

December 11, 1986

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

Re: Final Plat S/D 86-107 - MONTEREY ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 11, 1986, 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 December 5, 1986.

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 platlor.
3. Certification that all real estate taxes for the first half of 1986 and all prior years have been paid.

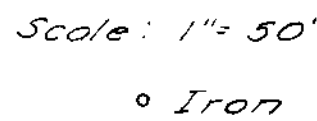
Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Lindy Andeel, et al, 358 N. Rock Road, Wichita, KS 67206



Final Plat
SUBDIVISION REPORT

SUBVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-107 Name: MONTEREY ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 12/4/86

DESCRIPTION

General Location: North side of 47th Street South between Broadway and Emporia.

Owner: Lindy Andeel, et al, 358 N. Rock Road, Wichita, KS 67206

Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 1.8
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 2
 - Total: 2
 3. Minimum Lot Area: 34,750
 4. Existing Zoning: "AA" and "E"
 5. Proposed Zoning: "E" (Z-2825)
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STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (Z-2825) requesting "AA" (single-family) and "E" (light industrial) to "E" (light industrial). This associated zone case will be considered by the Planning Commission on December 22, 1986.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The final plat tracing shall correct the M.A.P.C signature block to reference JOHN TERRY MOORE as the M.A.P.C. Chairman.
- 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. 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.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- G. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, are any drainage guarantees required?
- H. The representatives from City and Traffic Engineering should be prepared to comment on what type of improvements need to be made to the curb line on the 47th Street South Frontage Road. The sketch plat indicates a 136-foot wide approach to this street.

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