

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 83-v Name Colgan Addition  
Date Application Rec'd. 1-19-83 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 2-3-83

DESCRIPTION

General Location North side of 36th St. north in an area west of  
Armstrong

Owner C. E. and Juanita W. Colgan

Surveyor/Engineer Air Capitol Land Surveyors

Address 2160 W. 21st St., Wichita, Ks Zip Code 67203 Phone 838-9071

- |   |                                |
|---|--------------------------------|
| 1. Gross Acreage of Plat <u>0.15 acres</u>  | 7. Lineal Feet of New Street   |
| 2. Number of Lots :   | a. _____ R/W _____ ft.         |
| Residential <u>1</u>  | b. _____ R/W _____ ft.         |
| Commercial _____  | c. _____ R/W _____ ft.         |
| Industrial _____  | d. _____ R/W _____ ft.         |
| Other _____   | e. _____ R/W _____ ft.         |
| Total Number of Lots <u>1</u>   | TOTAL _____ ft.                |
| 3. Minimum Lot Frontage <u>70.60 ft.</u>  | 8. Sidewalk adjacent to all    |
| 4. Minimum Lot Area <u>6001 sq ft.</u>  | streets <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>AA</u>  |                                |
| 6. Proposed Zoning <u>AA</u>  |                                |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>     |                                |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>  |                                |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> |                                |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____         |                                |

STAFF COMMENTS:

- A. It is noted that the applicant is proposing a 20-foot front yard setback from 36th Street North because of the shallowness of the lot and the location of existing structures along 36th Street North.
- B. If the right-of-way for 37th Street North adjacent to this plat was acquired by condemnation, the appropriate condemnation case number shall be indicated on the final plat tracing.
- C. The final plat tracing shall indicate the center-line of 36th Street North and the amount of existing half-street right-of-way.
- D. 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, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.