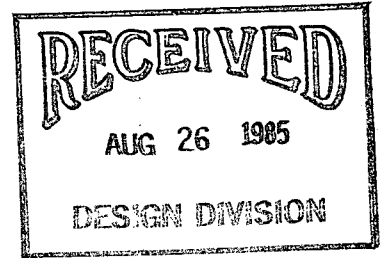




METROPOLITAN AREA PLANNING
COMMISSION

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

August 22, 1985



Lowell D. High
1542 South St. Francis
Wichita, KS 67211

Re: S/D 85-65 - Final Plat of Crease Second Addition

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on August 22, 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 August 16, 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 platlor.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

A handwritten signature in cursive script that reads "Barbara R. Bonanni".

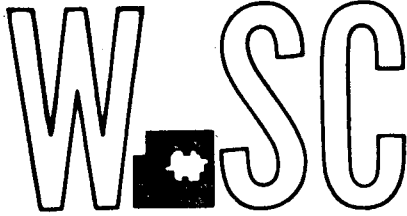
Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Rosetta V. Crease, 5420 West 37th Street South, Wichita, KS 67215
Mike Lindebak, City Engineer
Jim Weber, County Engineer's Office
Jack Brown, Health Department

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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



August 16, 1985

Lowell D. High
1542 South St. Francis
Wichita, KS 67211

Re: S/D 85-65 - Final Plat of Crease Second Addition

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 15, 1985, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Approval of this final plat is subject to approval of the applicant's associated County BZA case.
- B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- C. The applicant shall provide a copy of the Cities Service Pipeline Easement Agreement to the Planning Department.
- D. The final plat shall indicate the platting of the 35-foot building setback from Seneca through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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Lowell D. High
Re: S/D 85-65 - Final Plat of Crease Second Addition
August 16, 1985
Page 2

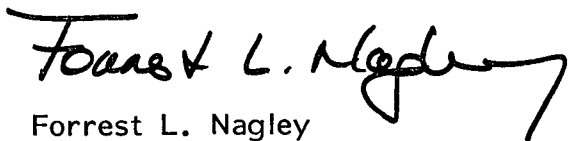
- F. The final plat tracing shall indicate the various names needed to complete approval signature blocks.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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, August 22, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Rosetta V. Crease, 5420 West 37th Street South, Wichita, KS 67215
✓ Mike Lindebak, City Engineer
Jim Weber, County Engineer's Office
Jack Brown, Health Department

S/D No.: 85-65 Name: CREASE SECOND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 8/15/85

DESCRIPTION

General Location: West of Seneca in an area north of 63rd Street South.
Owner: Rosetta V. Crease, 5420 West 37th Street South, Wichita, KS 67215
Surveyor/Engineer: Lowell D. High

1. Gross Acreage of Plat: 4.37 Acres
 2. Number of Lots:
 - Residential: 2
 - Office:
 - Commercial:
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 87,220 Sq. Ft.
 4. Existing Zoning: "R"
 5. Proposed Zoning: "R"
-

STAFF COMMENTS:

NOTE: The applicant has filed an associated County Board of Zoning Appeals case, Co. BZA-10-85, requesting a variance of the 200-foot lot frontage requirement. That case will be heard Tuesday, September 3, 1985. At the time of plat review for Stein Third Addition to the north, a 70-foot setback from the south line of that plat was established in order to keep an area free of structures in case a street was needed for future subdividing. This plat of Crease Second Addition establishes a complementary 70-foot building setback line on Lot 1.

- A. Approval of this final plat is subject to approval of the applicant's associated County BZA case.
- B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- C. The applicant shall provide a copy of the Cities Service Pipeline Easement Agreement to the Planning Department.
- D. The final plat shall indicate the platting of the 35-foot building setback from Seneca through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- 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. The final plat tracing shall indicate the various names needed to complete approval signature blocks.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

- J. The K.G.& E. representative shall be prepared to comment on the status of the existing electric lines crossing this property and on the need for additional utility easements.
- K. The City and County engineering representatives shall be prepared to comment on the South Seneca drainage study and state whether or not any drainage dedication, drainage easement, or floodway is needed on this property. The County representative shall also comment on the proposed lot grading plan.

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