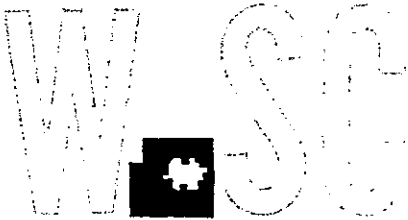


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

July 7, 1989

Michele R. Hall
c/o Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: S/D 89-40 BOBWHITE ADDITION

Dear Ms. Hall:

At the regular meeting of the Metropolitan Area Planning Commission on July 6, 1989, 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 3, 1989.

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 plator.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

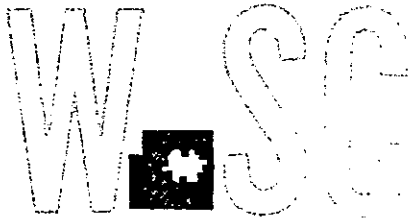
Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:sm

cc: Charles & Norma Dennis, 1807 N. St. Paul, Wichita, KS 67203
Mike Bianco, 447 Westfield Ct., Wichita, KS 67212
Mike Lindebak, City Engineer

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

July 3 ,1989

Michele R. Hall
c/o Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: S/D 89-40 BOBWHITE ADDITION

Dear Ms. Hall:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 29, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Street right-of-way for Clayton has been acquired by separate instrument. The final plat tracing shall indicate the recording information for this separate acquisition.
- B. Unless the K.G.&E. easement along the west line of lot 2 has been released, the final plat tracing shall also indicate the recording information for this easement in addition to the easement being granted.
- C. On the final plat tracing the Mayor's signature block shall be amended to indicate Bob Knight.
- 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.

S/D 89-40 Bobwhite Addition
Page 2

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 6, 1989. If you have any questions concerning this matter, please call.

Sincerely,

Tim Bickhaus D.L.

R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Charles & Norma Dennis, 1807 N. St. Paul, Wichita, KS 67203
Mike Bianco, 447 Westfield Ct., Wichita, KS 67212
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

June 29, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-40 - BOBWHITE ADDITION

OWNER/APPLICANT: Charles L. Dennis, etux, 1807 N. St. Paul,
Wichita, KS 67203

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: North of 17th St. No. between Clayton & St.
Paul

SITE SIZE: 17,754 sq. ft.

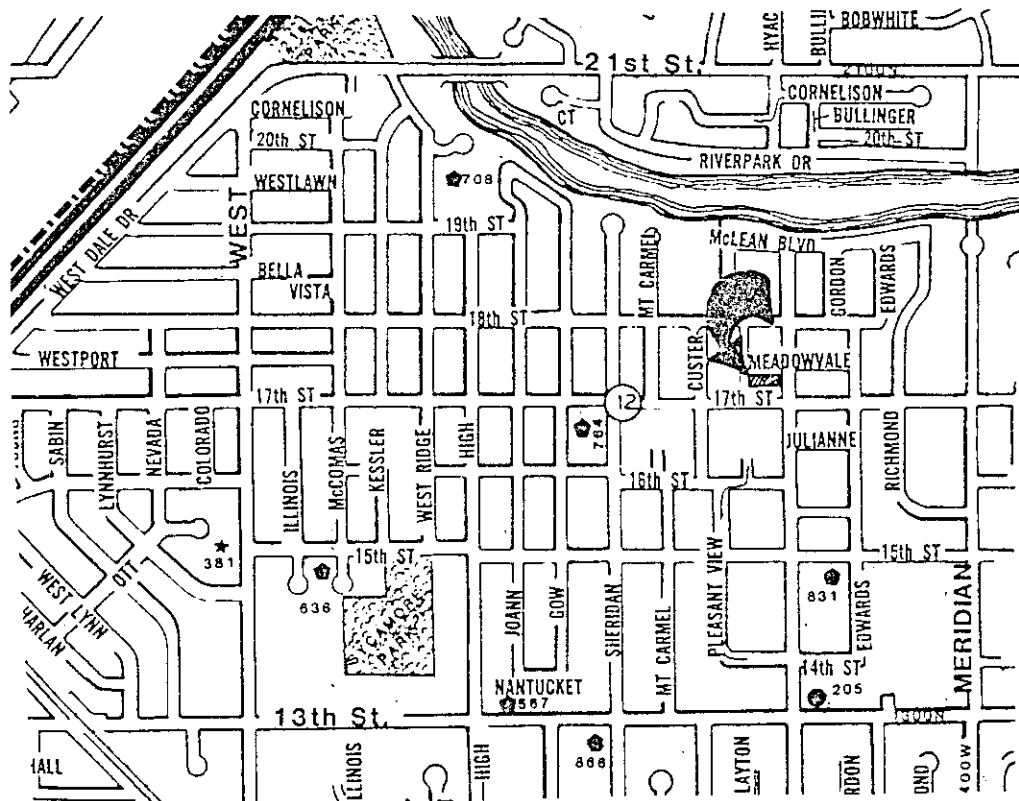
NUMBER OF LOTS 2

Residential:
Office:
Commercial:
Industrial:
Total: 2

MINIMUM LOT AREA: 7,589 sq. ft.

CURRENT ZONING: (one-family)

VICINITY MAP:



STAFF COMMENTS:

- 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. Street right-of-way for Clayton has been acquired by separate instrument. The final plat tracing shall indicate the recording information for this separate acquisition.
- D. Unless the K.G.&E. easement along the west line of lot 2 has been released, the final plat tracing shall also indicate the recording information for this easement in addition to the easement being granted.
- E. Prior to scheduling this case before the City Council, the structure which encroaches into the utility easements being granted must be removed. Once the structure has been removed, a letter so stating shall be submitted from the platting engineer.
- F. On the final plat tracing the Mayor's signature block shall be amended to indicate Bob Knight.
- 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 City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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