WICHITA – SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL – TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

May 1, 1981

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

Re: S/D 81-44 - Final plat of Green Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission April 30, 1981, the above-captioned plat was considered. The action of the Committee was to to recommend that this plat be approved subject to:

A. A 10-foot private sewer easement shall be obtained to cover the existing private line serving Lot 1. The necessary instrument shall be drafted and submitted to the Planning Department for review and approval. After approval, the applicant shall record the instrument so appropriate recording data can be indicated on the final plat tracing. A copy of the recorded private sewer easement shall be submitted to the Planning Department and Sewer Maintenance.

B. The final plat tracing shall indicate a 25-foot building setback from 31st Street and a 15-foot building setback from Silver Street on Lot 1. A 20-foot front yard setback and a 15-foot rear yard setback shall be shown on Lot 2.

C. The applicant shall be advised that the existing structure on Lot 1 which will encroach into the required building setback cannot be expanded further in the setback area.

D. A 12-foot public utility easement on the south side of Lot 2 shall be shown on the final plat tracing.

E. Recording of the plat within 30 days after recording 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 May 7, 1981, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

L. O.

Louise Olivarez
Senior Planner

LO:bh

cc: Walter Green, 631 W. 31st St. South, 67217
Mike Lindebak, City Engineering