

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

December 22, 1988

Reiss & Goodness Engineers
2160 W. 21st Street
Wichita, KS 67203

Re: S/D 88-95 - Harry Simon Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on December 21, 1988, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 16, 1988.

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 ^{1st Half only} 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Harry Simon, 5512 W. Central
Wichita, KS 67212
Mary Carlile, City Clerk
P.O. Box 158, Colwich, KS 67030
Jim Weber, County Engineer
Ron Worley, County Public Works

FILE COPY

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee the construction of 48th Street North Circle to suburban street standards.
- C. On the final plat tracing, the interior street shall be indicated as 48th Street North Circle and not "38th".
- D. On the final plat tracing, the MAPC signature shall be amended to indicate Sue L. Crockett as Chairman.
- E. The applicant is advised that the County Commission's signature block may need to be amended to reflect changes in the Chairman and Chairman, Pro-Tem, depending upon when the final tracing is submitted.
- 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. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

December 21, 1988

STAFF REPORT

(Final Plat Approved 12/15/88, Preliminary Plat Approved 11/17/88)

CASE NUMBER: S/D 88-95 - HARRY SIMON ADDITION (Formerly Simon Addition)

OWNER/APPLICANT: Harry Simon, 5512 W. Central, Wichita, KS 67212

SURVEYOR/ENGINEER: Reiss & Goodness Engineers

LOCATION: 167th Street West, in an area north of 45th Street North

SITE SIZE: 38.69 Acres

NUMBER OF LOTS

Residential:	7
Office:	
Commercial:	
Industrial:	
Total:	7

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R" (rural residential)

PROPOSED ZONING: "R" (rural residential)

VICINITY MAP:

