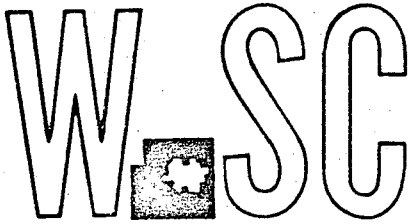
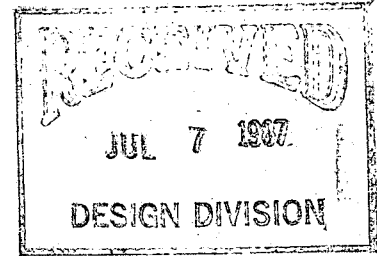


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



July 2, 1987

Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211

Re: S/D No. 87-57 Final Plat of Noblecroft Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 2, 1987, 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 attempt to obtain a valid paving petition for Eisenhower from St. Louis to 3rd Street.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- D. The final plat correctly shows the platting of the 25-foot building setback from Eisenhower 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.

WICHITA - SEDGWICK COUNTY

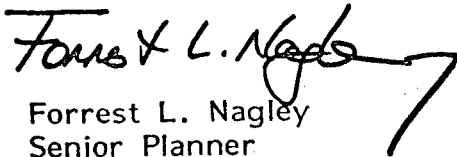
- E. Prior to scheduling this case before the City Council, the existing structure which encroaches into the utility easements being granted must be removed. Once the structure has been removed, a letter so stating shall be submitted from the platting engineer. The existing fence within street right-of-way being dedicated shall also be removed prior to City Council review of the plat.
- F. On the final plat tracing the center lines of Eisenhower and 3rd street shall be labeled.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the City Council.

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, July 9, 1987, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

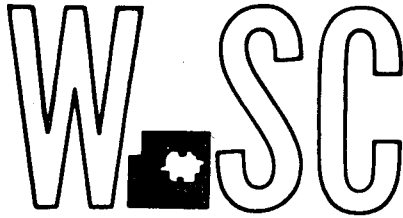

Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Antoinette Faulkner, 440 N. Eisenhower, Wichita, Kansas 67211
Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

July 10, 1987

Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211

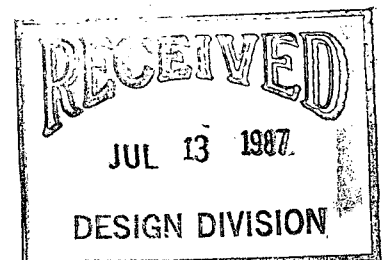
Re: S/D No. 87-57 Final Plat of Noblecroft Addition

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 9, 1987, 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 July 2, 1987, but with a revision to comment F of that letter. Specifically, the Planning Commission approved allowing the structure (shed), noted in comment F, to remain in place, with the easement being appropriately adjusted in the area immediately adjacent to it. It was noted that this shed had been issued a permit previously, based on an 8 foot easement in existence at the time. The requirement concerning the fence in comment F still must be complied with and the final tracing should show a 10 foot easement over the remainder of lot 6 and all other lots.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council 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 1986 and all prior years have been paid.



C
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Y

WICHITA - SEDGWICK COUNTY

Please call if you have any questions.

Sincerely,



Donald Losew
Junior Planner

DL:le

cc: Antoinette Faulkner, 440 N. Eisenhower, Wichita, Kansas 67211
Mike Lindebak, City Engineer