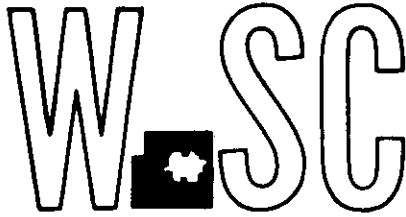
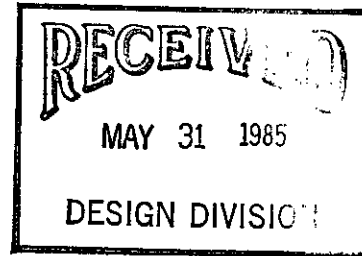


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 30, 1985

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

Re: S/D 85-42 - Final Plat of Farrow Second Addition.

Gentlemen:

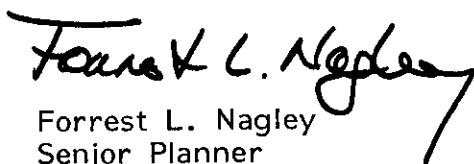
At the regular meeting of the Metropolitan Area Planning Commission on May 30, 1985, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 23, 1985.

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 plattor.
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,

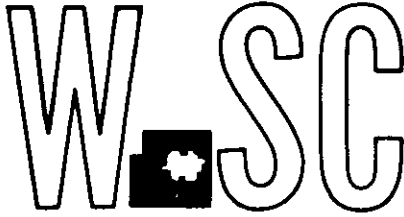

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Roger D. Farrow, 106 South Brandonwood, Wichita, KS 67206
Mike Lindebak, City Engineer

C
O
P
Y

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
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CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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(316) 268-4561

May 23, 1985

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

Re: S/D 85-42 - Final Plat of Farrow Second Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 23, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Prior to, or at the time of Board of City Commission review, the existing structure encroaching into the 10-foot utility easements along the west and south sides of the lot must be removed. Once the structure has been removed, a letter so stating shall be submitted from the platting surveyor.
- B. Since only the east-west alley adjacent to the north boundary of Lots 133, 135 and 137 of Resurvey of Buck's 2nd Addition has been vacated, the remainder of the alley continuing on to Lorraine, except the north one-half adjacent to this plat, needs to be vacated by separate instrument at the time this plat is scheduled for City Commission review.
- C. Since this replat proposes the vacation of alley right-of-way by the replat, proper reference shall be made to K.S.A. 12-512(b) on the final plat tracing.
- D. Closure computations shall be submitted with the final plat tracing.
- E. 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.

C
O
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Y

Baughman Company, P.A.

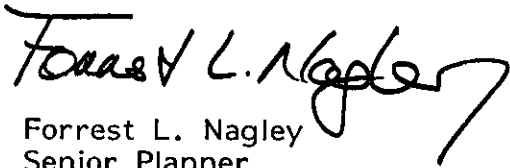
Re: S/D 85-42 - Final Plat of Farrow Second Addition.

May 23, 1985

Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 30, 1985. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink that reads "Forrest L. Nagley". The signature is written in a cursive style with a large, sweeping flourish at the end.

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: / Roger D. Farrow, 106 South Brandonwood, Wichita, KS 67206
✓ Mike Lindebak, City Engineer

S/D No.: 85-42 Name: FARROW SECOND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 5/23/85

DESCRIPTION

General Location: On the west side of Lorraine between Central and Elm.
Owner: Roger D. Farrow, 106 S. Brandonwood, Wichita, KS 67206
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.14 Acre
 2. Number of Lots:
 - Residential:
 - Office: 1
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 5,950 Sq. Ft.
 4. Existing Zoning: "A"
 5. Proposed Zoning: "LC" Z-2662
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2662) requesting "A" to "LC" has been approved subject to replatting.

- A. Prior to, or at the time of Board of City Commission review, the existing structure encroaching into the 10-foot utility easements along the west and south sides of the lot must be removed. Once the structure has been removed, a letter so stating shall be submitted from the platting surveyor.
- B. Since only the east-west alley adjacent to the north boundary of Lots 133, 135 and 137 of Resurvey of Buck's 2nd Addition has been vacated, the remainder of the alley continuing on to Lorraine, except the north one-half adjacent to this plat, needs to be vacated by separate instrument at the time this plat is scheduled for City Commission review.
- C. The City Engineer's representative should be prepared to comment on the need to guarantee the reworking of the vacated alley return at Lorraine.
- D. Since this replat proposes the vacation of alley right-of-way by the replat, proper reference shall be made to K.S.A. 12-512(b) on the final plat tracing.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan for this commercial property.

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