

S/D No.: 84-115 Name: ROBERT LIGHTNER ADDITION

Preliminary Approved: 12/6/84  
Scheduled S/D Meeting: 1/3/85

DESCRIPTION

General Location: At the northeast corner of Orme and Calhoun  
Owner: Lightner Hotels, Inc., et al, 250 West Douglas, Wichita, KS 67202  
Surveyor/Engineer: Moehring and Associates

1. Gross Acreage of Plat: 1.25 Acres ±
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 1
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 54,754 Sq. Ft.
  4. Existing Zoning: LC & AA
  5. Proposed Zoning: LC
- 

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2638) requesting "A" to "LC" zoning has been approved subject to replatting.

- A. The applicant shall submit a sidewalk certificate which states that a sidewalk will be constructed on Calhoun and Orme adjacent to this lot at the time of site redevelopment (commercial zoning and existing sidewalk system to north and east).
- B. The applicant is advised that the narrow, residential-width driveways to Calhoun should either be closed or reconstructed to a commercial-width standard.
- C. The representative from the City Engineer's office should be prepared to comment on the acceptability of the utility easement adjacent to the east line of the proposed lot.
- D. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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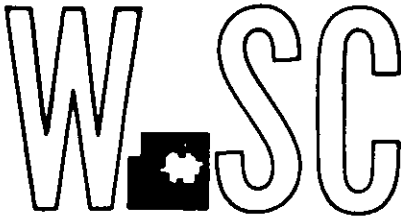
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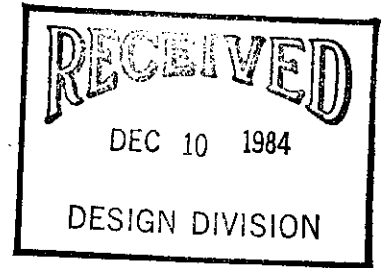
- A. The applicant shall submit a sidewalk certificate which states that a sidewalk will be constructed on Calhoun and Orme adjacent to this lot at the time of site redevelopment (commercial zoning and existing sidewalk system to north and east).
- B. The final plat shall indicate a tie point to a previously platted lot corner or section corner.
- C. The applicant is advised that the narrow, residential width driveways to Calhoun should either be closed or reconstructed to a commercial width standard
- D. The final plat shall indicate the following building setbacks:
  1. 25-foot setback from Orme Street.
  2. 25-foot setback from Calhoun Drive.
- E. The final plat shall indicate the platting of "complete access control" to Orme across the south line of this plat.
- F. The representative from the City Engineer's Office and the representatives from the Utility Advisory Committee should be prepared to comment on the acceptability of the applicant's proposal to reduce the width of existing utility easements along the north and east lines of this plat.
- G. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage concept for this plat.
- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



December 7, 1984

Moehring & Associates  
433 South Hydraulic  
Wichita, KS 67211

Re: S/D 84-115 - Preliminary Plat of Robert Lightner Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 6, 1984, 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 applicant shall submit a sidewalk certificate which states that a sidewalk will be constructed on Calhoun and Orme adjacent to this lot at the time of site redevelopment (commercial zoning and existing sidewalk system to north and east).
- B. The final plat shall indicate a tie point to a previously platted lot corner or section corner.
- C. The applicant is advised that the narrow, residential width driveways to Calhoun should either be closed or reconstructed to a commercial width standard.
- D. The final plat shall indicate the following building setbacks:
  1. 25-foot setback from Orme Street.
  2. 25-foot setback from Calhoun Drive.
- E. The final plat shall indicate the platting of "complete access control" to Orme across the south line of this plat.
- F. Prior to submitting a final plat, the applicant shall meet with City Engineering regarding the size of the utility easement to be platted adjacent to the east line of the lot.

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P  
Y

Moehring & Associates

Re: S/D 84-115 - Preliminary Plat of Robert Lightner Addition

December 7, 1984

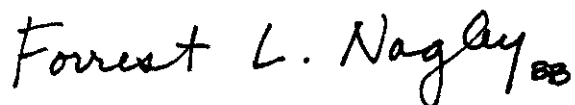
Page 2

- G. Prior to or at the time of submitting a final plat, the applicant shall submit a drainage plan to the City Engineer's office for review and approval.
- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

If you should have any questions, please call.

Sincerely,

*Forrest L. Nagley* 

Forrest L. Nagley  
Senior Planner

FLN:mlh

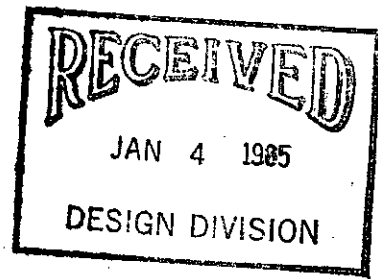
cc: Lightner Hotels, Inc., 250 West Douglas, Wichita, KS 67202  
Robert S. Lightner, 250 West Douglas, Wichita, KS 67202  
x Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



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(316) 268-4561



January 4, 1985

Moehring & Associates  
433 South Hydraulic  
Wichita, KS 67211

Re: S/D 84-115 - Final Plat of Robert Lightner Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 3, 1985, 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 sidewalk certificate which states that a sidewalk will be constructed on Calhoun and Orme adjacent to this lot at the time of site redevelopment (commercial zoning and existing sidewalk system to north and east).
- B. The applicant is advised that the narrow, residential-width driveways to Calhoun should either be closed or reconstructed to a commercial-width standard.
- C. Since this plat proposes the vacation of portions of existing utility easements, the final plat tracing shall make reference to K.S.A. 12-512(b).
- D. The applicant shall submit a cross-lot drainage agreement which allows this property to drain across the property to the east.
- E. Prior to submitting this plat for City Commission review, the applicant shall submit a revised drainage plan to City Engineering.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA - SEDGWICK COUNTY

Moehring and Associates

Re: S/D 84-115 - Final Plat of Robert Lightner Addition

January 4, 1985

Page 2

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,

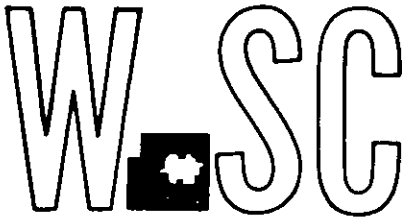
*Forrest L. Nagley* BB

Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Lightner Hotels, Inc., 250 West Douglas, Wichita, KS 67202  
Robert S. Lightner, 250 West Douglas, Wichita, KS 67202  
~~Mike Lindebak, City Engineer~~

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

January 10, 1985

Moehring & Associates  
433 South Hydraulic  
Wichita, KS 67211

Re.: S/D 84-115 - Final Plat of Robert Lightner 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 January 4, 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 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: Lightner Hotels, Inc., 250 West Douglas, Wichita, KS 67202  
Robert S. Lightner, 250 West Douglas, Wichita, KS 67202  
X Mike Lindebak, City Engineer



THIS EASEMENT made this 4<sup>th</sup> day of March, 19 85,

by and between Lightner Hotels, Inc. by Robert S. Lightner, Jr. & Frank W. Hafer  
of the first part and the City of Wichita, of the second part.

WITNESSETH: That the said first part y, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right of way and easement for the purpose of constructing, maintaining, and repairing sewer and all other public utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

An easement 5.0' in width located in Lot 2, Block A, Lightner Addition to Wichita, Sedgwick County, Kansas, more particularly described as commencing at the Southwest Corner of said Lot 2; thence N. 00°00'00" E. along the West line of said Lot 2, a distance of 60.00'; thence N. 14°11'34" W. along the West line of said Lot 2, a distance of 63.00'; thence N. 90°00'00" E., a distance of 10.31' to the point of beginning, said point being on the East line of the platted 10.0' utility easement adjacent to the West side of said Lot 2; thence N. 14°11'34" W. parallel with the West line of said Lot 2, a distance of 50.42' to a point in the South line of the platted 20.0' drainage easement in said Lot 2; thence N. 90°00'00" E. along the South line of said 20.0' drainage easement, a distance of 5.16'; thence S. 14°11'34" E., a distance of 50.42'; thence N. 90°00'00" W., a distance of 5.16' to the point of beginning.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer and all other public utilities.

IN WITNESS WHEREOF: The said first part y ha s signed these presents the day and year first written.

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
3:30 PM

MAR 4 1985  
NO. 7 34597  
PAT KETTLER  
REGISTER OF DEEDS

LIGHTNER HOTELS, INC.

By: [Signature]  
Robert S. Lightner, Jr., President

By: [Signature]  
Frank W. Hafer, Vice President

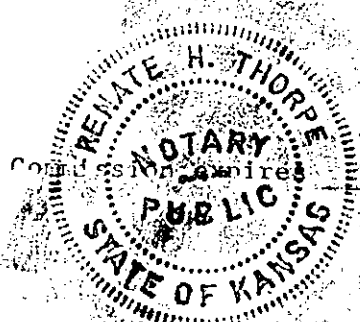
STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid Robert S. Lightner, Jr. and Frank W. Hafer

to me personally known to be the same persons who executed the foregoing instrument of writing and said persons duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 4<sup>th</sup> day of March, 19 85.

[Signature]  
Notary Public



(2 / 27 / 88)

500  
Muehring & Assoc. - 433 S. Hydraulic 67211