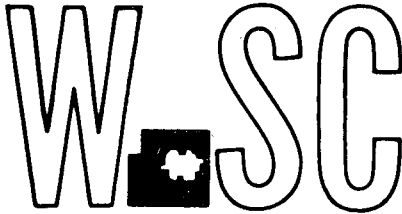
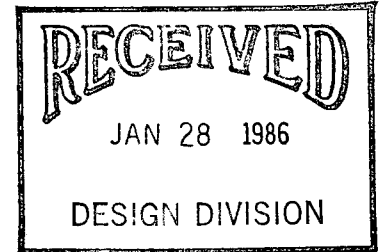


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



January 24, 1986

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

Re: S/D 86-5 - Final Plat of Full Gospel Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 231, 1986, 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 January 17, 1986.

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 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

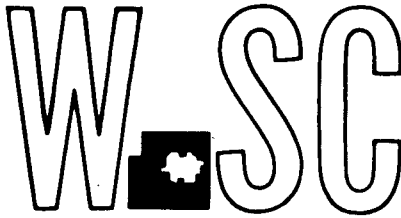
BRB:mlh

cc: Full Gospel Evangelistic Chapel, 3033 S. Hillside, Wichita, KS 67216
Full Gospel Evangelistic Chapel, c/o Bill Johnson, P.O. Box 12086
Wichita, KS 67277

✓ Mike Lindebak, City Engineer

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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



January 17, 1986

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

Re: S/D 86-5 - Final Plat of Full Gospel Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 16, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate the platting of the 25-foot building setback from Hillside Avenue and 15-foot building setback from Dunham Drive through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of these building setbacks does not preclude the property owner from maintaining or remodeling that portion of the building within the setback areas. The building cannot, however, be enlarged within the setbacks and, if the building is removed, any new building construction must observe the platted building setbacks.
- B. The applicant shall submit proof that the trustees listed as signing for the church are authorized to execute documents on behalf of the church (e.g., copy of by laws or certification from a title company).
- C. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

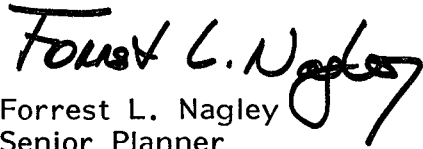
The enclosed "marked" copy of the final plat is for your information and files.

C
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Baughman Company, P.A.
Re: S/D 86-5 - Final Plat of Full Gospel Addition
January 17, 1986
Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 23, 1986. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Full Gospel Evangelistic Chapel, 3033 S. Hillside, Wichita, KS 67216
Full Gospel Evangelistic Chapel, c/o Bill Johnson, P.O. Box 12086,
Wichita, KS 67277
✓ Mike Lindebak, City Engineer

Sub-Division Jan. 16, '85

1. Donald H. Groves. Platted Access Control Vacation. No water problem.
2. IFR Inc. Vacation of Complete Access Control. No water problem.
3. MAPD. Vacation Alley R/W. No water problem.
4. Bluestem Village Second Addition. Final Plat. Item B., mains to be extended. No water problem. Pipe siting to be reviewed before plans completed.
5. Eastminister Addition. Item B., mains to be extended, no water problem.
6. Air Products Addition. Prelim. Plat. Item A, wells, no water problem.
7. Vulcan - North Addition. Prelim. Plat. Item A, wells, no water problem.
8. Dept. of Transportation 1st Addition. Final Plat. Area now served, no water problem.
9. Gospel Addition. Final Plat. No water problem, area now served.
10. Davis Moore 4th Addition. Final Plat. No water problem, area now served.
11. Maurice & Allie Caster. Street R/W Dedication. 45th St. N. No water problem.
12. O. L. C. Properties. Granting Utility Esmt. No water problem.
13. Other matters.

S/D No.: 86-5 Name: FULL GOSPEL ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/16/86

DESCRIPTION

General Location: Northwest corner of Hillside and Dunham Drive.
Owner: Full Gospel Evangelistic Chapel, 3033 S. Hillside, Wichita, KS 67216
Surveyor/Engineer: Baughman Company, P.A.

- 1. Gross Acreage of Plat: 1.8 Acres
 - 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other 1 (Church)
 - Total: 1
 - 3. Minimum Lot Area: 68,890.5 Sq. Ft.
 - 4. Existing Zoning: "RB"
 - 5. Proposed Zoning: "RB"
-

STAFF COMMENTS:

- A. The final plat shall indicate the platting of the 25-foot building setback from Hillside Avenue and 15-foot building setback from Dunham Drive through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of these building setbacks does not preclude the property owner from maintaining or remodeling that portion of the building within the setback areas. The building cannot, however, be enlarged within the setbacks and, if the building is removed, any new building construction must observe the platted building setbacks.
- B. The applicant shall submit proof that the trustees listed as signing for the church are authorized to execute documents on behalf of the church (e.g., copy of by laws or certification from a title company).
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- G. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with this plat?

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