

ACTION

S/D COMMITTEE (Final) Approved ^{DATE} 8-17-72
M.A.P.C. Approved subj to 8-24-72
conditions
B.C.C. ~~AB~~ Agreement 9-12-72

S/D 72-65 ZAKAS ADDITION - on the
northeast corner of Douglas &
Clifton BAUGHMAN COMPANY

Map No. 5747
Sec. No. 23
Twp. No. 27
Range 1E

Subdivision Report and Progress
S/D No.: 72-65

Name: ZAKAS ADDITION

General Location: On the northeast corner of Douglas & Clifton

Owner: John H. Zakas
Address: 105 S. Ridgewood (10) Phone: 684-0847
Subdivider: Address: Phone:
Engineer/Surveyor: Baughman Company Phone:
Address: 330 Laura Phone: 262-7271

Application Received 6-7-72
Conf. with Applicant None
Sketch Plat Received 6-7-72
Present Zoning "A" & "BB"
* Proposed Zoning "LC"
Letter of Intent 6-21-72

FINAL PLAT RECEIVED 8-7-72
S/D Comm. Action 8-17-72

PREL. PLAT RECEIVED None submitted
S/D Comm. Action N/A

Dept. Report on Final 8-18-72
M.A.P.C. ACTION 8(24)72
Dept. Report on Final 8-18-72
Letter on Irons Received N/A
Title/Taxes Rec'd & Reviewed 9-6-72
Final Review 9-7-72
Referral to B.C.C. 9-7-72

Dept. Report on Prel. N/A

B.C.C. ACTION 9-12-72 Approved
Recorded 9.22.72

TRACING PROGRESS:

Received 9-6-72
Released 9-15-72
Received
Released

Comments:

* Associated zone case, Z-1350, ^{BB} to "LC"
9-15-72 - Released plat tracing to Mrs Zakas for recording.

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

ZAKAS ADDITION was

filed for record on Sept. 22, 1972

S-2 6-20

81

vh

John Held

Register Of Deeds

T9-328

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	72-65	Name	ZAKAS ADDITION	
Application Filed:	6-7-72	Sketch Filed:	6-7-72	
Preliminary Plat Filed:	None	Approved by S/D:	N/A	
Final Plat Filed:	8-7-72	Approved by S/D:	8-17-72	
Approved by Metropolitan Area Planning Commission:			8-24-72	

DESCRIPTION

General Location: Northeast corner of Douglas and Clifton

Surveyor or Engineer: Baughman Company
Owner: John H. Zakas
Address: 105 South Ridgewood

1. Gross Acreage of Plat	0.3	5. Lineal Feet of New Streets:	
2. Number of Lots:		a. 10 R/W	96.5 ft.
Residential	1	b. 2.5 R/W	139.8 ft.
Commercial		c. R/W	ft.
Industrial		d. R/W	ft.
Other		e. R/W	ft.
Total Number of Lots:	1	TOTAL	236.3 ft.
3. Minimum Lot Frontage:	94.02 ft.	6. Existing Zoning:	"A" & "BB"
4. Minimum Lot Area	13,140.1 sq.ft.		

Planning Commission Recommendation:

That this plat be approved subject to recording of the plat within 30 days after approval by the Board of City Commissioners. BLAKEY moved, RISING seconded and it carried unanimously.

NOTE: Associated zone case Z-1350, "A" and "BB" to "LC" was approved by the Board of City Commissioners on March 9, 1972, subject to replatting.

Vote of Planning Commission:

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

Law Offices of
HOPPER, FOSTER & FUQUA
420 OLIVE W. GARVEY BUILDING
200 WEST DOUGLAS
WICHITA, KANSAS
67202

HERBERT H. HOPPER
BENJAMIN FOSTER
ROBERT S. FUQUA

September 11, 1972

AREA CODE 316
202-6466
204-4348

Metropolitan Area Planning Commission
City Building Annex
Wichita, Kansas

Re: S/D 72-65 - Final Plat of
ZAKAS ADDITION

Gentlemen:

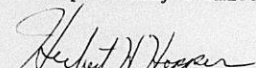
This is to certify that I have examined the abstract of title and pertinent records concerning the following described property situated in Sedgwick County, Kansas:

ZAKAS ADDITION, being a Replat of Lots 44 and 45
in Douglas Heights, except the North 87 feet thereof,

and from such examination of same, I find fee simple title vested in John H. Zakas and Shirley M. Zakas.

I further certify that the taxes for the year 1971 and prior years are paid.

Respectfully submitted,


Herbert H. Hopper

HHH/nr

M.P.P.R.
Received
9-6-72
Shirley

August 25, 1972

Baughman Company
330 Laura
Wichita, Kansas 67211

Gentlemen:

Re: S/D 72-65 - Final Plat of
ZAKAS ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on August 24, 1972, 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 August 18, 1972.

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:

- Compliance with the requirements of the Metropolitan Area Planning Commission.
- Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- Certification by an attorney that fee title is vested in the plat.
- Certification that all taxes due and payable for 1971 and prior years have been paid.

If you have any questions concerning this matter, please call our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber
cc: John H. Zakas, 105 South Ridgewood 67218
George Wilton, Supt. of Maintenance Division

Baughman Company
330 Laura
Wichita, Kansas 67211

August 18, 1972

Subject: S/D 72-65 - Final Plat
of ZAKAS ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 17, 1972, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

A. Indicating 10-foot wide north-south utility easements adjacent to the east and west lines of the plat, said easements running from a point 10 feet south of the existing sanitary sewer line to the north line of subject property.

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

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, August 24, 1972, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

Enclosure

cc: John H. Zakas, 105 South Ridgewood, 67218
George Wilton, Superintendent of Maintenance Division
of the Department of Public Works

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 72-65 Name ZAKAS ADDITION
Date Application Rec'd. 6-7-72 Preliminary Approval N/A
Scheduled S/D Meeting 8-17-72

DESCRIPTION

General Location On the northeast corner of Douglas and Clifton

Owner John H. Zakas
Surveyor/Engineer Baughman Company Phone 262-7271
Address 330 Laura

- | | |
|--|------------------------------------|
| 1. Gross Acreage of Plat <u>0.3</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>10</u> R/W <u>96.5</u> ft. |
| Residential _____ | b. <u>2.5</u> R/W <u>139.8</u> ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>236.3</u> ft. |
| 3. Minimum Lot Frontage <u>94.02</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>13,140.1</u> sq. ft. | streets? <u>X</u> yes _____ no |
| 5. Existing Zoning <u>A & BB</u> | |
| 6. Proposed Zoning <u>LC</u> | |
| 9. Public Water Supply <u>Yes (Yes-No)</u> , Name _____ | |
| 10. Public Sanitary Sewers <u>Yes (Yes-No)</u> , Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. Associated zone case Z-1350, "A" and "BB" to "LC", has been approved by the Board of City Commissioners subject to replatting.
- B. The plat reflects a 9 foot wide utility easement adjacent to the north property line whereas it is understood a utility easement 10 feet in width was agreed to between the applicant and the Maintenance Division of the Department of Public Works.
- C. The applicant's sketch plat indicates an existing sanitary sewer line running east and west beneath an existing structure on subject property, and as well an overhead electric service line located above an existing garage. Possible need for relocation of existing utilities, providing substitute easements, removal of existing structures, etc. were pointed out to the applicant in the Planning Department's review of the previously submitted sketch plat.
- 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.

2-42



ON SAFETY
PHASE II

THE CITY OF WICHITA

OFFICE OF Supt. of Public Works Maintenance **DATE** June 21, 1972

TO Curtis L. Newby, Junior Planner
FROM G. H. Wilton

SUBJECT S/D 72-65 - Sketch Plat of Zakas
Addition. Generally located at
the northeast corner of Douglas
and Clifton

Two or three years ago we had occasion to televise the sewer line over which 104 N. Clifton was constructed. Although the line was constructed in 1911, it appeared to be still in good condition. The sewer is approximately 15 feet deep.

At first we considered requesting that an easement be granted for a future relocation of the sanitary sewer should the need arise. We find that we only have about 14 feet of clearance between 104 N. Clifton and 3702 E. Douglas. Construction of a sewer line in that confined area would be quite expensive particularly with the 15 feet of depth involved. I believe we should request that the building at 104 N. Clifton be removed and that a 20 feet utility easement be granted 10 feet either side of the existing sanitary sewer.

G. H. Wilton
Superintendent
Public Works Maintenance

GHW:wmk

CC: R. W. Bruggeman, Director of Public Works
Dick Linn, City Engineer
John Dekker, Director of Law



June 21, 1972

Baughman Company
330 Laura
Wichita, Kansas 67211

Subject: S/D 72-65 - Sketch Plat
of Zakas Addition. Generally
located at the northeast corner
of Douglas and Clifton.

Gentlemen:

We have reviewed the above referred to sketch plat and find that there are several items which need to be resolved. Concerning the additional rights-of-way for Douglas and Clifton, shown on the sketch as being dedicated contingently, we note that there are no buildings or structures or portions of structures within the areas of dedication. Therefore, there is no need for any contingency to be employed and they should be outright dedications on the plat.

With regard to the east-west 35 foot building setback line from Douglas indicated on the plat, it appears unnecessary for said setback line to "jog" around the existing building since it is understood that the applicant intends only to remodel the existing structure.

The Engineering Division of the Department of Public Works has advised that the existing sanitary sewer line shown on the sketch plat needs to be accurately located by means of dimensions on the plat. Further, that arrangements be made for a 16-foot easement and removal of the structure, or substitute easements and guarantee for relocation of the sewer in the event of failure to the existing line. Such a latter arrangement would also probably involve working out some sort of agreement with the City to cover the interim time while the encroachment still exists.

Page 2 - Sketch Plat of Zakas Addition
June 21, 1972

Since Douglas Avenue at this location is designated as an arterial, access control to said street needs to be established on this plat.

With the above comments in mind, we hereby authorize preparation and submission of a preliminary and/or a final plat, based on the following conditions:

- A. Prior to preparation of the preliminary or final plat, the applicant and/or his survey shall contact the Engineering and Maintenance Divisions of the Department of Public Works relative to resolving the problem with the sanitary sewer line running beneath the existing structure on subject property. Adequate easements as determined necessary shall be indicated on the plat. *-Wilton requested 10' eas't adj. to N.R.*
- B. Indicating an adequate utility easement for the existing electric line running across the north end of the plat. (See KG&E and Southwestern Bell Telephone Companies)
- OK* C. The contingent street right-of-way dedications for Douglas and Clifton shall be changed to outright dedications on the preliminary or final plat.
- OK* D. The jog in the 35 foot building setback line from Douglas shall be eliminated on the preliminary or final plat.
- OK* E. "Access control except for one opening" adjacent to the north line of Douglas Avenue, shall be indicated on the plat.
- F. Requirements for a preliminary and/or final plat of the MAPC Subdivision Regulations.

Enclosed please find a marked "engineers" copy of the sketch plat for your information and records. If you have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Principal Planner

JDG:CLN:rme

cc: John H. Zakas, 105 South Ridgewood, 67218

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

June 14, 1972

TO Dick Linn, City Engineer
FROM Curtis L. Newby, Junior Planner *Newby*
SUBJECT S/D 72-65 - Sketch Plat of Zakas Addition.
Generally located at the northeast corner
of Douglas and Clifton.

Attached is a copy of the above referred to sketch plat. This sketch plat is a result of a recently approved zone change Z-1350, "A" & "BB" to "LC" on a portion of two platted lots. The existing structures indicated on the sketch plat are to remain as the applicant intends to remodel the house on the corner and convert it to a ladies dress shop. You will note that an existing east-west public sanitary sewer line apparently runs under one of the existing structures on the lot, and that the plat does propose additional street dedication for both Douglas and Clifton.

We would appreciate your reviewing the sketch plat and giving us any comments you may have concerning the plat so that we can incorporate such comments in our reply to the applicant's surveyor.

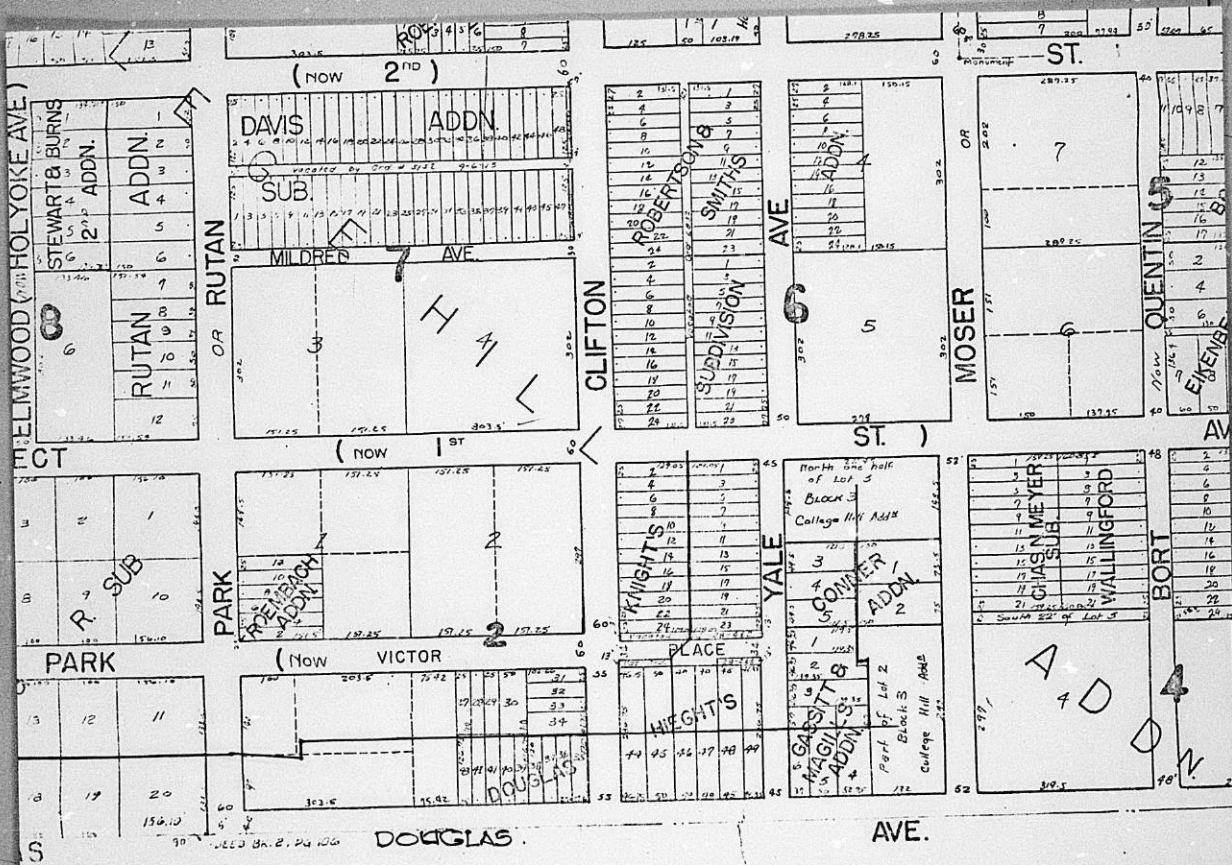
If you have any questions, please call.

CLN:rme

Attachment

Accurate location of sewer needed.

- 1. Need guarantee of removal of structure over sewer
or
relocation of sewer with substitute easement.*
- 2. show 16' easement for sewer.*



June 14, 1972

Dick Linn, City Engineer
Curtis L. Newby, Junior Planner

S/D 72-65 - Sketch Plat of Zakas Addition.
Generally located at the northeast corner
of Douglas and Clifton.

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We would appreciate your reviewing the sketch plat and giving us any comments you may have concerning the plat so that we can incorporate such comments in our reply to the applicant's surveyor.

If you have any questions, please call.

CLN:rme

Attachment

Memo also sent to: George Wilton, Superintendent
of Public Works-Maintenance

Map No.: 5747
Section No.: 23
Twp. No.: 27
Range: 1E

S/D No. 72-65

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Zakas Addition

General Location: Douglas and Clifton Streets

Name of Property Owner: John H. Zakas
Address: 105 S. Ridgewood Phone: 684-0847

Name of Subdivider: _____
Address: _____ Phone: _____

Name of Agent/Surveyor: Baughman Company
Address: 330 Laura Phone: 262-7271

Date of Application: June 6, 1972

SUBDIVISION INFORMATION:

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>0.3</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>10</u> R/W <u>96.5</u> ft. |
| Residential _____ | b. <u>2.5</u> R/W <u>139.8</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>236.3</u> ft. |
| 3. Minimum Lot Frontage <u>94.02</u> ft. | 8. Sidewalk adjacent to all streets? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no |
| 4. Minimum Lot Area <u>13,140.1</u> sq. ft. | |
| 5. Existing Zoning <u>A-5BB</u> | |
| 6. Proposed Zoning <u>LC</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita X <u>Three-Mile Area</u> | |

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: John H. Zakas

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by [Signature]
Date 6-7-72
Fee Submitted [Signature]

SHETA

filing fee of \$50.00
Rec'd. on 8-7-72