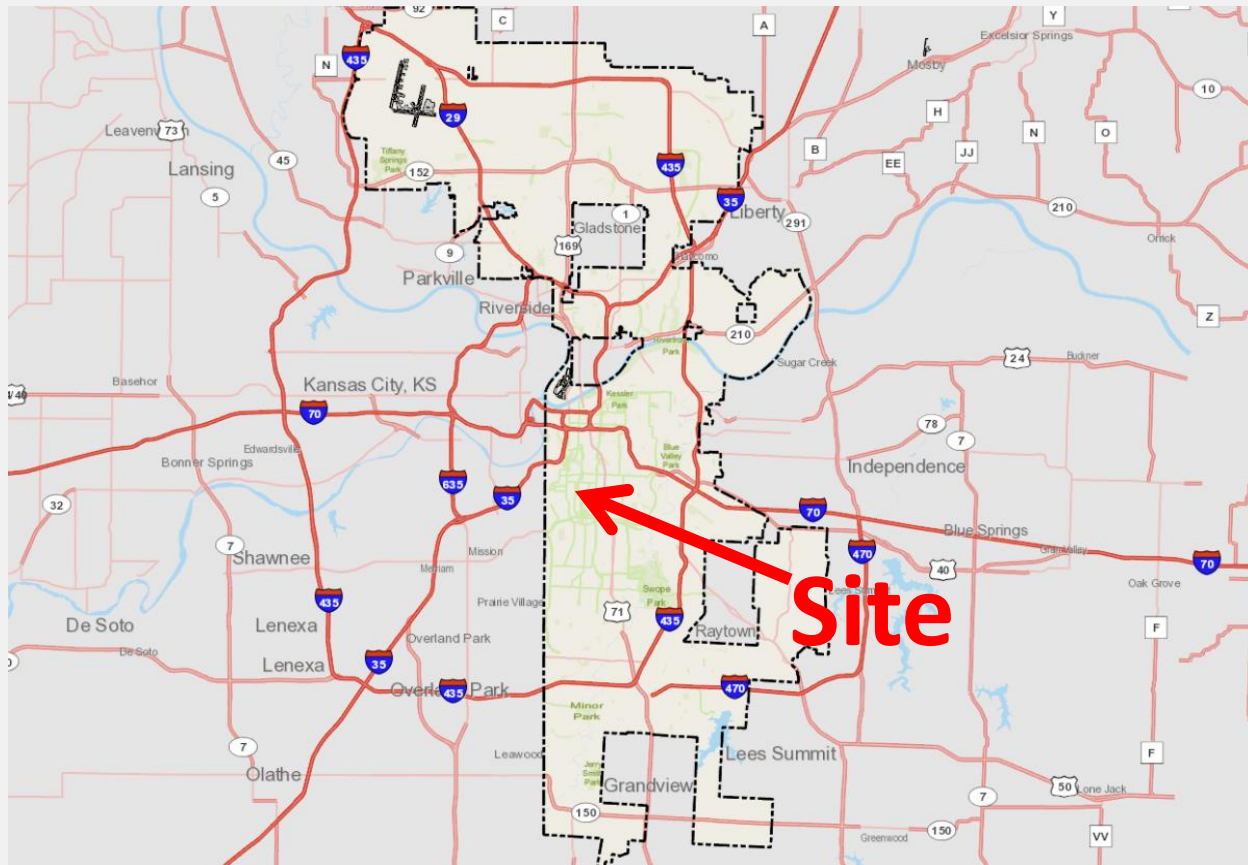
Sunset
Condominiu
m

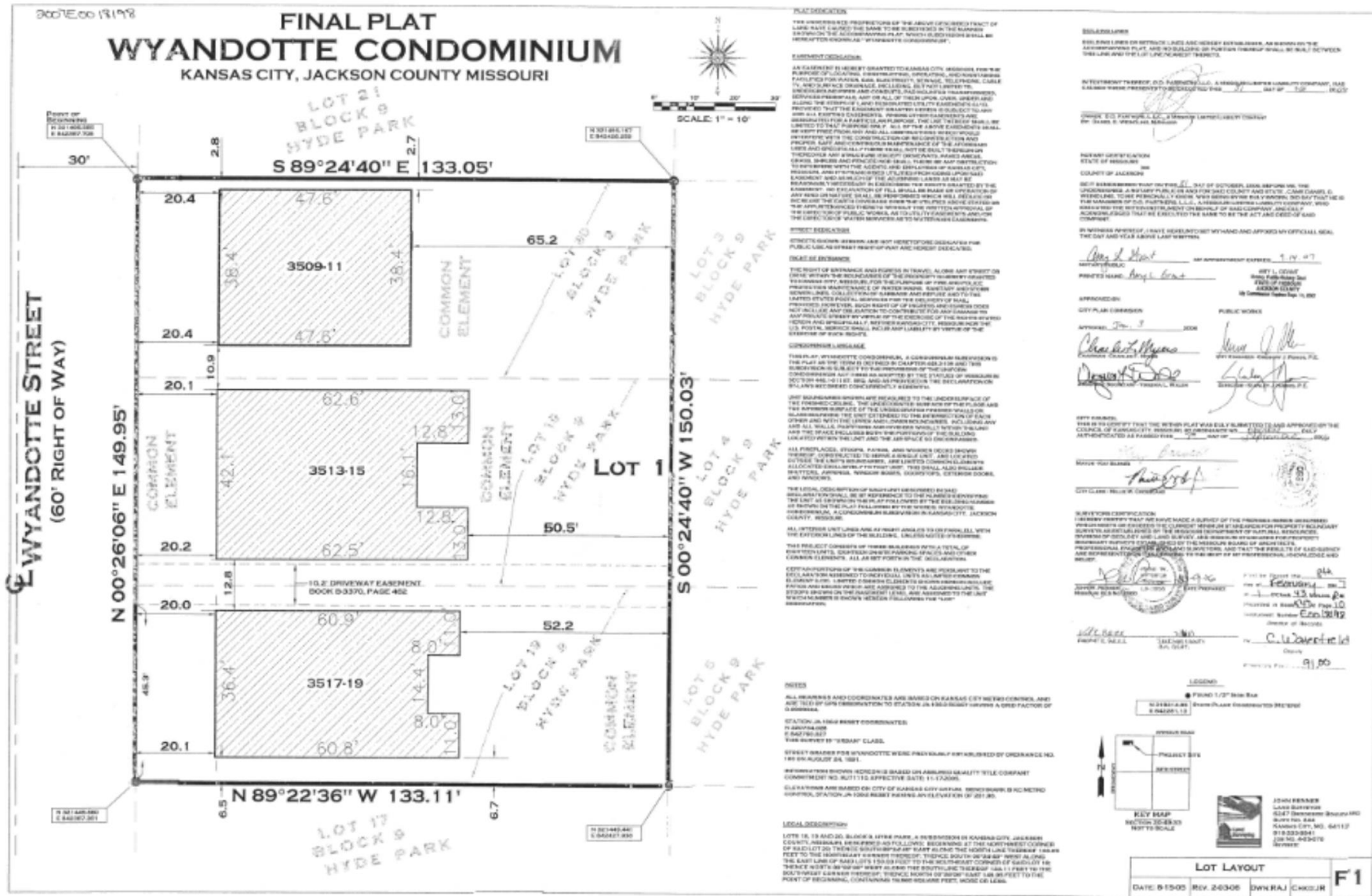
Washington
Irving
Condominiu
m

Gallery II
Condominiu
m

Ordinance No. 231000

Oak Street Condominium (CD-ROW-2023-00029)





RECORDING:
THIS PLAT IS TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF JACKSON, MISSOURI.

APPROVED:
CITY PLANNING COMMISSION PUBLIC WORKS
APPROVED: [Signatures] 9/1/20
DATE: 9/1/20

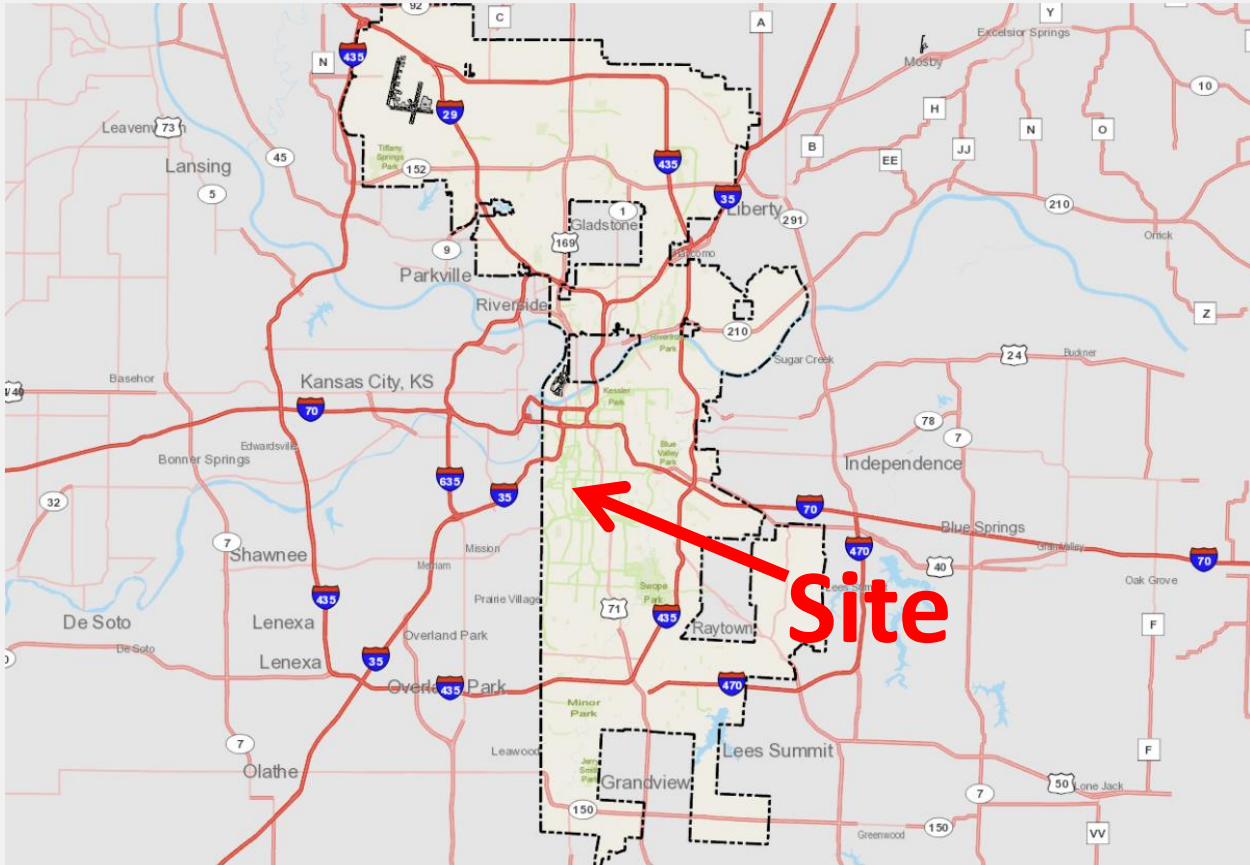
SEAL:
[Seal of the City of Kansas City]

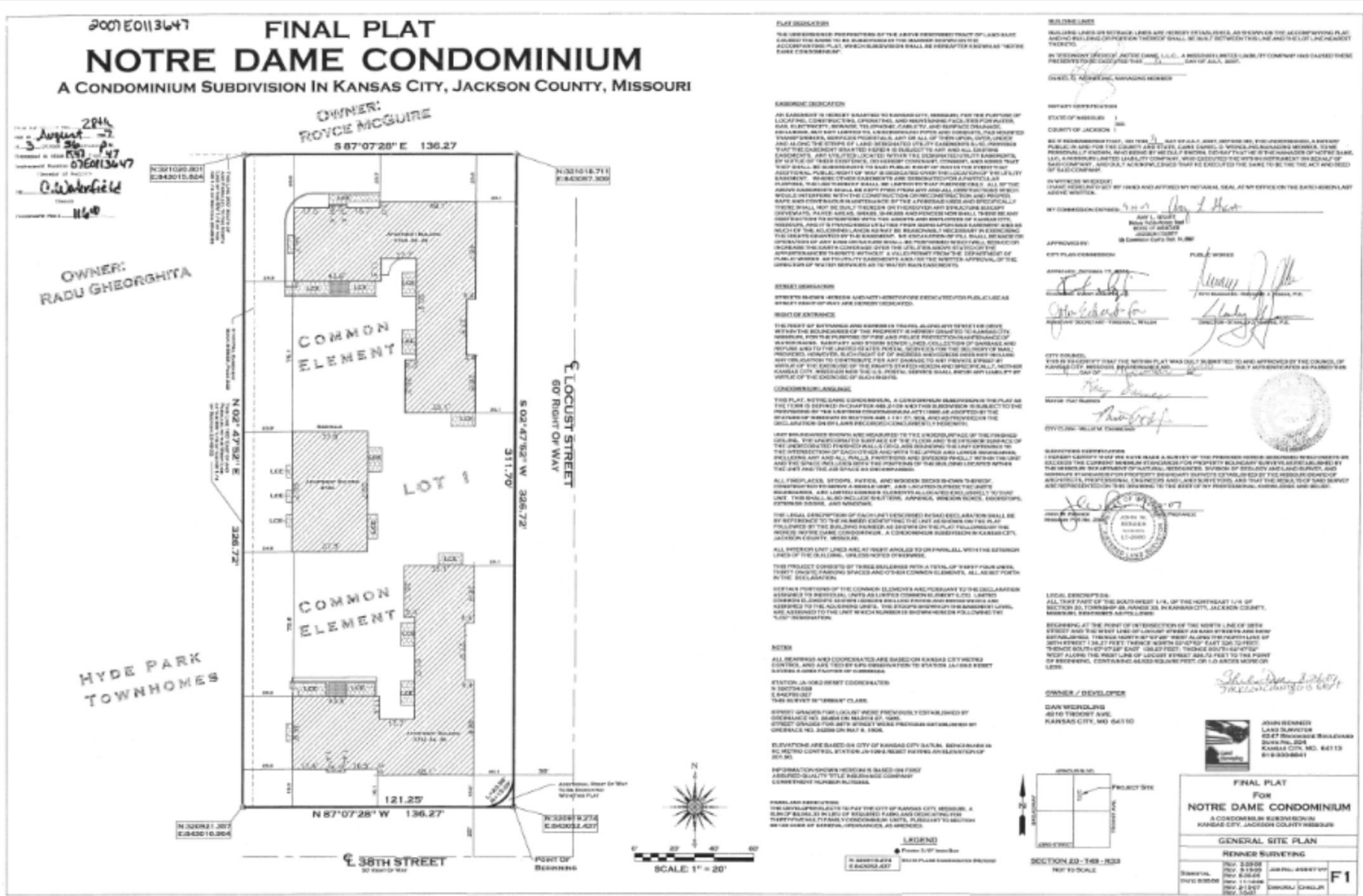
KEY MAP:
N 00°26'06" E 149.95'
S 00°24'40" W 150.03'
N 89°22'36" W 133.11'
S 89°24'40" E 133.05'

LOT LAYOUT
DATE: 8/15/20 REV: 2/20/20 DWR/RAJ C/CHS/JR **F1**

Ordinance No. 231003

Notre Dame Condominium (CD-ROW-2023-00032)





PURPOSE AND SCOPE
 THIS INSTRUMENT IS A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THAT SHALL APPLY TO ALL UNITS AND COMMON ELEMENTS OF THE CONDOMINIUM AND SHALL BE A PART OF THE RECORD TITLE OF THE CONDOMINIUM. THIS INSTRUMENT SHALL BE A PART OF THE RECORD TITLE OF THE CONDOMINIUM AND SHALL BE A PART OF THE RECORD TITLE OF THE CONDOMINIUM.

EXHAUSTIVE DECLARATION
 AN EXHAUSTIVE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY MADE FOR THE PURPOSE OF LOCATING, DESCRIBING, IDENTIFYING AND IDENTIFYING THE COMMON ELEMENTS OF THE CONDOMINIUM AND FOR THE PURPOSE OF IDENTIFYING THE UNITS OF THE CONDOMINIUM AND FOR THE PURPOSE OF IDENTIFYING THE COMMON ELEMENTS OF THE CONDOMINIUM.

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NOTES
 ALL MEASUREMENTS AND COORDINATES ARE BASED ON KANSAS CITY MERIDIAN CONTROL AND ARE NOT TO BE CONSIDERED AS A BASIS FOR ANY OTHER SURVEY.

INFORMATION CONCERNING RECORDS
 THIS INSTRUMENT IS A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THAT SHALL APPLY TO ALL UNITS AND COMMON ELEMENTS OF THE CONDOMINIUM AND SHALL BE A PART OF THE RECORD TITLE OF THE CONDOMINIUM.

DECLARATION
 I, the undersigned, being the owner of the land described herein, do hereby declare that the above described plat and building thereon shall be a part of the record title of the land described herein.

STATE OF MISSOURI
 COUNTY OF JACKSON

BEFORE ME, the undersigned authority, on this 14th day of August, 2007, personally appeared the undersigned, known to me to be the undersigned, and being by me duly sworn, depose and say that he is the undersigned of the above described land, and that he executed the foregoing plat and building thereon for the purposes and in the manner therein expressed.

APPROVED BY:
 CITY PLANNING COMMISSION
 APPROVED AND ORDERED:
 CITY CLERK

NOTICE TO CONTRACTORS
 THIS INSTRUMENT IS A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THAT SHALL APPLY TO ALL UNITS AND COMMON ELEMENTS OF THE CONDOMINIUM AND SHALL BE A PART OF THE RECORD TITLE OF THE CONDOMINIUM.

LEGAL DESCRIPTION
 ALL THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 28, RANGE 28, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, MORE OR LESS AS SHOWN ON THE ABOVE DESCRIBED PLAT.

OWNER / DEVELOPER
 DAN WEGOLDING
 4610 TROST AVE.
 KANSAS CITY, MO 64110

OWNER / DEVELOPER
 DAN WEGOLDING
 4610 TROST AVE.
 KANSAS CITY, MO 64110

FINAL PLAT
 FOR
NOTRE DAME CONDOMINIUM
 A CONDOMINIUM SUBDIVISION
 KANSAS CITY, JACKSON COUNTY, MISSOURI

GENERAL SITE PLAN

PREPARED BY:
 DAN WEGOLDING
 4610 TROST AVE.
 KANSAS CITY, MO 64110

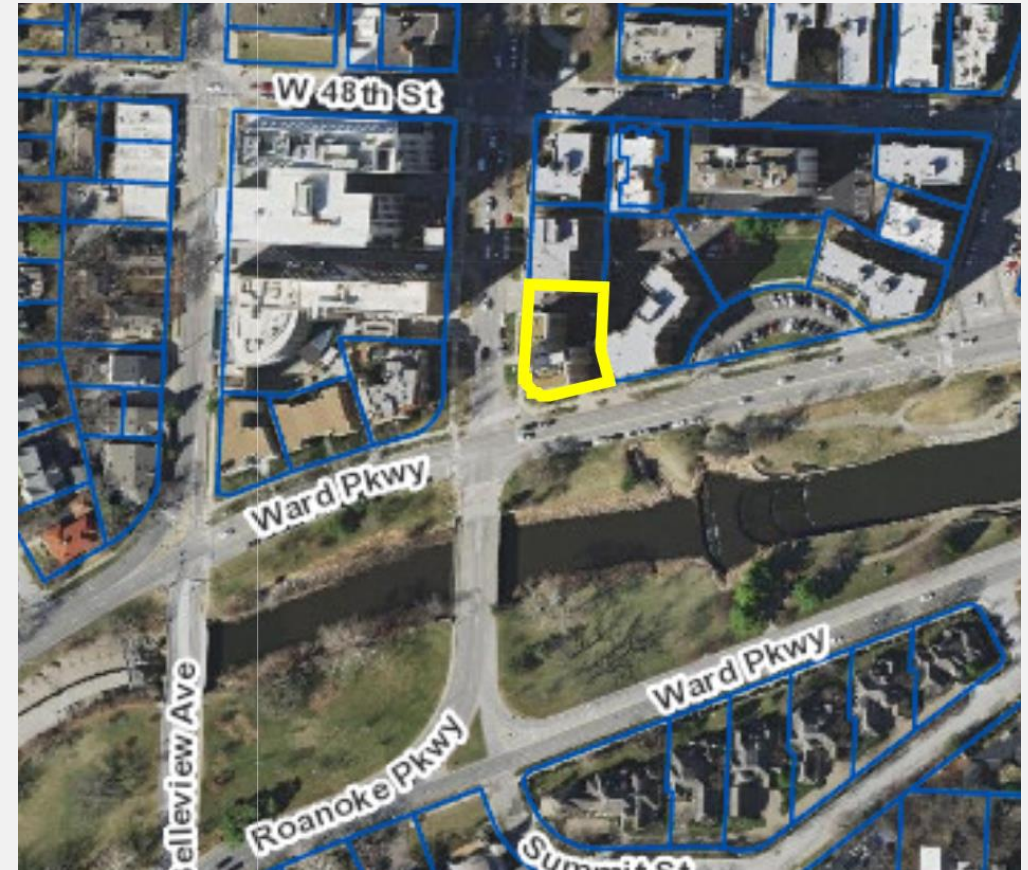
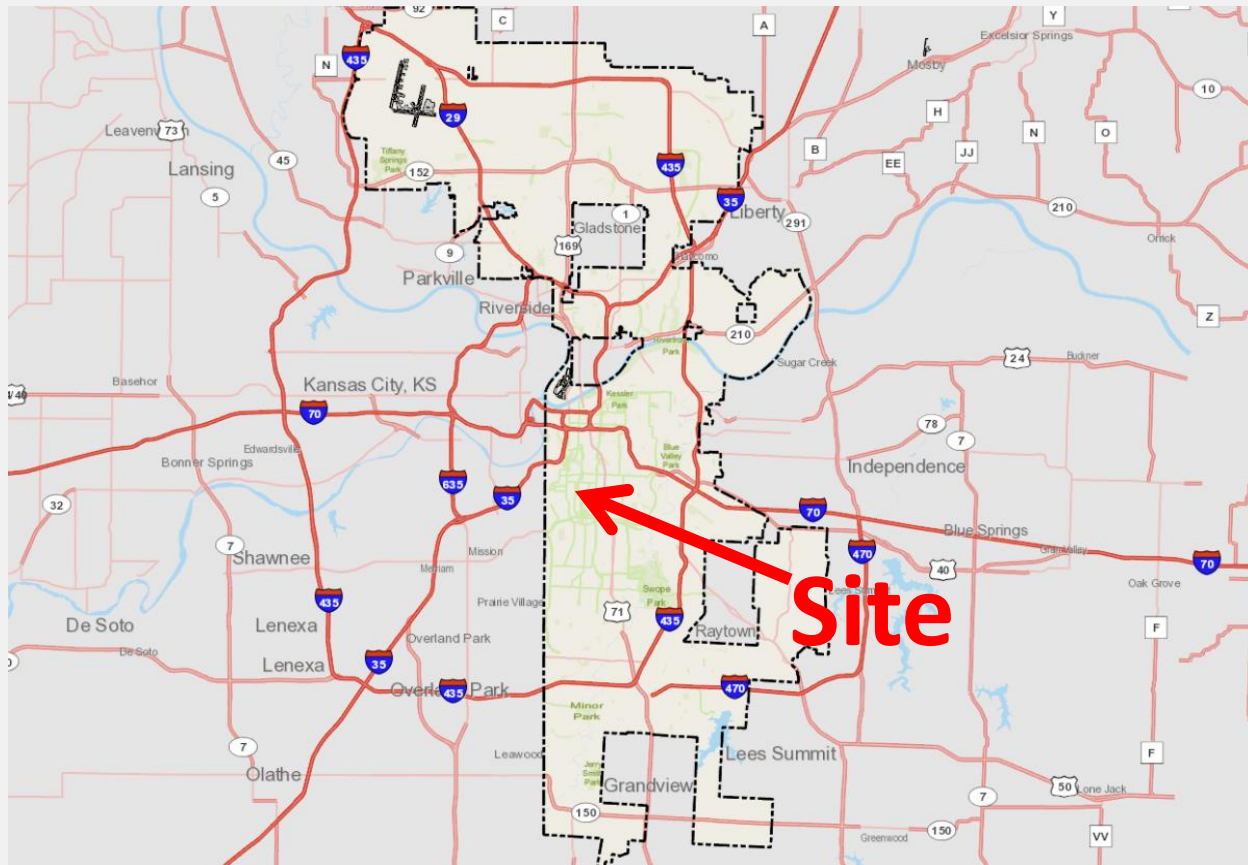
DATE: 8/14/07

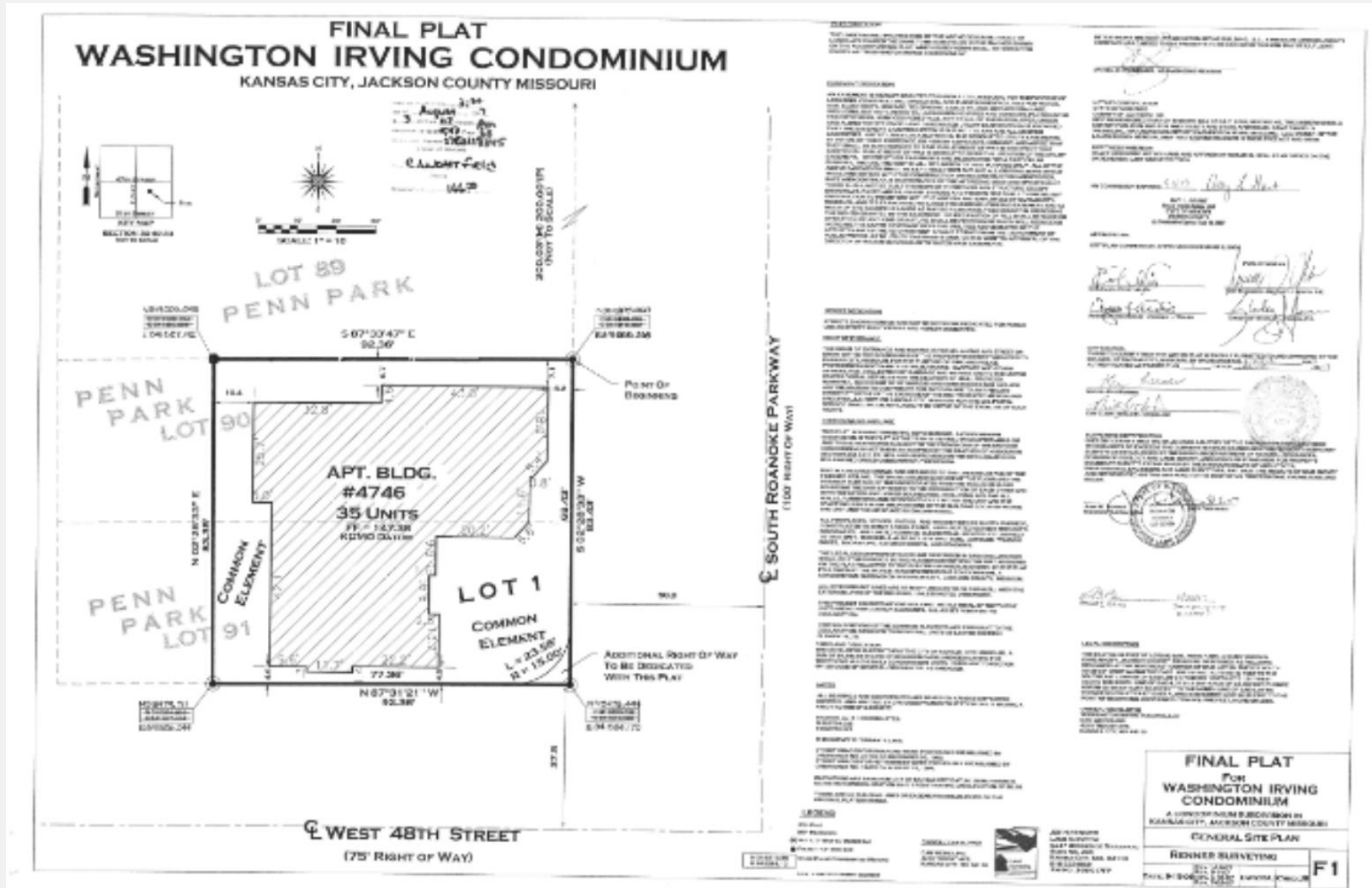
SCALE: AS SHOWN

SECTION 22 - 24th - 26th

Ordinance No. 231004

Sunset Condominium (CD-ROW-2023-00033)





Vacation Intent

- The Council may approve a vacation of all or a portion of any right-of-way or **plat** only when it determines that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience thereby. (Section 88-560-01)

Vacation Application Process

Applicant has a pre-application meeting with Staff and Applies

Applicant obtains written consent from utility companies and adjacent property owners (75% adjacent consent)

Application goes before the City Plan Commission for recommendation

Application is heard by the City Council for Final Approval

City Plan Commission Recommendation

Ordinance

City Plan Commission Recommendation

230995

Approval without Conditions

231000

Approval without Conditions

231001

Approval without Conditions

231002

Approval without Conditions

231003

Approval without Conditions

231004

Approval without Conditions

231005

Approval without Conditions

231006

Approval without Conditions