

NOTE: Associated zone case Z-3125 "B" to "LC" for this property has been approved subject to replatting into one lot. The site is within 500 feet of the Sternberg House. The Kansas State Historical Society, in reviewing the related zone change request, has determined the proposed project will not encroach upon, damage or destroy any listed historic property or its environs. The State Historic Preservation Officer must review any building plans for this property.

STAFF COMMENTS:

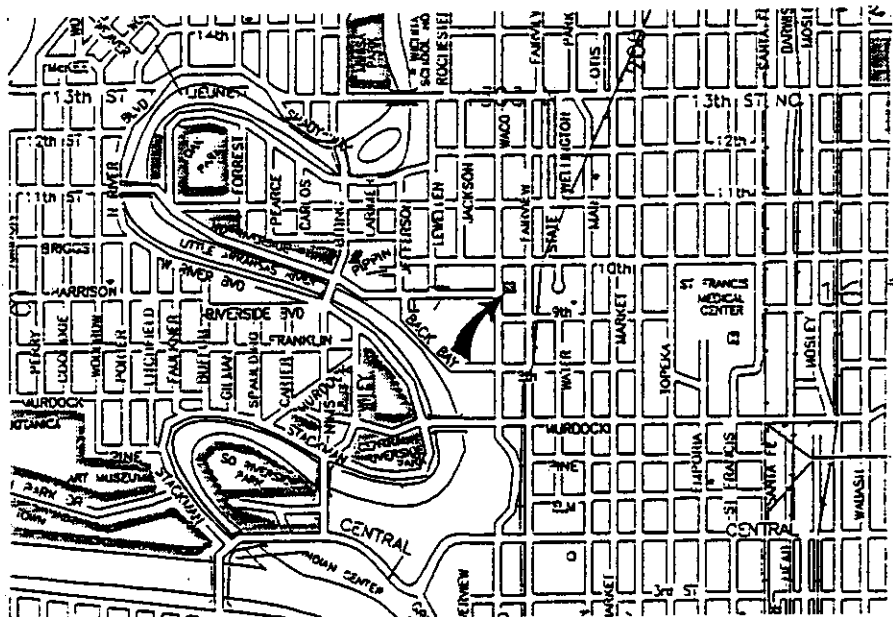
- A. The final plat tracing shall dedicate an additional two feet for alley right-of-way.
- B. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- C. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- E. Recording of the plat within 30 days after approval by the City Council.

Deferred from: September 8, 1994
RT September 22, 1994

STAFF REPORT
(Final Plat Approved 9/1/94)

<u>CASE NUMBER:</u>	S/D 94-64 RUDY'S 2ND ADDITION
<u>OWNER/APPLICANT:</u>	Rudy Stephen, 1678 N. Charles, Wichita, KS 67203
<u>SURVEYOR/ENGINEER:</u>	Baughman Company, P. A., c/o Phil Meyer, 315 Ellis, Wichita, KS 67211
<u>LOCATION:</u>	North of 9th Street and east of Waco
<u>SITE SIZE:</u>	9,648 sq. ft.
<u>NUMBER OF LOTS</u>	
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>
<u>MINIMUM LOT AREA:</u>	9,648 sq. ft.
<u>CURRENT ZONING:</u>	"B"
<u>PROPOSED ZONING:</u>	"LC" (Z-3125)

VICINITY MAP:





METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

September 30, 1994

Baughman Company, P.A.
c/o Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 94-64 RUDY'S 2ND ADDITION - (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on September 22, 1994, 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 2, 1994.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,


Louise Olivarez
Principal Planner

LO:rh

cc: Rudy Stephen, 1678 N. Charles, Wichita, KS 67203
Mike Lindebak, City Engineer

FINAL PLAT

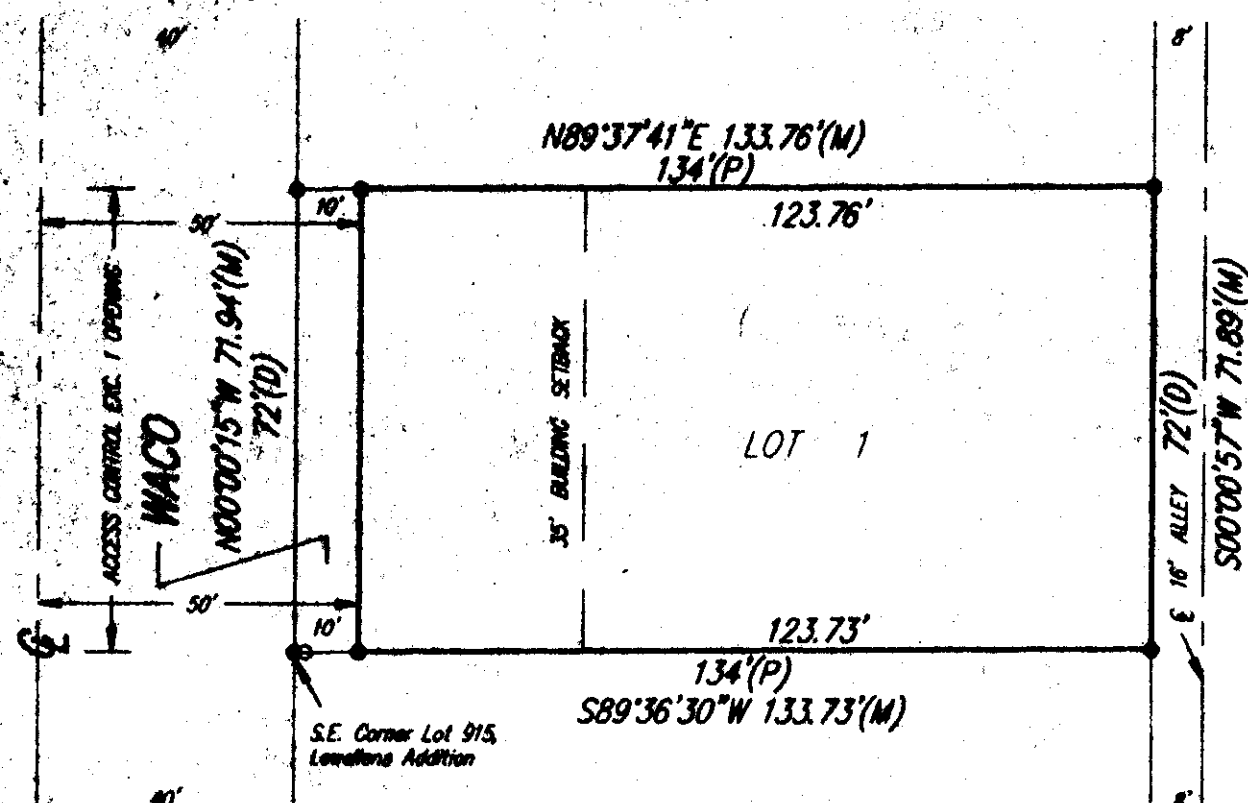
THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9-1-94 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 9-2-94

FINAL PLAT OF

RUDY'S SECOND ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

OFFICE COPY
DO NOT REMOVE



Scale 1" = 30'
(P) = Platted
(M) = Measured
(D) = Described

• = 1/2" Baughman Rebar Set
○ = 1/2" P.E.C. Iron Found (No. Good)
(0.9' East & 0.04' North
of true corner)

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in
aforesaid county and stat do hereby certify that we have surveyed and
platted "RUDY'S SECOND ADDITION", Wichita, Sedgwick County, Kansas,
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as and being a replat of Lot 915, 917 and
Lot 919, except the north 3 feet of Lot 919, on Waco, Lewellens Addition
to the City of Wichita, Sedgwick County, Kansas.

All being situated in the NE1/4 of Sec. 17, Twp. 27-S, R-1-E of the
6th P.M., Sedgwick County, Kansas

Baughman Company, P.A.

Surveyor

Gregory F. Severns

This plat of "RUDY'S SECOND ADDITION",
Wichita, Sedgwick County, Kansas, has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.

Dated this _____ day of _____, 1994.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

James D. Miner Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown
hereon accepted by the City Council of the City of Wichita, Kansas, this
_____ day of _____, 1994.

Elmo Broadfoot Mayor

Pat Burnett City Clerk

Entered on transfer record this _____
day of _____, 1994.

Susan E. Crockett-Spoon County Clerk

Know all men by these presents that we, the
undersigned, have caused the land described in the surveyors certificate
to be platted in a Lot and a street to be known as "RUDY'S SECOND
ADDITION", Wichita, Sedgwick County, Kansas. All abutters rights of access
to or from, over and across the west line of Lot 1, is hereby granted to
the City of Wichita, provided however, that Lot 1, shall have access to
Waco at one location as shall be determined by the City Engineer of the
City of Wichita. The street is hereby dedicated to and for the use of the
public.

Rudy Stephen

State of Kansas)
Sedgwick County) SS The foregoing instrument was acknowledged
before me this _____ day of _____, 1994, by Rudy
Stephen.

Notary Public

My App't Exp. _____

State of Kansas)
Sedgwick County) This is to certify that this plat has been filed
for record in the office of the Register of Deeds, this _____ day of
_____, 1994, at _____ o'clock _____, and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy