

November 14, 1977

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 77-149 - AMARADO BUSINESS PARK

Gentlemen:

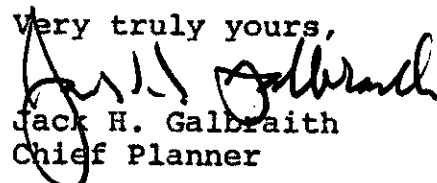
At the regular meeting of the Metropolitan Area Planning Commission on November 10, 1977, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 4, 1977.

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. Compliance with the requirements of the Metropolitan Area Planning Department.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. 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.
4. Certification that all taxes due and payable for 1976 and prior years have been paid.

Please call if you have any questions.

Very truly yours,


Jack H. Galbraith
Chief Planner

JHG:bh

cc: Amarado Investment Co., Inc., Att: David Brasted, 230 S.
Market, Wichita, Kansas 67202
Dean Sellers, Assistant City Engineer

S/D NO. S/D 77-149 Name AMARADO BUSINESS PARK
Date Application Rec'd. 10/24/77 Preliminary Approval _____
Scheduled S/D Meeting 11/3/77

DESCRIPTION

General Location Northeast corner of First and Hillside

Owner Amarado Investment Co., Inc. Att: David Brasted

Surveyor/Engineer Baughman Company

Address 330 Laura Phone 267-1261

- 1. Gross Acreage of Plat 0.94
- 2. Number of Lots:
 - Residential _____
 - Commercial 1
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage 151 ft.
- 4. Minimum Lot Area 41,012 sq. ft.
- 5. Existing Zoning LC, A & BB
- 6. Proposed Zoning LC
- 7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL _____ ft.
- 8. Sidewalk adjacent to all streets? x yes _____ no
- 9. Public Water Supply X (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) _____ (Yes-No)
- 12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

- A. Associated zone case Z-1877, "A" to "BB" & "LC" has been approved by the Board of City Commissioners subject to platting into one lot the applicants entire ownership.
- B. The applicant shall submit a separate vacation application to vacate the portion of the alley lying north of the plat and approval of the plat shall be subject to the approval of the associated alley vacation.
- C. The 13.5 foot utility easement indicated on the final plat shall be increased to the present 20 foot standard, or if there are no utilities other than the sewer line within said easement, the easement may be reduced to 10 feet in width.
- D. The contingent street dedication for Hillside indicated on the plat shall be submitted in the form of a separate instrument to be forwarded to the City Commission with the final plat.
- E. The Planning Commission Chairpersons name shall be changed to read: Marjorie L. Taylor.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE:

This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.