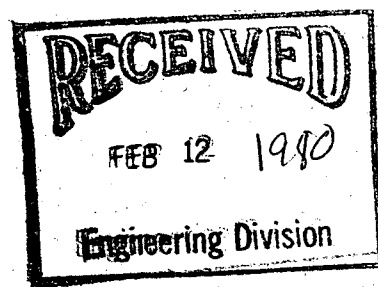


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION
CITY HALL - FIFTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



February 11, 1980

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 80-8 - Final plat of Farrice Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 7, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant is hereby advised that, upon recording of the plat, the existing house on Lot 1 which encroaches into the platted setback cannot be expanded within the setback area. It is not required that the setback be shown on the plat as it is the same setback as required by the zoning ordinance.
- B. 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 14, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely yours,

A handwritten signature in dark ink, appearing to read 'Forrest L. Nagley'.
Forrest L. Nagley
Junior Planner

FLN:bh

cc: Jimmie L. Farrice, 611 Westridge Dr., 67203
Dean Sellers, Acting City Engineer

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-8 Name Farrice Addition
Date Application Rec'd. 1-28-80 Preliminary Approval _____
Scheduled S/D Meeting 2-7-80

DESCRIPTION

General Location East side of Sheridan between 2nd and St. Louis.

Owner Jimmie L. Farrice
Surveyor/Engineer Baughman Company
Address 330 Laura, 67211 Phone 262-7271

- | | |
|---------------------------------------|---------------------------------|
| 1. Gross Acreage of Plat <u>0.5</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>30</u> R/W <u>132</u> ft. |
| Residential <u>2</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>66</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>9075</u> ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>A</u> | |
| 6. Proposed Zoning <u>A</u> | |
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita X : Three-Mile Area _____

STAFF COMMENTS:

- A. The applicant is hereby advised that, upon recording of the plat, the existing house on Lot 1 which encroaches into the platted setback cannot be expanded within the setback area. It is not required that the setback be shown on the plat as it is the same setback as required by the zoning ordinance.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat is submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.