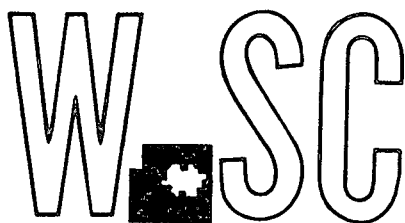


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

April 13, 1984

Moehring and Associates
433 South Hydraulic
Wichita, Kansas 67211

Re: S/D 84-42 - Final plat of Curry-Roberts Addition

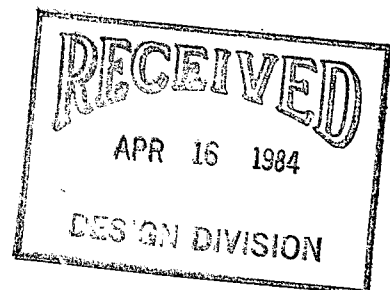
Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 12, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the closure of one of the driveways to 13th Street on each of the proposed lots. This guarantee shall also include the drainage flumes to 13th North required by the applicant's drainage plan.
- B. On the final plat tracing, the wording in the plat's text regarding the contingent street dedication shall be amended to reference that the contingent dedication is, "conditioned upon removal of that part of the existing building within the contingently dedicated street."
- C. 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.

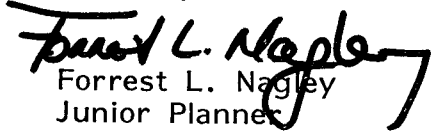
The enclosed "marked" copy of the final plat is for your information and files.



Moehring and Associates
Page 2, April 13, 1984

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 19, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Dr. Othello Curry, 2200 N. Roosevelt, 67220
Mr. Sam J. Roberts, 1218 N. Spruce, 67214
XMike Lindebak, City Engineer

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-42

Name: Curry-Roberts Addition

Preliminary Approved:

Scheduled S/D Meeting: 4-12-84

DESCRIPTION

General Location: South of 13th Street on both sides of Spruce

Owner: Dr. Othello Curry and Sam J. Roberts

Surveyor/Engineer: Moehring & Associates

1. Gross Acreage of Plat: 0.94
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 2
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 16,750 sq ft
 4. Existing Zoning: A, B, and LC
 5. Proposed Zoning: C
-

STAFF COMMENTS:

NOTE: The applicant's associated zone cases Z-2519 and Z-2560 requesting "A" and "LC" to "C", and "B" and "LC" to "C", respectively, have been approved subject to replatting.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan.
- B. The applicant shall guarantee the closure of one of the driveways to 13th Street on each of the proposed lots.
- C. On the final plat tracing, the wording in the plat's text regarding the contingent street dedication shall be amended to reference that the contingent dedication is "conditioned upon removal of that part of the existing building within the contingently dedicated street."
- D. Because existing structures along 13th Street in this general area are observing building setbacks of between zero and 20 feet, staff supports the proposed 20-foot setbacks from 13th Street on both of the lots.
- E. 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.