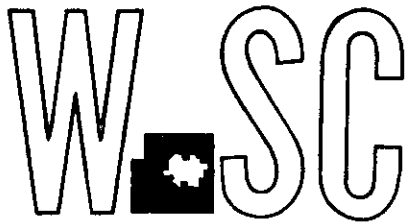
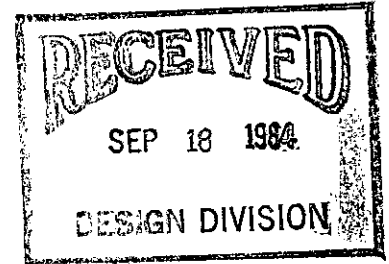


WICHITA - SEDGWICK COUNTY



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 84-87 - Final Plat of Conner 3rd 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 amount of half-street rights-of-way existing for 29th Street North (30 feet) and Porter Avenue (20 feet).
- B. The applicant shall guarantee the closure of one of the two existing driveways to 29th Street North.
- C. That portion of the existing canopy which encroaches the additional street right-of-way being dedicated, shall be removed prior to this case being forwarded to the Board of City Commissioners. When this encroachment has been removed, a letter so stating shall be submitted from the platting surveyor.
- D. The final plat tracing shall indicate the platting of a 35-foot building setback from the arterial street (29th Street North) and the platting of a 20-foot building setback from Porter Avenue. The 35-foot building setback from 29th Street North may be jogged around the proposed building addition, but not less than a 20-foot setback.
- E. The City sidewalk ordinance authorizes the Metropolitan Area Planning Commission to waive the sidewalk required on Porter Street because of the absence of any connecting sidewalk system to the south. The Subdivision Committee recommend a waiver of this stub extension of sidewalk.
- F. Closure computations shall be submitted with the final plat tracing.

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


- G. 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.

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.

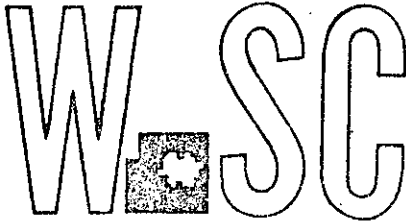
Sincerely,

  
Forest L. Nagley  
Senior Planner

FLN:mlh

cc: Conner and Company, P.O. Box 4225, Wichita, KS 67204  
X 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 84-87 Final Plat of Conner 3rd 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:

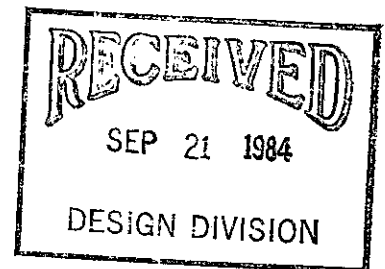
1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes 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: Conner & Company, P.O. Box 4225, Wichita, KS 67204  
X Mike Lindebak, City Engineer