

June 26, 1987

Jack V. Gibbs
856 Redbarn
Wichita, Ks. 67212

Re: S/D No. 87-52 Final Plat of New Creation Christian Church Addition

Dear Mr. Gibbs:

At the regular meeting of the Metropolitan Area Planning Commission on 6/25/87, 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 6/19/87.

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.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:le

cc: New Creation Christian Church, Bill Henneberg, 413 Countryview,
Wichita, Ks. 67212

S/D No.: 87-52 Name: NEW CREATION CHRISTIAN CHURCH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 6/18/87

DESCRIPTION

General Location: On the north side of 21st Street North, in an area east of Tyler Road.

Owner: New Creation Christian Church, Bill Henneberg, 413 Countryview, 67212.

Surveyor/Engineer: Jack V. Gibbs, Land Surveyor LS-149

1. Gross Acreage of Plat: 5.00
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1
 - Total: 1
 3. Minimum Lot Area: 5.00 acres
 4. Existing Zoning: R-1 County
 5. Proposed Zoning: AA City - Single family after annexation
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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since this property is adjacent to the Wichita City Limits, the applicant shall request annexation of this property into the City of Wichita. This request shall be submitted prior to this plat being scheduled for City Council review.
- F. On the final plat tracing, an 80-foot dimension shall be provided from the south line of Section 4 to the south line of the proposed lot.
- G. 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.
- H. 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.
- 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.
- K. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, on any drainage guarantee required within this plat?

NOTE: This plat has been submitted in final form only.