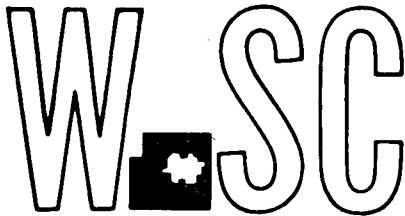


Pre-Sub 12-5-85

1. G. Ronald Tyler. Building setback vacation. No water problem.
2. Davis Moore Oldsmobile Inc. Vacation of Courtleigh street R/W. Existing 8" water main in Courtleigh, existing fire hydrant on corner of Kellogg Drive and Courtleigh. Need to retain water easmt.
3. United Distributors, Inc. Alley R/W vacation. No water problem.
4. Dr. Tom Bolan. Vacation of Utility Easement. No water problem.
5. Diamond Head of Wichita. Vacation of complete access control. No water problem.
6. Tower Lakes Estates Addition. Item b, wells. Nearest City water at 21st N & 119th West.
7. Mulberry East Third. Preliminary Plat. Item C, water to be extended. Nearest water at 37th St. N. and Rock Road.
8. Bluestem Colony Addition. Preliminary Addition. Item B, water to be extended. Existing 12" AC water main in Rock Road. Possible to loop the system through emergency access easement of Windwood Circle. No water problem.
- ~~9. Deutsches Eck Addition. Final Plat.~~
9. Larksfield Place Addition. Preliminary Plat. Water main in 29th and Gouverneur to be extended as necessary to serve the property. No water problem.

Work?

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

December 13, 1985

Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

Re: S/D 85-106 - Final Plat of Bannon 2nd Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 12, 1985, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 6, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

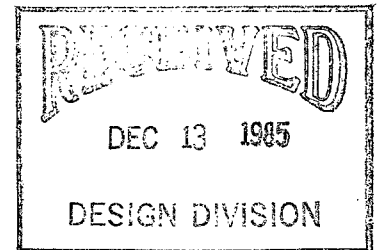
Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

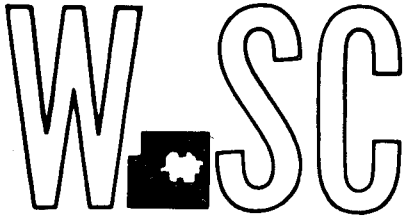
BRB:mlh

cc: Kansas Investment Corp., Attn: Jeff W. Bannon, Pres., 946 N. West St.
Wichita, KS. 67203
✓ Mike Lindebak, City Engineer



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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

December 6, 1985

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-106 - Final Plat of Bannon 2nd Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 5, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Approval of this final plat is subject to approval of the applicant's associated zone case.
- B. The final plat tracing shall indicate the platting of "access control except for one (1) opening" to West Street across the west line of this lot.
- C. The applicant is advised that the residential-width driveway, existing to West Street, should be reconstructed to the commercial-width standard.
- D. As requested by K.G.& E., the final plat tracing shall indicate a 5-foot utility easement adjacent to the north line of the lot if the existing electric line is to remain.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

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Baughman Company, P.A.
Re: S/D 85-106 - Final Plat of Bannon 2nd Addition.
December 6, 1985
Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 12, 1985. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Kansas Investment Corp., Attn: Jeff W. Bannon, Pres., 946 North
West Street, Wichita, KS 67203
~~Mike~~ Lindebak, City Engineer

S/D No.: 85-106 Name: BANNON 2ND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 12/5/85

DESCRIPTION

General Location: East side of West Street, south of 9th Street
Owner: Kansas Investment Corp., c/o Jeff W. Bannon, Pres., 946 N. West St.
Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.46 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area:
 4. Existing Zoning: "AA" & "B"
 5. Proposed Zoning: "LC"
-

STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (Z-2738) requesting "AA" (single family) and "B" (multi-family) to "LC" (light commercial).

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Approval of this final plat is subject to approval of the applicant's associated zone case.
- E. The final plat tracing shall indicate the platting of "access control except for one (1) opening" to West Street across the west line of this lot.
- F. The applicant is advised that the residential-width driveway, existing to West Street, should be reconstructed to the commercial-width standard.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

NOTE: This plat has been submitted in final form only.