

September 19, 1986

Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

Re: Final Plat S/D 86-52 - ESTE CATE SECOND ADDITION

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on September 18, 1986, 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, 1986.

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 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Indian Southern Baptist Church, 1550 Denker, Wichita, KS 67216

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit proof that the trustees listed as signing for the church are authorized to execute documents on behalf of the church (e.g., copy of by laws or certification from a title company).
- D. The final plat tracing shall reference Wayne L. Brinegar as Chairman of the Planning Commission in the MAPC signature block. Also, a line for placing the date approved by the MAPC shall be provided.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- F. Recording of the plat within 30 days after approval by the City Council.
- G. 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.
- H. 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.

February 15, 1990

STAFF REPORT

(Revised final; Previous final approved by MAPC 9/18/86)

CASE NUMBER: S/D 86-52 - ESTE CATE SECOND ADDITION

OWNER/APPLICANT: Indian Southern Baptist Church, 1550 Denker,
Wichita, KS 67216

SURVEYOR/ENGINEER: Hi-Tech Surveyors, Inc.

LOCATION: North side of Denker, between Hydraulic and
Victoria

SITE SIZE: 2.57 Acres

NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 30,600 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:

