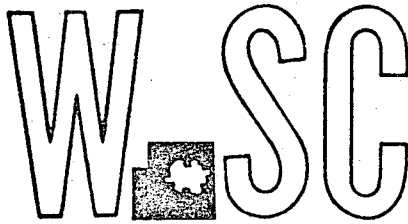
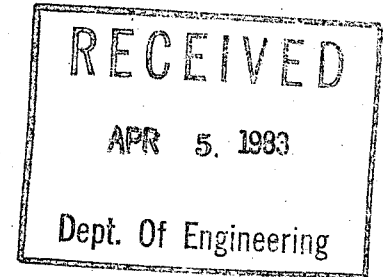


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



April 4, 1983

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

Re: Final plat of Hecox 3rd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 31, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Approval of this plat is subject to approval of the applicant's associated zone case (Z-2499).
- B. The applicant shall petition for the paving of Sabin Avenue adjacent to this plat.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each of the lots being platted. Any off-site easements required for sewer service shall be obtained by the applicant.
- D. The applicant shall guarantee extension of City water to serve Lot 1.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat tracing shall indicate a 35-foot building setback from Harry Street on proposed Lot 2.
- G. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Baughman Company, P.A.
April 4, 1983
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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, April 7, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc Eileen and Raymond E. Ford, 3615 W. Central, 67203
Dale Hecox, 1701 Woodrow Ct., 67203
X Mike Lindebak, City Engineering