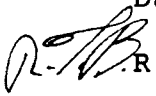


THE CITY OF WICHITA
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: January 17, 1989

TO: Dale Rea, Deputy City Clerk
FROM:  R. Timothy Bickhaus, Junior Planner
SUBJECT: Recording of lot split - L/S-0756 - Innco Investment Company request to split Lot 1, Davis Moore Addition, located south of Kellogg and west of Webb Road.

Attached is a lot split which has been submitted in accordance with the Metropolitan Area Planning Commission's Subdivision Regulations. The lot split has been approved and should be recorded with the Register of Deeds.

A requirement of lot split approval was the granting of a utility easement to cover the extension of sanitary sewer.

This instrument will be forwarded to your office for recording after its formal acceptance by the City Council.

Please record the attached certificate of petition for sanitary sewer extensions.

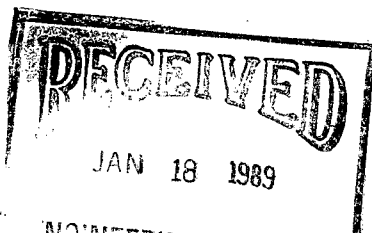
All recording costs associated with this lot split shall be billed to:

*300210-9030

TB:sm

Attachment

cc: Monty Robson, Superintendent of Central Inspection
Mr. T.L. Daniel, Terra Tech Land Surveying, Inc.,
245 W. Dewey, Wichita, KS 67202
Innco Investment Company, etal, 7101 College Blvd.
Suite 1301, Wichita, KS 66210
Max E. Eberhart, 125 N. Market, Wichita, KS 67202
Vicki Huang, City Engineering
Mike Lindebak, City Engineer



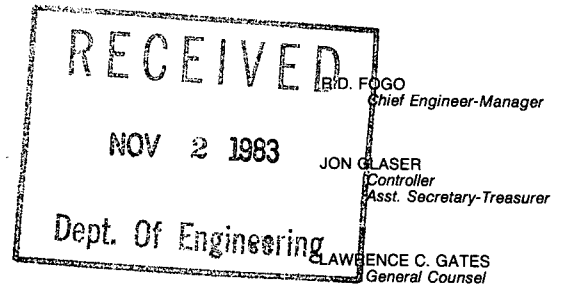
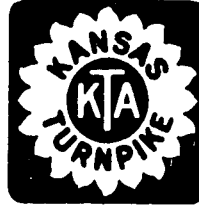
NICK BADWEY, Chairman
El Dorado

ROBERT V. TALKINGTON, Vice-Chairman
Iola

JOHN B. KEMP, Secretary-Treasurer
Prairie Village

REX CROWELL
Longton

RICHARD R. ROCK
Arkansas City



KANSAS TURNPIKE AUTHORITY

BOX 18007 SOUTHEAST STATION — TELEPHONE (316) 682-4537

WICHITA, KANSAS 67218

November 1, 1983

Mr. Mike Lindebak, P. E.
City Engineer
City of Wichita
455 North Main
Wichita, Kansas 67202

Re: Davis-Moore Addition
Kellogg & Webb

Dear Mr. Lindebak:

We have reviewed the latest drainage plan, dated October 31, 1983, designed by Baughman Company for the above-referenced tract.

According to the enclosed Easement Agreement, we would not want any drainage ditch or drainage structure unless it is a curb and gutter section in the easement area described in Exhibit "A".

In addition, we would require a guarantee that the land will be graded using the typical ditch section shown from the tract to our 30" x 48" CMP and the area between the 30" x 48" CMP and the 36" RCP be graded to drain.

If these conditions are met, this plan would receive KTA approval. Should you have further questions regarding this matter, please advise.

Sincerely,

KANSAS TURNPIKE AUTHORITY

R. D. FOGO, P. E.
Chief Engineer-Manager

RDF:jdm

Enc.

EASEMENT AGREEMENT

STATE OF KANSAS }
 SEDGWICK COUNTY } SS

FILED FOR RECORD AT
 4-02-83

THIS AGREEMENT, Made and entered into by and between KANSAS TURNPIKE AUTHORITY, hereinafter referred to as "KTA," and D & M INVESTMENT, a partnership, and its successors and assigns, hereinafter referred to as "D & M." FEB 15 1983

NO. 6 17337
 BETTE F. McCART
 REGISTER OF DEEDS

Sat Kettler Deputy

WITNESSETH:

WHEREAS, D & M under the terms of a Real Estate Purchase Contract between D & M, as Buyer, is purchasing from KTA, as Seller, certain real property consisting of approximately 6.4 acres situated in Sedgwick County, Kansas, legal description of which is attached as Exhibit "A"; and

WHEREAS, D & M is in need of additional area adjacent the property described in Exhibit "A" for use as a driveway, said additional area being owned by KTA; and

WHEREAS, KTA has no other present need for the area desired by D & M for driveway use.

NOW, THEREFORE, it is mutually agreed by the parties as follows:

1. KTA grants to D & M, its successors and assigns, a perpetual easement over and upon an area 80 feet wide and 1,040 feet long, legally described in Exhibit "B" attached hereto, and hereinafter referred to as the "Property."
2. D & M shall use the Property only for a driveway as a means of ingress and egress.
3. No buildings, structures, or improvements of any kind shall be erected upon the Property, except improvements which are essential to the construction of the driveway, such as concrete work, asphalt work, and curbing.
4. D & M shall maintain the driveway in good usable condition at all times and shall keep it cleared of all snow and ice during the winter months.
5. In consideration of this easement given to D & M by KTA, D & M in turn gives to KTA an easement for driveway ingress and egress purposes over and upon said property described in Exhibit "B," thus creating a joint-use easement and driveway for both parties.
6. D & M and KTA both agree not to obstruct the driveway by parked vehicles or other property which would restrict use of the driveway as ingress and egress for either party.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the 26th day of January, 1983.

KANSAS TURNPIKE AUTHORITY

APPROVED BY:
 HOWARD, NEEDLES, TAMMEN & BERGENDOFF

By *R. D. Fogo*
 R. D. Fogo, Chief Engineer and Manager

Karl Heinema
 D and M INVESTMENT,
 A Partnership

BY *T.G. Davis*
 T.G. DAVIS - Partner

By *Robert Moore*
 ROBERT MOORE - Partner

LEGAL DESCRIPTION:

A tract of land in the northeast quarter (NE $\frac{1}{4}$) of section twenty-nine (29), township twenty-seven (27) south, range two (2) east in Sedgwick County, Kansas, described as follows:

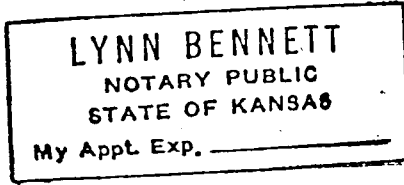
From a point of beginning seventy-nine and four-tenths feet (79.4') south and ninety-five feet (95.0') west of the northeast corner of section twenty-nine (29), township twenty-seven (27) south, range two (2) east, thence twenty-eight and twenty-eight one hundredths feet (28.28') to a point seventy-five feet (75.0') west and ninety-nine and four-tenths feet (99.4') south of the northeast corner of said section twenty-nine (29), thence south and parallel to the east line of said section twenty-nine (29) a distance of one hundred sixty feet (160.0') to a point, thence one hundred one and twelve one hundredths feet (101.12') southeast to a point sixty feet (60.0') west and three hundred fifty-nine and four-tenths feet (359.4') south of said northeast corner of section twenty-nine (29), thence south and parallel to the east line of said section twenty-nine (29) a distance of twenty feet (20.0') to a point, thence west and parallel to the north line of said section twenty-nine (29) a distance of one thousand forty feet (1,040.0') to a point, thence north and on a deflection angle of 90 degrees (90°) right a distance of seventy-five feet (75.0') to a point, thence northeasterly and on a deflection angle of fifty-four degrees, forty-seven minutes (54° 47') right a distance of three hundred ninety and one-tenth feet (390.1') to a point on the south right-of-way line of U.S. Highway 54, thence east and along the said right-of-way line a distance of six hundred eighty-four and eight-tenths feet (684.8') to the point of beginning. Said tract containing 272,327.5 square feet or 6.252 acres.

STATE OF KANSAS, SEDGWICK COUNTY, SS:

The foregoing instrument was acknowledged before me this 10th day of February, 1983 by, R. D. Fogo, Chief Engineer and Manager of the Kansas Turnpike Authority on behalf of the Kansas Turnpike Authority.

My appointment expires:

4/10/85



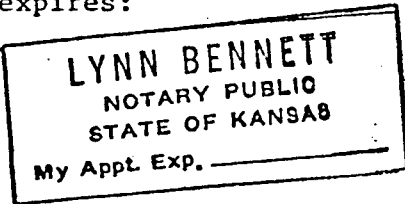
Lynn Bennett
Notary Public

STATE OF KANSAS, SEDGWICK COUNTY, SS:

The foregoing instrument was acknowledged before me this 10th day of February, 1983 by, T. G. Davis, Partner and Robert Moore, Partner, being the sole partners of D and M Investment, a partnership, on behalf of the partnership.

My appointment expires:

4/10/85



Lynn Bennett
Notary Public

SUBDIVISION REPORT

S/D No. 82-67 Name Davis-Moore Addition
Date Application Rec'd. 11-24-82 Preliminary Approval _____
Scheduled S/D Meeting 3-17-83

DESCRIPTION

General Location Southwest corner of Kellogg and Webb

Owner D and M Investments, c/o C. W. Klein
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks Zip Code 67211 Phone 262-7271

1. Gross Acreage of Plat 6.25 acres
2. Number of Lots :
Residential _____
Commercial _____
Industrial 1
Other _____
Total Number of Lots 1
3. Minimum Lot Frontage 300 ft
4. Minimum Lot Area 272,325.3 sq. ft.
5. Existing Zoning AA
6. Proposed Zoning E (Z-2458)
7. Lineal Feet of New Street
a. _____ R/W _____ ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL None ft.
8. Sidewalk adjacent to all streets yes X no
9. Is public water available X Yes _____ No, Name City of Wichita
10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) Yes No
12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lot.
- D. As the preliminary plat indicates a Cities Service Gas Company pipeline adjacent to the east line of this lot, the applicant shall provide proof that a portion of the pipeline easement does not overlap this plat and no building setback from the pipeline is required in any pipeline easement agreement.
- E. The applicant or his agent shall be prepared to advise the Committee as to the status of the north/south private water easement shown on the preliminary plat. If the easement exists, the recording data of the easement shall be indicated on the final plat. If the easement does not exist, it shall be granted by separate instrument.
- F. The recording data or condemnation case number of the instrument establishing complete access control from this site to U.S. 54 and the Turnpike shall be referenced on the final plat.
- G. As the 80-foot ingress and egress easement adjacent to the south line of this plat benefits this property, the recording data of the easement shall be indicated on the final plat.
- H. The applicant is hereby advised that building height restrictions on the property will vary from about 1450 to 1500 m.s.l. due to proximity to the Beech Aircraft runway.
- I. A 35-foot setback adjacent to the Turnpike shall be shown on the final plat.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article _____ of the MAPC Subdivision Regulations).

S/D No. 82-67 Name Davis-Moore Addition
Date Application Rec'd. 11-24-83 Preliminary Approval 3-17-83
Scheduled S/D Meeting 7-7-83

DESCRIPTION

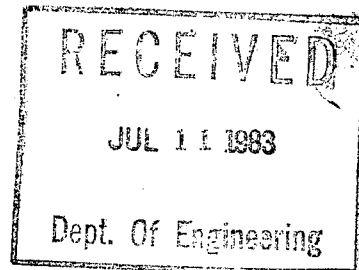
General Location Southwest corner of Kellogg and Webb

Owner D and M Investments, c/o C. W. Klein
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>6.25 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> <u>1</u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>1</u> | TOTAL <u> </u> <u>None</u> ft. |
| 3. Minimum Lot Frontage <u>300 ft.</u> | 8. Sidewalk adjacent to all streets <u> </u> yes <u>X</u> no |
| 4. Minimum Lot Area <u>272,325.3 sq. ft.</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>E-(Z-2458)</u> | |
| 9. Is public water available <u>X</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u> </u> Yes <u> </u> No | |
| 12. City of Wichita <u>X</u> 3-Mile Area <u> </u> Outside of 3-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. In March of this year, the City entered into an agreement with KDOT for use of Federal Hazard Elimination Fund for the improvement of the Kellogg-Webb intersection. This agreement requires KDOT and Federal Highway Administration approval of any entrances along the project other than those shown on the approved plans. The approved plans showed no openings to Kellogg or Webb from this site. Access is by way of the 80-foot ingress-egress easement adjacent to the south line of the property. Prior to this plat being forwarded to the Planning Commission for review, the applicant shall obtain written approval for the Webb Road access point into Lot 1 from both KDOT and the Federal Highway Administration.
- B. The applicant or his agent shall provide the Planning Department with a copy of the Northwest Central Pipeline Corporation easement so that adequacy of the easement width and location as well as required setbacks from the pipeline can be determined. Correct recording data for the easement shall be shown on the final plat tracing. Any relocation or encasement of the pipeline required for development of this site will not be at the City's expense.
- C. The applicant shall obtain approval from KTA for draining to the Turnpike right-of-way.
- D. Recording data for the private water easement shall be shown on the final plat tracing.
- E. A 35-foot setback adjacent to the Turnpike shall be shown on the final plat tracing. This was a condition of preliminary plat approval.
- F. The applicant is hereby advised that this property is within Zone A of the recently adopted Airport Hazard Zoning Map. Any structures taller than 25 feet will require an Airport Hazard Zoning Permit.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.



July 8, 1983

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

Re: S/D 82-67 - Final plat of Davis-Moore Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 7, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. In March of this year, the City entered into an agreement with KDOT for use of Federal Hazard Elimination Funds for the improvement of the Kellogg-Webb intersection. This agreement requires KDOT and Federal Highway Administration approval of any entrances along the project other than those shown on the approved plans. The approved plans showed no openings to Kellogg or Webb from this site. Access is by way of the 80-foot ingress-egress easement adjacent to the south line of the property. The City has stated it can support one opening to Webb Road from this lot because it would be for right turns in and out only. The plat's text shall state that this access to Webb Road is subject to KDOT and Federal Highway Administration approval.
- B. The applicant or his agent shall provide the Planning Department with a copy of the Northwest Central Pipeline Corporation easement so that adequacy of the easement width and location as well as required setbacks from the pipeline can be determined. Correct recording data for the easement shall be shown on the final plat tracing. Any relocation or encasement of the pipeline required for development of this site will not be at the City's expense.
- C. The applicant shall obtain approval from KTA for draining to the Turnpike right-of-way.
- D. Recording data for the private water easement shall be shown on the final plat tracing.

Baughman Company, P.A.


July 8, 1983

Page 2

- E. A 35-foot setback adjacent to the Turnpike shall be shown on the final plat tracing. This was a condition of preliminary plat approval.
- F. The applicant is hereby advised that this property is within Zone A of the recently adopted Airport Hazard Zoning Map. Any structures taller than 25 feet will require an Airport Hazard Zoning Permit.
- G. City Engineering advises that connection to the 10" sewer line on the north side of this lot will require approval of the Moose Lodge since this is their private sewer line. The 8" sewer line to the east of this lot can be utilized if connection is made prior to the intersection pavement improvements. The 15" sewer on the north side of Kellogg could be utilized if a line is built under Kellogg and a manhole constructed on the south side of Kellogg. This would require a sewer guarantee to be submitted. The applicant shall advise Engineering and Planning of which sewer is to be utilized.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 14, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: D and M Investments, c/o C. W. Klein, 9901 E. Kellogg, 67207
Everett Fettis, 120 S. Market, Suite 504, 67202
X Mike Lindebak, City Engineer

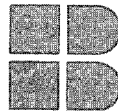
RECEIVED

MAY 2 1983

WILLIAM L. KORBER, L.S.

JOHN E. LUNDBLADE, L.S.

N. BRENT WOOTEN, P.E.



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING Dept. Of Engineering

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

April 28, 1983

[Handwritten signatures and initials]

R. W. Bruggeman
Director of Engineering
Department of Public Works
455 N. Main
Wichita, Kansas 67202

RE: Davis Moore Addition
Major Entrance

Mr. Bruggeman:

In reference to the major entrance to Davis Moore off of Webb Road, let me reiterate what was agreed to in a meeting with you, Bill McKinley, Bill Korber, and myself on Monday, April 25, 1983.

The major entrance is to be located within the 80 foot parcel strip adjacent to the south line of the proposed plat. The entrance will include 50 foot radius returns, a 20 foot ingress width, a 5 foot median width, and a 28 foot egress width. The 5 foot median will not be constructed in any portion of street right-of-way and could be a mountable type curb for a distance of 20 foot behind the property line.

If you find that anything was different than the above, please advise of any change. Thank you.

Sincerely,

[Handwritten signature of N. Brent Wooten]

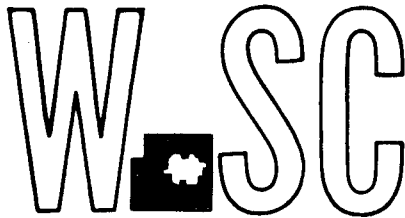
N. Brent Wooten, P.E.

NBW/mef

cc: Bill McKinley

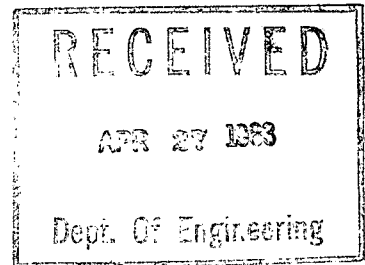
[Handwritten initials]

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



April 27, 1983

Mr. Everett Fettis
120 S. Market, Suite 504
Wichita, Kansas 67202

Re: S/D 82-67 - Davis-Moore Addition

Dear Mr. Fettis:

You will recall that the preliminary plat of Davis-Moore Addition at the southwest corner of Kellogg and Webb was approved by the Subdivision Committee on March 17, 1983. That plat showed one point of access to Webb Road from this property. That access would be only for right turns into and out of the site because the proposed intersection improvements will provide a raised medial in Webb Road at this location. Planning and engineering staffs saw no major problem with this one access point because of the right-turn only limitation.

Since the preliminary plat hearing, the Engineering Department has advised us that the City entered into an agreement with KDOT on March 8, 1983, which requires KDOT and Federal Highway Administration approval of any entrances along this Kellogg/ Webb project other than those shown on the approved plans. Since the entrance point shown on the preliminary plat is not included in the approved project plans, KDOT and Federal Highway Administration approval will be needed if you wish to have this access point approved on your final plat. Please contact Ray Bruggeman, City Engineer, if you wish to pursue this matter.

Under the same City/KDOT agreement, access to Kellogg would also require Federal Highway Administration as well as KDOT approval. The City Engineer and KDOT have already stated they will NOT support that request.

Sincerely,

Louise Olivarez
Louise Olivarez
Senior Planner

LO:bh

cc: Ray Bruggeman, Director of Engineering
William Korber, Baughman Company, P.A., 330 Laura, 67211

WMS

WMS

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING DATE April 20, 1983

TO Robert Lakin, Metropolitan Area Planning Department Director
FROM R. W. Bruggeman, Director of Engineering/City Engineer


SUBJECT Davis Moore Addition Plat

An agreement was entered into between the City and the Kansas Department of Transportation (KDOT) dated March 8, 1983 for the use of Federal Hazard Elimination Funds for the improvement of the intersection of Kellogg (U.S. 54) and Webb Road. The agreement provides in part as follows:

"The City agrees to control the construction or use of any entrances along the project within the city other than those shown on the approved plans, unless prior approval is obtained from the Secretary and the Federal Highway Administration."

This agreement is similar to other agreements entered into by the City for the use of Federal Hazard Elimination Funds. The Department of Engineering does not recommend a break in access control on Kellogg (U.S. 54) Avenue for obvious reasons. The Department of Engineering would prefer access to Webb Road for this site from one joint major entrance at the south property line. A second entrance to Webb Road, if required for the development of this site, would be recommended to KDOT by the Department of Engineering as it provides only a right turn in and right turn out from a right turn lane, not a through lane.

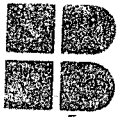
This memo is in response to a request from Mr. Jack Galbraith, Chief Planner.



R. W. Bruggeman
Director of Engineering/City Engineer

RWB:ck

cc: Jack Galbraith, Chief Planner
Bill McKinley, Traffic Engineer ✓



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

CONFIRMATION MEMO

PROJECT Drainage Plan - Davis Moore Addition

DATE March 14, 1983

JOB NO. _____

TO Chris Breitenstein

COPIES TO:

FROM N. Brent Wooten

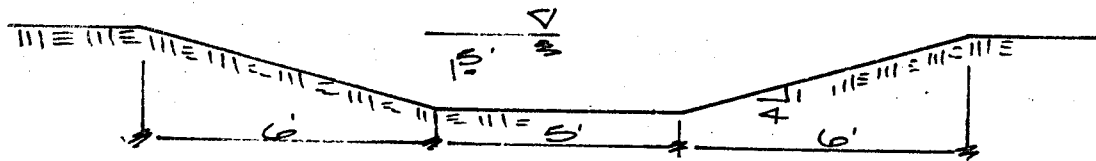
REFERENCE Drainage Concept

Preliminary Plat is scheduled for Subdivision for March 17, 1983. The area is to be developed as a Truck Stop site. Runoff factor will be 0.6.

Drainage area = 6.3 Acres - $Q_{100} = 33.9$ C.F.S. Runoff will drain south and west in a proposed ditch as indicated.

The area will continue to drain to the Kansas Turnpike existing pipe and R.C.B.C. as indicated.

A proposed drainageway section is indicated below.

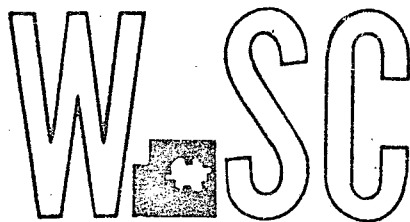


$S = 0.20\%$
 $M = 0.03$
 $V_{MAX} = 2$ F.P.S.

Q Capacity = 33.6 C.F.S.

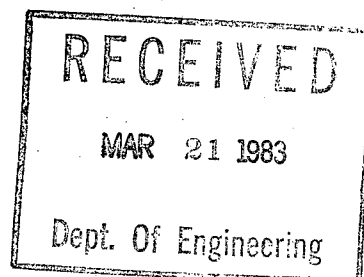
Approved

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



March 18, 1983

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

Re: S/D 82-67 - Preliminary plat of Davis-Moore Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 17, 1983, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The final plat shall show a 20-foot utility easement for the existing public sanitary sewer which crosses this property. A special sewer tap fee will be required for connection to this sewer since this property was not in the original sewer benefit district.
- B. The applicant shall obtain approval from KTA for draining to the turnpike right-of-way.
- C. The applicant or his agent shall provide the Planning Department with a copy of the Cities Service Gas Company pipeline easement as it affects this property. Any portion of the easement outside of Webb Road right-of-way or any required setback greater than the 35-foot setback shown on the preliminary plat shall be shown on the final plat along with the recording data for the pipeline easement.
- D. The recording data for the private water line easement shall be shown on the final plat. If the easement has not yet been granted, the applicant shall execute an easement grant by separate instrument. After approval and recording, the recording data shall be shown on the final plat.

- E. As the 80-foot ingress and egress easement, adjacent to the south line of this plat benefits this property, the recording data of the easement shall be indicated on the final plat.
- F. A 35-foot setback adjacent to the Turnpike shall be shown on the final plat.
- G. The applicant is hereby advised that building height restrictions on the property will vary from about 1450 to 1500 m.s.l. due to proximity to the Beech Aircraft runway.
- H. The Subdivision Committee recommends that one slip-off access point into the site from Kellogg somewhere within the east 500 feet of the site be allowed subject to KDOT and KTA approval. If approval is not obtained, then the condemnation case number or the recording data of the instrument establishing complete access control between this site and the adjacent highways shall be referenced on the final plat.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

With regard to item H above, official approval of an access point to Kellogg shall be obtained prior to submission of a final plat if the final plat is to show Kellogg access.

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: D and M Investments, c/o C. W. Klein, 9901 E. Kellogg,
67207

X Mike Lindebak, City Engineering