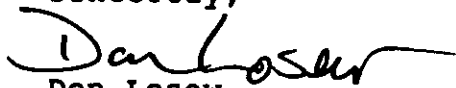


Please call if you have any questions.

Sincerely,

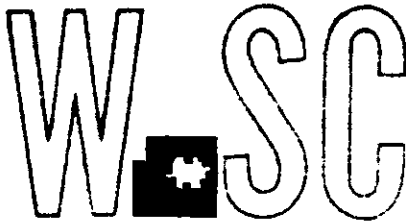
A handwritten signature in black ink, appearing to read "Don Losew", with a long horizontal flourish extending to the right.

Don Losew
Senior Planner

DL:sm

cc: James Bayouth, 559 Brookfield, Wichita, KS 67206
Mike Lindebak, City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

February 28, 1992

Greg Severns
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 92-4 Jim-B Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on February 28, 1992, 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 February 21, 1992.

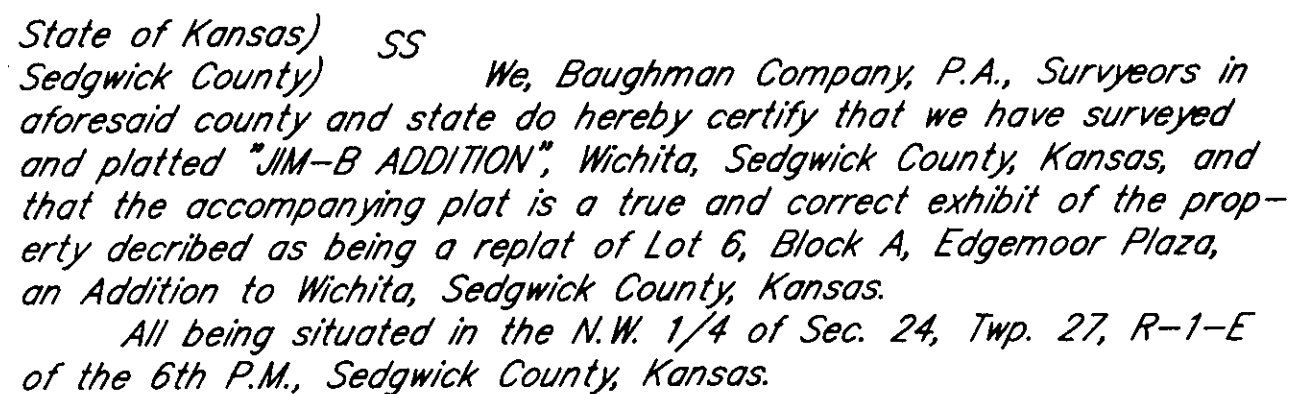
However, as requested by the applicant and approved by the MAPC the final plat tracing may indicate the dedication of right-of-way for Central as a contingent dedication rather than an outright dedication. The plat's text shall note that the contingent dedication is subject to the City of Wichita's need for any street related purpose or improvement.

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 developers.

FILE COPY

WICHITA, SEDGWICK COUNTY, KANSAS



Date _____ Surveyor
Gregory F. Severns

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be known as "JIM-B ADDITION", Wichita, Sedgwick County, Kansas. The utility easement is hereby granted as indicated for the construction and maintenance of all public utilities. The street is hereby dedicated to and for the use of the public.

Christopher J. Goebel Chairman

Marvin S. Krout Secretary

James Bayouth

Julia M. Bayouth

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____ 199__.

Bob Knight Mayor

Pat Burnett City Clerk

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgewick County)
fore me this _____ day of _____ 1992, by James and
Julia M. Bayouth, husband and wife.

My App't Exp. _____ Notary Public

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this ____ day
of _____ 199_ at ____ o'clock ____ M; and is duly recorded.

Entered on transfer record this ____ day of
199__

Pat Kettler Register of Deeds

Ed Resa Deputy

Don Wright County Clerk

STAFF COMMENTS:

- A. The applicant is advised that this plat must be completed within the next several weeks or another platting extension approval will be required.
- B. On the final plat tracing, access control except for one (1) opening shall be indicated to Central. The dedication of access control shall also be noted in the platting text.
- C. On the final plat tracing a 35-foot building setback to Central and a 20 foot building setback to Parkwood shall be indicated.
- D. The final plat shall indicate the platting of the 20 foot building setback from Parkwood through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-3

February 27, 1992

STAFF REPORT
(Final Plat Approved 2/20/92)

CASE NUMBER: S/D 92-4 - JIM-B ADDITION

OWNER/APPLICANT: James Bayouth, 559 Brookfield, Wichita, KS 67206

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: Southeast corner of Central and Parkwood.

SITE SIZE: .3 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 13,000 sq. ft.

CURRENT ZONING: "BB" Office

PROPOSED ZONING: "LC" Light Commercial (Z-2983)

VICINITY MAP:

