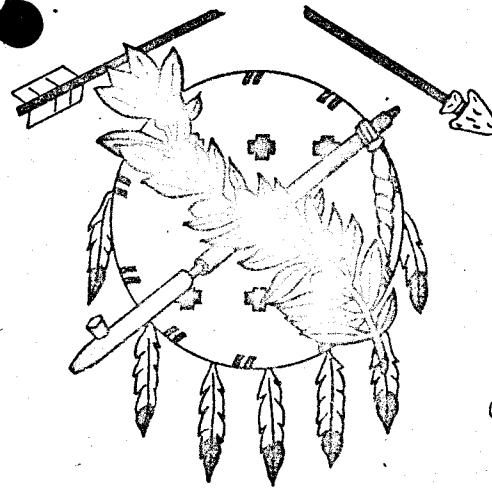


Office of
CITY PLANNER



October 5, 1982

Robert Nelson
8005 S. Peach Circle
Broken Arrow, Ok 74012

Re: BAZ #858 & PUD #30

Dear Mr. Nelson,

The Broken Arrow City Council in their meeting of October 4, 1982, approved BAZ #858, from A-1 to RMH and approved with conditions, PUD #30. Both these applications are on a 80 acre tract of land located 1/4 mile east of the County Line on the south side of Omaha (51st).

The conditions approved are as follows:

1. Subject to plat approval.
2. Lots 1 & 2, 14 & 15, Blk 7 to be left open and developed as common recreation area or clubhouse. (numbers refer to old plat)
3. Reserve A to be developed as recreation area and maintained by Home Owners Association.
4. Entire addition to have sidewalks, roll-over curbs and City standard streets.
5. Sanitary sewer to be approved by all parties concerned and the City of Broken Arrow.
6. All front building line setbacks on JoHanna Blvd., 200 E. Ave and 201 E. Ave to be minimum 25'.
7. Detailed deed of restrictions to be approved for quality control, at time of platting (with additions if necessary).
8. All lots abutting high pressure gas pipelines to have bronze monument markers placed in concrete curbs, identifying the underground lines (as done in Rockwood Addition). Details would be identified at platting stage.

Continued Page 2

City of Broken Arrow

P.O. Box 610, Broken Arrow, Oklahoma 74012 918-251-5311

9. Lots 3-13, Blk 7 (of old plat) to be reduced in length. Gas pipeline easement on Blk 7 to be part of Reserve "A" open space.
10. Lots 3-13, Blk 7 (of old plat) to have 6' privacy fencing at the rear.
11. 50' easement of Continental Oil Co. to be part of Reserve "A" and developed with a bike/jogging path.
12. Lots adjacent to 50' ONG pipeline easement to be reduced in size (not to include easement).
13. Age of mobile home units to be limited to 5 years.
14. Skirting and foundations to be complete within 30 days (item K, restrictive covenants).
15. Maximum number of lots to be 249.
16. Minimum width of mobile home lots to be 50'.
17. West perimeter lots to be fenced with a minimum 6' opaque privacy fence. (In rear of lots 1-5 and 11 & 12 as shown in drawing of 9-29-82) Fencing to begin at edge of flood plain on Lot 12 to north property line of Lot 1.

Action by the Council regarding these applications is recorded in the minutes of the October 4, 1982 meeting.

An ordinance will be issued on BAZ #858 as soon as our Staff can formulate the legal description and present the Ordinance to the Council for their final approval.

Should you have any questions regarding this matter, please contact me.

Sincerely,

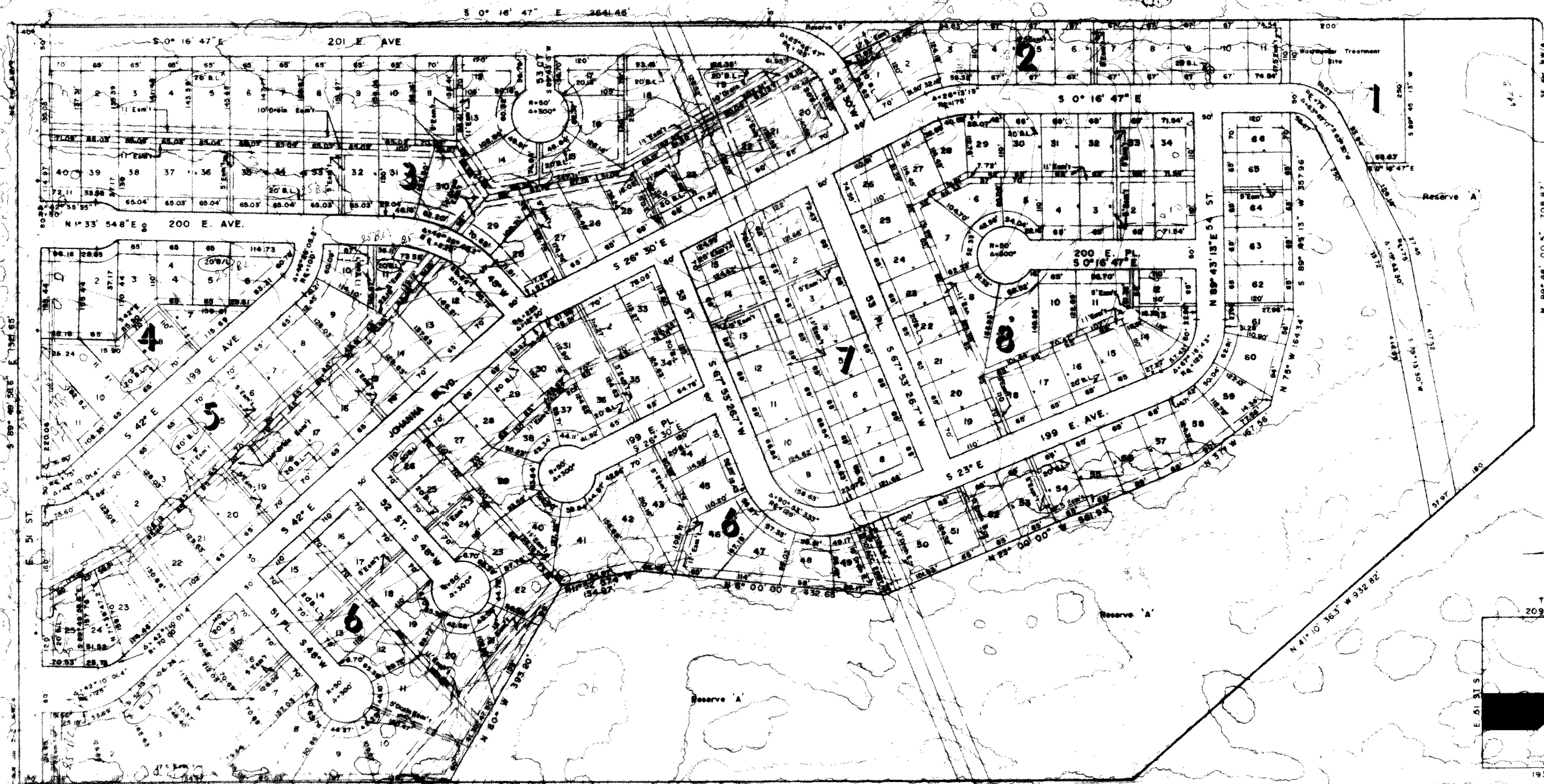
Farhad K. Daroga

Farhad K. Daroga
City Planner

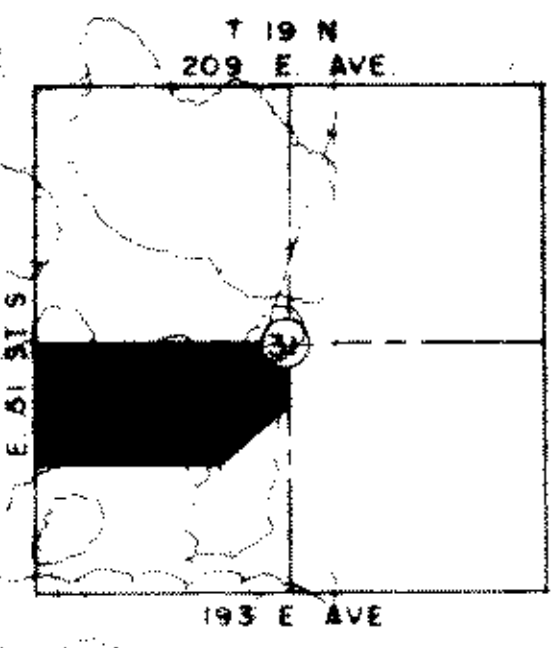
cc: Jim Whitlock

JOHANNA WOODS

AN ADDITION LOCATED IN THE E/2
OF THE NW/4 OF SECTION 31, T-19-N
R-15-E WAGONER COUNTY, OKLAHOMA
CONTAINING 75.14 ACRES MORE OR LESS

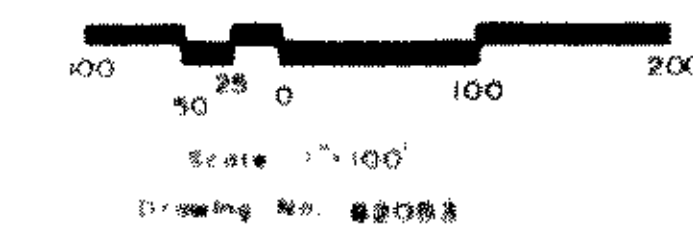


OWNER:



ENGINEER

SPRADLING & ASSOCIATES, INC.
5840 S. MEMORIAL, SUITE 211
TULSA, OKLAHOMA 74135
918-622-7274



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JUN 16 1982
PLANNING COMM.

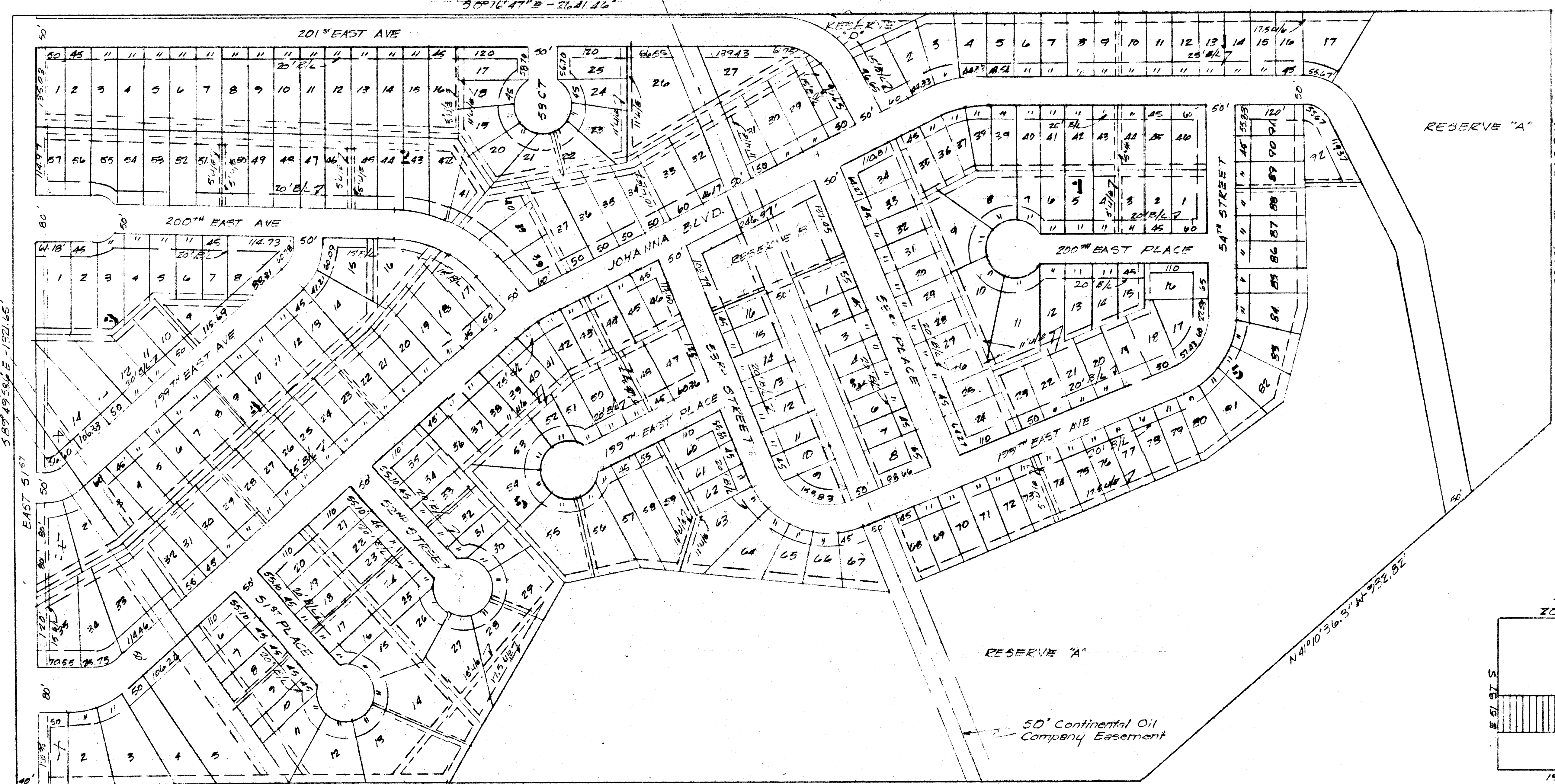
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CITY OF B.A.

JOHANNA WOODS

AN ADDITION LOCATED IN THE E/2 OF THE NW/4 OF
SECTION 31, T-19-N, R-13-E, WAGONER COUNTY,
OKLAHOMA CONTAINING 75.14 ACRES MORE OR LESS

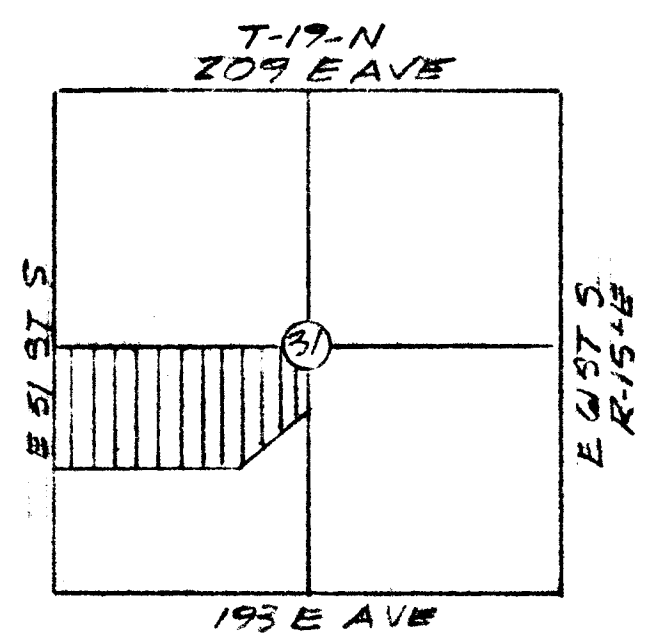
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BROKEN ARROW
PLANNING COMM.

Lot - 276



OWNER

BOB NELSON
324 E. KENOSHA
BROKEN ARROW OK.
(713) 215-9434

UNPLATTED

ENGINEER

SPRADLING & ASSOCIATES INC.
5840 S. MEMORIAL SUITE 211
TULSA OKLAHOMA 74145
918-622-7274

