

STAFF COMMENTS:

- A. Approval of this plat shall be subject to any conditions of the associated zone change case (Z-3026).
- B. As provided for under the sidewalk ordinance, multi-family zoning requires the installation of sidewalks along adjacent streets (non-arterials). A fairly extensive sidewalk system exists in this general area and this block in particular is surrounded by sidewalk except for the section along 12th Street adjacent to this plat. Since 12th Street is built, the applicant shall submit a sidewalk certificate for the installation of sidewalk along 12th Street, adjacent to this plat.
- C. At the time that a final plat is submitted to Planning, a title report is also to be submitted. The title report, however, was not submitted with the final plat and shall therefore be submitted with the final plat tracing.
- D. 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.
- E. 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.
- F. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.

June 6, 1991

STAFF REPORT
(Final Plat Approved May 30, 1991)

CASE NUMBER: S/D 91-26 - BLT ADDITION

OWNER/APPLICANT: BLT Partners c/o Edward J. Roberts, 1020 N. Main, Wichita, KS 67203

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: SE corner of Pearce and 12th St. N.

SITE SIZE: .3 Acres

NUMBER OF LOTS

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

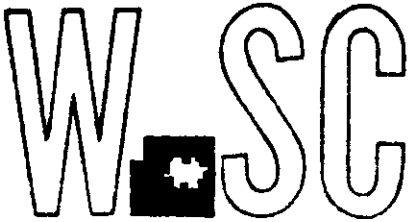
MINIMUM LOT AREA: 12,635 sq. ft.

CURRENT ZONING: "A" Two Family

PROPOSED ZONING: "RB" Four Family

VICINITY MAP:





METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

June 7, 1991

Greg Sevrens
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 91-26 (Final Plat) BLT Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on June 6, 1991, 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 May 31, 1991.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

Kandace A. Jones
Associate Planner

KJ:sm

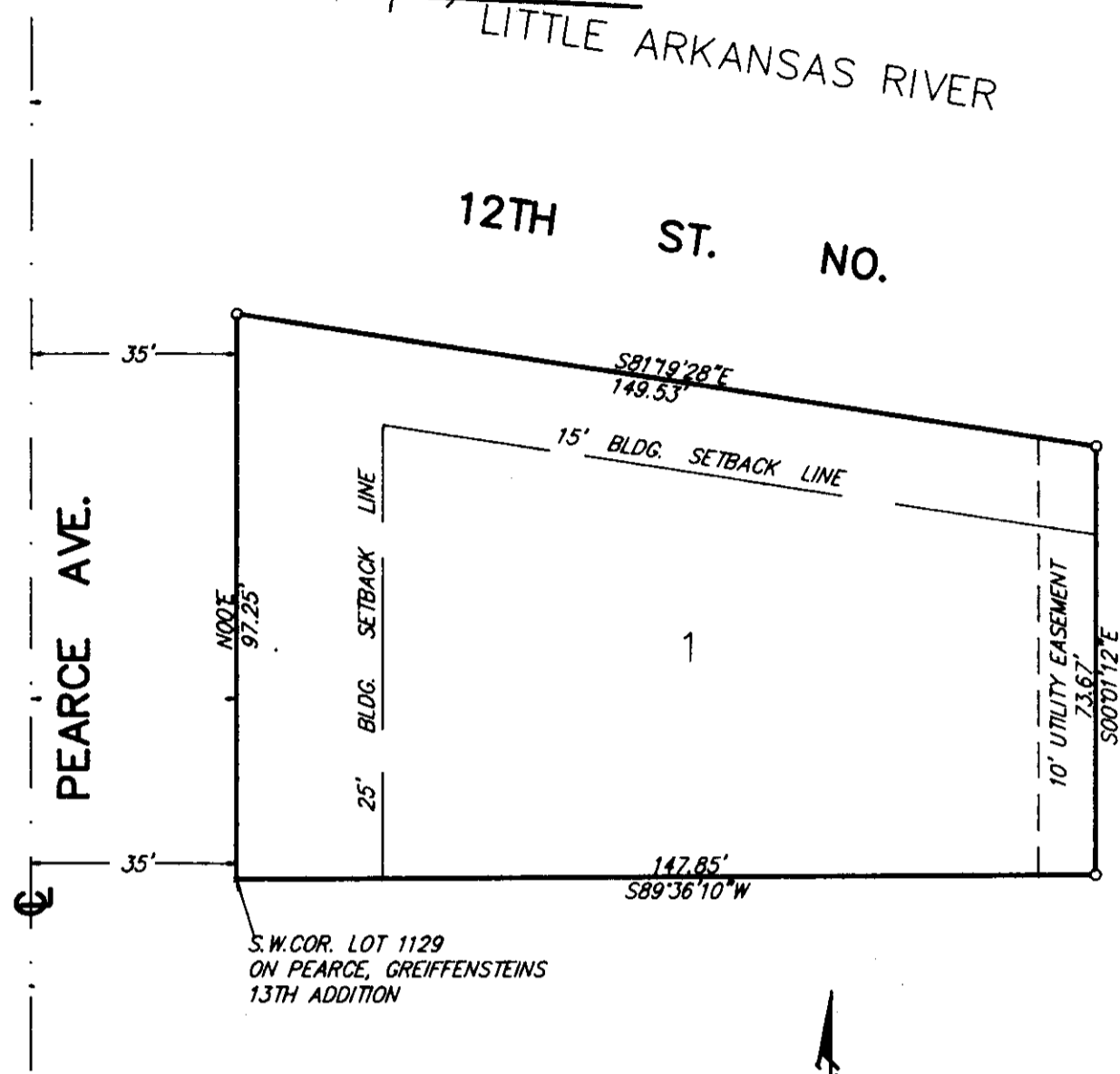
cc: BLT Partners c/o Edward J. Roberts, 1020 N. Main, Wichita,
KS 67203
Mike Lindebak, City Engineer

FILE COPY

OFFICE COPY
DO NOT REMOVE

FINAL PLAT
BLT ADDITION

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 5/30/91 SUBJECT **WICHITA, SEDGWICK COUNTY, KANSAS**
TO THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED 5/31/91



State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed
and platted "BLT ADDITION", Wichita, Sedgwick County, Kansas, and
that the accompanying plat is a true and correct exhibit of the prop-
erty surveyed, described as all of Lots 1129, 1131, 1133, and Lot 1135
except that part taken for 12th St. by City Ordinance, all on Pearce
Ave., together with the W.1/2 of vacated Alley adjacent on the east,
all in Greiffenstein's Thirteenth Addition to the City of Wichita, Sedg-
wick County, Kansas, and together with a portion of 12 St. as pre-
viously taken by City Ordinance, being originally a portion of said Lot
1135, all being more particularly described as beginning at the S.W.
Cor. of said Lot 1129; thence N00°E, along the east line of Pearce
Ave., 97.25 feet; thence S81°19'28"E, 149.53 feet; thence S00°01'12"E
73.67 feet; thence S89°36'10"W, 147.85 feet to the place of be-
ginning

The above described portion of street and alley are hereby vacated
by virtue of K.S.A 12-512 (b).

All being situated in the N.W. 1/4 of Sec. 17, Twp. 27-S, R-1-E
of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Date

Surveyor

Gregory F. Severns

Know all men by these presents that we
the undersigned, have caused the land described in the surveyors
certificate to be platted into a lot to be known as "BLT ADDITION",
Wichita, Sedgwick County, Kansas. The utility easement is hereby
granted as indicated for the construction and maintenance of all
public utilities.

BLT Partners

Partner

Edward J. Roberts

This plat of "BLT ADDITION", Wich-
ita, Sedgwick County, Kansas, has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Commis-
sion, Wichita, Kansas.

Dated this _____ day of _____ 1991.

Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman

George D. Sherman

Secretary

Marvin S. Krout

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____ 1991, by Edward J. Roberts,
Partner of BLT Partners.

Notary Public

My App't Exp. _____

This plat approved and all dedications shown
hereon accepted by the City Council of the City of Wichita, Kansas,
this _____ day of _____ 1991.

Entered on transfer record this _____ day
of _____ 1991.

County Clerk

Don Wright

Mayor

Bob Knight

City Clerk

Pat Burnett

State of Kansas) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____ 1991, at _____ o'clock _____ M; and is duly recorded.

Register of Deeds

Pat Kettler

Deputy

Ed Resa