

PLAT NO. S/D 79-96 MAP NO. 5745

NAME JOHN SMITH ADDITION

LOCATION: Northeast corner of George Washington  
Bld. and Mt. Vernon

ENGINEER K.O. Taylor

OWNER John M. Smith, et al

APPLICATION FILED 7-30-79

SKETCH PLAT FILED 7-30-79

PRELIMINARY FILED \_\_\_\_\_

S/D ACTION \_\_\_\_\_

FINAL FILED 7-30-79

S/D ACTION 8-9-79 approve

MAPC ACTION 8-16-79 approve

BCC ACTION \_\_\_\_\_

RECORDED \_\_\_\_\_

REMARKS Close 5/10/83 per

S/D 79-96 - JOHN SMITH ADDITION -  
N.E. Corner of George Washington  
Blvd. & Mt. Vernon - K.O. Taylor

*of P*  
*POSTED*  
*8-9-79*

**ACTION**

S/D COMMITTEE Final Apprse DATE 8-9-79  
M.A.P.C. Apprse 8-16-79  
B.C.C./B. CO. C. \_\_\_\_\_



WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561

RECEIVED

MAY 9 1983

METROPOLITAN PLANNING

ROUTE  11994

May 4, 1983

Mr. John M. Smith  
1950 George Washington Blvd.  
Wichita, Kansas 67218

Re: S/D 79-96 - Proposed plat of John Smith Addition  
located at the northeast corner of George Washing-  
ton Blvd. and Mt. Vernon

Dear Mr. Smith:

We are in the process of going through our active subdivision  
files in order to close those files for which approval is no  
longer requested. The above-referenced subdivision case has  
remained inactive since August of 1979.

Please contact me at 268-4421 if you plan on completing this  
1979 case. If I have not heard from you by June 10, 1983,  
this case will be marked "closed."

Sincerely,

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Lowell High, 1542 S. St. Francis, 67211  
Keith Davis, 330 N. Main, 67202 (agent)

*Dear Mr. Nagley:*

*5/6/83*

*We have abandoned any thought of additional  
Buildings. You may close your case.  
Thank you for your courtesy.*

*J. M. Smith  
1950 George Washington Blvd.*

May 4, 1983

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Wichita, Kansas 67218

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Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Lowell High, 1542 S. St. Francis, 67211  
Keith Davis, 330 N. Main, 67202 (agent)

August 16, 1979

Mr. Kenneth O. Taylor  
1542 S. St. Francis  
Wichita, Ks. 67211

Re: S/D 79-96 - Final plat, John Smith Addition

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, August 16, 1979, 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 August 10, 1979.

In addition to complying with those conditions, it is necessary that you meet the following requirements before the 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 taxes due and payable for 1978 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez  
Senior Planner

LO:bh

cc: John M. Smith, et al., 1950 Geo. Wash. Blvd., 67218  
Kavin Daves, Agent, 330 N. Main, 67202

August 10, 1979

Mr. Kenneth O. Taylor  
1542 S. St. Francis  
Wichita, Kansas 67211

Re: S/D 79-96 - Final plat - John Smith Addition

Dear Mr. Taylor

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 9, 1979, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The final plat tracing shall show access control, except for one opening per lot, adjacent to Mt. Vernon, including a contingent dedication of complete access control at the west 40 feet of the south line of Lot 1. Appropriate wording shall be added to the plat's text.
- B. The contingent dedication of abutter's access rights adjacent to the west 40 feet of the south line of Lot 1 shall be granted by separate instrument. This dedication is to be contingent upon the relocation of the existing driveway, or a change in zoning of the property.
- C. Mt. Vernon is an arterial which requires 50 feet of half-street right-of-way. Forty feet of right-of-way must exist or be obtained as an outright dedication. The additional ten feet shall be dedicated contingent upon the City's need for this right-of-way for any street purposes.
- D. The applicant shall make satisfactory arrangements with K&E and Southwestern Bell for the relocation of existing lines which diagonally cross Lot 2. This relocation will include the granting on the plat of a 10-foot utility easement along the east side of Lot 2.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

K. O. Taylor  
Page 2  
August 10, 1979

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 16, 1979, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely yours,

Louise Olivarez  
Senior Planner

LO:bh

cc: John M. Smith, et al., 1950 Geo. Wash. Blvd., 67218  
Kavin Daves, Agent, 330 N. Main, 67202  
Dean Sellers, Assistant City Engineer

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 79-96 Name John Smith Addition  
Date Application Rec'd. 7-30-79 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 8-9-79

DESCRIPTION

General Location Northeast corner of George Washington Blvd. and Mt. Vernon

Owner John M. Smith and Mary L. Smith  
Surveyor/Engineer K. O. Taylor  
Address 1542 S. St. Francis, 67211 Phone 264-0341

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>0.53</u>  | 7. Lineal Feet of New Streets:                            |
| 2. Number of Lots:  | a. _____ R/W _____ ft.                                    |
| Residential <u>2</u>  | b. _____ R/W _____ ft.                                    |
| Commercial _____  | c. <u>10</u> R/W <u>167</u> ft.                           |
| Industrial _____  | d. _____ R/W _____ ft.                                    |
| Other _____   | e. _____ R/W _____ ft.                                    |
| Total Number of Lots <u>2</u>   | TOTAL <u>167</u> ft.                                      |
| 3. Minimum Lot Frontage <u>60</u> ft.                                       | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>6200</u> ft.   |   |
| 5. Existing Zoning <u>AA</u>  |   |
| 6. Proposed Zoning <u>AA</u>  |   |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u>     |   |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> |   |
| 11. Health Department Approval (where applicable) _____ (Yes-No)            |   |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                        |   |

STAFF COMMENTS:

- A. The final plat tracing shall show access control, except for one opening per lot, adjacent to Mt. Vernon and the appropriate wording shall be added to the plat text.
- B. Mt. Vernon is an arterial which requires 50 feet of half-street right-of-way. Only 30 feet presently exists. Therefore, a total of 20 additional feet shall be dedicated by this plat. The existing circular driveway will need to be relocated or a minor street privilege obtained.
- C. The need for 40 feet of complete access control on Mt. Vernon just east of George Washington Boulevard will be discussed at the meeting.
- D. The applicant is hereby advised that Lot 2 has very limited buildable area considering the setback requirements and the easement which cuts diagonally through the lot.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

Map No.: 5745  
Section: 35  
Twp.: 27  
Range: 1E

S/D No. 79-96

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: John Smith Addition

General Location: NE Corner Geo. Wash Blvd + Mt. Vernon

Name of Property Owner: John M. Smith + Mary L. Smith h/w  
Address: 1950 George Wash Blvd Zip Code: 67218 Phone: 1263-533

Name of Subdivider: Kevin Daves  
Address: 4901 330 N. Main Zip Code: 67202 Phone: 262-1481

Name of Engineer/Surveyor: Ko Taylor  
Address: 1542 S. St. Francis Zip Code: 67211 Phone: 264-0341

Date of Application: 7-30-79

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 0.53
2. Number of Lots: 2
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
3. Total Number of Lots 2
4. Minimum Lot Frontage 60 ft.
5. Minimum Lot Area 4200
6. Existing Zoning A-A
7. Proposed Zoning A-A
7. Linear Feet of New Streets:
  - a. ~~167~~ R/W \_\_\_\_\_ ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. 10 R/W 167 ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 167 ft.
8. Are Sidewalks existing? Yes \_\_\_\_\_ No
9. Is a public water supply available?  Yes \_\_\_\_\_ No, Name City of Wichita
10. Is a sanitary sewer available?  Yes \_\_\_\_\_ No, Name City of Wichita
11. Has Health Department approval been obtained (where applicable) Yes \_\_\_\_\_ No \_\_\_\_\_
12. City of Wichita  Three Mile Area \_\_\_\_\_ Outside of Wichita \_\_\_\_\_

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc., shall be assumed and paid for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Mary L. Smith

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, 10th Floor, City Hall,  
455 North Main, Wichita, Kansas 67202

Received by F. W.  
Date July 30, 1979  
Fee Submitted \$53.00

FORM 021

PAYMENT NOTICE  
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION AMOUNT

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY