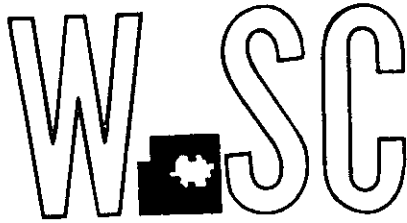


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



September 14, 1984

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

Re: S/D 84-89 - Final plat of T-S Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 13, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate the recording information for the existing 15 feet of half-street right-of-way for Kessler Street adjacent to this plat.
- B. The applicant shall guarantee the extension of water in Newell Street to serve this property.
- C. The final plat tracing shall indicate the following platted building setbacks:
 1. 20-foot setback from the south line of the lot.
 2. 18-foot setback from the west line of the lot.
 3. 20-foot setback from Kessler.
- D. 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.

Baughman Company, P.A.
Page 2
September 14, 1984

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 20, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

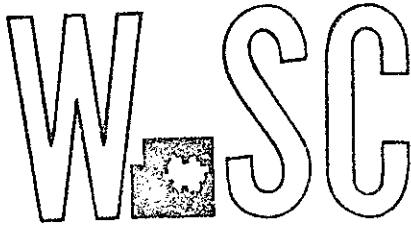
Sincerely,


Forest L. Nagley
Senior Planner

FLN:mlh

cc: Thomas N. Tuttle, 1449 Fairview, Wichita, KS 67203
+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

September 20, 1984

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

Re: S/D 84-89 - Final Plat of T-S Addition

Gentlemen:

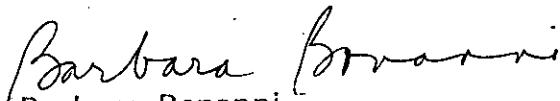
At the regular meeting of the Metropolitan Area Planning Commission on September 20, 1984, the above-captioned plat was Considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of September 14, 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 1982 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,


Barbara Bonanni
Planning Analyst

BB:mlh

cc: Thomas N. Tuttle, 1449 Fairview, Wichita, KS 67203
& Mike Lindebak, City Engineer

