

STAFF COMMENTS:

- A. The plat of Linwood Acres dedicated 30 feet of right-of-way for Greenwich Road. Although the platting binder refers to a recorded easement for ten additional feet of right-of-way, that was an easement, not a dedication. Therefore, this plat needs to dedicate the west 20 feet for street right-of-way rather than just 10 feet.
- B. 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.
- C. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- D. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

METROPOLITAN AREA PLANNING COMMISSION

September 22, 1994

STAFF REPORT
(Final Plat Approved 9/15/94)

CASE NUMBER: S/D 94-67 NEITZEL ADDITION

OWNER/APPLICANT: Floyd L. Neitzel, 2415 Herrington, Wichita, KS 67210

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: North of Lewis on the east side of Greenwich Road

SITE SIZE: 0.88 Acres

NUMBER OF LOTS

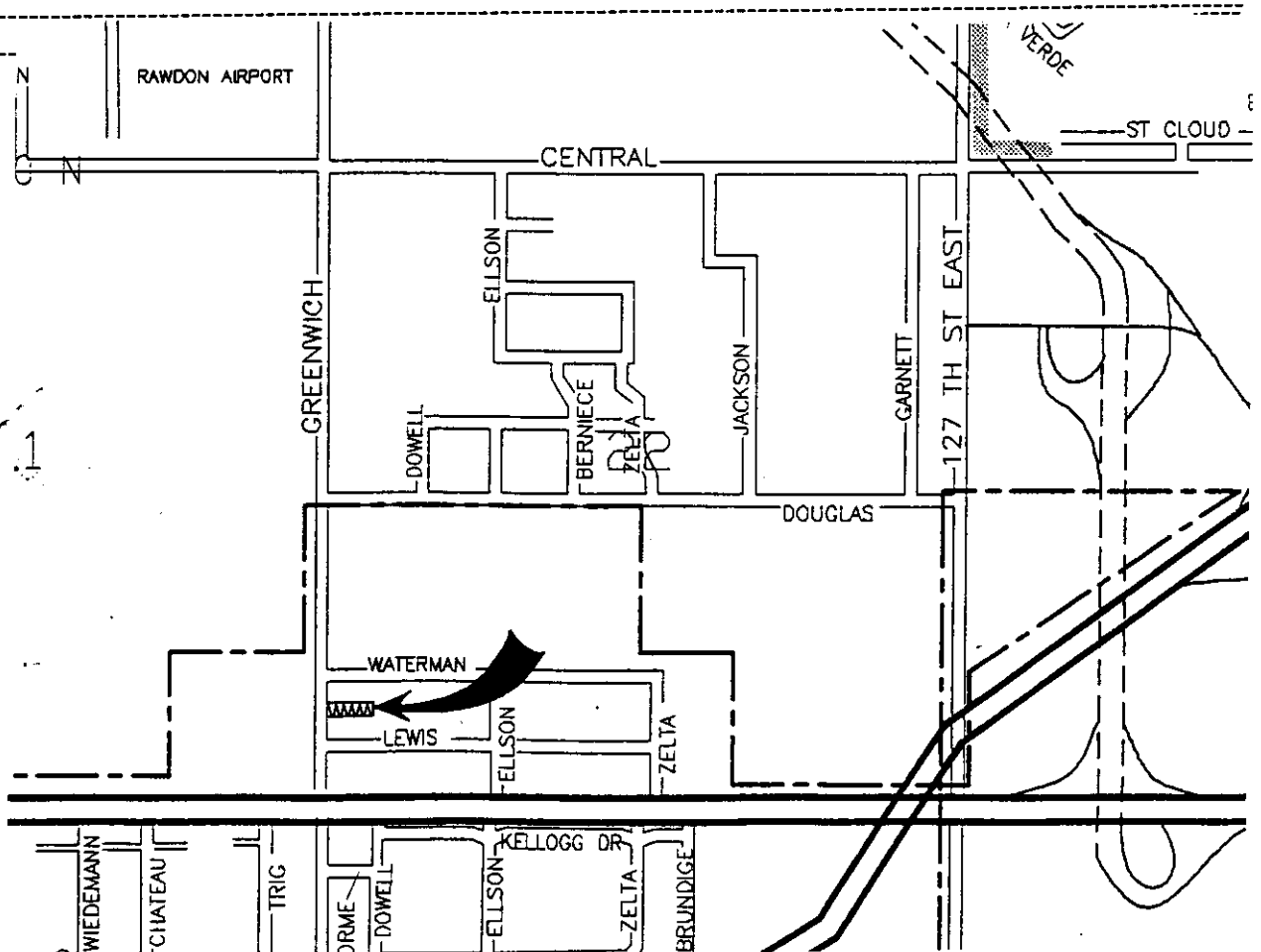
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 36,461 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "C" (Z-3138)

VICINITY MAP:



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

September 23, 1994

P.E.C., P.A.
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

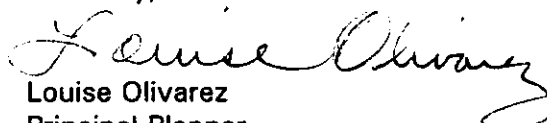
Re: S/D 94-67 - NEITZEL ADDITION (Final Plat)

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on September 22, 1994, 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. The plat is scheduled for hearing before the Wichita City Council on October 4, 1994.

Please call if you have any questions.

Sincerely,


Louise Olivarez
Principal Planner

LO:rh

cc: Floyd L. Neitzel, 2415 Herrington, Wichita, KS 67210
Lyman Ray, Box 30, Eagle Drive, Kaw City, OK 74641
Mike Lindebak, City Engineer

PLAT *NEITZEL ADDITION*
TO WICHITA, SEDWICK COUNTY, KANSAS

TO THE CONDITIONS OF APPROVAL SET FORTH
ED IN OUR LETTER DATED 9/16/94

888' ±

GREENWICH ROAD

Access Control except One opening

50'

10'

50'

101.00' P

101.08' P

35' Bldg. Stbk. Line

20' Utility Easement

100.97' W

50' 05' 19" W

101.00' P

360.93' W

360.78' W

101.00' P

LOT 1
BLOCK 1

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

I, MICHAEL W. BERRY, A REGISTERED LAND SURVEYOR IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 16 DAY OF SEPTEMBER, 1994, I HAVE CAUSED TO BE SURVEYED AND PLATTED NEITZEL ADDITION, TO WICHITA, SEDGWICK COUNTY, KANSAS, INTO A LOT, A BLOCK AND A STREET, THE SAME BEING A REPLAT OF LOT 21, LINWOOD ACRES, SEDGWICK COUNTY, KANSAS.

ALL PORTIONS OF LOT 21, LINWOOD ACRES, SEDGWICK COUNTY, KANSAS ARE HEREBY VACATED AND REPLATTED BY VIRTUE OF K.S.A. 12-512(CB) AMENDED

MICHAEL W. BERRY, R.L.S. NO. 946

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS, ON THIS 16 DAY OF SEPTEMBER, 1994.

JAMES D. MINER, CHAIRMAN

MARVIN S. KROUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS, ON THIS 16 DAY OF SEPTEMBER, 1994.

S.W. Corner
Sec. 22, T27S, R2E
of the 6th P.M.

KELLOGG

ED RESA _____, DEPUTY