

S/D No. 82-19 Name Pawnee Mesa 2nd Addition
Date Application Rec'd. 3-19-82 Preliminary Approval _____
Scheduled S/D Meeting 4-1-82

DESCRIPTION

General Location West of Lark Lane in an area north of Pawnee

Owner Builders, Inc.
Surveyor/Engineer Van Doren-Hazard-Stallings
Address 260 N. Rock Rd., Suite 250 Zip Code 67206 Phone 686-7303
Wichita, Ks.

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|---|------------------------------|
| 1. Gross Acreage of Plat <u>9.2</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential <u>50</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>50</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>50 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>5,000 sq. ft.</u> | streets _____ yes _____ no |
| 5. Existing Zoning <u>"AA"</u> | |
| 6. Proposed Zoning <u>"AA" w/BZA approval on variances</u> | |
| 9. Is public water available <input checked="" type="checkbox"/> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <input checked="" type="checkbox"/> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No _____ | |
| 12. City of Wichita <input checked="" type="checkbox"/> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

NOTE: On March 23, 1982, the Board of Zoning Appeals reviewed a request to reduce the minimum lot area from 6,000 square feet to 5,000 square feet; reduce the front yard setback from 25 feet to 20 feet; and reduce one side yard setback on each lot from 6 feet to "0" feet. The request was approved.

- A. The applicant shall guarantee extension of sanitary sewer to serve Lot 13, Block 1, and Lot 23, Block 2.
- B. The applicant shall make satisfactory arrangements with the Wichita Water Department regarding water service line revisions.
- C. The five-foot maintenance easements will need to be granted also on the lots with 10-foot side yard utility easements. The plat's text shall reference what the maintenance easements are for and who is to benefit from them.
- D. The engineer's certificate shall reference the vacation of platted easements, setbacks, etc., being by virtue of K.S.A. 12-512(b).
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

Lot Areas Needed or % area of old lots in each new lot