

CU-96 - Marion B. & Mary E. Pin-
aire request Conditional Use Per-
mit for Mobile Home Park in R-1
for an area south of Idlewild
Drive in an area between Clifton
and the Arkansas River

EMPIRE MANILA FOLDER

TO REORDER, SPECIFY **306¹/₃**

 **YAWMAN & ERBE**
DIVISION STERLING PRECISION CORPORATION, ROCHESTER 3, N.Y.

MADE IN U.S.A.

SD 67-52

9th FLOOR

Person
1-9-67

ACTION

	DATE
HCPC COMMITTEE <i>Concur with DEPC</i>	<u>1-24-67</u>
DEPC <i>App subject to conditions</i>	<u>1-26-67</u>
M.A.P.C. <i>Approves subject to conditions</i>	<u>2-9-67</u>
B.C.C./ B. CO. C. <i>Defer <u>1 week</u></i>	<u>3-1-67</u>
B. CO. C. <i>Agrees as recommended</i>	<u>3-8-67</u>

Closed ~~JANUARY~~ 5-22-69

CU-96 - Marion B. & Mary E. Pin-
aire request Conditional Use Per-
mit for Mobile Home Park in R-1

Map No. L-6-B & L-7-C
Sec. 22 23
Twp. 28S 28S
Range 1E 1E

DATA SHEET

Z- _____
SCZ- _____
CU- 96
Filed 1-4-67

APPLICATION DATA: From _____ to _____
1. Applicant: Marion B. & Mary E. Pinaire
Address RFD #2, Derby, Kansas Phone SU 8-1432
2. Agent: Reiss & Goodness, Engineers
Address 4005 East Kellogg Phone MU 2-5121
3. General Location: On the south side of Idlewild Drive in an area
between Clifton & the Arkansas River Address _____
4. Proposed Use: Establishment of a mobile home park in R-1

AREA DATA:
1. Acres: 55 (1812 ft. by 1220 ft.)
2. Adjoining Zoning: E R-1 S R-1 W R-1 N R-1
3. Land Use: East Vacant South Single Family - Summer Beach
West Vacant North Single Family
4. Sketch Plan Land Use is for: u/a
5. Present Land Use is for: Single Family
6. Area ~~X~~ (is not) platted.

PROCEDURE DATA:
1. Zoning Committee _____ by _____
2. MAPC Meeting:

	Date	Action
ACPC	<u>1-24-67</u>	<u>Consent with DEPC</u>
DEPC	<u>1-26-67</u>	<u>Approve subject to conditions</u>
MAPC	<u>2-9-67</u>	<u>Approve subject to conditions</u>

3. Governing Body (Bd. City Commissioners - Bd. County Commissioners)

Date	Action	Resolution
1-24-67	Approved subject to conditions	4-30-69
<u>3-1-67</u>	<u>Referred 1 year</u>	<u>Repealed 5-22-69</u>
<u>2-8-67</u>	<u>Approved subject to conditions</u>	

NOTES:

HW on Clifton 60'

James W. Sargent, Att.
Farmers & Bankers Bldg.
AM 2-8444

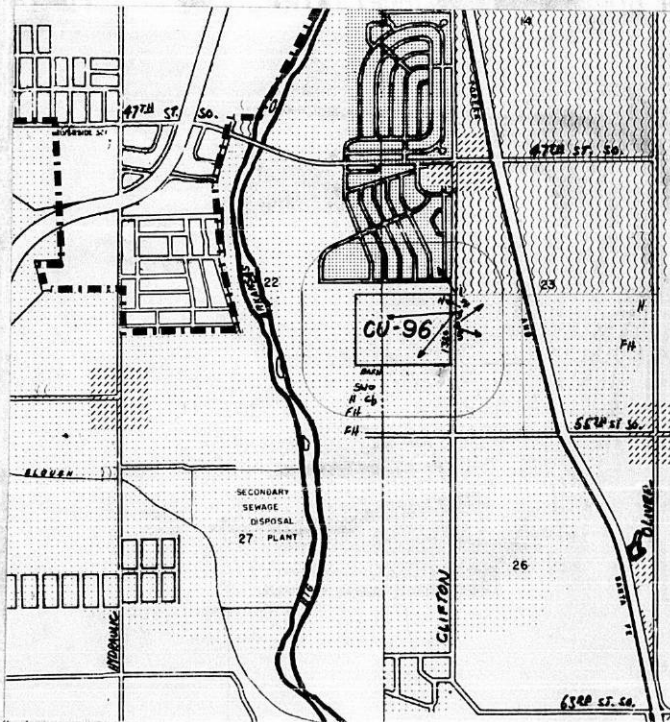
Map No. L-6-B & L-7-C
 Sec. 22 23
 Twp. 28S 28S
 Range 1E 1E

Z- _____
 SCZ- _____
 CU- 96
 Filed 1-4-67

APPLICATION DATA: From _____ to _____
 1. Applicant: Marion B. & Mary E. Pinaire
 Address RFD #2, Derby, Kansas Phone SU 8-1432
 2. Agent: Reiss & Goodness, Engineers
 Address 4005 East Kellogg Phone MU 2-5121
 3. General Location: On the south side of Idlewild Drive in an area
between Clifton & the Arkansas River Address _____
 4. Proposed Use: Establishment of a mobile home park in R-1

AREA DATA:
 1. Acres: 55 (1812 ft. by 1320 ft.)
 2. Adjoining Zoning: E R-1 S R-1 W R-1 N R-1
 3. Land Use: East vacant South Single family - swim beach
 West vacant North Single family
 4. Sketch Plan Land Use is for: N/A
 5. Present Land Use is for: Single family
 6. Area ~~XXXX~~ (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



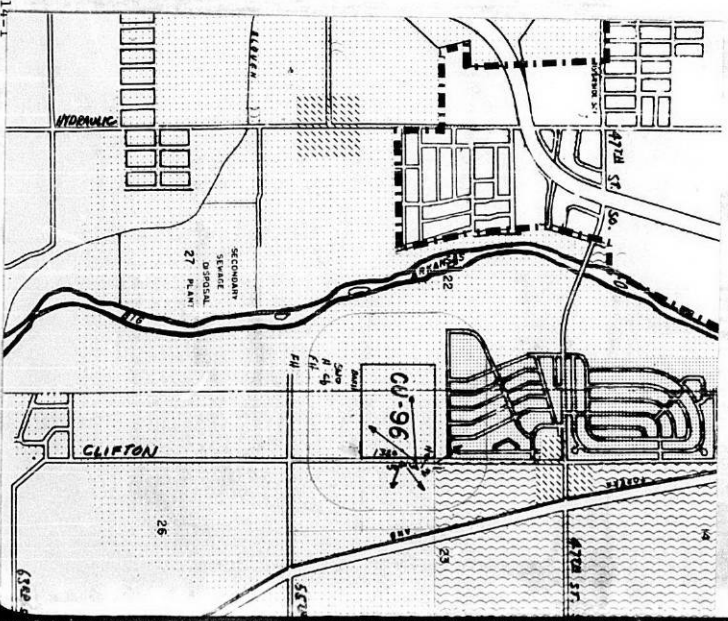
Map No. L-6-B & L-7-C
 Sec. 22 23
 Twp. 28S 29S
 Range 1E 1E

2-
 SC2-
 CU-96
 Filed 1-4-6

APPLICATION DATA: From _____ to _____
 1. Applicant: Marion B. & Mary E. Pinaite Phone SU 8-1
 Address RPD #2, Derby, Kansas
 2. Agent: Reiss & Goodness, Engineers Phone MU 2-3
 Address 4005 East Kellogg
 3. General Location: On the south side of Idlewild Drive in an Address _____
between Clifton & the Arkansas River
 4. Proposed Use: Establishment of a mobile home park in R-1

AREA DATA:
 1. Acres: 55 ft. by 1320
 2. Adjoining zoning: E R-1 S R-1 W R-1 N
 3. Land Use: East Wheat South Wheat West Wheat
 4. Sketch Plan Land Use is for: Mobile Home Park
 5. Present Land Use is for: _____
 6. Area XXXX (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



~~7-17-86~~ ^{Keechi}
IMPORTANT MESSAGE

FOR _____
DATE 6-18-86 TIME _____ A.M.
P.M.

WHILE YOU WERE AWAY

Dick Sears

OF _____

PHONE No. 529-1262

TELEPHONED	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU	WILL CALL AGAIN	
WANTS TO SEE YOU	RETURNED YOUR CALL	

MESSAGE re CW-76
Private M.H. Park

people?
sewer connections

SIGNED _____

This man asked about the fencing requirements for the mobile home park. I told him there was no fence requirement, only a landscape strip. He said 30 homes have been moved in and no plants have been installed. I called County zoning & talked to Vera (whom Sears had first talked to). Also sent her another copy of the 1982 landscape plan. Ron Bailey needs to enforce this plan since it was a C requirement.

Sears also asked about the sewer hook-ups in the park. Several of his neighbors have complained of odors. They think connections are not being made properly. I checked with Health Dept.; they referred me to County inspectors; they told me they had no jurisdiction in Oaklawn's district. So I called Bob Privitera of Al Peiss's office (Oaklawn engineer). He said he would check into it.

6-23

Privitera said he had talked with Trent Harrison (sp?) the owner of Lineaire m.h.p. Trent said the first 18 sewer connections were inspected by Oaklawn, then the inspector told him he didn't need to have each hook-up inspected, just do the work. So the last 12 were made without an inspection. Privitera told Harrison to get each hook-up inspected from now on.

I passed this info along to Mr. Sears.

J.D.



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK

DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213-4498

PHONE 268-7901

Claud S. Shelor, P.E.

Director of Public Works / County Engineer

July 21, 1982

RECEIVED

JUL 23 1982

METROPOLITAN PLANNING

ROUTE

Mr. Bob Previtera
Reiss & Goodness
2160 W. 21st St.
Wichita, KS 67204

Re: Pinaire Mobile Home Park

Dear Mr. Previtera:

Final plans titled "Final Plans, Pinaire Mobile Home Park" in 6 sheets with revisions to June 30, 1982, provide all items requested in our letter of June 18, 1982, and are approved for construction. Following completion of the work shown on these "Plans", please furnish a Professional Engineer's certification that construction conforms to the "Plans" and request an "on-site" inspection by this department.

Please furnish a set of "Final Plans" and above mentioned Professional Engineer's certificate to Mike Everhart of the Environmental Health Division of the Health Department for his records.

If you should have any questions concerning the above items, please call me at 268-7901.

Sincerely,

Charles M. Marker

Charles M. Marker, P.E.
Superintendent of Engineering

CNW/PED/djc

cc: Mike Everhard, Health Dept.
Jack Galbraith, MAPD ✓
Plat File

July 7, 1982

Ron Worley, County Zoning Administrator
Jack Brown, Chief, Environmental Quality Services
Bob Previtara, Reiss and Goodness Engineers

Louise Olivarez, Senior Planner

Pinaire Mobile Home Park landscape plan

Attached is a revised landscape plan for Pinaire Mobile Home Park which was approved July 7, 1982. This supersedes the landscape plan originally approved in April, 1969. This print is being forwarded to you for your information and files.

Louise Olivarez
Senior Planner

LO:hh

Attach.

June 22, 1982

Mr. Bob Previtara
Reiss and Goodness Engineers
2160 W. 21st Street
Wichita, Kansas 67203

Re: Pinaire Mobile Home Park, S/D 67-52 - Review of revised landscape plan

Dear Mr. Previtara:

We have reviewed the revised landscape plan on the above referenced case which you recently submitted to our office. Upon review of the plan, several questions have arisen that we feel must be addressed before the landscape plan is approved.

The conditions of approval for the conditional use (CU-96) granted on the subject property requires a landscape buffer on the perimeter of the property. The plan submitted shows the buffer on the west side, which is not on the subject property, is to be used for screening. As this case is quite old, we need to know when the plan was drawn and if trees shown are still in place. The plantings shown on the east and south show approximately 11 trees to be planted along each boundary, although the items labeled Detail A and B would infer that this design would be carried out along the entire boundary. If it is your intent to carry this design out along the entire boundary, it must be stated on the plan. Also, the list of plant materials must state the number of trees of each species it is the owner's intention to plant. On Details A and B you show the plants to be placed on top of the levee. This is entirely unacceptable. All screening must be outside of the levee easement. Until these questions are resolved to our satisfaction, we must find the landscape plan unacceptable.

If you have any questions concerning this matter, please call.

Sincerely,

John E. Fleck
Junior Planner

JEF:bh

cc: Ron Worley, County Zoning Administrator



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213-4498

PHONE 268-7901

Claud S. Shelor, P.E.
Director of Public Works / County Engineer

June 18, 1982

Mr. Bob Previtara
Reiss and Goodness
2160 West 21st St.
Wichita, KS 67203

Re: Pinaire Mobile Home Park

Dear Mr. Previtara:

This letter reviews plans and calculations submitted to Sedgwick County Department of Public Works on May 11, 1982, and contains suggestions for some additional information which should be added to your final submittal. The set of drawings received May 11, 1982, consisted of a sheet titled "Drainage Study", numbered "Sheet 1 of 2", dated "1981--Revised 2-15-82"; a sheet titled "Drainage Plan", numbered "sheet 2 of 2", dated "1981--Revised 2-15-82"; a sheet titled "Pond Detail", unnumbered, dated "4-13-82"; a sheet titled "Arkansas River Sections", numbered Sheet 6 of 7", undated; and a sheet titled "River Crossing Locations", numbered "Sheet 7 of 7", undated.

Since approval of the Mobile Home Park was based, in part, on commitment of the owners to construct and maintain a levee to protect the Park from flooding by the Arkansas River, inclusion in the Final Plans of your drawing titled "Exhibit A--Levee Improvements--Pinaire Mobile Home Park" would be appropriate. The same plan sheet could reprint the recorded "Easement and Construction Maintenance Agreement" signed July 24, 1981.

Most of the levee shown on Exhibit A is not in an area where it might conflict with proposed development of the Park, therefore, the elevations and typical section were considered sufficient, however, there are two locations where more detail is needed. The first is the portion of levee to be constructed on the 30 foot wide easement bordering the south line of the Park. The file contains a half-sheet titled "X-Sections--30' Levee Easement" dated 8-5-81. Second, it is suggested that on the other half of that drawing, you add several cross-sections which show the relationship of the levee on the 40 foot drainage and embankment easement (adjacent to Clifton) to the road ditch, road embankment, utilities, planting screen, boundary fence and building setback line.

Mr. Bob Previtera
June 18, 1982
Page 2

A sheet by sheet review of the drawings submitted on May 11, 1982, follows:

Drainage Study--Sheet 1 of 2. All information on this sheet is approved. There are two additions which were made after the revision date of 2-15-81. (Alternate culvert material at the west and center road crossings of the main drainage channel). The notes "Centerline 30' Levee Easement" and "40' Drainage and Embankment Easement" could make reference to the cross-section sheet described above.

Drainage Plan--Sheet 2 of 2. All information on this sheet is approved. Again, references to Pond Detail sheet, Levee Cross Section sheet, Exhibit A sheet would help.

Pond Detail. All information on this sheet is approved except for note "Manually Operated Flaggate". The device which should be installed at the outlet of the discharge pipe should be "Automatic Floodgate". Another protection against backwater from the Arkansas River should be a "Manually Operated Sluice Gate" but it should be installed either at the levee crest or at the inlet with a platform access to the levee crest. Using a procedure from Pages 4-5 and 4-6 of Kings Handbook, we estimate the time to drain the reservoir from elevation 1260 down to the top of the discharge pipe is less than 2 days.

Arkansas River Sections--Sheet 6 of 7. All information shown on this sheet is approved except:

1. The reference to Riverside Drainage District for the right bank of the Arkansas River is not correct. The levee is under the local jurisdiction of the City-County Flood Control and Landfill Activity and its official name is Riverside Levee.
2. Same as note above on "Manually Operated Flaggate".
3. At Cross Section No. 1 - reference to "Proposed H.W. Elev. 55.0" is not correct. Elev. 55.0 is normal water surface. "Proposed H.W." or Maximum Water Surface should be appended to "Elev. 60.0".

River Crossing Locations--Sheet 7 of 7. This sheet should be titled "River Section Locations" as per note at top of Sheet 6. Reference to Riverside Drainage District is not correct as explained above. Location of "River Section No. 1 is not as shown on Sheet 6. References to sheet

Mr. Bob Previtera
June 18, 1982
Page 3

numbers at notes such as "Centerline 50' Levee Easement, Levee 'A'";
Centerline 30' Levee Easement, Levee 'B'"; Centerline 40' Drainage and
Embankment Easement, Levee 'B'" would be helpful. All other information
on this sheet is approved.

Please transmit plans marked "FINAL PLANS" in a successively numbered set
for final approval and files.

Sincerely,

Charles M. Marker

Charles M. Marker, P.E.
Deputy Director of Public Works

MSM/CJM/djc

cc



March 15, 1982

Mr. Bob Previtara
Reiss and Goodness Engineers
2160 West 21st Street
Wichita, Kansas 67203

Re: Pinaire Mobile Home Park

Dear Mr. Previtara: *re: request only*

The plans for the above-referenced mobile home park have been approved by this Division provided that public sewer and water are available to all lots as indicated on the layout plans.

No "park license" is currently required, only Department approval.

Sincerely,

Jack A. Brown, Chief
Environmental Quality Services

JAB/jk

cc: Jack Galbraith, MAPD ✓

RECEIVED

MAR 17 1982

METROPOLITAN PLANNING
ROUTE _____

Wichita-Sedgwick County Department of Community Health
1900 East Ninth Street - Wichita, Kansas 67214 (316)268-8401



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1350 S. BENECA
WICHITA, KANSAS 67213-4408

PHONE 268-7901

Claud S. Shelor, P.E.
Director of Public Works / County Engineer

20

March 9, 1982

RECEIVED

MAR 10 1982

METROPOLITAN PLANNING
ROUTE 5

Mr. Bob Previtara
Riess & Goodness
2160 West 21st St.
Wichita, KS

RE: Pinaire Mobile Home Park

Dear Mr. Previtara:

This office has reviewed the revised drainage plan as submitted for the above referenced addition and offers the following comments:

1. As stated in a previous letter dated 12-21-81, the drainage collection system within the perimeters of the final plat appears to be adequate.
2. Before approval of the drainage discharge system can be given, we need to review the following items:
 - A. Pond Storage Computations on Sheet 2 show sufficient storage volume to retain the 100 year storm runoff; however, the Drainage Plan does not detail dimensions for the static pool or top of banks which can be used to check the Pond Storage Computations. Please add dimensions to the Plan.
 - B. No outflow or "draw down" structure for the pond is indicated on this plan although originally shown on the previous plan. This "draw down" structure will need to be shown, the size based on inflow/outflow computations to "drawdown" the pond from its maximum water surface to the normal high water elevation within a four day period. A flap gate will need to be provided for the river side of the structure to provide protection for the mobile home park during periods when the Arkansas River is in flood.

If you should have any questions regarding these items, please call.

Mr. Bob Previtara

2

March 9, 1982

Very truly yours,

Charles M. Marker

Charles M. Marker, P.E.
Deputy Director of Public Works

CM/PED/cl

cc: Jack Galbraith, M.A.P.D.
Mike Everhart, Health Dept.
Plat File.

March 2, 1982

Mr. Bob Previtara
Reiss and Goodness Engineers
2160 W. 21st Street
Wichita, Kansas 67203

Re: Pinaire Mobile Home Park - layout plan and revised landscape plan

Dear Mr. Previtara:

We have reviewed the above-referenced plans which you submitted to our office on Friday, February 26, 1982. Four copies of the final layout plan are being forwarded to Mike Everhart, Environmental Health Director, for his review. Mr. Everhart is the one who needs to approve the final plan and he is the person to whom application is made for a park license. By copy of this memo, we are asking Mr. Everhart to return one copy of the plan when approved, to the Planning Department for our files and one copy to you.

The revised landscape plan is NOT acceptable. The conditional use permit required a "solid landscape buffer of deciduous and coniferous plant material around the entire perimeter." Russian olives would be satisfactory for some of the deciduous materials but evergreens are also required. The conditional use permit specifies "coniferous" evergreens but even some of the few non-coniferous evergreens probably would be acceptable. The size plants that are to be installed and whether they are bare-root, balled and burlapped, etc., are to be specified as well as their maximum expected height. The heights could be shown on the typical section drawings.

All plants should be as far away from the utility easements as possible, especially on the east where the utility easement is only eight feet wide.

We note that you propose to delete the landscape buffer along the west line. This is acceptable since there are no residences between the west line and the river and there are already a number of scattered trees.

Mr. Bob Previtara
3-2-82
Page 2

The landscape plan approved in 1969 is still the required landscape plan unless you submit a revised plan which is acceptable. If a revised landscape plan is approved in the future, we will forward a copy to Mike Everhart.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:LO:hh

cc: Mike Everhart, Director, Environmental Health Division, Health
Department

S/D Comm. - accepted 8-6-81
MAPC accepted 8-13-81
BCC accepted 1-5-82

D-1034

EASEMENT AND CONSTRUCTION AND MAINTENANCE AGREEMENT

This indenture made this 24 day of July, 1981, between Mary E. Pinaire and the Marion B. Pinaire Estate, hereinafter called "First Party" and Sedgwick County, Kansas, hereinafter called "Second Party".

That the First Party in consideration of One Dollar and other valuable consideration, does by these presents grant to the Second Party, its successors and assigns, a perpetual thirty foot easement for construction and maintenance of a standard eight foot top and 2:1 side slope levee embankment as indicated on plan and elevation of attached Exhibit "A". The center line of said easement being described as follows:

Beginning at a point 50 feet west and 1329.48 feet south of the NE corner of the NW 1/4 of the SW 1/4 of Section 23, T28S, R1E of the 6th P.M., Sedgwick County, Kansas; thence westerly, parallel with and 15 feet south of the south line of Pinaire Mobile Home Park 1900 feet more or less to the intersection of the center line of an existing 50 foot levee easement.

It is also agreed that as part of the development of said Pinaire Mobile Home Park, the First Party agrees to construct and maintain a levee on the above described easement and on part of the easement as indicated on plan and elevation of attached Exhibit "A" recorded April 23, 1969, in Misc. Book 641, Pg. 408, said part of easement described as follows:

Beginning 2,474.20 feet west of the centerline of Clifton Street on the south line of Oaklawn Addition extended; southwest at a deflection angle to the left of 81 degrees 59 minutes off the south line of Oaklawn Addition extended a distance of 16.34 feet; thence west at a deflection angle to the right of 78 degrees 19 minutes a distance of 350 feet; thence southeast at a deflection angle to the left of 99 degrees 19 minutes a distance of 240 feet; thence southeast at a deflection angle to the left of 11 degrees 35 minutes a distance of 200 feet; thence southeast at a deflection angle to the left of 5 degrees 14 minutes a distance of 200 feet; thence northeast at a deflection angle to the left of 72 degrees 02 minutes a distance of 220 feet; thence east at a deflection angle to the right of 9 degrees 11 minutes a distance of 210 feet; thence southeast at a deflection angle to the right of 77 degrees 51 minutes a distance of 470 feet; thence southeast at a deflection angle to the left of 3 degrees 06 minutes a distance of 310 feet; thence southwest at a deflection angle to the right of 47 degrees 31 minutes a distance of 520 feet; thence southeast at a deflection angle to the left of 49 degrees 39 minutes a distance of 350 feet; thence south at a deflection angle to the right of 18 degrees 26 minutes a distance of 380 feet; thence south at a deflection angle to the right of 3 degrees 52 minutes a distance of 340 feet; thence southeast at a deflection angle to the left of 11 degrees 53 minutes a distance of 365 feet; thence southeast at a deflection angle to the left of 4 degrees 44 minutes a distance of 850 feet.

The construction and maintenance of this levee shall end at this point.

The remainder of the easement recorded April 23, 1969 in Misc. Book 641, Pg. 408, will still be valid and the usage thereof shall occur when development occurs southerly of Pinaire Mobile Home Park Addition and within the land bounded by the easement.

The First Party also agrees to construct a levee within the 40 foot drainage and embankment easement as shown on the recorded Plat of "Pinaire Mobile Home Park", said levee to terminate 100 feet south of the north line of said Pinaire Mobile Home Park.

Maintenance of the levees shall be the responsibility of the First Party, until such time as the Governing Body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the levees.

IN WITNESS WHEREOF, The First Party has executed this instrument the day and year first above written.

Mary E. Pinaire
Mary E. Pinaire

MARION B. PINAIRE ESTATE

By Mary E. Pinaire

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

BE IT REMEMBERED that on this 24th day of July, 1981, before the undersigned, a Notary Public in and for the County and State aforesaid, came Mary E. Pinaire, and Mary E. Pinaire as Executor of the Estate of Marion B. Pinaire, who are personally known to me to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my name and affixed my seal the day and year last above written.

THOMAS A. STRUBLE
STATE NOTARY PUBLIC
SEDGWICK COUNTY, KANSAS
MY APPT. EXPIRES

Thomas A. Struble
Notary Public

My commission expires: March 11, 1984



KANSAS STATE BOARD OF AGRICULTURE

DIVISION OF WATER RESOURCES
GUY E. GIBSON, Chief Engineer—Director
901 Kansas Avenue
TOPEKA, KANSAS 66612
(913) 296-3717

W. W. DULTSMAN
Secretary

December 4, 1981

Mr. Trent Hardison
101 W. 58th Street South
Wichita, Kansas 67217

Dear Mr. Hardison:

Consideration has been given to your application for approval of plans relating to your proposed levee construction project along the Arkansas River, at a location in Sections 22, 23 and 27, all in Township 28 South, Range 1 East, Sedgwick County, Kansas.

In accordance with the provisions of K.S.A. 24-126 the Chief Engineer has approved the plans authorizing construction of the proposed levees.

The one set of plans submitted to this office has been endorsed with the Chief Engineer's approval and will be retained in our files. Should you wish any copies of the plans with the Chief Engineer's approval shown thereon, please submit the required number.

Very truly yours,

Keller Cordon
Engineer

KC:cb
cc: Robert G. Previtera

Received 12-11-81



DEPARTMENT OF THE ARMY
TULSA DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 61
TULSA, OKLAHOMA 74121

AUG 17 1981

REPLY TO
ATTENTION OF:

SWIOD-ML

12 August 1981

Mr. Bob Previtara
2160 West 21st Street
Wichita, KS 67203

Dear Mr. Previtara:

Please refer to our 11 August 1981 telephone conversation concerning your proposed repair of a levee near Derby, Kansas.

A search of our records indicates that we have not been associated with the levee located on the east bank of the Arkansas River in T. 28 S., R. 1 E., and sec. 22 and 23. I suggest that your plans for repair of the levee be coordinated with the Kansas Water Office in Topeka, Kansas.

If you have questions concerning this matter, please contact Mr. Bob Hope, Operations Division, PO Box 61, Tulsa, OK 74121, telephone (918) 581-7342.

Sincerely,

JAMES P. JONES
Chief, Operations Division

Received
12-11-81



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK

DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213-4468

PHONE 268-7901

Claud S. Shelor, P.E.

Director of Public Works / County Engineer

December 21, 1981

RECEIVED

DEC 23 1981

METROPOLITAN PLANNING

ROUTE 2
 LO

Mr. Bob Previtera
Riess & Goodness
2160 West 21st St.
Wichita, KS 67203

RE: Pinaire Mobile Home Park

Dear Mr. Previtera:

This office has reviewed the drainage plan as submitted for the above referenced addition and offers the following comments.

1. The drainage system within the perimeters of the final plat appears to be adequate, however, it is noted the flowlines of the southernmost east/west drainage ditch and the proposed sanitary sewer lateral south and parallel are quite close in elevation. If service lines are extended north under the ditch, around 1 foot of cover will occur in some cases. Therefore, consideration should be given to an additional lateral on the north side of the ditch, or encasement of each service line under the ditch.
2. Before approval of the offsite drainage ditch and pond can be given, we need the following items for submittal:
 - A. Need inflow/outflow computations for pond with no effect from the river to show adequacy of the system.
 - B. Need computations to show adequacy of the pond with river in flood stage (no discharge).
 - C. Define limits of proposed pond by elevations and distances to insure above mentioned storage computations are contained.

If you should have any questions regarding the above, please call.

Very truly yours,
Claud S. Shelor, P.E.
Director of Public Works/County Engineer

By 
Phyllis Bretrich

CSS/PED/c1

cc: Jack Galbraith, M.A.P.D.
Mike Everhart, Health Dept.

November 20, 1981

Mr. Bob Previtara
Reiss and Goodness Engineers
2160 W. 21st Street
Wichita, Kansas 67203

Re: Pinaire Mobile Home Park

Dear Mr. Previtara:

We have reviewed the revised preliminary layout plan for Pinaire Mobile Home Park which you submitted last week and we are forwarding the preliminary sanitary sewer layout and drainage study to County Public Works for review. We have a few comments about this layout which are as follows:

1. The "lots" in the southeast corner appear to be too narrow considering the twenty-foot separation required between mobile homes. It would be very difficult to move mobile homes onto these "lots" because of this narrowness and the curve in the road and especially so if adjacent "lots" are occupied. The width of these "lots" should be increased.
2. The 10-foot landscape buffers may need to be moved out of the easements, especially the drainage and embankment easement on the east side of the plat.
3. For clarification purposes, the setbacks shown on the "typical lot arrangement" should include the requirements for a 20-foot separation between homes measured side to side and a 12-foot separation between homes back to back.
4. The final layout plan should give dimensions of all spaces as required by the County Trailer Code.

Also, please remember that a revised outside-of-City water application and approval from the Division of Water Resources for the proposed levee are still requirements which need to be completed before finalization of this project.

embankment here to indicate if any separate embankment is not needed for drainage. I told him that if County P.W. wants to observe them that drainage is not needed. When 10 ft. planting on overlap the plat. drainage of embankment sent.

S.O.

Mr. Bob Previtara
11-20-81
Page 2

As we mentioned in our last letter, we do not see this revised layout as differing substantially from the original preliminary layout approved in 1969 and therefore, MAPC and County Commission approval are not required. Your final plans and application for park license are to be submitted to Mike Everhart, Environmental Health Division. You should check with him about the number of copies of the final layout and the final utility plans which he needs. With a copy of this letter we are forwarding to Mr. Everhart a copy of the revised preliminary layout, restrictive covenants filed with the plat, conditional use permit resolution and landscape plan approved April 7, 1969.

By copy of this letter, we are asking Phil Dietrich of County Public Works to respond to you and to Mike Everhart regarding the drainage and sanitary sewer plans. If you or anyone receiving a copy of this letter have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:LO:bh

cc: Phil Dietrich (with attachments)
County Public Works, Courthouse, 67203

Mike Everhart (with attachments)
Health Department, 1900 E. 9th, 67214



REISS & GOODNESS ENGINEERS
2160 WEST 21ST STREET - WICHITA, KANSAS 67203 (316) 632-0320

November 12, 1981

RECEIVED

NOV 12 1981

METROPOLITAN PLANNING

ROUTE

Robert A. Lakin, Director of Planning
Metropolitan Area Planning Department
City, Hall, 10th Floor
455 N. Main Street
Wichita, Kansas 67202

RE: Pinaire Mobile Home Park
Sedgwick County, Kansas

Dear Mr. Lakin:

Enclosed are five (5) copies of the final mobile home park plan for Pinaire Mobile Home Park. In accordance with my correspondence with Jack Galbraith of June 9, 1981, I am sending this letter of request for the necessary approvals by you and the County Zoning Administrator.

The plan indicates the mobile home park dimensions, the easements as required by the final plat, a typical layout of a mobile home on one of the sites reflecting the required setbacks, etc. Also shown is the office space along with the required 10 foot landscape buffer around the perimeter of the site. Care has been taken to meet all the conditions of approval for CU-96, published on May 22, 1969. The County Trailer Code and the restrictive covenants on Pinaire Mobile Home Park were also followed in developing this revised final plan.

The differences in the plan originally approved in 1969 and the one to be considered for final approval are as follows:

1. There will now be 324 mobile home spaces as compared to 338; density becoming 5.9 units per acre.
2. Mobile Home spaces have been enlarged to accommodate today's larger mobile homes.
3. The sewage pumping station has been eliminated. Sewage collection will be accomplished by gravity flow. (See Sanitary Sewer and Drainage Plans, Pinaire Mobile Home Park.)
4. The construction and maintenance of the required loop levee will now take place in accordance with the "Easement and Construction and Maintenance Agreement" dated July 24, 1981, and to be recorded when the Kansas State Board of Agriculture, Division of Water Resources, approves the levee plans now in their possession. This document will replace the easement recorded April 23, 1969 in Misc. Book 641, Page 408 for the development of Pinaire Mobile Home Park only.

I hope you find these plans satisfactory for your review and that you make the necessary contacts for approval from County Zoning and the Environmental Health

Robert A. Larkin
November 12, 1981
Page 2

Department. If you have any further questions, please contact me.

Sincerely,

REISS & GOODNESS ENGINEERS

Bob Previtara

Bob Previtara

BP/cr
enc.

WICHITA-SEDGWICK COUNTY

DATE
July 20, 1981

METROPOLITAN AREA PLANNING DEPARTMENT

TO Files
FROM Jack H. Galbraith, Chief Planner
SUBJECT Notes of Meeting

M. S. Mitchell
Phil Dietrich
Bob Previtiera
Jack Galbraith
Prospective owner

→ see D-1034


General discussion concerned the dedication of a new east-west easement for the construction of a loop levee to be constructed on the south side of Pinaire Mobile Home Park Addition along with the construction of the levee along Clifton and along the west side of the site all the way south, as illustrated on Exhibit "A" of the original easement required as a condition of platting.

The general opinions expressed were to describe the original easement plus the new east-west one, and provide for the construction and maintenance of the levee along the west, and along the south and east sides of the plat. To not require the construction of the balance until the property to the south was platted and then that would be required of that plat. The purpose of retaining all of the original easement was so as not to have to go through a vacation process.

The schedule I provided was to file the dedication and construction and maintenance easement by July 24th.

S/D August 6
MAPC August 13
BCC August 25

Instruct Clerk not to record until all other conditions in my letter to Al Reiss dated June 9, 1981, had been completed and approved. It may not be necessary to wait, but there would appear to be no need to record new easement if for some reason they are not going to follow through on remaining conditions.


Jack H. Galbraith
Chief Planner

JHG:bh

WICHITA-SEDGWICK COUNTY

July 8, 1981 ^{DATE}

METROPOLITAN AREA PLANNING DEPARTMENT

TO Files
FROM Jack H. Galbraith, Chief Planner
SUBJECT Notes of Meeting

M. S. Mitchell advises that the general discussion for plans to construct the required loop levee at a different location would meet with County Engineering approval. He agreed that the following would be appropriate:

Require a written statement from Mrs. Pinaire disclaiming the construction of the loop levee on her property; that she has no interest in that part of the loop levee being constructed on her remaining part of her property;


see
D-1034 Submission of a new "easement" to the City;

Submitted to the Maintenance Department for review and approval; to County Public Works and to the BCC for acceptance and recording.

1-5-82

QUESTION: How do we release the original easement?

Discussed with Lakin on July 9, 1981, and it was agreed that we needed to vacate the original easement through the regular vacation process and to rededicate a new easement at the location - agreed upon by the City and County. Advised Previterra of dates and furnished vacation and dedication forms.


Jack H. Galbraith
Chief Planner

JHG:bh



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213

PHONE 266-7901

Claud S. Shelor, P.E.
County Engineer/Director of Public Works

DATE: June 16, 1981
TO: Jack Galbraith, Senior Planner, M.A.P.D.
FROM: Phil Dietrich *PD*
SUBJECT: Pinaire Mobile Home Park (CU-96)

We have received your letter to Mr. Al Reiss dated June 9, 1981 concerning the above referenced mobile home park, and are in concurrence with the same, particularly the paragraph concerning drainage.

cc: Claud S. Shelor
Plat File

RECEIVED

JUN 18 1981

METROPOLITAN PLANNING

ROUTE *je*

WICHITA - SEDGWICK COUNTY



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

June 9, 1981

Al Reiss
Reiss and Goodness Engineers
2160 West 21st Street
Wichita, Kansas 67203

Re: CU-96 - Conditional Use Application
for Pinaire Mobile Home Park.

Dear Al:

Bob Previtera has submitted a revised site plan for the above captioned C.U. which was approved in 1967. One of the nine conditions of approval was as follows:

Development shall take place in accordance with the Mobile Home Park Plan submitted by the applicants and approved by the Metropolitan Area Planning Commission and Board of County Commissioners, and any major changes in the Plan as determined by the County Zoning Administrator and the Director of Planning, shall require that the Plan be resubmitted for re-approval by the Planning Commission and County Commission.

The above referred plan was submitted in 1969 when the area was platted as Pinaire Mobile Home Park, and was approved by the then Director of Environmental Health, James Aiken. It is our understanding that the intent of the new design is to accommodate larger mobile homes in a park where spaces are rented and is not proposed to represent a replat showing individual platted lots on public streets.

I have reviewed the revision with Bob Lakin, as well as Phil Dietrich from the County, and a number of questions have been raised. We have also reviewed both the plat and conditional use files as well as the County Trailer Code and The Restrictive Covenants filed as a condition of platting. Although we do not see any significant design changes that would require the re-filing of a new application for approval by the Planning Commission and Board of County Commission, it will be necessary that prior to the Director of Planning's final approval, a number of changes be considered as well as complying with other conditions. Specifically, the following should be considered:

WICHITA - SEDGWICK COUNTY

Page Two
Al Reiss
June 9, 1981

*see letter from
President dated
11-12-81*

Formally submit the final mobile home park plan with an accompanying letter of request outlining, in general, the differences of the original approved plan and the one to be considered for final approval. Such plan should indicate dimensions, particularly the easements required on the plat, a typical layout of a mobile home on one of the sites, reflecting the required setbacks, etc. Also, it would be appropriate to reflect the office, open space area if proposed, as well as the required 10 foot landscape area around the perimeter of the site so that all those who review the plan will recognize that as a requirement. We are not certain if the intent is to pave the 40 foot roadway as indicated on the plan, or only a 30 foot width as required by the Trailer Code, or the 28 foot that is stated in the restrictive covenants. These types of things would be helpful in our final review.

There are a number of triangular sites and other odd shaped sites that should be redesigned. There are also several short driveways that serve sites off the private circulation system. We would prefer that these be eliminated or increased in width and paved to the required 30 foot width.

One of the major areas that needs attention is drainage. In our review of these files with County Public Works, we reviewed the requirement for the construction of the loop levee and it was pointed out that at that time no requirement was made for submission and approval of an on-site drainage plan. Representatives from County Public Works believe this to be a problem, and our final approval will be conditioned on the submission of on site drainage plans to them for approval.

*Not done
7-22-82*

The other area that needs your client's attention is the signing of a new application for Outside-of-City Water Service that has the two clauses that agree to be annexed and to not incorporate. The Water Department should be contacted for this new form.

The last item that I have been asked to comment on is sanitary sewers. Inasmuch as the City treats sewerage from Oaklawn, and to be assured that the system is properly designed and manholes are not in the floodplain, please submit sewer plans to County Public Works for their review.

WICHITA - SEDGWICK COUNTY

Page Three
Al Reiss
June 9, 1981

*Copy 67-52 conditions
of approval
→ @ restrictions
County
@ receipt of landscape
plan*

Attached are some materials that may be helpful to you and which I understand may not be in your files. If you have any questions on our comments or the materials enclosed, please call. Upon the receipt of the revised plans and your letter of request, we will obtain the necessary signatures of approval from County Zoning and the Environmental Health Department. Please submit five copies of the revised site plan.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

Attachments

cc: Robert A. Lakin, Director of Planning
John Wynkoop, Director of Water
Mike Everhart, Director of Environmental Health
Claud S. Shelor, Director of County Public Works
Phil Dietrick, Senior Engineer, County Public Works
Syd Werbin, County Zoning Administrator

S/D 67-52 - PINAIRE MOBILE HOME PARK ADDITION

Conditions of approval:

1. The mobile home park shall be developed in accordance with the Pinaire Mobile Home Park Plan submitted to and approved by James Alken on January 3, 1967.
 2. The applicant shall submit restrictive covenants which will assure the maximum density and development of the mobile home park as outlined in the conditions of approval of the associated Conditional Use Case CU-96. Two copies of these restrictive covenants, properly executed, shall be submitted to the Planning Department for review and forwarding with the plat to the Board of City Commissioners.
 3. The applicant shall develop the mobile home park in accordance with all applicable conditions established in the County Trailer Code.
 4. No individual mobile home space shall have direct access to a public right of way.
 5. All private roads within the mobile home park shall be paved with asphalt, concrete or other comparable material as required in the associated Case CU-96.
 6. The applicant shall submit the properly executed instrument which will convey the easement, as well as set forth the necessary assurances that the developer will construct and provide for the continued maintenance of the drainage loop levee. The applicant as well shall obtain a letter from M. S. Mitchell of the Maintenance Division of the Department of Public Works which indicates that said easement and/or instrument is satisfactory, a copy of said letter is to be submitted to the Planning Department.
 7. Recording within 30 days after approval by the Board of City Commissioners.
-

RESTRICTIVE COVENANTS

We, the undersigned, Marion B. Pinaire and Mary E. Pinaire, the owners of the following described property, to wit: Beginning at the northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, T 28 S, R 1 E of the 6th P.M., Sedgwick County, Kansas; thence west 1,812.14 feet; south 1,314.48 feet; east 1,812.14 feet; north 1,314.48 feet to the point of beginning, containing 54.68 acres, more or less do hereby make this declaration, this 8th day of April, 1969:

WITNESSETH:

WHEREAS, the above-described property is in the process of being platted as Pinaire Mobile Home Park; and

WHEREAS, the Board of County Commissioners has approved a Conditional Use Application for a mobile home park; and

WHEREAS, the undersigned contemplate the construction, maintenance and operation of said property under said Conditional Use Approval as a mobile home park and in accordance with plans approved by the Metropolitan Area Planning Commission on March 13, 1969; and

WHEREAS, the undersigned, in connection therewith, desire to make the following declarations as to the limitations, restrictions and uses to which said park and mobile home spaces constituting said area may be put, hereby specifying that the said declarations, restrictions and uses shall constitute covenants running with the land as provided by law, and this declaration of restrictions and covenants is for the purpose of setting forth the requirements upon the undersigned and their successors in title which requirements, limitations, restrictions and uses shall be for the benefit of the governing body having jurisdiction.

NOW, THEREFORE, the undersigned do hereby declare that the following will be complied with by the undersigned, and their successors in title so long as the said property shall be used for a mobile home park, to-wit:

1. All private streets shall be constructed at least 28 ft. wide with concrete curb and gutter and constructed of asphalt or other hard surface material.

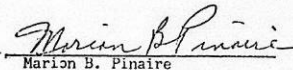
2. Each mobile home space shall consist of at least the following:
 - a. An 18 foot by 18 foot off street, asphalt or other hard surface material, parking slab.
 - b. All utilities including municipal sewer, water, gas electricity and telephone will be made available.
 - c. Gas or electrical outdoor post lighting will be provided.
3. All utilities shall be underground except for electric primary lines.
4. Fire hydrants will be installed.
5. Electrical outlets shall furnish both 120 and 240 volts.
6. In connection with the operation and maintenance of said mobile home park, the following shall constitute a covenant to run with the land so long as said land shall be used for the purposes of a mobile home park. Such covenants running with the land are as follows, to-wit:
 - a. All mobile homes must connect and use municipal sewer and water, or be connected to a private system approved by the Wichita-Sedgwick County Health Department; and franchise gas and/or electricity.
 - b. The number of mobile homes shall not exceed the equivalent of a gross density of seven units per acre.
 - c. The minimum size lot for each mobile home site shall be 4,000 square feet.
 - d. The area shall be limited to mobile homes as defined by the County Trailer Code.
 - e. A 10-foot minimum planting area shall be maintained around the perimeter of the mobile home park consisting mainly of coniferous and deciduous plant material in accordance with the approved Landscape Plan dated April 7, 1969.
 - f. Minimum length and width of mobile homes permitted in said park to be 50 feet by 10 feet.

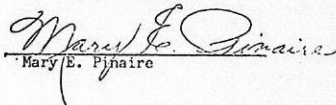
The above covenants, conditions and limitations shall run with the land and be binding upon the present owners, their successors, trustees and assigns and all parties claiming by, through or under them so long as said property shall continue to be used for the purposes of a mobile home park; provided, however, that these protective covenants may be

altered, modified or changed only by action of the Board of City Commissioners of the City of Wichita upon a proper hearing therefor and a copy of this instrument shall be filed in the office of the Register of Deeds, of Sedgwick County, Kansas.

In the event the owners of said property as above set forth or their successors in interest or assigns shall violate or attempt to violate any of the conditions, covenants and limitations as contained herein, it shall be lawful for the City of Wichita or any governmental agency having jurisdiction to prosecute any proceeding at law or in equity against said party or parties violating or attempting to violate any such covenant, limitation or condition either to prevent them from doing so or to compel compliance therewith; provided, however, that a failure to prosecute for such violation shall not constitute a waiver of any rights under this declaration.

IN WITNESS WHEREOF, the said owners and grantors of this limitations, conditions, covenants or restrictions have executed this declaration on the day and year above written in Wichita, Sedgwick County, Kansas.

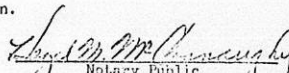

Marion B. Pinaire


Mary E. Pinaire

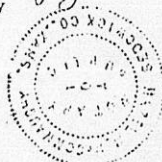
STATE OF KANSAS)
) ss.
COUNTY OF SEDGWICK)

BE IT REMEMBERED that on this 8th day of April, 1969, before me, a Notary Public in and for said county and state, personally appeared Marion B. Pinaire and Mary E. Pinaire, known to me to be the persons who executed the foregoing instrument designated as Restrictive Covenants and acknowledged severally that they each executed the same as their free and voluntary will.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the date last above written.


Notary Public
Hazel M. McConaughy

My commission expires:
May 15, 1970



Pine Mobile Home Park

Paul has quickly reviewed file on
Pine Mobile Home Park.

Rough plans do exist.

Levy requirement because of proximity
to Arkansas River & a river tributary
adjacent to Clifton Street. Also
nearness to lakes.

Proposed development plans for construction
of levy would be submitted to Flood
Control office (Johnston) & to the Corp
of Engineers. Flood Control would
advise & work with County Public Works.

4-29-81

Al Jies 744211

CU 96

Site Plan - approved by
Bd of Co Com 4-9-69

Conditions of approval

Water & Sewer agreement
is in plat file

Platted as one lot
fooy levy was required

Furnished copies of conditions
of platting CU + MS
Schittell's letter. Do not intend
in a MA subdivision +
enlarging the area to the west.
May require zone change,
new CU + replatting.
Request for outside city service
Contributor of fooy levy

June 30, 1969

Mr. Tom Scott
County Commissioner
320 Sedgwick County Courthouse
Wichita, Kansas 67203

Subject: CU-96 - Conditional
Use permit for a mobile home
park and S/D 67-52 - Pinnaire
Mobile Home Park Addition

Dear Mr. Scott:

Enclosed are the excerpts from the proceedings of the above-captioned cases, along with a copy of the approved mobile home park plan and restrictive covenants as per your request to Mr. Foster.

If we can be of any further assistance, or if you have any questions concerning these cases, please call.

Sincerely,

Curtis L. Newby
Planner I

CLN:ber
Enclosure

GALBRAITH pointed out to the Commission that the Conditional Use for development of a mobile home park on the above property had been approved by the Commission about 18 months ago, subject to various conditions. He commented that there has been a problem with installation of a loop levee and that the applicants have submitted a development plan for the mobile home park which has been approved by the Director of Environmental Health. He continued that only a draft of the restrictive covenants has been submitted at this time and it is being reviewed. He suggested a further condition to approval (in addition to those suggested by the Subdivision Committee) as follows:

"The mobile home park shall be developed in accordance with the Pinaire Mobile Home Park Plan submitted to and approved by James Aiken on January 3, 1969."

MOTION: BLEDSOE moved, HENNESSY seconded and it carried unanimously that the Planning Commission recommend to the City Commission that this plat be approved, subject to:

1. The mobile home park shall be developed in accordance with the Pinaire Mobile Home Park Plan submitted to and approved by James Aiken on January 3, 1969.
2. Indicating "access control except for one opening" adjacent to the west line of Clifton on the face of the plat and with the proper wording in the plat's text. (Such wording may be obtained from the Planning Department.)
3. Label the 40-foot building setback line adjacent to Clifton on the face of the plat.
4. The applicant shall submit restrictive covenants which will assure the maximum density and development of the mobile home park as outlined in the conditions of approval of the associated Conditional Use Case CU-96. Two copies of these restrictive covenants, properly executed, shall be submitted to the Planning Department for review and forwarding with the plat to the Board of City Commissioners.

5. The applicant shall develop the mobile home park in accordance with all applicable conditions established in the County Trailer Code.
 6. No individual mobile home space shall have direct access to a public right-of-way.
 7. All private roads within the mobile home park shall be paved with asphalt, concrete or other comparable material as required in the associated Case CU-96.
 8. A 10-foot minimum width solid landscape buffer of deciduous and coniferous plant material around the entire perimeter of the mobile home park was a condition of CU-96. The applicant shall submit a landscape plan showing the type, location and maximum height of plant material to the Planning Department for its review and approval. One additional copy of the plan shall be submitted to M. S. Mitchell of the Maintenance Division of the Department of Public Works.
 9. The applicant shall submit the properly executed instrument which will convey the easement, as well as set forth the necessary assurances that the developer will construct and provide for the continued maintenance of the drainage loop levee. The applicant as well shall obtain a letter from M. S. Mitchell of the Maintenance Division of the Department of Public Works which indicates that said easement and/or instrument is satisfactory, a copy of said letter is to be submitted to the Planning Department.
 10. The utility easements adjacent to the north, west and south lines of the plat shall be increased to 20 feet in width. It was also suggested that the applicant's engineer coordinate the drainage easement, 10-foot planting strip and the utility easement which are adjacent to the east line of the plat.
 11. Recording within 30 days after approval by the Board of City Commissioners.
-

~~1-21~~ (Published in The Wichita Beacon on May 22, 1969) *Jean*

1-21
RESOLUTION

*Study 23
This code*
A RESOLUTION PERMITTING THE ESTABLISHMENT OF A

MOBILE HOME PARK IN "R-1" ZONING

ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, OR THE CITY OF MULVANE, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 4.A.10.r AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section 4.A.10.r and Section 11.E of the Zoning Resolution, as amended, a Conditional Use Permit to allow the establishment of a Mobile Home Park in "R-1" zoning is hereby approved on the lands legally described, subject to the following conditions:

1. The applicant shall first meet all applicable conditions established in the County Trailer Code.
2. The applicant dedicating 10 feet of additional right-of-way for Clifton.
3. The applicant granting complete access control adjacent to Clifton, except for one opening.
4. No individual mobile home space shall have direct access to a public right-of-way.
5. All private roads within the mobile home park shall be paved with asphalt, concrete or other comparable material.
6. There shall be no open storage. If, however, storage space is needed, it shall be provided by an enclosed storage locker.
7. Development shall take place in accordance with the Mobile Home Park Plan submitted by the applicants and approved by the Metropolitan Area Planning Commission and Board of County Commissioners, and any major changes in the Plan as determined by the County Zoning Administrator and the Director of Planning, shall require that the Plan be resubmitted for re-approval by the Planning Commission and County Commission.
8. Approval of the Mobile Home Park is based on the approval of the Oaklawn Improvement District extending water and sewer lines to service subject property and, in the event this cannot be accomplished, the Conditional Use shall be null and void.
9. The applicant shall provide a 10-foot minimum width solid landscape buffer of deciduous and coniferous plant material around the entire perimeter of the mobile home park. Prior to the publication of the Resolution, the applicant shall submit a landscape plan showing the type, location and maximum height of the plant material to the Planning Department for its review and approval.


CASE NO. CU-96
Establishment of a Mobile Home Park
in "R-1" Suburban Residential

Beginning at the northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence west 1,812 feet, more or less; thence south 1,320 feet; thence east 1,812 feet, more or less; thence north to the point of beginning, now known as Pinaire Mobile Home Park Addition. Generally located south of Idlewild Drive in an area between Clifton and the Arkansas River.

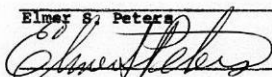
SECTION II. That upon the taking effect of this Resolution, the notation of such conditional use approval shall be entered and shown on the particular sectional zoning map contained in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the official County paper.

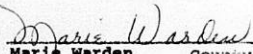
PASSED AND ADOPTED at Sedgwick County, Kansas, this 8th day of March, 1967.

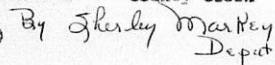

Tom Scott Chairman

Elmer S. Peters Commissioner


Commissioner

ATTEST:


Marie Warden County Clerk

(SEAL) By  Deputy

() (Published in The Wichita Beacon on ~~4-20~~, 1969)

*Republished May 22, 1969 due to error
in original.*

RESOLUTION

A RESOLUTION PERMITTING THE ESTABLISHMENT OF A

MOBILE HOME PARK IN "R-1" ZONING

ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED
TERRITORY LYING WITHIN THREE MILES OF EITHER THE
CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF
DERBY, OR THE CITY OF MULVANE, ALL IN SEDGWICK COUNTY,
KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION
4.A.10.x AND SECTION 11.E OF THE ZONING RESOLUTION
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDG-
WICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSE-
QUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from the
Wichita-Sedgwick County Metropolitan Area Planning Commission and
after said Planning Commission has given proper notice and held a
public hearing as provided by law, and under authority granted by
Section 4.A.10.x and Section 11.E of the Zoning Resolution, as
amended, a Conditional Use Permit to allow the establishment of
a Mobile Home Park in "R-1" zoning
is hereby approved on the lands legally described, subject to the
following conditions:



1. The applicant shall first meet all applicable conditions established in the County Trailer Code.
2. The applicant dedicating 10 feet of additional right-of-way for Clifton.
3. The applicant granting complete access control adjacent to Clifton, except for one opening.
4. No individual mobile home space shall have direct access to a public right-of-way.
5. All private roads within the mobile home park shall be paved with asphalt, concrete or other comparable material.
6. There shall be no open storage. If, however, storage space is needed, it shall be provided by an enclosed storage locker.
7. Development shall take place in accordance with the Mobile Home Park Plan submitted by the applicants and approved by the Metropolitan Area Planning Commission and Board of County Commissioners, and any major changes in the Plan as determined by the County Zoning Administrator and the Director of Planning, shall require that the Plan be resubmitted for re-approval by the Planning Commission and County Commission.
8. Approval of the Mobile Home Park is based on the approval of the Oaklawn Improvement District extending water and sewer lines to service subject property and, in the event this cannot be accomplished, the Conditional Use shall be null and void.
9. The applicant shall provide a 10-foot minimum width solid landscape buffer of deciduous and coniferous plant material around the entire perimeter of the mobile home park. Prior to the publication of the Resolution, the applicant shall submit a landscape plan showing the type, location and maximum height of the plant material to the Planning Department for its review and approval.

CASE NO. CW-96.
Establishment of a Mobile Home Park
in "R-1" Suburban Residential

Beginning at the northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence west 1,812 feet, more or less; thence south 1,320 feet; thence east 1,812 feet, more or less; thence north to the point of beginning, now known as Pinaire Mobile Home Park Addition. Generally located south of Idlewild Drive in an area between Clifton and the Arkansas River.

SECTION II. That upon the taking effect of this Resolution, the notation of such conditional use approval shall be entered and shown on the particular sectional zoning map contained in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the official County paper.

PASSED AND ADOPTED at Sedgwick County, Kansas, this 8th
day of March, 1967.

Tom Scott Chairman
Tom Scott

Elmer S. Peters Commissioner

Elmer S. Peters Commissioner

ATTEST:

Marie Warden
Marie Warden County Clerk
(SEAL) By *Shirley Markey*
Deputy

April 7, 1969

*Bd of Co Comm
approved plan
4/9/69 J.H. D.*

Board of County Commissioners
320 Sedgwick County Courthouse
Wichita, Kansas 67203

Gentlemen:

Re: Pinaire Mobile Home Park
Development Plan

On March 8, 1967, the Board considered Case CU-96, request for a Conditional Use permit for a mobile home park for an area south of Oaklawn between Clifton and the Arkansas River. Your action was to approve the request subject to nine conditions, which included the requirement of platting and submission of a landscape buffer plan and the following condition, which now needs additional action:

"Development shall take place in accordance with the Mobile Home Park Plan submitted by the applicants and approved by the Metropolitan Area Planning Commission and Board of County Commissioners, and any major changes in the Plan as determined by the County Zoning Administrator and the Director of Planning, shall require that the Plan be resubmitted for reapproval by the Planning Commission and County Commission".

The applicant is platting the area as Pinaire Mobile Home Park Addition and the Planning Commission, in approval of the plat, approved the submitted development plan which was approved by James Aiken on January 3, 1967.

It is respectfully requested that the following matter be placed on your agenda for your meeting of April 9, 1969 for the following suggested action:

Page 2 - Board of County Commissioners
April 7, 1969

"Consideration of the Pinaire Mobile Home Park Development Plan requested as a condition of approval for Case CU-96. SUGGESTED ACTION: Approve the Development Plan as approved by the Metropolitan Area Planning Commission on March 13, 1969".

If there are any questions concerning this matter, please contact Jack Galbraith of our office, as he will be the one presenting this to the Commission.

Respectfully submitted,

C. Bickley Foster
Secretary

CBF:ber

THE CITY OF WICHITA

OFFICE OF Asst. Supt. of
Public Works Maint.

DATE
2/23/1968



TO Jack Galbraith, Senior Planner-M.A.P.C.
FROM M. S. Mitchell, Asst. Supt. of Public Works Maint.

SUBJECT Preliminary Plat
Pinaire Mobile Home Park Addition
SD 67-52

Reference is made to your letter of August 7 regarding deferral of subject plat until such time as the applicant and his engineer arranged a joint meeting between staff of this office, Public Works, County Engineer, and the Planning Department to discuss existing drainage problem and possible solutions. Since August, Mr. Al Reiss of the applicant's engineering firm has worked with this office on several schemes to provide protection for the area being platted. Mr. Reiss has been made aware that flooding of the tract being platted can occur from two external sources; the Arkansas River which runs west of the plat and a tributary to the Arkansas River which runs generally parallel to Clifton east of the plat. He is also aware that drainage of the site itself presents somewhat of a problem.

Of the several methods of providing protection against both of the external flood hazards, the one which appears to be the most practical is the construction of a loop levee which would surround the plat, and another 40 acres of land between the Arkansas River and Clifton lying south of the plat, on the greater part of three sides. This scheme is presented by the engineer in two sheets which show the location of the loop levee in plan view, its proposed profile and typical section. A copy of these drawings is attached as Exhibit B. The portion of the plat which is not protected by the proposed loop levee on the north side of the plat could be protected from flooding from the Arkansas River by connection with an existing sand hill ridge on property owned by (or controlled by) the Oaklawn Improvement District. The plan presented by Mr. Reiss does not contain enough survey information to guarantee that the sand hill elevations are high enough; but, we feel certain that this proof can be established with a minimum of field work. Protection from the end of the proposed levee at approximate Station 99+45 to the northeast corner of the plat is provided by existing ground elevations equal to or higher than those required for river backwater.

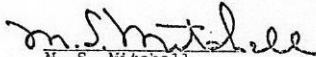
Protection from drainage east of Clifton is difficult to assess; however, it is felt that improvement of the channel drainage system serving the tributary will be required in the future and that flood elevations of this tributary will probably not exceed those experienced from the river if channel improvements are made as subdivision of the land east of Clifton occurs and if no change in the drainage system which would cause a lessening of existing channel capacity is allowed.

2/23/1968

For the loop levee system as proposed by the applicant's engineer to be effective, and the public to be protected from inordinate construction and maintenance costs for such protection, we have suggested that a covenant running with the land be tendered by the applicant. This covenant should guarantee the construction and perpetual maintenance of the loop levee, at least until such time as a governing body wishing to exercise jurisdiction took over such maintenance. At that time, sufficient right-of-way for the levee should be automatically dedicated to that governing body. Thinking that this instance would be similar to those employed for guarantee of loop levee construction and maintenance around several borrow pits, we searched our files (and yours) for a pattern for an instrument to accomplish such a covenant. Our search has been fruitless; and, at the moment we are at a loss to advise the applicant's engineer of the exact form that the covenant should take.

The applicant's engineer, therefore, has attempted to solve this impasse by furnishing an easement, a copy of which is attached hereto. It appears that the document is simple and that, if legal, it might be sufficient for the purpose if it includes the plan and profile information shown on Exhibit B either by reference thereto or by affixing more information on Exhibit A. Your recommendation is requested.

If these matters can be resolved, I recommend that the other agencies mentioned in the first paragraph be contacted for a joint meeting to discuss the entire drainage question and the solution proposed here.



M. S. Mitchell
Asst. Supt. of
Public Works Maint.

MSM:esvh
Enclosures

cc: G. H. Wilton, Supt. of Public Works Maint.
Reiss & Goodness Engineers
County Engineer
Arkansas River Stream File
Pinaire Mobile Home Park Addition Plat File
Forrest Nagley, Planning Dept.

Penning Model: 4/29/81

~~time for~~
Keep base should be a
requirement to offer protection
to subject adjacent flooders
of the Arkansas River and
its tributary.

Need OK from Corps
of Engineers & Division
of Water Resources on
permits & concepts
for same

39

March 16, 1967

Mr. Adolf E. Reiss
Reiss & Goodness, Engineers
4005 East Kellogg
Wichita, Kansas 67218

Subject: CU-96 - Request for Conditional Use Permit to establish a Mobile Home Park in "R-1" zoning on the south side of Idlewild Drive in an area between Clifton and the Arkansas River

Dear Mr. Reiss:

At its regular meeting on March 8, 1967, the Board of County Commissioners considered the above-captioned Conditional Use Request. The action of the County Commission was to approve this request subject to platting and certain other conditions, and subject to the Resolution effectuating the Conditional Use not being published until such time as the required plat has been recorded with the Register of Deeds.

Attached, as you requested, are the conditions required in addition to platting of the property.

If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:bgs
Attachment
cc: Marion B. Pinaire
R.F.D. 2
Derby, Kansas 67037

Report from the MAPC to the Board of County Commissioners

Case No. CU-96

Considered by M.A.P.C. 2-9-67

Request for: **Conditional Use Permit**

Reason for request (as provided by petitioner):

"To construct and operate an attractive well laid out mobile home park. With the increasing sales of mobile homes, good parks are much needed."

Location of property: **South side of Idlewild Drive in an area between Clifton and Arkansas River**

Legal description of property:

Beginning at the northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence west 1,812 feet more or less; thence south 1,320 feet; thence east 1,812 feet more or less; thence north to the place of beginning.

Petitioner: **Marion B. and Mary E. Pinaire**

Address: **RPD #2, Derby, Kansas**

Counsel for petitioner: **Reiss & Goodness, Engineers**

Protesters (list counsel, if any): **None**

Surrounding zoning: **To the north is "AA"; east, south and west is "R-1"**

Land use: **Subject property and that to the east and west is vacant; north is Oaklawn and south is Meadow Lake Recreation Area and vacant.**

Planning Commission recommendation:

BRANSON moved and KRATZER seconded that the Planning Commission recommend to the Board of County Commissioners that this application be approved, subject to platting, and subject to the following conditions, and that the publication of the Resolution effectuating the Conditional Use be withheld until such time as the plat is recorded: (See attached sheet for conditions.)

Vote of Planning Commission: **Unanimous**

- ACTION:**
1. Approve the application as recommended by the Metropolitan Area Planning Commission and adopt a resolution effectuating the Conditional Use Permit; or
 2. Deny the application.

CU-96 - Conditions to approval

1. The applicant shall first meet all applicable conditions established in the County Trailer Code.
2. The applicant dedicating 10 feet of additional right-of-way for Clifton.
3. The applicant granting complete access control adjacent to Clifton except for one opening.
4. No individual mobile home space shall have direct access to a public right-of-way.
5. All private roads within the mobile home park shall be paved with asphalt, concrete or other comparable material.
6. There shall be no open storage and if, however, storage space is needed, it shall be provided by an enclosed storage locker.
7. Development shall take place in accordance with the Mobile Home Park Plan submitted by the applicants and approved by the Metropolitan Area Planning Commission and Board of County Commissioners, and any major changes in the Plan as determined by the County Zoning Administrator and the Director of Planning, shall require that the Plan be resubmitted for reapproval by the Planning Commission and County Commission.
8. Approval of the mobile home park is based on the approval of the Oaklawn Improvement District extending water and sewer lines to service subject property and, in the event this cannot be accomplished, the Conditional Use shall be null and void.
9. The applicant shall provide a 10-foot minimum width solid landscape buffer of deciduous and coniferous plant material around the entire perimeter of the mobile home park. Prior to the publication of the resolution, the applicant shall submit a landscape plan showing the type, location and maximum height of the plant material to the Planning Department for its review and approval.

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 9, 1967:

- "14. Case No. CU-96 - Marion B. and Mary E. Pinaire request a Conditional Use Permit to establish a mobile home park on a tract beginning at the northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence west 1,812 feet more or less; thence south 1,320 feet; thence east 1,812 feet more or less; thence north to the place of beginning. Generally located south of Idlewild Drive in an area between Clifton and the Arkansas River.

WILLIAMSON pointed out the area on the map and reviewed the following staff report:

Comments

1. One of the primary considerations in determining a proper location for a mobile home park is its accessibility to major thoroughfares. Subject property is located adjacent to Clifton which is a residential collector street in this area. Highway K-15 and 47th Street, which are both arterials, are close by and it is the opinion of the Planning Department that subject property has adequate access to major thoroughfares.

2. To the south is Meadow Lake recreation area; to the north is Oaklawn; to the west is vacant property owned by the applicant; to the east is vacant and to the northeast is vacant industrial property. It is the opinion of the Planning Department that through proper screening controls, the mobile home park can be developed compatibly with existing development and, therefore, the proposed location is logical and proper.
3. Clifton serves as the collector street for the area but has only 60 feet of right-of-way whereas 80 feet is required; therefore, it will be necessary for the applicant to dedicate an additional 10 feet of right-of-way for the west half of Clifton.
4. It should be pointed out that the mobile home park plan has been approved by the Health Department, subject to being included in the Oaklawn Improvement District for water and sewer facilities. If this cannot be accomplished, then the plan as submitted is not workable and another plan and solution will have to be explored.

Recommendation

It is the recommendation of the Planning Department that the Conditional Use to permit the establishment of the mobile home park be approved subject to platting and the following conditions, and that the publication of the resolution effectuating the Conditional Use be withheld until such time as the plat is recorded:

1. The applicant shall first meet all applicable conditions established in the County Trailer Code.
2. The applicant dedicating 10 feet of additional right-of-way for Clifton.
3. The applicant granting complete access control adjacent to Clifton except for one opening.
4. No individual mobile home space shall have direct access to a public right-of-way.
5. All private roads within the mobile home park shall be paved with asphalt, concrete or other comparable material.
6. There shall be no open storage and if, however, storage space is needed, it shall be provided by an enclosed storage locker.
7. Development shall take place in accordance with the Mobile Home Park Plan submitted by the applicants and approved by the Metropolitan Area Planning Commission and Board of County Commissioners, and any major changes in the Plan as determined by the County Zoning Administrator and the Director of Planning, shall require that the Plan be resubmitted for reapproval by the Planning Commission and County Commission.
8. Approval of the mobile home park is based on the approval of the Oaklawn Improvement District extending water and sewer lines to service subject property, and in the event this cannot be accomplished, the conditional use shall be null and void.
9. The applicant shall provide a 10-foot minimum width solid landscape buffer of deciduous and coniferous plant material around the entire perimeter of the mobile home park. Prior to the publication of the resolution, the applicant shall submit a landscape plan showing the type, location and maximum height of the plant material to the Planning Department for its review and approval.

NOTE: The Derby Planning Commission, at its regular meeting on January 26, 1967, recommended that this Conditional Use application be approved subject to the conditions as recommended by the Planning Department. The action of the Haysville Planning Commission was to concur in the recommendation of the Derby Planning Commission.

JIM SARGENT, Attorney for the applicant, said they were agreeable to the recommendation of the Planning Department and the Derby and Haysville City Planning Commissions.

No one appeared in opposition.

MOTION: BRANSON moved, KRATZER seconded and it carried unanimously that the Planning Commission recommend to the Board of County Commissioners that this application be approved, subject to platting and the following conditions, and that the publication of the resolution effectuating the Conditional Use be withheld until such time as the plat is recorded;

1. The applicant shall first meet all applicable conditions established in the County Trailer Code.
 2. The applicant dedicating 10 feet of additional right-of-way for Clifton.
 3. The applicant granting complete access control adjacent to Clifton except for one opening.
 4. No individual mobile home space shall have direct access to a public right-of-way.
 5. All private roads within the mobile home park shall be paved with asphalt, concrete or other comparable material.
 6. There shall be no open storage and if, however, storage space is needed, it shall be provided by an enclosed storage locker.
 7. Development shall take place in accordance with the Mobile Home Park Plan submitted by the applicants and approved by the Metropolitan Area Planning Commission and Board of County Commissioners, and any major changes in the Plan as determined by the County Zoning Administrator and the Director of Planning, shall require that the Plan be resubmitted for re-approval by the Planning Commission and County Commission.
 8. Approval of the mobile home park is based on the approval of the Oaklawn Improvement District extending water and sewer lines to service subject property, and in the event this cannot be accomplished, the conditional use shall be null and void.
 9. The applicant shall provide a 10-foot minimum width solid landscape buffer of deciduous and coniferous plant material around the entire perimeter of the mobile home park. Prior to the publication of the resolution, the applicant shall submit a landscape plan showing the type, location and maximum height of the plant material to the Planning Department for its review and approval."
-

TAX FLOW

To Derby School District (Unified School District 260)
Pinaire Mobile Home Court

March 6, 1967

Information obtained from Budget and Financial Statement 1966.

1966-67	Tangible Valuation is	\$31,000,000.00
	Enrollment	5,380 students
	Operating Expense per Student	\$448.81
	Budget	\$1,256,907.84

Revenue from local sources only (disregarding Federal monies or State contributions):

Revenue \$898,015.92

therefore, $\frac{\$898,015}{\$1,256,907} = 71\%$

Cost per student from local sources only - $71\% \times \$448.81$
or \$318.66 per student.

If Pinaire tract is developed with 90 trailer sites (20 acres):

Present tax value is 20 Acres x \$250 = \$5,000.

Tax value after 90 trailers and property values -

\$7,500 - mobile home value plus automobile
plus other tangible taxable property @ 30%
= \$2,250.00 per site.

90 sites x \$2,250 = \$202,500. Valuation

Land value - 20 acres @ \$
\$2,700 per Acre = 54,000.

Total Valuation in Park \$256,500.

School children average 0.3 to 0.5 per trailer home.

Using (0.4) (90 trailers) = 36 school children

Deduct parochial children
20% = 7 children

29 (use 30)

March 6, 1967

30 children x \$318. (operating cost from local sources) - \$9,540.

Total valuation in Park	-	\$256,500
Mill levy	-	40.546 mills
		<u>\$ 10,250.</u>

\$9,540. to School District for operating costs, special assessments, transportation costs, bond and interest and other incidental costs.

\$10,250 taxes to District.

MOBILE HOME SURVEY

March 6, 1967

<u>NAME</u>	<u>NO. ACRES</u>	<u>NO. MOBILE HOMES</u>	<u>POPULATION</u>	<u>No. School Children</u>	<u>Avg. Student Per Home</u>
Mobile Manor	Unknown	209	600	75-100	.36 to .48
Rainbow Court	5	50	100-125	25	.5
Reed's Court	5 or 6	62	155	31	.5
So. Hillside	2	22	55	6	.27

February 10, 1967

Mr. James W. Sargent
Farmers & Bankers Bldg.
Wichita, Kansas 67202

Subject: CU-96 - Conditional Use Request for
Establishment of a Mobile Home Park in "R-1"
for the south side of Idlewild Drive in an
area between Clifton and the Arkansas River

Dear Mr. Sargent:

At its regular meeting on February 9, 1967, the Metropolitan Area Planning Commission considered the above-captioned conditional use request. The action of the Planning Commission was to recommend that this conditional use be granted subject to:

1. The applicant first meeting all applicable conditions established in the County Trailer Code.
2. The applicant dedicating 10 feet of additional right-of-way for Clifton.
3. The applicant granting complete access control adjacent to Clifton, except for one opening.
4. No individual mobile home space having direct access to a public right-of-way.
5. All private roads within the mobile home park being paved with asphalt, concrete or other comparable material.
6. There being no open storage. If, however, storage space is needed, it shall be provided by an enclosed storage locker.

February 10, 1967

7. Development taking place in accordance with the Mobile Home Park Plan submitted by the applicants and approved by the Metropolitan Area Planning Commission and Board of County Commissioners, and any major changes in the Plan as determined by the County Zoning Administrator and the Director of Planning, shall require that the Plan be resubmitted for reapproval by the Planning Commission and County Commission.
8. Approval of the mobile home park is based on the approval of the Oaklawn Improvement District extending water and sewer lines to service subject property and, in the event this cannot be accomplished, the conditional use shall be null and void.
9. The applicant providing a 10-foot minimum width solid landscape buffer of deciduous and coniferous plant material around the entire perimeter of the mobile home park. Prior to the publication of the resolution, the applicant shall submit a landscape plan showing the type, location and maximum height of the plant material to the Planning Department for its review and approval.

This matter will be forwarded to the Board of County Commissioners for their consideration at 9:00 a.m., Wednesday, March 1, 1967, Room 320, County Courthouse.

If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:bgs

cc: Marion B. Pinaire
RFD #2
Derby, Kansas 67037

Reiss & Goodness
4005 East Kellogg
Wichita, Kansas 67218

Scottie Cronin
County Zoning Administrator
100 County Courthouse
Wichita, Kansas 67203

Page 2 - Case No. CU-96
HCPC: 1-26-67
DCPC: 1-26-67
MAPC: 2-9-67

4. It should be pointed out that the mobile home park plan has been approved by the Health Department, subject to being included in the Oaklawn Improvement District for water and sewer facilities. If this cannot be accomplished, then the plan as submitted is not workable and another plan and solution will have to be explored.

Recommendation

It is the recommendation of the Planning Department that the Conditional Use to permit the establishment of the mobile home park be approved subject to platting and the following conditions, and that the publication of the resolution effectuating the Conditional Use be withheld until such time as the plat is recorded:

1. The applicant shall first meet all applicable conditions established in the County Trailer Code.
2. The applicant dedicating 10 feet of additional right-of-way for Clifton.
3. The applicant granting complete access control adjacent to Clifton except for one opening.
4. No individual mobile home space shall have direct access to a public right-of-way.
5. All private roads within the mobile home park shall be paved with asphalt, concrete or other comparable material.
6. There shall be no open storage and if, however, storage space is needed, it shall be provided by an enclosed storage locker.
7. Development shall take place in accordance with the Mobile Home Park Plan submitted by the applicants and approved by the Metropolitan Area Planning Commission and Board of County Commissioners, and any major changes in the Plan as determined by the County Zoning Administrator and the Director of Planning, shall require that the Plan be resubmitted for reapproval by the Planning Commission and County Commission.
8. Approval of the mobile home park is based on the approval of the Oaklawn Improvement District extending water and sewer lines to service subject property, and in the event this cannot be accomplished, the conditional use shall be null and void.

Page 3 - Case No. CU-96
HCPC: 1-24-67
DCPC: 1-26-67
MPC: 2-8-67

9. The applicant shall provide a 10-foot minimum width solid landscape buffer of deciduous and coniferous plant material around the entire perimeter of the mobile home park. Prior to the publication of the resolution, the applicant shall submit a landscape plan showing the type, location and maximum height of the plant material to the Planning Department for its review and approval.

NOTE: The Derby Planning Commission, at its regular meeting on January 26, 1967, recommended that this Conditional Use application be approved subject to the conditions as recommended by the Planning Department. The action of the Haysville Planning Commission was to concur in the recommendation of the Derby Planning Commission.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

DATE: HCPC: 1-24-67
DCPC: 1-26-67
MAPC: 2-9-67

Case No. CU-96	Request: Conditional Use to permit the establishment of a Mobile Home Park	
Location: South of Edlewild Drive in an area between Clifton and the Arkansas River		
Acres: 55	Size: 1812 ft. by 1320 ft.	
	Land Use	Zoning
Existing	Vacant	"R-1"
North	Oaklawn	"AA"
East	Vacant	"R-1"
South	Meadow Lake Recreation Area, vacant	"R-1"
West	Vacant	"R-1"
Unplatted	X	
Existing R/W - Clifton - 60 ft.	History: N/A	
Proposed R/W - Clifton - 80 ft.		

Comments

1. One of the primary considerations in determining a proper location for a mobile home park is its accessibility to major thoroughfares. Subject property is located adjacent to Clifton which is a residential collector street in this area. Highway K-15 and 47th Street, which are both arterials, are close by and it is the opinion of the Planning Department that subject property has adequate access to major thoroughfares.
2. To the south is Meadow Lake recreation area; to the north is Oaklawn; to the west is vacant property owned by the applicant; to the east is vacant and to the northeast is vacant industrial property. It is the opinion of the Planning Department that through proper screening controls, the mobile home park can be developed compatibly with existing development and, therefore, the proposed location is logical and proper.
3. Clifton serves as the collector street for the area but has only 60 feet of right-of-way whereas 80 feet is required; therefore, it will be necessary for the applicant to dedicate an additional 10 feet of right-of-way for the west half of Clifton.

Page 2 - Case No. CU-96
HCPC: 1-24-67
DCPC: 1-26-67
MPC: 2-9-67

4. It should be pointed out that the mobile home park plan has been approved by the Health Department, subject to being included in the Oaklawn Improvement District for water and sewer facilities. If this cannot be accomplished, then the plan as submitted is not workable and another plan and solution will have to be explored.

Recommendation

It is the recommendation of the Planning Department that the Conditional Use to permit the establishment of the mobile home park be approved subject to platting and the following conditions, and that the publication of the resolution effectuating the Conditional Use be withheld until such time as the plat is recorded:

1. The applicant shall first meet all applicable conditions established in the County Trailer Code.
2. The applicant dedicating 10 feet of additional right-of-way for Clifton.
3. The applicant granting complete access control adjacent to Clifton except for one opening.
4. No individual mobile home space shall have direct access to a public right-of-way.
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8. Approval of the mobile home park is based on the approval of the Oaklawn Improvement District extending water and sewer lines to service subject property, and in the event this cannot be accomplished, the conditional use shall be null and void.

Page 3 - Case No. CU-96

HCPC: 1-24-67

DCPC: 1-26-67

MAPC: 2-9-67

-
9. The applicant shall provide a 10-foot minimum width solid landscape buffer of deciduous and coniferous plant material around the entire perimeter of the mobile home park. Prior to the publication of the resolution, the applicant shall submit a landscape plan showing the type, location and maximum height of the plant material to the Planning Department for its review and approval.

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION**

DATE: HCPC: 1-24-67
DCPC: 1-26-67
MAPC: 2-9-67

Case No. CU-96	Request: Conditional Use to permit the establishment of a Mobile Home Park
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Location: South of Idlewild Drive in an area between Clifton and the Arkansas River

Acres: 55	Size: 1812 ft. by 1320 ft.
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	<u>Land Use</u>	<u>Zoning</u>
Existing	Vacant	"R-1"
North	Oaklawn	"AA"
East	Vacant	"R-1"
South	Meadow Lake Recreation Area, vacant	"R-1"
West	Vacant	"R-1"

Unplatted X

Existing R/W - Clifton - 60 ft.

Proposed R W - Clifton - 80 ft.

History: N/A

Comments

- One of the primary considerations in determining a proper location for a mobile home park is its accessibility to major thoroughfares. Subject property is located adjacent to Clifton which is a residential collector street in this area. Highway K-15 and 47th Street, which are both arterials, are close by and it is the opinion of the Planning Department that subject property has adequate access to major thoroughfares.
- To the south is Meadow Lake recreation area; to the north is Oaklawn; to the west is vacant property owned by the applicant; to the east is vacant and to the northeast is vacant industrial property. It is the opinion of the Planning Department that through proper screening controls, the mobile home park can be developed compatibly with existing development and, therefore, the proposed location is logical and proper.
- Clifton serves as the collector street for the area but has only 60 feet of right-of-way whereas 80 feet is required; therefore, it will be necessary for the applicant to dedicate an additional 10 feet of right-of-way for the west half of Clifton.

Page 2 - Case No. CU-96
HCPC: 1-24-67
DCPC: 1-26-67
MAPC: 2-9-67

DATE: HCPC: 1-24-67

4. It should be pointed out that the mobile home park plan has been approved by the Health Department, subject to being included in the Oaklawn Improvement District for water and sewer facilities. If this cannot be accomplished, then the plan as submitted is not workable and another plan and solution will have to be explored.

Location: South of Idlewild Drive in an area between Clifton and River

It is the recommendation of the Planning Department that the Conditional Use to permit the establishment of the mobile home park be approved subject to platting and the following conditions, and that the publication of the resolution effectuating the Conditional Use be withheld until such time as the plat is recorded:

1. The applicant shall first meet all applicable conditions established in the County Trailer Code.

2. The applicant dedicating 10 feet of additional right-of-way for Clifton.

3. The applicant granting complete access control adjacent to Clifton except for one opening.

4. No individual mobile home space shall have direct access to a public right-of-way.

5. All private roads within the mobile home park shall be paved with asphalt, concrete or other comparable material.

6. There shall be no open storage and if, however, storage space is needed, it shall be provided by an enclosed storage locker.

7. Development shall take place in accordance with the Mobile Home Park Plan submitted by the applicants and approved by the Metropolitan Area Planning Commission and Board of County Commissioners, and any major changes in the Plan as determined by the County Zoning Administrator and the Director of Planning, shall require that the Plan be resubmitted for reapproval by the Planning Commission and County Commission.

8. Approval of the mobile home park is based on the approval of the Oaklawn Improvement District extending water and sewer lines to service subject property, and in the event this cannot be accomplished, the conditional use shall be null and void.

Page 2 - Case No. CU-96
Page 3 - Case No. CU-96
HCPC: 11-24-67
ECPC: 21-26-67
MAPC: 2-8-67

4. It should be pointed out that the mobile home park plan has been approved by the Health Department, subject to being included in
9. The applicant shall provide a 10-foot minimum width solid landscape buffer of deciduous and coniferous plant material around the entire perimeter of the mobile home park. Prior to the publication of the resolution, the applicant shall submit a landscape plan showing the type, location and maximum height of the plant material to the Planning Department for its review and approval. Planning Department that the Conditional Use to permit the establishment of the mobile home park be approved subject to rinting and the following conditions, and that the **NOTE:** The Derby Planning Commission, at its regular meeting on January 26, 1967, recommended that this Conditional Use application be approved subject to the conditions as recommended by the Planning Department. The action of the Haysville Planning Commission was to concur in the recommendation of the Derby Planning Commission.
1. The applicant dedicating 10 feet of additional right-of-way for Clifton.
 2. The applicant granting complete access control adjacent to Clifton except for one opening.
 3. No individual mobile home space shall have direct access to a public right-of-way.
 4. All private roads within the mobile home park shall be paved with asphalt, concrete or other comparable material.
 5. There shall be no open storage and if, however, storage space is needed, it shall be provided by an enclosed storage locker.
 6. Development shall take place in accordance with the Mobile Home Park Plan submitted by the applicants and approved by the Metropolitan Area Planning Commission and Board of County Commissioners, and any major changes in the Plan as determined by the County Zoning Administrator and the Director of Planning, shall require that the Plan be resubmitted for reapproval by the Planning Commission and County Commission.
 7. Approval of the mobile home park is based on the approval of the Oaklawn Improvement District extending water and sewer lines to service subject property, and in the event this cannot be accomplished, the conditional use shall be null and void.

Report from the MAPC to the Board of County Commissioners

Case No. CU-96 applicant shall provide a 10-foot landscape buffer of deciduous and coniferous plant material. Considered by M.A.P.C. 2-9-67

Request for: Conditional Use Permit

Reason for request (as provided by petitioner):

"To construct and operate an attractive well laid out mobile

home park. With the increasing sales of mobile homes, good parks are much needed."

Location of property: South side of Idlewild Drive in an area between Clifton and Arkansas River

Legal description of property:

Beginning at the northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence west 1,812 feet more or less; thence south 1,320 feet; thence east 1,812 feet more or less; thence north to the place of beginning.

Petitioner: Marion B. and Mary E. Pinaire
Address: RFD #2, Derby, Kansas

Counsel for petitioner: Reiss & Goodness, Engineers

Protesters (list counsel, if any): None

Surrounding zoning: To the north is "AA"; east, south and west is "R-1"

Land use: Subject property and that to the east and west is vacant; north is Oaklawn and south is Meadow Lake Recreation Area and vacant.

Planning Commission recommendation:

BRANSON moved and KRATZER seconded that the Planning Commission recommend to the Board of County Commissioners that this application be approved, subject to platting, and subject to the following conditions, and that the publication of the Resolution effectuating the Conditional Use be withheld until such time as the plat is recorded: (See attached sheet for conditions.)

Vote of Planning Commission: Unanimous

- ACTION:
1. Approve the application as recommended by the Metropolitan Area Planning Commission and adopt a resolution effectuating the Conditional Use Permit; or
 2. Deny the application.

CU-96 - Conditions to approval

1. The applicant shall first meet all applicable conditions established in the County Trailer Code.
2. The applicant dedicating 10 feet of additional right-of-way for Clifton.
3. The applicant granting complete access control adjacent to Clifton except for one opening.
4. No individual mobile home space shall have direct access to a public right-of-way.
5. All private roads within the mobile home park shall be paved with asphalt, concrete or other comparable material.
6. There shall be no open storage and if, however, storage space is needed, it shall be provided by an enclosed storage locker.
7. Development shall take place in accordance with the Mobile Home Park Plan submitted by the applicants and approved by the Metropolitan Area Planning Commission and Board of County Commissioners, and any major changes in the Plan as determined by the County Zoning Administrator and the Director of Planning, shall require that the Plan be resubmitted for reapproval by the Planning Commission and County Commission.
8. Approval of the mobile home park is based on the approval of the Oaklawn Improvement District extending water and sewer lines to service subject property and, in the event this cannot be accomplished, the Conditional Use shall be null and void.
9. The applicant shall provide a 10-foot minimum width solid landscape buffer of deciduous and coniferous plant material around the entire perimeter of the mobile home park. Prior to the publication of the resolution, the applicant shall submit a landscape plan showing the type, location and maximum height of the plant material to the Planning Department for its review and approval.

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 9, 1967:

- "14. Case No. CU-96 - Marion B. and Mary E. Pinaire request a Conditional Use Permit to establish a mobile home park on a tract beginning at the northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 28 South, Range 1 East of the 6th P.M., Sedgewick County, Kansas; thence west 1,812 feet more or less; thence south 1,320 feet; thence east 1,812 feet more or less; thence north to the place of beginning. Generally located south of Idlewild Drive in an area between Clifton and the Arkansas River.

WILLIAMSON pointed out the area on the map and reviewed the following staff report:

Comments

1. One of the primary considerations in determining a proper location for a mobile home park is its accessibility to major thoroughfares. Subject property is located adjacent to Clifton which is a residential collector street in this area. Highway K-15 and 47th Street, which are both arterials, are close by and it is the opinion of the Planning Department that subject property has adequate access to major thoroughfares.

2. To the south is Meadow Lake recreation area; to the north is Oaklawn; to the west is vacant property owned by the applicant; to the east is vacant and to the northeast is vacant industrial property. It is the opinion of the Planning Department that through proper screening controls, the mobile home park can be developed compatibly with existing development and, therefore, the proposed location is logical and proper.
3. Clifton serves as the collector street for the area but has only 60 feet of right-of-way whereas 80 feet is required; therefore, it will be necessary for the applicant to dedicate an additional 10 feet of right-of-way for the west half of Clifton.
4. It should be pointed out that the mobile home park plan has been approved by the Health Department, subject to being included in the Oaklawn Improvement District for water and sewer facilities. If this cannot be accomplished, then the plan as submitted is not workable and another plan and solution will have to be explored.

Recommendation

It is the recommendation of the Planning Department that the Conditional Use to permit the establishment of the mobile home park be approved subject to platting and the following conditions, and that the publication of the resolution effectuating the Conditional Use be withheld until such time as the plat is recorded:

1. The applicant shall first meet all applicable conditions established in the County Trailer Code.
2. The applicant dedicating 10 feet of additional right-of-way for Clifton.
3. The applicant granting complete access control adjacent to Clifton except for one opening.
4. No individual mobile home space shall have direct access to a public right-of-way.
5. All private roads within the mobile home park shall be paved with asphalt, concrete or other comparable material.
6. There shall be no open storage and if, however, storage space is needed, it shall be provided by an enclosed storage locker.
7. Development shall take place in accordance with the Mobile Home Park Plan submitted by the applicants and approved by the Metropolitan Area Planning Commission and Board of County Commissioners, and any major changes in the Plan as determined by the County Zoning Administrator and the Director of Planning, shall require that the Plan be resubmitted for reapproval by the Planning Commission and County Commission.
8. Approval of the mobile home park is based on the approval of the Oaklawn Improvement District extending water and sewer lines to service subject property, and in the event this cannot be accomplished, the conditional use shall be null and void.
9. The applicant shall provide a 10-foot minimum width solid landscape buffer of deciduous and coniferous plant material around the entire perimeter of the mobile home park. Prior to the publication of the resolution, the applicant shall submit a landscape plan showing the type, location and maximum height of the plant material to the Planning Department for its review and approval.

NOTE: The Derby Planning Commission, at its regular meeting on January 26, 1967, recommended that this Conditional Use application be approved subject to the conditions as recommended by the Planning Department. The action of the Haysville Planning Commission was to concur in the recommendation of the Derby Planning Commission.

JIM SARGENT, Attorney for the applicant, said they were agreeable to the recommendation of the Planning Department and the Derby and Haysville City Planning Commissions.

No one appeared in opposition.

MOTION: BRANSON moved, KRATZER seconded and it carried unanimously that the Planning Commission recommend to the Board of County Commissioners that this application be approved, subject to platting and the following conditions, and that the publication of the resolution effectuating the Conditional Use be withheld until such time as the plat is recorded;

1. The applicant shall first meet all applicable conditions established in the County Trailer Code.
 2. The applicant dedicating 10 feet of additional right-of-way for Clifton.
 3. The applicant granting complete access control adjacent to Clifton except for one opening.
 4. No individual mobile home space shall have direct access to a public right-of-way.
 5. All private roads within the mobile home park shall be paved with asphalt, concrete or other comparable material.
 6. There shall be no open storage and if, however, storage space is needed, it shall be provided by an enclosed storage locker.
 7. Development shall take place in accordance with the Mobile Home Park Plan submitted by the applicants and approved by the Metropolitan Area Planning Commission and Board of County Commissioners, and any major changes in the Plan as determined by the County Zoning Administrator and the Director of Planning, shall require that the Plan be resubmitted for re-approval by the Planning Commission and County Commission.
 8. Approval of the mobile home park is based on the approval of the Oaklawn Improvement District extending water and sewer lines to service subject property, and in the event this cannot be accomplished, the conditional use shall be null and void.
 9. The applicant shall provide a 10-foot minimum width solid landscape buffer of deciduous and coniferous plant material around the entire perimeter of the mobile home park. Prior to the publication of the resolution, the applicant shall submit a landscape plan showing the type, location and maximum height of the plant material to the Planning Department for its review and approval."
-

REFERRAL FROM WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
TO HAYSVILLE CITY PLANNING COMMISSION.

CASE No. CU-96 TO BE HEARD BY THE M. A. P. C. ON 2-9-67

Request for Conditional Use Permit to establish a mobile home park in
"R-1" Suburban Residential zoning

Reason for request (as provided by petitioner): "To construct and
operate an attractive well laid out mobile home park. With the
increasing sales of mobile homes, good parks are much needed."

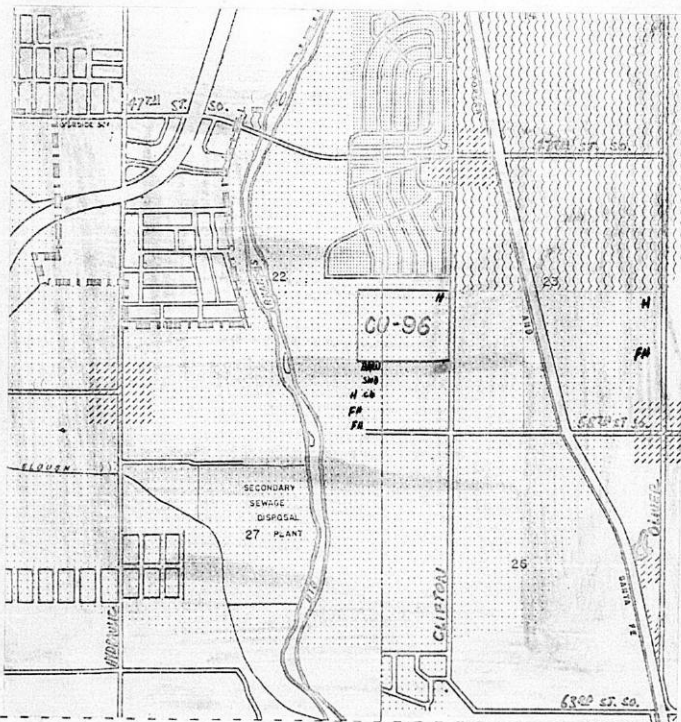
Location of property: On the south side of Idlewild Drive in an area
between Clifton and the Arkansas River

Legal description of property: Beginning at the NE corner of the NW $\frac{1}{4}$
of the SW $\frac{1}{4}$ of Section 23, Township 28 South, Range 1 East of the 6th
P.M., Sedgwick County, Kansas; thence W 1,812 feet more or less;
thence S 1,320 feet; thence E 1,812 feet more or less; thence N to
the place of beginning

Petitioner: Marion B. & Mary E. Pinaire
Address: R.F.D. 2, Derby, Kansas

Agent for petitioner: Reiss & Goodness, Engineers

Surrounding Land Use: East and West is Vacant; North is Single-Family;
South is Single-Family and Swim Beach



Recommendation or comments by HCPC:

CASE NO. CU-96 - 60 NOTICES MAILED TO ADJOINING PROPERTY OWNERS
PLUS DERBY, HAYSVILLE & COUNTY COMMISSIONS 1-11-67
FOR HCPC 1-24-67, DCPC 1-26-67, & MAPC 2-9-67

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
Wichita, Kansas

NOTICE TO ADJOINING PROPERTY OWNERS

January 10, 1967

The Haysville City Planning Commission will consider the following item in the Haysville City Building, 711 East Grand Avenue, Haysville, Kansas, at 7:30 p.m. on January 24, 1967, at which time you may appear either in person or by agent or attorney, if you so desire.

CASE NO. CU-96
Conditional Use Request
for Establishment of a Mobile Home Park
in "R-1" Suburban Residential

Beginning at the northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence west 1,812 feet more or less; thence south 1,320 feet; thence east 1,812 feet more or less; thence north to the place of beginning. Generally located south of Idlewild Drive in an area between Clifton and the Arkansas River.

This matter will also appear on the agenda for the regular meeting of the Derby City Planning Commission at 7:30 p.m., January 26, 1967, City Hall, Derby, Kansas, for purposes of making a recommendation to the Metropolitan Area Planning Commission and Board of County Commissioners.

If this matter is not deferred for further hearings before either the Haysville City Planning Commission or the Derby City Planning Commission, it will appear on the agenda for the regular meeting of the Metropolitan Area Planning Commission at 2:00 p.m., February 9, 1967, in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear either in person or by agent or attorney, if you so desire.

Secretary, Wichita-Sedgwick County
Metropolitan Area Planning Commission

NOTE: REQUEST FOR DEFERRALS BEFORE THE METROPOLITAN AREA PLANNING COMMISSION - It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, 104 South Main, 7 days prior to the meeting. The Chairman and Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

SEDGWICK COUNTY ZONING RESOLUTION

Summary Description of Zoning Districts

"R" - Rural Residential District

Permits one single-family dwelling for each lot of 2 acres with a minimum frontage of 200 feet.

"R-1" - Suburban Residential District

Permits one and two-family dwellings on a minimum of 15,000 square feet of land area per family with each lot having a minimum frontage of 100 feet.

"AA" - One-Family Dwelling District

One-family dwellings require a minimum of 7,500 square feet with each lot having a minimum frontage of 60 feet.

"BB" - Office District

Permits agriculture, one-family dwellings and all business and professional offices. All commercial activities are prohibited.

"LC" - Light Commercial District

Permits many retail commercial uses conducted within an enclosed building. Permits residential uses.

"C" - General Commercial District

Permits all commercial activities; outdoor displays and sales; selected light manufacturing and light commercial uses.

"E" - Light Industrial District

Permits most manufacturing uses and uses permitted in "C".

"F" - Heavy Industrial District

Permits any use except those objectionable uses such as slaughter houses, salvage yards and fertilizer plants which require special permits.

"CU" - Any of the above districts

Allows certain uses listed in the County Zoning Resolution by permit rather than as a use by right.

() (Published in The Wichita Beacon on January 9, 1967)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Tuesday, January 24, 1967, at 7:30 p.m., the HAYSVILLE CITY PLANNING COMMISSION, 711 East Grand Avenue, Haysville, Kansas, will consider the following item for purposes of making a recommendation to the Metropolitan Area Planning Commission and Board of County Commissioners:

CASE NO. CU-96
Conditional Use Request
for Establishment of a Mobile Home Park
in "R-1" Suburban Residential

Beginning at the northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence west 1,812 feet more or less; thence south 1,320 feet; thence east 1,812 feet more or less; thence north to the place of beginning. Generally located south of Idlewild Drive in an area between Clifton and the Arkansas River.

This matter will also appear on the agenda for the regular meeting of the DERBY CITY PLANNING COMMISSION at 7:30 p.m., Thursday, January 26, 1967, City Hall, Derby, Kansas, for purposes of making a recommendation to the Metropolitan Area Planning Commission and Board of County Commissioners.

If this matter is not deferred for further hearings before either the HAYSVILLE CITY PLANNING COMMISSION or the DERBY CITY PLANNING COMMISSION, it will appear on the agenda for the regular meeting of the METROPOLITAN AREA PLANNING COMMISSION at 2:00 p.m., Thursday, February 9, 1967, in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear either in person or by agent or attorney, if you so desire.

As provided in the County Zoning Resolution, Section 14 - Administration, Sub-paragraph C, the same will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission, and all persons interested in said matter will be heard at that time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the Zoning Resolution will be considered as by law provided.

1967. WITNESS MY HAND AND SEAL this 5th day of JANUARY.

C. Bickley Foster, Secretary
Wichita-Sedgwick County Metro-
politan Area Planning Commis-
sion

(SEAL)

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22 23
285 285
1E 1E
N-~~21~~
S-R-1
E-R1
W-

APPLICATION FOR APPROVAL OF CONDITIONAL USE PERMIT
FOR PROPERTY LOCATED WITHIN THE JURISDICTION
OF THE BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

THIS IS AN APPLICATION FOR A CONDITIONAL USE PERMIT. THE FORM MUST BE COMPLETED AND FILED AT THE PLANNING DEPARTMENT, ROOM 402, CITY BUILDING ANNEX, 104 SOUTH MAIN, WICHITA, KANSAS, IN ACCORDANCE WITH DIRECTIONS ON THE ACCOMPANYING INSTRUCTION SHEET. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

I. NAME OF APPLICANT OR APPLICANTS AND/OR THEIR AGENT OR AGENTS. ALL OWNERS OF ALL PROPERTY REQUESTED TO BE CONSIDERED IN THIS APPLICATION MUST BE LISTED IN THIS ITEM.

A. APPLICANT Marion B. Pinaire

ADDRESS RFD #2, Derby, Kansas 67037 PHONE SU 8-1432

AGENT _____

ADDRESS _____ PHONE _____

B. APPLICANT ~~Marion B.~~ Mary E. Pinaire

ADDRESS RFD #2, Derby, Kansas 67037 PHONE SU 8-1432

AGENT _____

ADDRESS _____ PHONE _____

C. APPLICANT _____

ADDRESS _____ PHONE _____

AGENT Reiss Goodman Enga

ADDRESS 4005 E. Kellogg 67218 PHONE MU 25121

(USE SEPARATE SHEET IF NECESSARY FOR NAMES OF ADDITIONAL APPLICANTS).

II. THE APPLICANT PROPOSES TO ESTABLISH A _____

Mobile Home Park (USE)

ON PROPERTY LEGALLY DESCRIBED AS LOT(S) See below.

_____, Block(s) _____ OF THE

_____ ADDITION.

(IF APPROPRIATE, METES AND BOUNDS DESCRIPTION MAY BE PROVIDED IN THE SPACE BELOW OR ON AN ATTACHED SHEET).

Ex. at the NE corner of NW 1/4 of SW 1/4, Sec. 23, T28S, R1E of 6th pm
~~Beginning at the center line of South Clifton Street at the south line of Oaklawn Subdivision and running thence west 1,812 feet more or less; thence south 1,320 feet; thence east 1,812 feet more or less; thence north to the place of beginning, containing 55 acres more or less.~~

III. THIS PROPERTY IS LOCATED AT (ADDRESS) Clifton Street and south line of Oaklawn Subdivision
THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE _____ CORNER OF _____ AND _____, OR

B. ON THE west SIDE OF Clifton (AVENUE) STREET BETWEEN _____ (AVENUE) STREET AND south of Oaklawn Addition (AVENUE) STREET.

IV. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED "R-1" (ZONING DISTRICT CLASSIFICATION).

V. I REQUEST THIS CONDITIONAL USE PERMIT FOR THE FOLLOWING REASONS:

To construct and operate an attractive well laid out mobile home park. With the increasing sales of mobile homes, good parks are much needed.

VI. I (WE), THE APPLICANT(S), ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. I (WE) REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABSTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. I (WE) FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE. I (WE) ACKNOWLEDGE THAT THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AS IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

NOTE: AT LEAST ONE OWNER MUST SIGN THIS APPLICATION. OTHER OWNERS MAY BE REPRESENTED BY AN AGENT OR AGENTS.

*Jack Galbraith
4-11-67
470 no submitted*

By Marion Blinnair _____

By _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

By _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

By _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
Res. C		Oaklawn	✓Oaklawn Improvement District Address unknown <i>4426 Hemlock Ct. 67216</i>
Res. D		"	X Oaklawn Improvement District Address unknown
Res. E		"	X Oaklawn Improvement District Address unknown
Res. F		"	X Oaklawn Improvement District Address unknown
Res. G		"	X Oaklawn Improvement District Address unknown
Res. H		"	X Oaklawn Improvement District Address unknown
1	1	"	✓S-J Properties Company 4801 Cedardale <i>67216</i>
2	"	"	X S-J Properties Company 4801 Cedardale
3	"	"	X S-J Properties Company 4801 Cedardale
4	"	"	✓Raymond F. Gowen Lucille M. Gowen 5146 Hemlock <i>67216</i>
6	"	"	✓Wichita Rental Housing Co. Inc Address unknown <i>108 S. Hillside 67211</i>
7	"	"	✓Lester R. Stewart Francis L. Stewart 5128 Hemlock <i>67216</i>
8	"	"	X S-J Properties Company 4801 Cedardale
9	"	"	X S-J Properties Company 4801 Cedardale
10	"	"	X S-J Properties Company 4801 Cedardale
11	"	"	✓Leo Thurman Harness Aretha Rebecca Harness 5100 Hemlock <i>67216</i>
12	"	"	X S-J Properties Company 4801 Cedardale
13	"	"	X S-J Properties Company 4801 Cedardale
14	"	"	✓Lambert Berry Wilma Berry 5048 Hemlock <i>67216</i>
1	3	"	X S-J Properties Company 4801 Cedardale

Continued page 2

Lot	Block	Addition	Property Owner
2	3	Oaklawn	X S-J Properties Company 4801 Cedardale
3	"	"	X S-J Properties Company 4801 Cedardale
4	"	"	X S-J Properties Company 4801 Cedardale
5	"	"	X S-J Properties Company 4801 Cedardale
6	"	"	X S-J Properties Company 4801 Cedardale
7	"	"	X S-J Properties Company 4801 Cedardale
8	"	"	X S-J Properties Company 4801 Cedardale
9	"	"	X S-J Properties Company 4801 Cedardale
10	"	"	✓ Don Keeter Bessie M. Keeter 5111 Hemlock 67216
11	"	"	✓ Robert L. Stephens Betty L. Stephens 5101 Hemlock 67216
12	"	"	X S-J Properties Company 4801 Cedardale
13	"	"	✓ Bessie Frazier 5053 Hemlock 67216
14	"	"	✓ J. F. Price Florence A. Price 5047 Hemlock 67216
48	"	"	X S-J Properties Company 4801 Cedardale
49	"	"	X Lynn L. Thompson Clara B. Thompson Address unknown <i>no address found</i>
50	"	"	✓ Terra Firma Bond & Share Co. 4801 Cedardale 67216
51	"	"	X S-J Properties Company 4801 Cedardale
52	"	"	X S-J Properties Company 4801 Cedardale
53	"	"	X S-J Properties Company 4801 Cedardale

Continued page 3.

Lot	Block	Addition	Property Owner
54	3	Oaklawn	✓ The Federal Housing Commission er, Washington D. C. 20402 ✓ <i>FHA Union Natl Bldg 67202</i>
55	"	"	✓ H. L. Kisner ✓ Dovie L. Kisner 5126 Elmhurst 67216
56	"	"	✓ Walter B. Phipps Catharine F. Phipps Address unknown <i>16700 Birch Ave, 67206</i>
57	"	"	X S-J Properties Company 4801 Cedardale
58	"	"	X S-J Properties Company 4801 Cedardale
59	"	"	X S-J Properties Company 4801 Cedardale
60	"	"	✓ M. A. Darvas 4801 Cedardale 67216
61	"	"	X S-J Properties Company 4801 Cedardale
1	5	"	✓ Arthur E. Barnes Madelyn M. Barnes 135 S. Rutan 67218
2	"	"	X S-J Properties Company 4801 Cedardale
3	"	"	X S-J Properties Company 4801 Cedardale
4	"	"	X S-J Properties Company 4801 Cedardale
5	"	"	✓ Jerry E. Tooman Ruth G. Tooman 5139 Elmhurst 67216
6	"	"	X S-J Properties Company 4801 Cedardale
7	"	"	X S-J Properties Company 4801 Cedardale
8	"	"	X S-J Properties Company 4801 Cedardale
9	"	"	X S-J Properties Company 4801 Cedardale
10	"	"	X S-J Properties Company 4801 Cedardale
11	"	"	X S-J Properties Company 4801 Cedardale

Continued page 4

Lot	Block	Addition	Property Owner
12	5	Oaklawn	✓ Orville E. Crum Vera D. Crum 5025 Elmhurst 67216
13	"	"	X S-J Properties Company 4801 Cedardale
14	"	"	X S-J Properties Company 4801 Cedardale
30	"	"	X S-J Properties Company 4801 Cedardale
31	"	"	X S-J Properties Company 4801 Cedardale
32	"	"	X S-J Properties Company 4801 Cedardale
33	"	"	✓ Charles E. Crocker Ireta I. Crocker 623 E. 37th St. So. 67216
34	"	"	X S-J Properties Company 4801 Cedardale
35	"	"	X S-J Properties Company 4801 Cedardale
36	"	"	X S-J Properties Company 4801 Cedardale
37	"	"	X S-J Properties Company 4801 Cedardale
38	"	"	X S-J Properties Company 4801 Cedardale
39	"	"	X M. A. Darvas 4801 Cedardale 67216
40	"	"	X S-J Properties Company 4801 Cedardale
41	"	"	X S-J Properties Company 4801 Cedardale
42	"	"	X Ina R. Ryan William D. Ryan Address unknown <i>No address found</i>
43	"	"	X S-J Properties Company 4801 Cedardale
44	"	"	X S-J Properties Company 4801 Cedardale
1	6	"	X S-J Properties Company 4801 Cedardale
2	"	"	X S-J Properties Company 4801 Cedardale
3	"	"	X S-J Properties Company 4801 Cedardale

Continued page 5

Lot	Block	Addition	Property owner
4	6	Oaklawn	X S-J Properties Company 4801 Cedardale
5	"	"	X S-J Properties Company 4801 Cedardale
6	"	"	X S-J Properties Company 4801 Cedardale
7	"	"	✓ Joe Baker Willie Mae Baker 5127 Meadowview 67216
8	"	"	✓ Bobby Jean Long Martha M. Long 5121 Meadowview 67216
9	"	"	X S-J Properties Company 4801 Cedardale
10	"	"	X S-J Properties Company 4801 Cedardale
11	"	"	✓ Dennis L. Crum Katherine A. Crum 5045 Meadowview 67216
12	"	"	X S-J Properties Company 4801 Cedardale
13	"	"	✓ Teddy J. Cole Alice M. Cole 5039 Meadowview 67216
14	"	"	X S-J Properties Company 4801 Cedardale
26	"	"	X S-J Properties Company 4801 Cedardale
27	"	"	✓ R. E. Woods Zelma D. Woods 5036 Brookhaven 67216
28	"	"	X S-J Properties Company 4801 Cedardale
29	"	"	X S-J Properties Company 4801 Cedardale
30	"	"	X S-J Properties Company 4801 Cedardale
31	"	"	X S-J Properties Company 4801 Cedardale
32	"	"	X S-J Properties Company 4801 Cedardale
33	"	"	X S-J Properties Company 4801 Cedardale
34	"	"	X S-J Properties Company 4801 Cedardale

Continued page 6

Lot	Block	Addition	Property Owner
35	6	Oaklawn	X S-J Properties Company 4801 Cedardale
36	"	"	X S-J Properties Company 4801 Cedardale
37	"	"	X S-J Properties Company 4801 Cedardale
38	"	"	X S-J Properties Company 4801 Cedardale
39	"	"	X S-J Properties Company 4801 Cedardale
1	7	"	X S-J Properties Company 4801 Cedardale
2	"	"	X S-J Properties Company 4801 Cedardale
3	"	"	X S-J Properties Company 4801 Cedardale
4	"	"	X S-J Properties Company 4801 Cedardale
5	"	"	X S-J Properties Company 4801 Cedardale
6	"	"	✓ Charles A. Osborn Lottie M. Osborn 5105 Brookhaven 67216
7	"	"	X S-J Properties Company 4801 Cedardale
8	"	"	X S-J Properties Company 4801 Cedardale
9	"	"	X S-J Properties Company 4801 Cedardale
10	"	"	X S-J Properties Company 4801 Cedardale
11	"	"	X S-J Properties Company 4801 Cedardale
12	"	"	X S-J Properties Company 4801 Cedardale
13	"	"	X S-J Properties Company 4801 Cedardale
14	"	"	X S-J Properties Company. 4801 Cedardale
15	"	"	✓ Clyde M. Zook Maxine Zook 628 S. Kokomo, Derby, Kansas 67057

Continued page 7

Lot	Block	Addition	Property Owner
21	7	Oaklawn	X S-J Properties Company 4801 Cedardale
22	"	"	X S-J Properties Company 4801 Cedardale
23	"	"	X S-J Properties Company 4801 Cedardale
24	"	"	X S-J Properties Company 4801 Cedardale
25	"	"	X S-J Properties Company 4801 Cedardale
26	"	"	X S-J Properties Company 4801 Cedardale
27	"	"	X S-J Properties Company 4801 Cedardale
28	"	"	X S-J Properties Company 4801 Cedardale
29	"	"	X S-J Properties Company 4801 Cedardale
30	"	"	X S-J Properties Company 4801 Cedardale
31	"	"	X S-J Properties Company 4801 Cedardale
32	"	"	X S-J Properties Company 4801 Cedardale
33	"	"	X S-J Properties Company 4801 Cedardale
34	"	"	X S-J Properties Company 4801 Cedardale
35	"	"	X S-J Properties Company 4801 Cedardale
1	8	"	X S-J Properties Company 4801 Cedardale
2	"	"	X S-J Properties Company 4801 Cedardale
3	"	"	X S-J Properties Company 4801 Cedardale
4	"	"	X S-J Properties Company 4801 Cedardale
5	"	"	X S-J Properties Company 4801 Cedardale
6	"	"	X S-J Properties Company 4801 Cedardale
7	"	"	X S-J Properties Company 4801 Cedardale

Continued page 8

Lot	Block	Addition	Property Owner
8	8	Oaklawn	X S-J Properties Company 4801 Cedardale
9	"	"	X S-J Properties Company 4801 Cedardale
10	"	"	X S-J Properties Company 4801 Cedardale
11	"	"	X S-J Properties Company 4801 Cedardale
12	"	"	X S-J Properties Company 4801 Cedardale
13	"	"	X S-J Properties Company 4801 Cedardale
14	"	"	X S-J Properties Company 4801 Cedardale
15	"	"	X S-J Properties Company 4801 Cedardale
16	"	"	X S-J Properties Company 4801 Cedardale
17	"	"	X S-J Properties Company 4801 Cedardale
18	"	"	X S-J Properties Company 4801 Cedardale
19	"	"	X S-J Properties Company 4801 Cedardale
20	"	"	X S-J Properties Company 4801 Cedardale
21	"	"	X S-J Properties Company 4801 Cedardale
22	"	"	X S-J Properties Company 4801 Cedardale
23	"	"	✓ Elmer S. Womack Virginia L. Womack 5038 Cedardale 6/2/16
24	"	"	X S-J Properties Company 4801 Cedardale
25	"	"	X S-J Properties Company 4801 Cedardale
26	"	"	X S-J Properties Company 4801 Cedardale
27	"	"	X S-J Properties Company 4801 Cedardale
28	"	"	X S-J Properties Company 4801 Cedardale

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Lot	Block	Addition	Property Owner
29	8	Oaklawn	X S-J Properties Company 4801 Cedardale
30	"	"	X S-J Properties Company 4801 Cedardale
31	"	"	X S-J Properties Company 4801 Cedardale
1	9	"	X S-J Properties Company 4801 Cedardale
2	"	"	X S-J Properties Company 4801 Cedardale
3	"	"	X S-J Properties Company 4801 Cedardale
4	"	"	✓ William M. Day Roberta M. Day 5117 Cedardale 67216
5	"	"	✓ John E. Beggs Ina V. Beggs 5011 Cedardale 67216
6	"	"	X S-J Properties Company 4801 Cedardale
7	"	"	X S-J Properties Company 4801 Cedardale
8	"	"	X S-J Properties Company 4801 Cedardale
9	"	"	X S-J Properties Company 4801 Cedardale
10	"	"	X S-J Properties Company 4801 Cedardale
11	"	"	✓ Billy E. Monger Lewellyn Monger 5023 Cedardale 67216
12	"	"	✓ Charles E. Follick Elberta M. Follick 5017 Cedardale 67216
13	"	"	✓ John Emory Pickering Margaret Jacqueline Pickering 5011 Cedardale 67216
14	"	"	✓ Jimmy Curmit Swain Sally Theresa Swain 5001 Cedardale 67216
1	10	"	X S-J Properties Company 4801 Cedardale

Continued page 10

Lot	Block	Addition	Property Owner
2	10	Oaklawn	X S-J Properties Company 4801 Cedardale
3	"	"	X S-J Properties Company 4801 Cedardale
4	"	"	✓ William H. Storment Rachel V. Storment 3811 Idlewilde 67216
5	"	"	X S-J Properties Company 4801 Cedardale
6	"	"	✓ Charles A. Gay Dorothy L. Gay 3801 Idlewilde 67216
7	"	"	X S-J Properties Company 4801 Cedardale
8	"	"	X S-J Properties Company 4801 Cedardale
9	"	"	X S-J Properties Company 4801 Cedardale
10	"	"	X S-J Properties Company 4801 Cedardale
11	"	"	✓ Richard L. McCurley Address unknown 235 N. Walnut 67203
12	"	"	X S-J Properties Company 4801 Cedardale
13	"	"	X S-J Properties Company 4801 Cedardale
14	"	"	X S-J Properties Company 4801 Cedardale
15	"	"	✓ Sadie Hull 3101 Idlewilde 67216
16	"	"	X William K. Taylor Leona Taylor Address unknown no address found
17	"	"	X S-J Properties Company 4801 Cedardale
18	"	"	X S-J Properties Company 4801 Cedardale
19	"	"	X S-J Properties Company 4801 Cedardale
20	"	"	X S-J Properties Company 4801 Cedardale
21	"	"	X S-J Properties Company 4801 Cedardale
22	"	"	X S-J Properties Company 4801 Cedardale

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Lot	Block	Addition	Property Owner
23	10	Oaklawn	X S-J Properties Company 4801 Cedardale
24	"	"	X S-J Properties Company 4801 Cedardale
25	"	"	X S-J Properties Company 4801 Cedardale
11	K	Mona Kay Matlock Add.	X Federal Housing Commissioner Washington, D. C.
12	"	"	√ Arlo J. Ewy Gladys J. Ewy 5308 S. Madison 67216
13	"	"	√ Melburne D. Clothier Karen Clothier Address unknown 2609 S. Sus 67210
14	"	"	√ Lyle D. Murphy LaVonne J. Murphy 5320 S. Madison 67216
15	"	"	√ Billy Elroy Freidline Marie Kathleen Freidline 2200 Mona Lane 67216
16	"	"	X Federal Housing Commissioner Washington D. C.
17	"	"	X Federal Housing Commissioner Washington D. C.
18	"	"	√ Arnold R. Walker Betty L. Walker 5311 S. Spruce 67216
19	"	"	√ Roger L. Brown Juanite D. Brown 5301 S. Spruce 67216
20	"	"	√ Thomas Eugene Zaruba Billie Dee Zaruba 2634 Larkin Drive 67216
21	"	"	√ Willie Don Rogers Clara Lou Rogers 5257 S. Spruce 67216
22	"	"	√ Norman D. Wiley 3057 Euclid 67217
23	"	"	√ Weldon L. Pierce Rhonda Lorraine Pierce 5245 S. Spruce 67216
8	L	"	√ Glenn E. Schottler Wanda Marie Schottler 2222 E. 53rd St. So. 67216
9	"	"	X Larry Julin Englebright Shirley Ann Englebright Address unknown No address found

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Lot	Block	Addition	Property Owner
10	L	Mona Kay Matlock Add.	✓ J. B. Brown, Jr. Bertha D. Brown Address unknown <i>5347 S. Spruce 67216</i>
11	"	"	✗ Federal Housing Commissioner Washington D. C.
12	"	"	✗ Federal Housing Commissioner Washington D. C.
13	"	"	✓ Administrator of Veterans Affairs, Washington D. C.
9	M	"	✓ <i>Adm. of Veterans Affairs</i> <i>5500 W. Ballou St. 67218</i> ✗ Federal Housing Commissioner Washington D. C.
10	"	"	✗ Federal Housing Commissioner Washington D. C.
11	"	"	✓ Frederick W. Parsons Carolyn A. Parsons 5411 S. Spruce <i>67216</i>

Beginning on the S. section line N 89° 40' E. 2523.84' the SW corner of Sec. 22-28-1E, thence continuing along said S line 327' to a point on the W. right of way line of Wichita & Valley Center Riverside Levee, thence N. 24° 28' W. 591.08' to a point of curvature of a 0° 59.48' curve, thence along said curve described by the following chord bearings and distances: N 32° 52' W 119.29', N 20° 48' W. 499.82' & N 16° 17' W. 76.09', thence N 89° 57' W. 20.88' more or less to a point on a curve whose delta is 6° 56' 28" and a radius of 5799.58', thence S. along said curve a distance of 702.52' more or less and parallel to Wichita and Valley Center Riverside Levees west right of way, thence S. 24° 28' E. 253.39', thence N 89° 40' W. 170.67', thence S. 0° 20' E. 300' to beginning

Beginning at the Section corner common to Sec. 21-22-27 & 28 in Tp 28 S. Rg 1E, thence N 18 chains & 27 links, thence E. 40 chains & 88 links to a point on the right bank of the Arkansas River, thence Southeasterly along said bank of river to a point where the S. line of the N½ of the NW¼ of Sec. 27-28-1E, intersects said river, thence W. 52 chains and 50 links to the section line between Sections 27 & 28, thence N. 19 chains & 89 links to beginning, except the last above described tract of land and except 21 acres off the W. end of the N½ of the NW¼ of Sec. 27-28-1E.

All of Government lost 3 & 4, in Sec. 22-28-1E. lying East of the Arkansas River

The W½ of the SW¼ of Sec. 23-28-1E

✗ Elmer J. Koger
Jesse L. Koger
Address unknown
no address found

✗ Marion B. Pinaire
Mary E. Pinaire
R.F.D. 2, Derby, Kansas

✗ Marion B. Pinaire
Mary E. Pinaire
R. F. D. 2, Derby, Kansas

Continued page 13

Description

Property Owner

The NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 23-28-1E

*ret. account
1-17-67*

✓ H. F. Pinaire
Cecile L. Pinaire
2701 Pattie 67216
3400 Grand 67218
✓ Floyd K. Pierpont
1528 S. Hillside 67211

The SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 23-28-1E

Beginning on the W. line of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec. 23-28-1E, 845' S. of the NW corner of said E $\frac{1}{2}$ of NW $\frac{1}{4}$, thence S. 920', thence E with angle to the left of 89° 43' 30" a distance of 1143.55' more or less to the westerly right of way line of the A. T. & S. F. R. R., thence Northwesterly along said right of way line to a point 246' S. of the N line of said NW $\frac{1}{4}$, thence W. parallel to said North line of NW $\frac{1}{4}$, 473.28' more or less to a point 318' E. of the W. line of the E $\frac{1}{2}$ of said NW $\frac{1}{4}$, thence S. 155.7' thence W. 78', thence S. 443.3', thence W. 240' to beginning

✓ Board of Education, Derby, Kans
Derby, Kansas. 67037

Beginning 1765' S. of the NW corner of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec. 23-28-1E, thence E. 554', thence S. 157.5', thence W. 398.5', thence S. 140', thence W. 155.5', thence N. 297.5' to beginning

✓ Trustees of Mathewson Avenue
Church of Christ
Address unknown

no address found

Beginning 2063.5' S. of the NW corner of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec. 23-28-1E, thence E. 398.5', thence N. 157.5', thence E. to the W. right of way line of the A. T. & S. F. R. R. thence Southerly along said right of way line to the E. line of said NW $\frac{1}{4}$, thence S. to the SE corner of said NW $\frac{1}{4}$, thence W. to the SW corner of said NW $\frac{1}{4}$, thence N. to beginning

✓ W. H. Trickey
Lucinda Trickey
3923 E. 47th St. So. 67210

We, The Security Abstract and Title Company, Inc., hereby certify the foregoing to be a true and correct list of property owners within a 1000 foot radius of the following described tract of land to-wit:

The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 28 South, Range 1 East, and that part of government lot 3, lying East of the Arkansas river, in Section 22, Township 28 South, Range 1 East.

as shown by the deeds on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 31st day of May, 1966 at 7:00 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Cecilia Schroeder

Vice-President

Order No. 135912

FORM 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hoe. Mvr.	Hoe. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
Conditional Use Application	70 ⁰⁰

Name: Marion B. Pinaire
 Address: Rt 2, Derby, Kansas
 Type: R-712 Due Date: 1-5-67

Date: 1-5-67 By: B Showers

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING COMMISSION

CITY BUILDING ANNEX

102 S. MAIN ST.

WICHITA, KANSAS 67202

RETURN TO WRITER

Important!

Notice of Hearing Enclosed

CH-96



Moved, left no address

H. F. & Cecile L. Pinaire
2701 Pattie
Wichita, Kansas 67216

2400 Grand 67218

1601B



*

This CU file

Has a Large Drawing

On 35mm Microfilm.

Roll # 1

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