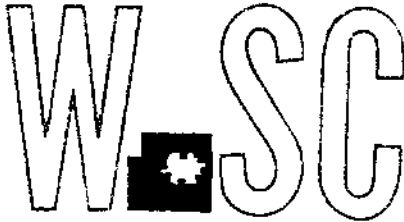


WICHITA SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL -- TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

August 5, 1988

Baughman Company, P.A.  
315 Ellis  
Wichita, Kansas 67211

Re: S/D 88-60 - Josh's Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 4, 1988, 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 July 29, 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 the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew  
Planner

DL/pb

cc: Howard D. and Peggy J. Ricketts, 636 South West Street, Wichita 67213  
Mike Lindebak, City Engineer



JOSHN'S ADDN. PT. 2

SUBDIVISION COMMITTEE RECOMMENDATIONS:

- A. The applicant is advised that if he wishes, a 20-foot building setback to Tyler Road may be indicated on the final plat tracing.
- B. The applicant shall either eliminate the access opening to Tyler Road on the final plat tracing, or make arrangements with City Engineering for payment of any special assessments required with the improvements associated with Tyler Road.
- C. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the City Council.

AUGUST 4, 1988

STAFF REPORT  
(Final)

CASE NUMBER: S/D 88-60 - JOSH'S ADDITION

OWNER/APPLICANT: Howard D. and Peggy J. Ricketts, 636 South West Street,  
Wichita, KS. 67213

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Northeast corner of Tyler Road and Tyler Court in an  
area south of Maple

SITE SIZE: 0.299 Acres

NUMBER OF LOTS:

|              |   |
|--------------|---|
| Residential: |   |
| Office:      |   |
| Commercial:  | 1 |
| Industrial:  |   |
| Total:       | 1 |

MINIMUM LOT AREA: 13,045.2

CURRENT ZONING: "BB"

PROPOSED ZONING: "OC" (Z-2889)

VICINITY MAP:

