

S/D No.: 84-119 Name: LANSDOWNE ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 12/20/84

DESCRIPTION

General Location: At the southeast corner of 2nd Street and Tyler.  
Owner: Dr. Ray Lansdowne, 2526 E. Central, Wichita, KS 67214  
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 1.2 Acres
  2. Number of Lots:
    - Residential: 1
    - Office:
    - Commercial:
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 49,560 Sq. Ft.
  4. Existing Zoning: "AA"
  5. Proposed Zoning: "B"
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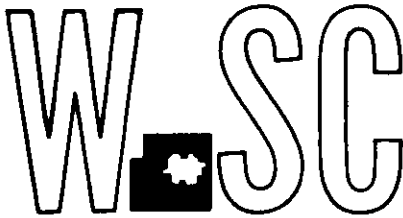
STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2634), requesting "AA" to "B", has been approved subject to replatting.

- A. The representative from the City Engineer's office should be prepared to comment if the already improved 2nd Street requires additional half-street right-of-way with this plat.
- B. The applicant shall submit a notarized sidewalk certificate stating that a sidewalk will be constructed on 2nd Street adjacent to this plat at the time of site redevelopment. (Collector street.)
- C. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan.
- D. Closure computations shall be submitted with the final plat tracing.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

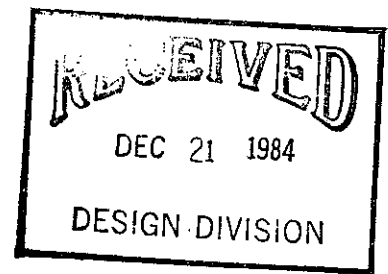
NOTE: This plat has been submitted in final form only.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



December 21, 1984

Mr. Gary Wiley  
Professional Engineering Consultants, P.A.  
1440 East English  
Wichita, KS 67211

Re: S/D 84-119 - Final Plat of Lansdowne Addition

Dear Gary:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 20, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall submit a notarized sidewalk certificate stating that a sidewalk will be constructed on 2nd Street adjacent to this plat at the time of site redevelopment. (Collector street.)
- B. The final plat tracing shall indicate the 12-foot utility easement existing adjacent to the east line of the lot.
- C. Closure computations shall be submitted with the final plat tracing.
- D. 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, January 10, 1985. If you have any questions concerning this matter, please call.

Sincerely,

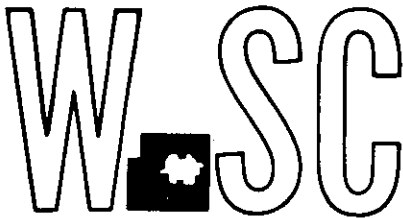
  
Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Dr. Ray Lansdowne, 2526 E. Central, Wichita, KS 67214  
~~X~~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

January 10, 1985

Mr. Gary Wiley  
Professional Engineering Consultants, P.A.  
1440 East English  
Wichita, KS 67211

Re.: S/D 84-119 - Final Plat of Lansdowne Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 10, 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 21, 1984.

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 platlor.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

*Barbara R. Bonanni*

Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: Dr. Ray Lansdowne, 2526 E. Central, Wichita, KS 67214  
XMike Lindebak, City Engineer

