

February 5, 1987

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

Re: Final Plat S/D 87-6 - POWELL 11TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 5, 1987, 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 January 30, 1987.

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 platlor.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: James E. Linson, Contract Purchaser: Alton D. Powell,
2086 Westridge Ct., Wichita, KS 67203

THIS FLAT APPROVED BY THE SUBDIVISION
COMMISSIONER ON 4/29/87 SUBJECT
TO THE CONDITIONS OF THE PLAT OF THE
ED IN OUR LETTER DATED 1/30/87

WICHITA, KANSAS

FINAL PLAN

Date _____

Baughman Company, P.A.

Surveyor

James E. Linson

Elsie E. Linson

Contract Purchasers

Alton D. Powell

Betty Jo Powell

My Appt. Exp. _____ Notary Public

My Appt. Exp. _____ Notary Public

Southwest National Bank

My Appt. Exp. _____ Notary Public

This plat of "POWELL 11TH ADDITION" Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgewick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____ 198____.
Wichita-Sedgwick County Metropolitan Area Planning Commission

John Terry Moore Chairman

John Terry Moore

Marvin S. Krouf Secretary

Marvin S. Krouf

Tony Casado Major

Tony Casado

Deputy City Clerk

Dale E. Rea

Entered on transfer record this
 198 .

Don Wright County Clerk

Don Wright

State of Kansas } ss. This is to certify that this plat has
Sedgwick County } been filed for record in the office of the Register
of Deeds this _____ day of _____, 198____,
at _____ o'clock _____ M; and is duly recorded.

Pat Kettler _____ Register of Deeds

Pat Kettler

Ed. Ross Deputy

Ed Resa

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
M. ROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 87-6 Name: POWELL 11TH ADDITION

Preliminary Approved: _____
Scheduled S/D Meeting: 1/29/87

DESCRIPTION

General Location: Northwest corner of Maple and Nevada.
Owner: James E. Linson (Contract Purchaser: Alton D. Powell),
2086 Westridge Ct., Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.3
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 14,724.60 Sq. Ft.
 4. Existing Zoning: "A"
 5. Proposed Zoning: "LC" (Z-2827)
-

STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (Z-2827) requesting "A" (duplex) to "LC" (light commercial) zoning. This request will be considered by the City Commission at their January 27, 1987 meeting. The Planning Commission has unanimously recommended approval of the zone change request.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. This plat correctly shows the platting of building setbacks required for commercial property. Also, appropriate access control to Maple Street is being dedicated.
- D. On the final plat tracing, the City Commission signature block shall be amended to reference Dale E. Rea, Deputy City Clerk.
- E. Since an existing sidewalk system does not exist to the north, it is recommended that the sidewalk required on Nevada Street, by this lot's commercial zoning, be waived.
- F. Approval of this final plat is subject to approval of the applicant's associated zone case (Z-2827).
- 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. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- K. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required by this plat?