

DP-56 - PLAZA TWENTY ONE C.H.P.  
Amended File # - Northeast corner  
of Woodlawn & 21st St.  
(Great Plains-Slawson Ventures)

*Revised*

# ACTION

COMMITTEE	DATE
M.A.P.C. <i>Approved sub to conditions</i>	<i>11-8-79</i>
B.C.C./B.C.C. <i>Approved as recommended</i>	<i>12-4-79</i>

PE-55 - RAZOR MOUNT ONE C.U.P. -  
Mended File # - Northwest corner  
of Woodman & 1st St.  
(Great Plains-Northern Ventura)

Map No. 5850  
Sec. 1  
Twp. 27  
Range 1E

DATA SHEET

DP-56 - AMENDED FILE #1

Filed 3-23-79

APPLICATION DATA:

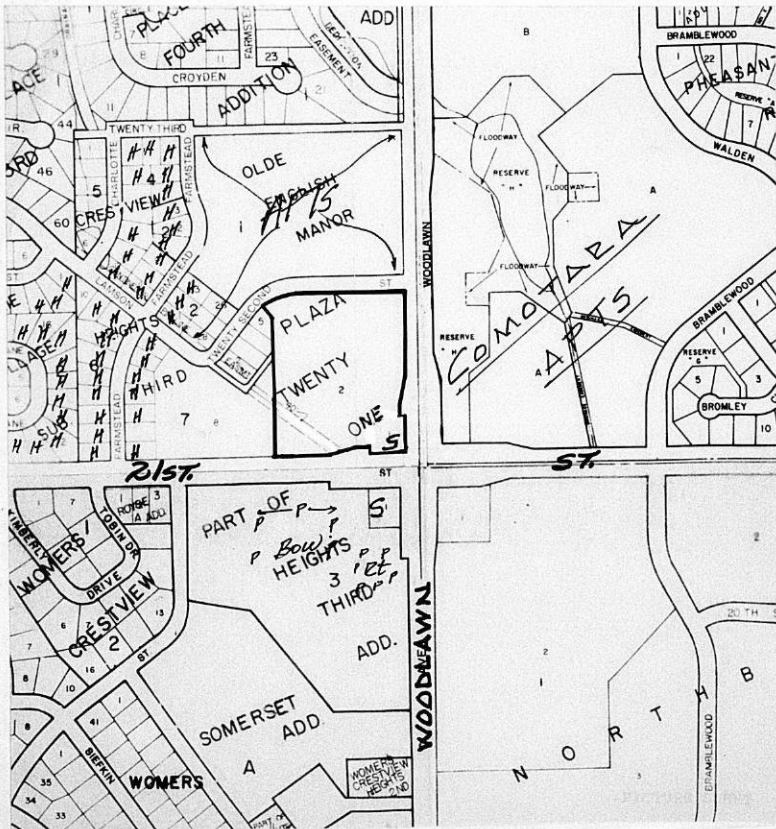
1. Applicant: Great Plains - Slawson Ventures  
Address: P.O. Box 18387, Wichita, Ks. 67218 Phone 684-5285
2. Agent: Ward V. Lawrence  
Address: P.O. Box 18387, Wichita, Ks. 67218 Phone 684-5285
3. General Location: PLAZA TWENTY-ONE COMM. CUP - Northwest corner of  
Woodlawn and 21st Street. Address \_\_\_\_\_
4. Proposed Use: \_\_\_\_\_

AREA DATA:

1. Acres: 6.9 ( 500 (IRREGULAR) ft. by 600 ft.)
2. Existing Zoning: "BB" & "IC"
3. Land Use: East COMPTON South SERVICE ST. & BRIDLE ALLEY  
West UNDEVELOPED North ATTACHMENTS
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use is for: UNDEVELOPED
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time DP-56



Map No. 5850  
Sec. 1  
Twp. 27S  
Range 1E

DATA SHEET

DP- 56 - File #2

Filed 10-4-79

PLAZA TWENTY ONE C.U.P.

APPLICATION DATA:

1. Applicant: Great Plains-Slawson Ventures  
Address P.O.Box 18387, Wichita 67218 Phone 684-5285
2. Agent: Ward V. Lawrence  
Address P.O.Box 18387, Wichita 67218 Phone 684-5285
3. General Location: Northwest corner of Woodlawn and 21st Street.
4. Proposed Use: \_\_\_\_\_ Address \_\_\_\_\_

AREA DATA:

1. Acres: 6.9 ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Existing Zoning: "LC"
3. Land Use: East \_\_\_\_\_ South \_\_\_\_\_  
West \_\_\_\_\_ North \_\_\_\_\_
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use is for: \_\_\_\_\_
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

PICTURE SHEET

Map No. 5850  
Sec. 1  
Twp. 27S  
Range 1E

DATA SHEET  
COMMUNITY UNIT PLAN

DP - 56 FILE#2  
Z-  
Filed 10-4-79

APPLICATION REQUEST: Approval of proposed planned  
development. PLAZA TWENTY ONE CUP

1. Applicant Great Plains-Slawson Ventures  
Address P.O. Box 18387, Wichita 67218 Phone 684-5285
2. Agent Ward V. Lawrence  
Address P.O. Box 18387, Wichita 67218 Phone 684-5285
3. General Location Northwest corner of Woodlawn and 21st Street  
Address \_\_\_\_\_
4. Proposed Use \_\_\_\_\_

AREA DATA

1. Acres 6.9 ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Existing Zoning "LC" Proposed Zoning \_\_\_\_\_
3. Area (is) (is not) platted. \_\_\_\_\_ Addition
4. Existing R/W \_\_\_\_\_ ft. \_\_\_\_\_ ft. \_\_\_\_\_ ft.  
\_\_\_\_\_ St. \_\_\_\_\_ St. \_\_\_\_\_ St.  
Proposed R/W \_\_\_\_\_ ft. \_\_\_\_\_ ft. \_\_\_\_\_ ft.  
\_\_\_\_\_ St. \_\_\_\_\_ St. \_\_\_\_\_ St.

HISTORY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PROCEDURE DATA

1. MAPC Meeting:  
Date 11-8-79 Action Approved subject to conditions
2. Governing Body  
Date 12-4-79 Action Approved as recorded

*Street cut*

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 11-8-79

Case No. DP-56 Request: Amendment of Commercial  
Community Unit Plan

Location: Northwest corner of Twenty-first Street North & Woodlawn.

Reason: To reduce the number of access openings on Woodlawn by  
one and add an opening on Twenty-second Street North.

Acres: 6.98 Size: 500' x 600' (irregular)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Service station & Undeveloped	"BB" and "LC"
North	Multi-family (Garden Apt's)	"B"
East	Multi-family (Townhouses)	"AA" under CUP
South	Service station, Bowling Alley,	"LC"
West	Restaurant Undeveloped	"AA", "R6" & "BB"

Platted: Yes History: 2-0187 "AA" to "LC"  
 9-3-59 MAPC approve  
 9-15-59 BCC approve  
 2-1528 "AA" & "LC" to "BB" & "LC" & DP-56  
 8-3-73 MAPC approve  
 8-21-73 BCC approve  
 DP-56 Amendment  
 5-10-79 MAPC approved  
 6-5-79 BCC approved

COMMENTS:

1. The applicants have requested an amendment to DP-56, Plaza Twenty One Community Unit Plan, which was originally approved on August 21, 1973, and amended on June 5, 1979. The proposed amendment relates to general provision #1 under which the approved plan limits the maximum number of curb cuts along Twenty-first Street to four, along Woodlawn to five and no curb cuts along Twenty-second Street North. The proposed amendment would reduce the number of curb cuts on Woodlawn to four and allow one curb cut on Twenty-second Street.
2. At the time this plan was originally approved a shopping center was proposed and a limitation on the number of buildings was established. Earlier this year an amendment to the plan, requesting an increase in the number of buildings permitted on Parcel 2, was approved. Under the currently approved plan, a maximum of five buildings are

permitted on Parcel 2. The applicants are now requesting an access opening on 22nd Street North so that a more efficient traffic circulation plan can be designed for the site.

3. Although 22nd Street North is a residential collector, the addition of one curb cut should not significantly affect traffic. With the reduction of one curb cut along Woodlawn, the overall traffic situation should be improved. Traffic conflict with the apartment complex to the north should be minimal since the apartment complex has no curb cuts along 22nd Street North. Traffic Engineering staff do not have any objections to this amendment.
4. Should the Planning Commission determine that the proposed amendment to the C.U.P. is appropriate, the following conditions would be consistent with other recently approved plans:
  - a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the Building permit authorizing construction of the proposed development.
  - b. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
  - c. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

December 11, 1979

Robert B. Feldner, Superintendent of Central Inspection  
Jack H. Galbraith, Chief Planner

DP-56 - Plaza Twenty-One CUP - at the northwest corner of  
Woodlawn and 21st Street North.

The Board of City Commissioners on December 4, 1979, considered the above captioned CUP. Their action was to approve the CUP subject to the following conditions:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- c. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

Attached for your information and files are two approved copies of the CUP.

If you have any questions concerning this matter, please contact our office.

Jack H. Galbraith  
Chief Planner

JHG:ADC:el  
Attachments

*note that landscape plan  
not approved 11/1/79*

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

REQUEST FOR AMENDMENT TO  
COMMERCIAL COMMUNITY UNIT PLAN

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CASE NO. DP-56

CONSIDERED BY MAPC: 11-8-79

REQUEST FOR: Amendment to Commercial Community Unit Plan

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To reduce the number of access openings on Woodlawn by one and add an opening on Twenty-second Street North."

GENERAL LOCATION: Northwest corner of Twenty-first Street North and Woodlawn.

LEGAL DESCRIPTION:

Lots 1 and 2, Plaza Twenty One, an addition to Wichita, Kansas.

APPLICANT: Great Plains-Slawson Ventures, P. O. Box 18387, Wichita, KS.

COUNSEL FOR APPLICANT: Keith Parker, architect, 239 Pattie.

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: North, "B"; East, "AA"; South, "LC"; West, "AA", "R-6", & "BB".

LAND USE: Existing, Service station & Undeveloped; North & East, Multi-family; South, Service station, Bowling Alley, Restaurant; West, Undeveloped.

CPO RECOMMENDATION: CPO Council Area "I" voted 8-0 that the request be approved.

PLANNING COMMISSION RECOMMENDATION:

That this amendment be approved subject to the conditions as shown in excerpt from Planning Commission minutes of November 8, 1979. Bayouth moved, Hennessy seconded and it carried unanimously. Gardner was not present. Jones was absent.

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ACTION: 1. Approve the Community Unit Plan as recommended by the Metropolitan Area Planning Commission subject to the recommended conditions of approval; or  
2. Take such action as the City Commission deems appropriate.

EXCERPT FROM PLANNING COMMISSION MINUTES OF NOVEMBER 8, 1979:

10. Case No. DP-56 - Great Plains-Slawson Ventures requests amendment of Commercial Community Unit Plan for Lots 1 and 2, Plaza Twenty One, an addition to Wichita, Kansas. Generally located in the northwest corner of Woodlawn and Twenty First Street North.

GALBRAITH pointed out adjacent land use, zoning, and showed slides of the general area. He reviewed the following staff report:

Comments:

1. The applicants have requested an amendment to DP-56, Plaza Twenty One Community Unit Plan, which was originally approved on August 21, 1973, and amended on June 5, 1979. The proposed amendment relates to general provision #1 under which the approved plan limits the maximum number of curb cuts along Twenty-first Street to four, along Woodlawn to five and no curb cuts along Twenty-second Street North. The proposed amendment would reduce the number of curb cuts on Woodlawn to four and allow one curb cut on Twenty-second Street.
2. At the time this plan was originally approved a shopping center was proposed and a limitation on the number of buildings was established. Earlier this year an amendment to the plan, requesting an increase in the number of buildings permitted on Parcel 2, was approved. Under the currently approved plan, a maximum of five buildings are permitted on Parcel 2. The applicants are now requesting an access opening on 22nd Street North so that a more efficient traffic circulation plan can be designed for the site.
3. Although 22nd Street North is a residential collector, the addition of one curb cut should not significantly affect traffic. With the reduction of one curb cut along Woodlawn, the overall traffic situation should be improved. Traffic conflict with the apartment complex to the north should be minimal since the apartment complex has no curb cuts along 22nd Street North. Traffic Engineering staff do not have any objections to this amendment.
4. Should the Planning Commission determine that the proposed amendment to the C.U.P. is appropriate, the following conditions would be consistent with other recently approved plans:
  - a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
  - b. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
  - c. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

GALBRAITH stated that the only request the applicants were making was for a curb opening at 22nd Street. He said that the original CUP that was approved in 1973 had no access to 22nd Street. He stated that they are asking that the openings to Woodlawn be reduced from five to four openings. He pointed out that there were apartments north of the CUP that have no access to 22nd Street. He said that the Department of Public Works advises that they believe the reduction of the number of curb cuts to Woodlawn would be beneficial for traffic movement along Woodlawn since it was not a curb and gutter street now. GALBRAITH stated that CPO Council Area "I" voted 8-0 that the request be approved.

KEITH PARKER, representing the applicant, was present.

There was no one present in opposition to the application.

MOTION: That the Planning Commission recommend to the City Commission that this amendment be approved subject to the following conditions:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- c. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

Bayouth moved, Hennessy seconded and it carried unanimously. Gardner was not present. Jones was absent.

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243-8261

November 9, 1979

Keith Parker  
1021 East Waterman  
Wichita, Kansas 67211

Re: DP-56 - Plaza Twenty One C.U.P.  
Generally located in the north-  
west corner of Woodlawn and  
Twenty First Street North.

Dear Mr. Parker:

At its regular meeting on November 8, 1979, the Metropolitan Area Planning Commission considered the above-captioned amendment to the community unit plan. The action of the Planning Commission was to recommend that this amendment be approved subject to the following conditions:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- c. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

Page 2 DP-56  
11-9-79

This matter will be forwarded to the Board of City Commissioners for consideration at their regular meeting on December 4, 1979, this meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

If you have any questions concerning this matter, please contact our office.

Sincerely yours,

Jack H. Galbraith  
Chief Planner

JHG:sad

cc: Great Plains - Slawson Ventures, P. O. Box 18387, Wichita,  
Kansas 67213  
Ward V. Lawrence, P. O. Box 18387, Wichita, Ks. 67218

**THE CITY OF WICHITA**

OFFICE OF CITIZEN PARTICIPATION

DATE November 8, 1979

TO Jack Galbraith, Chief Planner, Current Plans

FROM Gail Williams, CPO Administrative Aide

SUBJECT DP-56: Amendment of Plaza Twenty-One  
CUP

On November 6, CPO Council "I" discussed the captioned case, and voted 8-0 to recommend approval of the proposed reduction of curb cuts on Woodlawn and addition of a curb cut on Twenty-second Street.

Council members noted that the amendment will help to ease the traffic congestion on Woodlawn that will result from commercial and residential development in this area and to the north.

Please inform the Planning Commission of the Council's recommendation when the amendment is considered on November 8.

*Gail Williams*

Gail Williams  
CPO Administrative Aide

GW:m1

Noted:

*Sarah Gilbert*  
Sarah Gilbert  
Assistant CP Coordinator

**RECEIVED**

NOV - 8 1979

METROPOLITAN PLANNING

ROUTE

DP-56 - 45 - "Notice to adjoining property owners" mailed 10-25-79 for the  
MAPC meeting for 11-8-79

1 to CPO Office

—  
46 TOTAL

WICHITA-SEDCWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 North Main Street  
Wichita, Kansas 67202

October 25, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, November 3, 1979, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for amendment to the PLAZA TWENTY ONE COMMERCIAL COMMUNITY UNIT PLAN, for property legally described as follows:

DP-56 - Lots 1 and 2, Plaza Twenty One, an addition to Wichita, Kansas. Generally located in the northwest corner of Woodlawn and Twenty First Street North.

The Development Plan of this area, originally approved on August 21, 1973, and amended on June 5, 1979, has been resubmitted as required under the Community Unit Plan provisions of Section 23.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The revised Development Plan now on file proposes the following general amendment to the approved plan:

Curb Cuts - A reduction of one (1) curb cut to four (4) along Woodlawn, and the addition of one (1) curb cut along Twenty Second Street North.

The hearing of the proposed amendment to this Development Plan, as provided in Section 23.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin  
Secretary

October 11, 1979

Mr. Ward V. Lawrence  
P.O. Box 18387  
Wichita, Kansas 67218

Re: DP-56 - Plaza Twenty One C.U.P.  
Generally located in the north-  
west corner of Woodlawn and  
Twenty First Street North.

Dear Ward:

We have reviewed the proposed amendment to the Plaza Twenty One commercial community unit plan located in the northwest corner of Woodlawn and Twenty First Street North. The following comments are a result of that review as well as consultation with other City Departments on the project.

ok The City Traffic Engineer has no objections to the curb cut on Twenty Second Street North. However, the Traffic Engineer feels that there should be complete access control on the east 100 feet of the north property line.

ok The wording "'AA' zoning approved for", on the large lot to the west should be deleted since the lot is now zoned "BB".

Other minor corrections are indicated on the attached copy of the C.U.P.

These are the comments we have at this time. It is necessary that you provide us with 14 amended copies by October 24, 1979, if you desire that the C.U.P. be heard by November 8, 1979. If you have any questions to our comments, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:AC:e1  
Enclosure

# 5450  
Sec 1-275-1E

APPLICATION FOR COMMUNITY UNIT PLAN  
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)  
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE  
CITY OF WICHITA, KANSAS

N-A  
W-AA:88  
S-LC:  
E-AA  
DP-JC FILE# 2

This is an application for a Community Unit Plan - Planned Development. 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.

a. Applicant  Great Plains - Slawson Ventures  
P. O. Box 18387  
Address Wichita, Kansas 67218 Phone 684-5285

Agent  Ward V. Lawrence  
P. O. Box 18387  
Address Wichita, Kansas 67218 Phone 684-5285

b. Applicant N.A.  
Address \_\_\_\_\_ Phone \_\_\_\_\_

Agent \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_

c. Applicant N.A.  
Address \_\_\_\_\_ Phone \_\_\_\_\_

Agent \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_

(Use separate sheet if necessary for names of additional applicants)

II.A The applicant hereby requests Community Unit Plan approval on property zoned LC and legally described as Lot(s)

*OK for legal*

Two, Block(s) N.A.  
Plaza Twenty-One Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

~~the legal ownership to~~

II.B There are 6.9 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) N.A.; Not assigned.

The general location is (use appropriate section)

- a. at the Northwest corner of Woodlawn and 21st Street  
and \_\_\_\_\_; or
- b. on the N.A. side of \_\_\_\_\_ (Ave.,  
Street) between \_\_\_\_\_ (Ave., Street) and  
\_\_\_\_\_ (Ave., Street).

IV.  (we), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application.  (we) realize that this application cannot be processed unless it is completely filled in and accompanied by a current abstractor's certificate as required in the instruction sheet.

\_\_\_\_\_  
By \_\_\_\_\_ Authorized Agent (if any) By Ward V. Lawrence  
Authorized Agent (if any) ~~(Signature)~~  
Ward V. Lawrence

\_\_\_\_\_  
By \_\_\_\_\_ Authorized Agent (if any) By \_\_\_\_\_  
Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at  
3:30 (AM, PM) on Oct 4, 1979 (Day, Month,  
Year). It has been checked and found to be complete and accom-  
panied by required documents and the appropriate fee of  
\$ 400<sup>00</sup>.

Richard D. Chamber Name  
Jar. Thomas Title

WICHITA-SEDCWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 North Main Street  
Wichita, Kansas 67202

October 25, 1979

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The hearing of the proposed amendment to this Development Plan, as provided in Section 23.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin  
Secretary

DP-56 mailed out 10-25-79

*Edna  
Rec'd 7-25-80*



WEI 00 112306N1 07/23/80

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

DALE E WEIDMAN ✓  
6500 E 21ST ST - Unit 7  
WICHITA KS 67206



*unknown*

*AH  
611  
7/24*

WICHITA - SEDGWICK COUNTY  
**W.S.C.**

METROPOLITAN AREA PLANNING  
DEPARTMENT  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

RETURN TO SENDER

Important! Notice of Meeting Enclosed

*Info - 1411 said it is a good number  
Fred P. Weidman at this address - 685-3475  
Can't get thru.*

## STATEMENT OF OWNERSHIP

STATE OF KANSAS     )  
                           )     SS  
 SEDGWICK COUNTY    )

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:


Record Owners within 500 feet of [Lot 2,  
 PLAZA TWENTY ONE, an Addition to,  
 Wichita, Kansas.]



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS &amp; ADDRESSES</u>
Lots 1 & 2	PLAZA TWENTY ONE ADDITION	✓ Arthur O. & Clara Schreck 2013 N. Parkwood Lane Wichita, Kansas 67208
Lot 1, Block 1	OLDE ENGLISH MANOR ADDITION	X Wes Pac Investors Trust A California real estate Investment Address <u>unknown</u>
Lots 1 & 2, Block 2	<i>Returned - no other address found.</i>	X Dean Alton & Karen Kay Sjogren <del>2317 Farmstead</del> Wichita, Kansas 67208
Lot 3, Block 1	"	✓ M. Cathryn Carter, single & Myra L. Fisher, single 2325 N. Farmstead Wichita, Kansas 67208

**Fidelity**  **Title**  
 COMPANY, INC.

<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS &amp; ADDRESSES</u>
Lot 1, Block 2	THIRD ADDITION TO CRESTVIEW HEIGHTS ADDITION	✓ Michael R. & J. Ann Mawhirter 2302 Farmstead Wichita, Kansas 67208
Lot 2, Block 2	"	✓ Robert E. & Willie W. Nolan 2306 Farmstead Wichita, Kansas 67208
Lot 3, Block 2	"	✓ Darrell G. Davidson 2310 Farmstead Wichita, Kansas 67208
Lots 26,27,& 28, Block 2	"	✓ Wes Pac Investors Trust A California real estate Investment Address <u>unknown</u>
Lot 5, Block 4	"	✓ Susan Ann Eckell 2333 Farmstead Wichita, Kansas 67208
Lot 9, Block 4	"	✓ Chester Eugene & Vivian I. Johnson 2309 Farmstead Wichita, Kansas 67208
 Lot 10, Block 4	"	✓ George II. & Palestine I. Smith 2305 Farmstead Wichita, Kansas 67208
Lot 11, Block 4	"	✓ Sherfield & Sandra L. Dawson 2310 Lanison Wichita, Kansas 67208
Lot 12, Block 4	"	✓ Carol Joseph & Margaret Elaine Ochs 2314 Lanison Wichita, Kansas 67208
Lot 13, Block 4	"	✓ James L. & Judy L. Standley 2306 Charlotte Wichita, Kansas 67208
Lot 14, Block 4	"	✓ Jack D. & Carol S. Childers 2310 Charlotte Wichita, Kansas 67208
Lot 15, Block 4	"	✓ Darryl J. & Diane Fox 2314 Charlotte Wichita, Kansas 67208
Lots 1 & 2, Block 7	"	✓ Joe & Maybelle Herndon 2202 Farmstead Wichita, Kansas 67208
Lot 3, and the S.4' of Lot 4, Block 7	"	✓ Jean L. Watertort 2210 Farmstead Wichita, Kansas 67208

<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS &amp; ADDRESSES</u>
Lot 4, except the S. 4' of Lot 4, Block 7	THIRD ADDITION TO CRESTVIEW HEIGHTS ADDITION	✓ Frances J. & Delores J. Hurley 2214 Farmstead Wichita, Kansas 67208
Lot 5, Block 7	"	✓ Walter M. & Genevieve A. Schleicher 2220 Farmstead Wichita, Kansas 67208
Lot 6, and the S.10' of Lot 7, Block 7	"	✓ Joe L. & Barbara A. Johnson 2224 Farmstead Wichita, Kansas 67208
Lot 7, except the S.10' thereof, Block 7	"	✓ Kent E. Kathy J. Lorenz 2228 Farmstead Wichita, Kansas 67208
Lot 8, except that part platted as PLAZA TWENTY ONE ADDITION, Block 7	"	X Board of American Missions of Augustana Lutheran Church Address unknown
Lots 1,2,& 3, Block A	ROYSE ADDITION	✓ R.D. & Jo Ann Royle 6224 Peach Tree Lane Wichita, Kansas 67218



WOMER'S CRESTVIEW HEIGHTS THIRD WICHITA, KANSAS, SEDGWICK COUNTY, KANSAS

Lot 1, Block 3, and; a parcel of land beginning at the NW corner of Lot 1, Block Three; thence West 30', thence South 35'; thence East 30'; thence North 35' to the point of beginning, in Lot 2, Block Three; and a parcel of land beginning at the SE corner of Lot 1, Block Three; thence S. 30'; thence W. 35'; thence N. 30'; thence E. 35' to the point of beginning, in Lot 2, Block 3, in above said Addition. ✓ Champlin Petroleum Company  
PO BOX 9365  
Fort Worth, Texas 76107

Lot 2, Block 3, Except beginning at the NW corner of Lot 1, Block 3, in above said Addition, thence W. 30'; thence S. 35'; thence E. 30'; thence N. 35' to beginning, and Except beginning at the SE corner of Lot 1, Block 2, in said Addition, thence S. 125'; thence W. 130'; thence N. 125'; thence E. 130' to beginning. ✓ Wat Integrity, Inc.  
Box 394  
Wichita, Kansas 67201

A part of Lot 2, Block 3, in above said Addition, described as follows: Beginning at a point 30' S. of the SE corner of Lot 1, in said Block 3; thence S. along the E. line of said Lot 2, 95'; thence W. parallel with the S. line of said Lot 1, in said Block 3, 130'; thence N. 125'; thence E. 95' to a point 35' W. of the E. line of said Lot 2; thence S. 30'; thence E. 35' to the place of beginning. X Helen Jacob (Life Tenant)  
4911 E. Orme  
Wichita, Kansas 67218  
AND  
Caroline W. Rupe (Third party and Remainderman)  
#3 Linden Drive  
Wichita, Kansas 67206

Lots 10 & 11, WOMER'S CRESTVIEW HEIGHTS THIRD Block 2 (cont'd from above) ✓ Wat Integrity, Inc.  
Box 394  
Wichita, Kansas 67201



DP-56 Mailed out 10-25-79

*Edie  
Rec'd 7-25-80*



WICHITA - SEDGWICK COUNTY

**W.S.C.**

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

WEI 00 112306N1 07/23/80

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

DALE E WEIDMAN ✓  
6500 E 21ST ST  
WICHITA KS 67206

*unknown*

*HK  
all  
7/24*

RETURN TO SENDER

Important! Notice of Meeting Enclosed

*info-1411 said it is a good number.  
Fred P. Weidman at this address - 685-3475  
can't get thru.*

<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS &amp; ADDRESSES</u>
Lots 1 & 2, Block 1	NORTHBOROUGH ADDITION	Richard J. Boushka 641 N. Broadmoor Wichita, Kansas 67206
Reserve H	COMOTARA FIRST ADDITION	Comotara Homeowners Assoc. Inc. 2500 Claiborn Circle Wichita, Kansas 67226
Residence No. 1 Bldg. 7	COUNTRY LAKES COMDONINUM apartments situated on a part of Lot A, Comotara First Addition	Marjean Davies 505 N. Rock Rd. Apt. 404 Wichita, Kansas 67206
Residence No. 3 Bldg. 7	"	Donald L. Duffendack 6500 E. 21st ST. Wichita, Kansas <del>67226</del> 67206
Residence No. 5 Bldg. 7	"	Betty I. Reed 6500 E. 21st ST. Wichita, Kansas 67226-06
Residence No. 7 Bldg. 7	"	Dale E. Weidman 6500 E. 21st ST. Wichita, Kansas 67226-06
Residence No. 9 Bldg. 8	"	Walter D. & Irene G. Webb 6500 E. 21st ST. Wichita, Kansas 67226-06
Residence No. 11 Bldg. 8	"	Jo L. & Sally A. Will 6500 E. 21st ST. Wichita, Kansas 67226-06
Residence No. 13 Bldg. 8	"	William R. & Bonnie J. Blackwell 6500 E. 21st ST. Wichita, Kansas 67226-06
Residence No. 15 Bldg. 8	"	Emmett E. & Lela Nilas Cole 6500 E. 21st ST. Wichita, Kansas 67226-06
Residence No. 17 Bldg. M	"	Bruce O. & Jeanne E. Munsell 6500 E. 21st ST. Wichita, Kansas 67226-06
Residence No. 19 Bldg. M	"	Ruby M. Bell 315 S. Crestway Wichita, Kansas 67218
Residence No. 21 Bldg. M	"	Gene E. & Patricia L. Rump 6500 E. 21st ST. Wichita, Kansas 67226-06
Residence No. 23 Bldg. M	"	Cecila M. Blackwell 6500 E. 21st ST. Wichita, Kansas 67226-06
Residence No. 25 Bldg. 6	"	J. Neal & Yvonne JOhnson 6500 E. 21st ST. Wichita, Kansas 67226-06



*mailed 10-25-79  
Returned 7-25-80 (9 months)  
no other address -*



<u>LOTS</u>	<u>ADDITION</u>	<u>OWNERS &amp; ADDRESSES</u>
Residence No. 27 Bldg. 6	COUNTRY LAKE CONDOMINIUM apartments situated on part of Lot A Comotara First Addition	Thomas W. & Catherine B. Healy ✓ 6500 E. 21st ST. <del>67206</del> Wichita, Kansas <del>67226</del>
Residence No. 29 Bldg. 6	<i>Returned + present to:</i> ✓ 6919 E. 16th ST, 67206 <i>NOTE NAME CORRECTION</i>	Kenneth R. & Vicky Jo Kimball <del>KIMBELL</del> ✓ 6500 E. 21st ST. <del>67206</del> Wichita, Kansas <del>67226</del>
Residence No. 31 Bldg. 6	"	X Dan Lee & Nancy M. Miller Address <u>unknown</u>
All residence and Bldg. not here to for shown Country Lake Condominium apartments	"	Country Lake Inc. 2243 Bramblewood ✓ Residence No. 1503 Wichita, Kansas 67226

Updated at Wichita, Kansas, this 24th day of September, 1979 at 7:00 A.M.  
from # 46170



Fidelity Title Company Inc.

by *Cathi M. Grier*  
Vice-President

Tracer # 49310



RECEIVED  
APR 3 1979  
GREAT PLAINS CORP.

March 29, 1979

Mr. Ward V. Lawrence, Vice President  
Great Plains Corporation  
453 South Webb Road  
Wichita, Kansas 67207

Re: Plaza Twenty-One C.U.P.

Dear Mr. Lawrence:

Although I am the owner of record, I do hereby authorize you to act as my agent in my behalf with respect to the proposed amendments to the Plaza Twenty-One C.U.P., *lot 2,*

Sincerely, *AS*

*Arthur O. Schreck*  
Arthur O. Schreck

AOS:jp

FORM 22-21

PAYMENT NOTICE  
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan <del>Ins.</del>	Cement	M.S.P.

DESCRIPTION	AMOUNT
<i>Plan Ins.</i>	<i>4.00</i>

NAME *Central Plaza*

ADDRESS *2000 E. 10th St*

FUND *113* DUE DATE

COMMENTS

DATE *Oct 1957* BY *[Signature]*

\*

This DP File  
Has a Large Drawing  
On 35mm Microfilm.

Roll # 1

\*