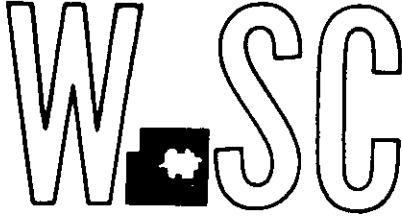


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 30, 1985

C
O
P
Y
*
T. L. Daniel
Terra Tech
245 West Dewey
Wichita, KS 67202

Re: S/D 84-123 - Final Plat of Debacker's First Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 30, 1985, the above-mentioned 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 May 23, 1985.

[In addition to those conditions, the Planning Commission also added the requirement for this plat to indicate 35-foot building setbacks from New York Avenue and from Pennsylvania Avenue. This condition was added with the understanding that, if your client objects to this additional requirement, this plat can be reconsidered by the Subdivision Committee at their upcoming June 6th meeting. If you would like this plat reconsidered by the Subdivision Committee, please so advise prior to the June 6th meeting.

In addition to complying with the above-mentioned 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.

T. L. Daniel
Terra Tech
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3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,



Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Roy N. Wisecarver, 352 New York, Wichita, KS 67214
Delbert R. & Regina M. Leivian, 4621 W. 13th Street, Wichita, KS 67212
Michael L. & Colleen A. Debacker, 1610 E. Second, Wichita, KS 67214
Mike Lindebak, City Engineer