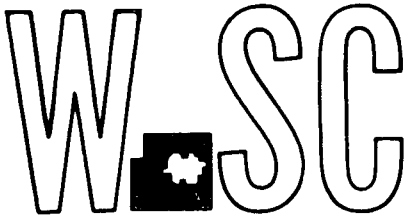
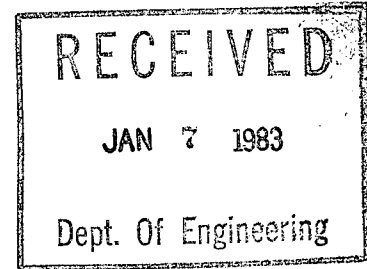


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



January 7, 1983

Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

Re: S/D 82-71 - Final plat of Dulobery Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 6, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall submit an avigational easement and a restrictive covenant stating that any habitable building constructed on this land shall be so designed and constructed as to minimize noise pollution.
- B. The Subdivision Committee recommends that the two existing drives on Central be allowed to remain. The final plat tracing shall be revised accordingly.
- C. The applicant shall attempt to obtain a valid petition for paving Hoover from Newell to the south line of the existing pavement. If this cannot be done, it is recommended that the City Commission order in the paving as a connecting link. The approved drainage plan is subject to Hoover being paved.
- D. Because of the light commercial zoning of this property, a sidewalk is required on Hoover as well as on Central. The applicant shall submit a sidewalk certificate stating that a sidewalk will be installed on Hoover adjacent to Lots 1 and 2 at such time as further development occurs. (A sidewalk already exists on Central.)
- E. The billboard located on Lot 2 shall be removed prior to recording this plat. The billboard on Lot 1 will have to be brought into compliance with the sign regulations.
- F. Since the west line of this property abuts I-235, this highway designation shall be shown on the final plat tracing. Complete access control to I-235 shall be granted.

Baughman Company

1-7-83

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- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Any reduction of the existing easement on the west side of the plat will require a separate vacation application which shall be completed prior to recording this plat.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 13, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Shamrock Properties, Inc., c/o Kenneth Edminster, 3001 S.
Broadway, 67216
X Mike Lindebak, City Engineering