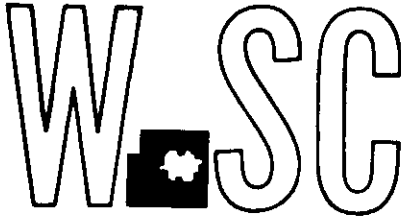
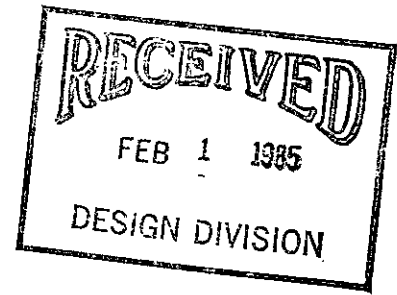


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



February 1, 1985

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

Re: S/D 85-7 - Final Plat of Jeff and Amy's 1st Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 31, 1985, 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 attempt to obtain a valid petition for the paving of Curtis Street adjacent to Lots 1 and 2.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. 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 structures built on subject property.
- D. Since proposed Lots 3 and 4 are being platted adjacent to half-street right-of-way and no street right-of-way exists to the north and south of this plat for this future street, the applicant shall submit a restrictive covenant which prohibits development of Lots 3 and 4 until such time as Compton Street is opened up and paved, and municipal water is extended to serve the subject lots. This restrictive covenant shall be recorded with the plat.
- 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.

C
O
P
Y

Baughman Company, P.A.
Re: S/D 85-7 - Final Plat of Jeff and Amy's 1st Addition
February 1, 1985
Page 2

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, February 7, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

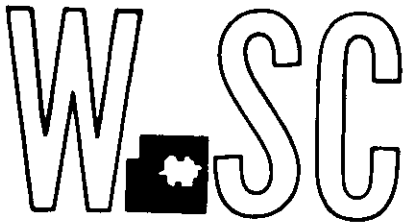
Sincerely,


Forrest L. Nagely
Senior Planner

FLN:mlh

cc: Dwayne H. Baldwin, 821 N. Bebe, Wichita, KS 67213
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



February 7, 1985

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

Re.: S/D 85-7 - Final Plat of Jeff and Amy's 1st Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, February 7, 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 February 1, 1985.

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 platlor.
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
Junior Planner

BRB:mlh

cc: Dwayne H. Baldwin, 821 N. Bebe, Wichita, KS 67213
✓ Mike Lindebak, City Engineer