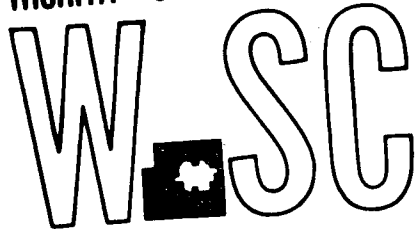


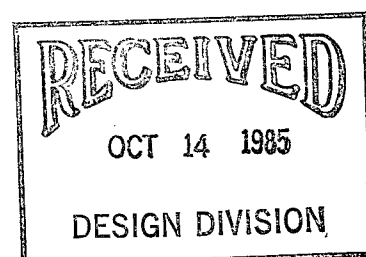
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

October 11, 1985



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

Re: S/D 85-84 - Final Plat of Leiker Addition

C
O
P
Y

Gentlemen:

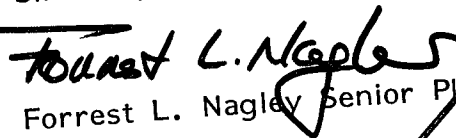
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 10, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- B. 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 17, 1985. If you have any questions concerning this matter, please call.

Sincerely,

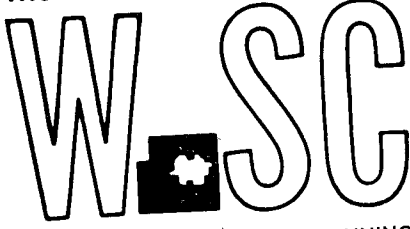

Forrest L. Nagley, Senior Planner

FLN:mlh

Enclosure

cc: D. R. Denton, c/o David M. Leiker, 435 North Bluff, Wichita, KS 67208
Tony Strunk, 2600 S. 183rd St. West, Wichita, KS 67052
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



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October 17, 1985

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

Re: S/D 85-84 - Final Plat of Leiker Addition

C
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P
Y

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 17, 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 October 11, 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: D. R. Denton, c/o David M. Leiker, 435 North Bluff, Wichita, KS
67208
Tony Strunk, 2600 S. 183rd St. West, Wichita, KS 67052
✓Mike Lindebak, City Engineer



Pre Sub Oct. 10 85

1. Edward Clardy. Setback Vacation. No water problem.
2. Karl Solomon. Sewer Esmt. Vacation. No water problem.
3. John Monteith. Utility Esmt. Vacation. No water problem.
4. Carriage Park Care Center. 12" Water along north side,
24" Water along west side. No water problem.
5. Wickham Addition. City water not yet available. No water
problems.
6. Gordon Norris Second Addition. No water problems.
7. A. M. F. Addition. Item B. Cessna has a proposed water
project to extend water from 31st St. So. to N.W. of
Cessna Wallace Property. If necessary, A.M.F. owner
could become part of the project. Status of Cessna project:
it is a "go", but by A.D. or Private Contractor is unknown.
8. Cottonwood Village Sixth Addition. Item B. Water to be extended.
No water problem.
9. Andria Addition. Item B, water to be extended. Note: Water
is existing across property along Maple, in Maple R/W.
10. Racon Addition. Item B. No water available. No water
problems.
11. Vulcan-Frontier Addition. Item B. No city water available.
12. Leiker Addition. Existing water. No water problems
13. Wong Addition. No water problems. Existing water available.
14. West Side Free Will Baptist Church Addition. Item B. Water not yet
available. No water problems.

15. Roy Alladdawi. Grant Utility Esmt. No water problems.
16. Marvin Nieden. Grant Utility Esmt. No water problem.
17. Angelo Fasciano. Grant Utility Esmt. No water problem.
18. The Pines Associates. Grant Utility Esmt. No water problem.

S/D No.: 85-84 Name: LEIKER ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 10/10/85

DESCRIPTION

General Location: South of Maple between Sheridan and All Hallows.
Owner: D. R. Denton, c/o David M. Leiker, 435 N. Bluff, Wichita, KS 67208
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.15 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 5,623.87 Sq. Ft.
4. Existing Zoning: "LC"
5. Proposed Zoning: "C"

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2677) requesting "LC" to "C" has been approved subject to replatting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- E. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property?

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