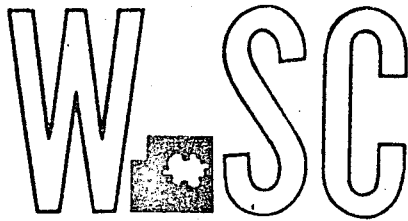
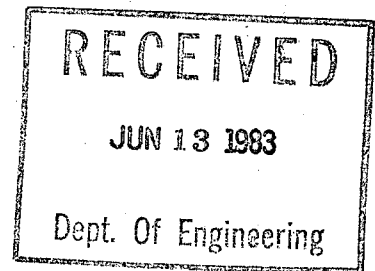


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



June 10, 1983

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

Re: S/D 83-45 - Final plat of Powell's 9th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 9, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

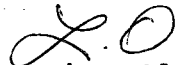
- A. A reference tie to a section corner or platted lot corner shall be added to the face of the plat.
- B. The final plat tracing shall indicate a 35-foot building setback from Douglas Avenue and a 20-foot building setback from Kessler Street.
- C. The applicant shall provide adequate sanitary sewer service for this lot. This may require a guarantee for extension of the 8-inch sanitary sewer located to the north and the granting of an easement to accommodate the sewer extension. The applicant owns land between this proposed lot and the existing sanitary sewer and may include this land in the final plat rather than granting it as a utility easement by separate instrument.
- D. The applicant shall grant a 20-foot utility easement along the east line of the plat. Ten feet may be obtained from the adjacent property.
- E. The applicant shall make satisfactory arrangements with K.G. and E. for abandonment or relocation of the overhead utility line which crosses this site.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Baughman Company  
June 10, 1983  
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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, June 16, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Louise Olivarez  
Senior Planner

LO:bh

cc: Westway Dev., Inc., A.D. Powell, 872 N. Young, 67212  
X Mike Lindebak, City Engineering