

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 2, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 89-9 Final Plat of ZIP'S ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 2, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 24, 1989.

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:

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 plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Ridge Road Bowl, Inc. 749 N. Ridge Rd., Wichita, KS 67212
Mike Lindebak, City Engineer

FILE COPY

STAFF COMMENTS:

- A. The final plat tracing shall extend the 10-foot easement along the west line of the plat all the way to the plat's south line. The applicant shall also provide, by separate instrument, 10-feet of additional off-site easement to cover the existing sanitary sewer line along this plat's west property line.
- B. The final plat tracing shall include the portion of the lot to the north of this plat, originally left off of the preliminary plat.
- C. The final plat tracing shall indicate "John Moir" as "City Clerk" in the City Council Signature Block.
- D. The applicant is advised that with the platting of this property the remaining portion of Lot 3, Block 1, Gentry 4th Addition will be landlocked without direct access to a public right-of-way. This land locked area is not a "buildable site."
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- G. Recording of the plat within 30 days after approval by the City Council.

March 2, 1989

STAFF REPORT
(Final Plat Approved 2/23/89)

CASE NUMBER:

S/D 89-9 - ZIP'S ADDITION

OWNER/APPLICANT:

Ridge Road Bowl, Inc., 749 N. Ridge Rd.,
Wichita, KS 67212

SURVEYOR/ENGINEER:

Baughman Co., P.A.

LOCATION:

West side of Ridge Road in an area north of
Central Avenue.

SITE SIZE:

0.51 acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

Total:

1

1

MINIMUM LOT AREA:

22,500 sq. ft.

CURRENT ZONING:

"LC" Light Commercial

VICINITY MAP:

