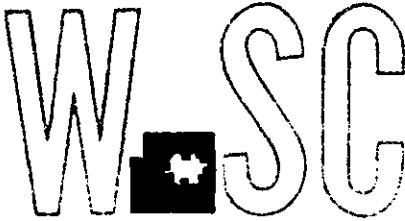


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
466 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4661

July 20, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 90-38 - PHI DELTA THETA

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 19, 1990, 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 July 13, 1990.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platfor; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. 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.

Please call if you have any questions.

Sincerely,

Kandace A. Kimple
Kandace A. Kimple
Associate Planner

KK:sm

cc: Robert Geist, 9435 E. Central, Wichita, KS 67206
Clark Jackson, 116 N. Glendale, Wichita, KS 67208
Marlene Wentz, 2263 N. Bluff, Wichita, KS 67220
John McGee, 2225 N. Fountain, Wichita, KS 67220
Mike Lindebak, City Engineer

FILE COPY

STAFF COMMENTS:

- A. The applicant shall guarantee the paving of Bluff adjacent to this site from 21st Street North, northward to the existing paving.
- B. The applicant shall guarantee the extension of water in Bluff along the west line of this plat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant is advised that screening of the site's parking facilities from the residential area to the east and north will be a requirement for this site's development.
- E. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- F. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 1-3

July 19, 1990

STAFF REPORT
(Final Plat Approved 7/12/90,
Preliminary Plat Approved 6/14/90)

CASE NUMBER: S/D 90-38 - PHI DELTA THETA ADDITION

OWNER/APPLICANT: Robert Geist, 9435 E. Central, Wichita, KS 67206

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Northeast corner of 21st and Bluff, east of Hillside.

SITE SIZE: 2.3 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 76,476.6 sq. ft.

CURRENT ZONING: "AA" One Family

PROPOSED ZONING: "U" University and "AA" One Family (overlay)

VICINITY MAP:

