

STAFF COMMENTS:

- A. Since "complete access control" is being dedicated to Atlanta Street from this commercially zoned lot, the sidewalk ordinance provides for the waiving of the sidewalk normally required for this street.
- B. On the final plat tracing, the face of the plat shall indicate the amounts of street rights-of-way being dedicated for both Pawnee and Atlanta Avenue. Also, the amount of existing half-street right-of-way shall be indicated.
- C. Since lot lines and easements are being vacated and rededicated by virtue of K.S.A. 12-512(b), such reference shall appear in either the surveyor's or platlor's text.
- D. The final plat tracing shall indicate "Lot 1" instead of only the number "1".
- E. Since the tie point for this plat is to a previously platted lot corner, the surveyor's text shall be amended to reference the section, range and township in which this property is located.
- 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. 2-6

September 15, 1988

STAFF REPORT  
(Final)

CASE NUMBER: S/D 88-78 - G. L. LONG ADDITION

OWNER/APPLICANT: Glee L. Long

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: South of Pawnee, between Custer and St. Paul

SITE SIZE: 0.6 acres

NUMBER OF LOTS

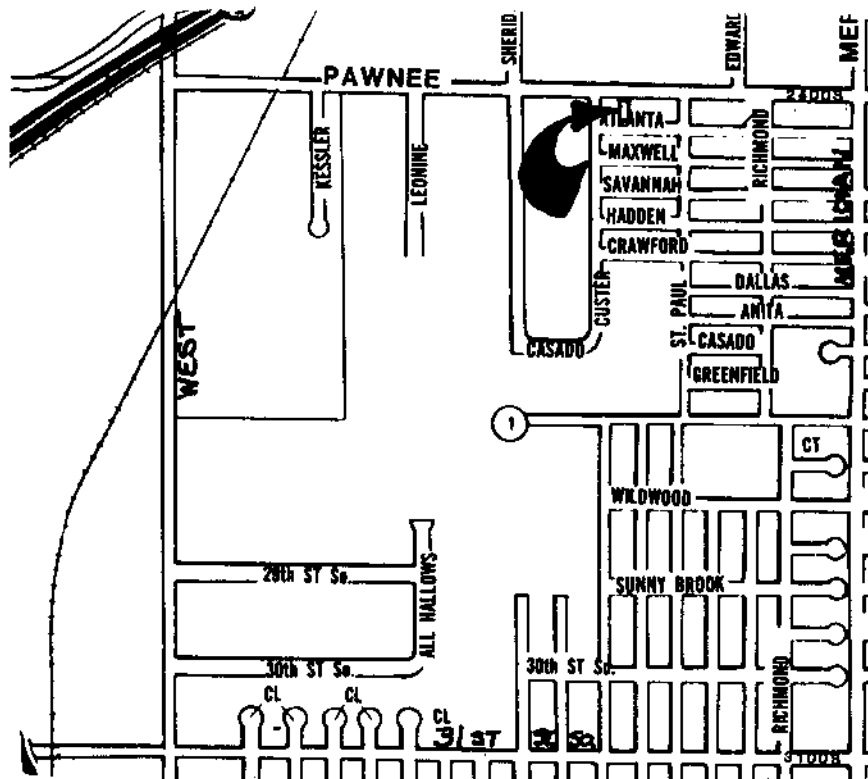
|              |   |
|--------------|---|
| Residential: |   |
| Office:      |   |
| Commercial:  | 1 |
| Industrial:  |   |
| Total:       | 1 |

MINIMUM LOT AREA: 26,400 sq. ft.

CURRENT ZONING: "AA" One-Family Dwelling District

PROPOSED ZONING: "C" Commercial District (Z-2922)

VICINITY MAP:



DON WRIGHT



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

September 16, 1988

Terra Tech Land Surveying  
245 West Dewey  
Wichita, Kansas 67202

RE: S/D 88-78 - G. L. LONG ADDITION. Located on the south  
side of Pawnee between Custer and St. Paul.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission, September 15, 1988, 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 12, 1988.

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 County 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 platlor.
- ✓ 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  
Junior Planner

RTB:blw

cc: G. L. Long, 215 Oil Hill Road, El Dorado, Kansas 67042  
Mike Lindebak, City Engineer

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