STAFF COMMENTS:

A. The final plat shall indicate the platting of the 20-foot building setback from Hillside through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.

B. On the final plat tracing, it shall be noted that a contingent dedication has been established by separate instrument, for the area of easement presently encumbered by a garage. This contingent dedication shall be provided with the plat tracing, to the Planning Department for approval and recording. This dedication shall indicate the easement will become effective at the time the involved property is no longer used soley for residential purposes.

C. 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.

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.

E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

F. Recording of the plat within 30 days after approval by the City Council.

G. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

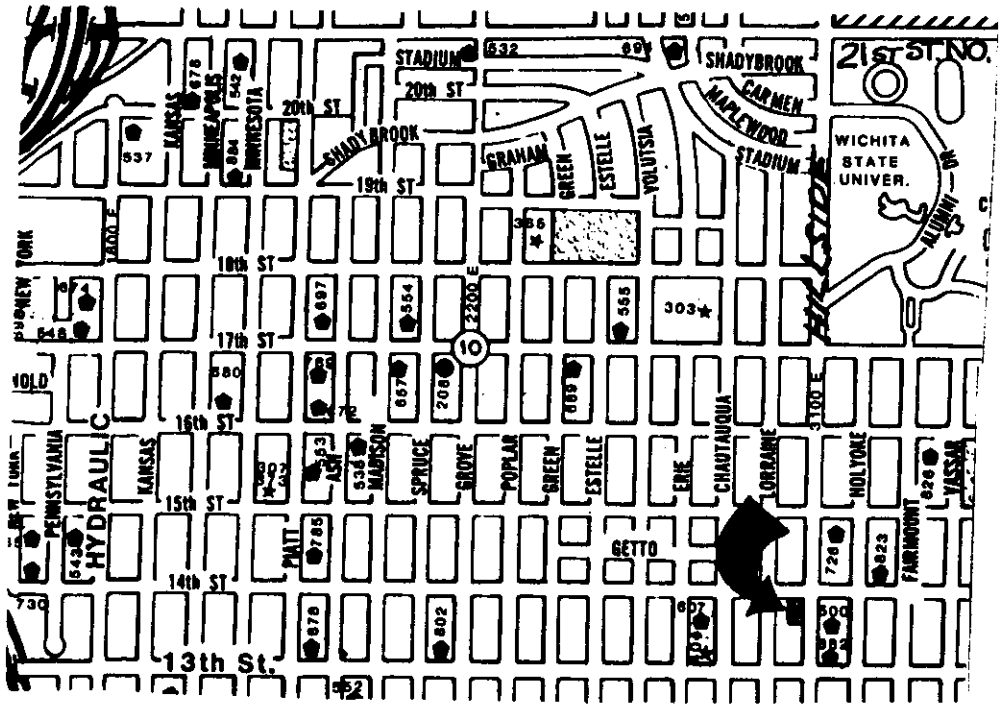
AGENDA ITEM NO. 2-5

April 26, 1990

STAFF REPORT
(Final Plat Approved 4/19/90)

CASE NUMBER:	S/D 90-2 - JESSE WILLIAMS ADDITION
OWNER/APPLICANT:	Jesse C. Williams, 2762 Pershing, Wichita, KS 67220
SURVEYOR/ENGINEER:	Baughman Company, P.A.
LOCATION:	Southwest corner of Hillside and 14th St. North
SITE SIZE:	0.6 Acres
NUMBER OF LOTS	
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2
MINIMUM LOT AREA:	10,350 sq. ft.
CURRENT ZONING:	"RB" Four Family Dwelling District
PROPOSED ZONING:	"BB" Office District (Z-2968)

VICINITY MAP:



JESSE WILLIAMS ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4/19/90 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4/20/90

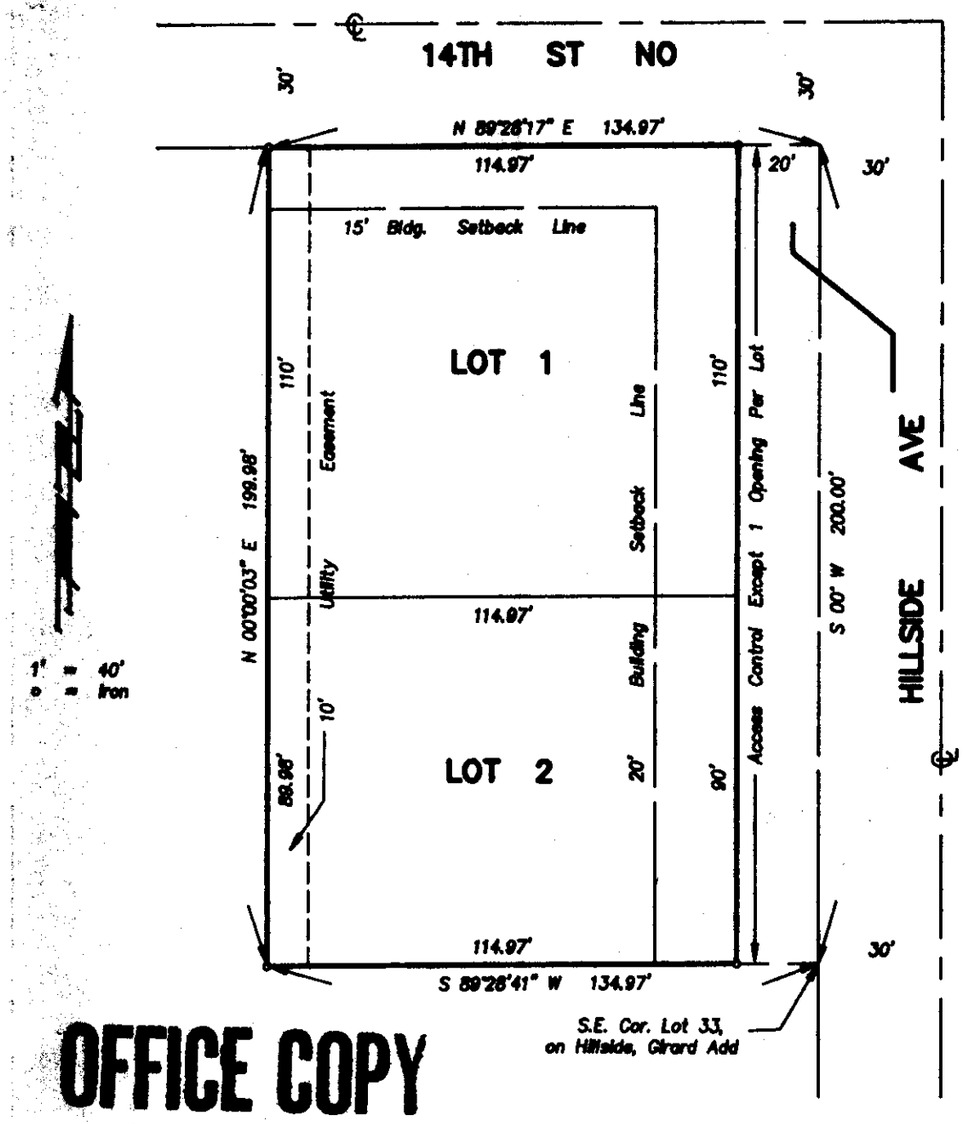
State of Kansas } S.S.
Sedgwick County }

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "JESSE WILLIAMS ADDITION," Wichita, Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as and being a replat of Lots 33, 35, 37, 39, 41, 43, 45, and 47 on Hillside, Girard Addition, Wichita, Kansas.

Baughman Company, P.A.

_____

_____ Surveyor
Mark A. Savoy



OFFICE COPY
DO NOT REMOVE

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into lots and a street to be known as "JESSE WILLIAMS ADDITION," Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Hillside Avenue over and across the east line of lots 1 and 2 are hereby granted to the City of Wichita, provided however that lots 1 and 2 shall each have access to Hillside Avenue at one point as shall be determined by the City Engineer of the City of Wichita, Kansas.

This plat of "JESSE WILLIAMS ADDITION," Wichita, Sedgwick County, Kansas, has been submitted to and approved by the Wichita - Sedgwick County Metropolitan Area Planning Commission.
Dated this ___ day of _____, 1990.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
Wayne L. Brinegar

_____ Secretary
Marvin S. Krout

_____ Jesse C. Williams

_____ Gloria L. Williams

State of Kansas } S.S.
Sedgwick County }

The foregoing instrument was acknowledged before me this ___ day of _____, 1990, by Jesse C. Williams and Gloria L. Williams, husband and wife.

_____ 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 _____, 1990.

_____ Mayor
Bob Knight

_____ City Clerk
John Mair

State of Kansas } S.S.
Sedgwick County }

This is to certify that this plat has been filed for record in the office of the Register of Deeds this ___ day of _____ 1990, ___ o'clock, __ M.; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa

Entered on transfer record this ___ day of _____, 1990.

_____ County Clerk
Don Wright

SEDGWICK COUNTY

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

April 27, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-22 - JESSE WILLIAMS ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 26, 1990, 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 April 20, 1990.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.

3. Certification that all due real estate taxes have been paid.

4. 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,

Don Losew

Don Losew
Senior Planner

DL:sm
cc: Jesse C. Williams, 2762 Pershing, Wichita, KS 67220
Mike Lindebak, City Engineer

FILE COPY