

S/D No.: 85-44 Name: THUNDERBIRD 4TH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: June 6, 1985

DESCRIPTION

General Location: Southwest corner of Murdock and Nevada.
Owner: David W. Entriken, 902 North West Street, Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.5 Acre
 2. Number of Lots:
 - Residential: 3
 - Office:
 - Commercial:
 - Industrial:
 - Total: 3
 3. Minimum Lot Area: 6,040.43 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
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STAFF COMMENTS:

- A. Prior to scheduling this case before the Board of City Commissioners, the existing structures which encroach into the utility easements being granted must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting surveyor.
- B. The applicant shall guarantee the extension of sanitary sewer to serve proposed Lots 1 and 2,
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. In order to allow additional building area for Lots 2 and 3, the final plat may indicate the platting of a 20-foot front yard building setback from Murdock. This setback change will necessitate moving the proposed 15-foot utility easement on the front of these lots 5 feet to the north.
- 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.

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