Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-60 Name: S.B.M.S. ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 8/15/85

DESCRIPTION

General Location: North of 101st Street North on the west side of West Street.
Owner: Charles M. Loyd, 415 West 6th Street, Sedgwick, KS 67135
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 1 Acre
2. Number of Lots:
   - Residential: 1
   - Office:
   - Commercial:
   - Industrial:
   - Total: 1
3. Minimum Lot Area: 33,600 Sq. Ft.
4. Existing Zoning: "R"
5. Proposed Zoning: "R"

STAFF COMMENTS:

NOTE: The applicant's associated Conditional Use Case, CU-287, is scheduled for review by the Valley Center Planning Commission on 8/13/85 and by the MAPC on 8/22/85. The applicant proposes to construct a mobile phone radio tower and associated equipment building.

A. The final plat tracing shall indicate the platting of a 35-foot building setback from West Street.

B. The applicant shall dedicate, on the final plat tracing, an additional ten feet for West Street to comply with the FAS Standard of 60 feet of half-street right-of-way.

C. Approval of this plat is subject to approval of the applicant's associated Conditional Use Case.

D. On the final plat tracing, a notary acknowledgment shall be provided for Stephen Straight's signature.

E. Closure computations shall be submitted with the final plat tracing.

F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

G. The representative from County Engineering should be prepared to comment on the status of the applicant's lot grading plan.

NOTE: This plat has been submitted in final form only.