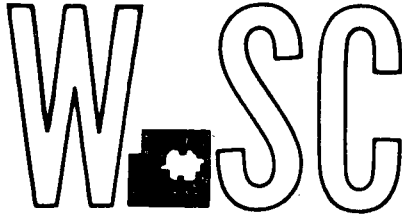
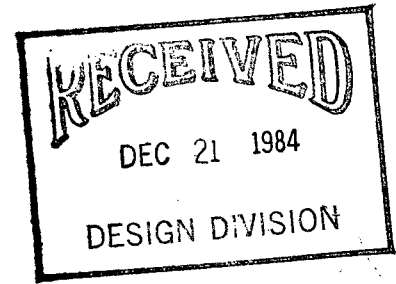


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



December 21, 1984

Lowell D. High  
1542 South St. Francis  
Wichita, KS 67211

Re: S/D 84-122 - Final Plat of Marcus and Logan Addition

Dear Sir:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 20, 1984, 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 guarantee the extension of sanitary sewer to serve those lots not already served.
- B. The applicant shall guarantee the extension of City water to serve those lots not already served.
- C. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- D. The applicant shall submit a covenant for recording with the plat which prohibits development of Lots 2 and 3 until such time as the full street right-of-way for University is obtained and the street is opened up.
- E. The final plat tracing shall reference the book and page of the existing right-of-way for Maple, adjacent to Lot 1, on the face of the plat.
- F. The applicant shall contact the property owner to the south and attempt to obtain the south half of the right-of-way needed for University.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C  
O  
P  
Y

Lowell D. High

Re: S/D 84-122 - Final Plat of Marcus and Logan Addition

December 21, 1984

Page 2

- H. As required by the drainage plan for this property, the applicant shall establish a 20-foot private drainage easement across the southern lots to benefit Lot 1. This easement shall be established by separate instrument and shall be indicated on the final plat tracing along with recording information. The easement shall be drafted, submitted for Planning Department review and approval, and then recorded with the Register of Deeds. A recorded copy shall be submitted for the drainage plan and plat file.
- I. The final plat tracing shall also indicate the 25-foot building setback on Lots 2 and 3 as a utility easement.
- J. The final plat tracing shall indicate a 15-foot utility easement adjacent to the west line of Lot 1.
- K. The final plat tracing shall indicate "access control except for one opening" to Maple Street across the north line of Lot 1. One of the two existing openings will be closed at the time Maple Street is improved to a four-lane arterial. No financial guarantee is required by this plat for closing one of the two existing driveways. The applicant is advised that he should meet with City Engineering to determine which drive approach will remain.
- L. Closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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.

Lowell D. High  
Re: S/D 84-122 - Final Plat of Marcus and Logan Addition  
December 21, 1984  
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 10, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

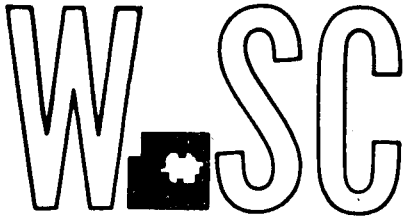
Sincerely,

  
Forrest L. Nagely  
Senior Planner

FLN:mlh

cc: James T. Sanders, c/o Mark Moore, 4024 West 11th Street,  
Wichita, KS 67212  
~~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

January 10, 1985

Lowell D. High  
1542 South St. Francis  
Wichita, KS 67211

Re.: S/D 84-122 - Final Plat of Marcus and Logan Addition

Dear Sir:

At the regular meeting of the Metropolitan Area Planning Commission on January 10, 1985, 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 December 21, 1984.

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 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

*Barbara R. Bonanni*

Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: James T. Sanders, c/o Mark Moore, 4024 West 11th Street, Wichita, KS 67212  
xMike Lindebak, City Engineer

