

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1564
(316) 268-4561

February 5, 1988

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

Re: Final Plat S/D 88-2 - LAMAR FIRST ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 4, 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 January 29, 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 City Council 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 platfor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



Donald Losew
Junior Planner

DL:dlk

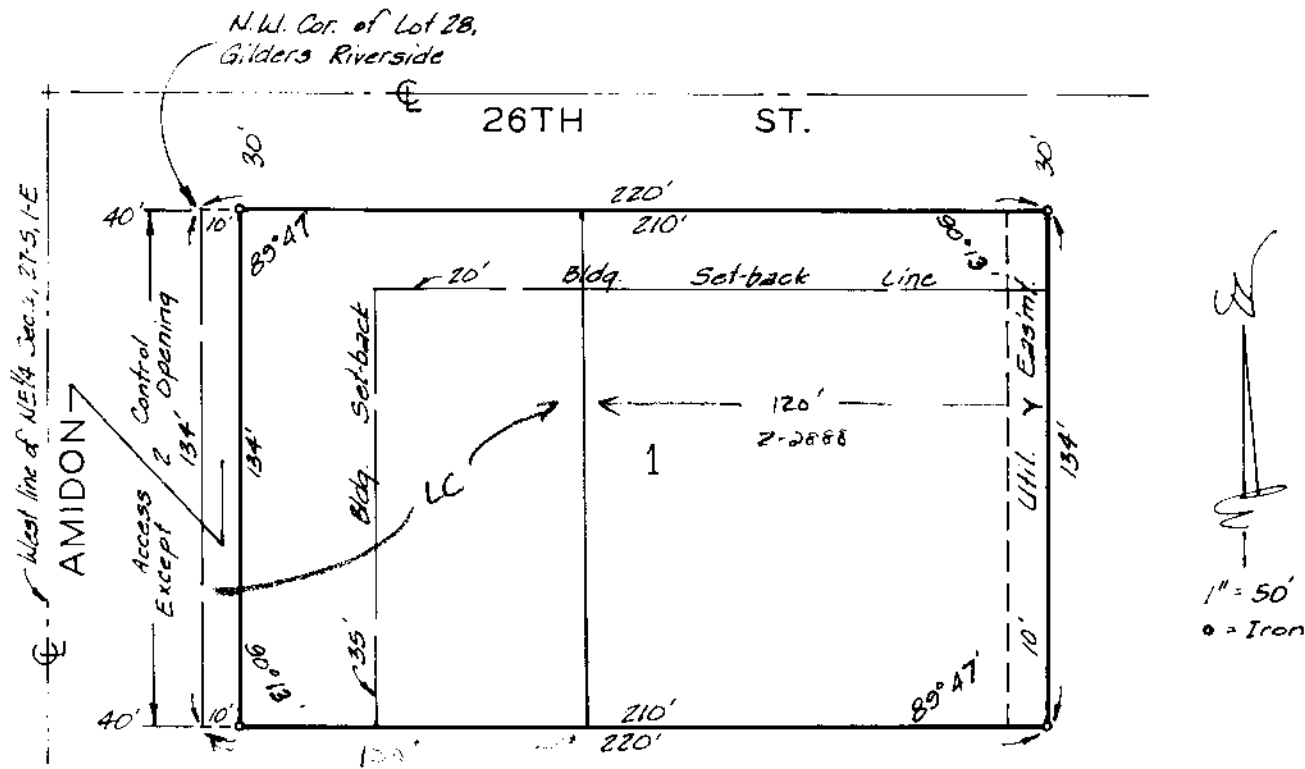
cc: Robert Daniels & Vernon Galyardt, c/o Harold Warner, Jr.,
130 Miles Avenue, Valley Center, KS 67147

FILE COPY

LAMAR FIRST ADDITION

WICHITA, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMISSION ON 1/28/88
TO THE SUBDIVISIONS OF THE LOT OUTLIN-
ED IN OUR LETTER DATED 1/28/88



State of Kansas }
 Sedgwick County } S.S. We, Baughman Company, P.A., Surveyors
 in aforesaid county and state do hereby certify that we
 have surveyed and platted "LAMAR FIRST ADDITION,"
 Wichita, Kansas, and that the accompanying plat is a
 true and correct exhibit of the property surveyed, de-
 scribed as and being a replat of Lot 28, Gilders
 Riverside, Sedgwick County, Kansas. Easements being vacated
 by virtue of K.S.A. 12-512 (b). Being situated in the NE 1/4
 of Sec. 6, Twp. 27-S, R-1-E of the 6th P.M., Sedgwick County,
 Kansas.

Date

Baughman Company, P.A.

Mark A. Savoy

Surveyor

This plat of "LAMAR FIRST ADDITION,"
 Wichita, Kansas, has been submitted to and approved by
 the Wichita-Sedgwick County Metropolitan Area Planning
 Commission, Wichita, Kansas.

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

Chairman

Elton Parsons

Secretary

Marvin S. Krout

Know all men by these presents that
 we, the undersigned, have caused the land described in
 the surveyors certificate to be platted into a lot and
 street to be known as "LAMAR FIRST ADDITION," Wichita,
 Kansas. The utility easement is hereby granted as in-
 dicated for the construction and maintenance of all
 public utilities. The street is hereby dedicated to and
 for the use of the public. All abutters rights of access
 to or from Amidon over and across the west line of Lot
 1 are hereby granted to the City of Wichita, provided
 however that Lot 1, shall have access to Amidon at
 two points as shall be determined by the City Engineer
 of Wichita, Kansas.

Robert M. Danniels

Norma L. Danniels

Vernon Galyardt

This plat approved and all dedications
 shown hereon accepted by the City Council of the City
 of Wichita, Kansas, this _____ day of _____
 198____

Mayor

Robert G. Knight

Deputy City Clerk

Dale E. Rea

State of Kansas }
 Sedgwick County } S.S. The foregoing instrument acknowledged
 before me this _____ day of _____, 198____ by
 Robert M. Danniels and Norma L. Danniels, his wife.

Notary Public

My Appt. Exp. _____

Entered on transfer record this
 _____ day of _____, 198____

County Clerk

Don Wright

State of Kansas }
 Sedgwick County } S.S. The foregoing instrument acknowledged
 before me this _____ day of _____, 198____ by
 Vernon E. Galyardt, a single person.

Notary Public

My Appt. Exp. _____

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

Register of Deeds

Pat Kettler

Deputy

Ed Resa

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2888), requesting "LC" (light commercial) zoning for the eastern portion of this property, has been approved subject to replatting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall attempt to obtain a valid petition for the paving of 26th Street North adjacent to the north line of this subdivision.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since an existing sidewalk system does not exist to the east, it is recommended that the sidewalk required on 26th Street, by this lot's commercial zoning, be waived.
- E. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. 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 replat?

NOTE: This plat has been submitted in final form only.

JANUARY 28, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-2 - LAMAR FIRST ADDITION

OWNER/APPLICANT: Robert M. Daniels & Vernon E. Galyardt,
c/o Harold Warner, Jr., 130 Miles Ave.,
Valley Center, KS 67147

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: On the south side of 26th Street North, in an area east
of Amidon.

SITE SIZE: 0.7 Acre

NUMBER OF LOTS:

Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 28,140 Sq. Ft.

CURRENT ZONING: "AA" and "LC"

PROPOSED ZONING: "LC" (Z-2888)

VICINITY MAP:

