

DE-92 - FALLGRASS COMMERCIAL CUP-
AMENDED FILE #3 - Northeast corner
of 21st St. North and Rock Road.

POSTED
7-1-82

ACTION

DATE

COMMITTEE

M.A.P.C. *appears only to* 7-29-82
condition

B.C.C./B. CO. C. *Approved &* 8-21-82
recommnded

Map No. 6050C
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

AMENDED FILE #3
DP - 92
Filed 6-30-82
Associated
Case: Z-2450

APPLICATION REQUEST: Approval of proposed Amendment to
TALLGRASS
~~COMMUNITY UNIT PLAN~~ (Commercial) Community Unit Plan.

1. Applicant Tallgrass Company
Address P.O. Box 4048, Wichita 67204 Phone 681-2112
2. Agent Bill G. Yung
Address 8225 E. 35th North, 67226 Phone 683-5567
3. General Location: Northeast corner of 21st St. North & Rock Road.
4. Proposed Use: _____

AREA DATA:

1. Acres: 27.8 (IRREGULAR) 965 ft. by 1457 ft.)
2. Existing Zoning "AA" "BB" & "LC" Proposed Zoning "BB" & "LC"
3. Area (is) (is not) platted. _____ Addition

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date 7-29-82 Action approve subject to conditions

2. Governing Body

Date 8-24-82 Action approved & recorded

NOTES:

LOS
HASTINGS, MN
MCH: JON TH. (815) 370-0211
U.S.A.

S
No. 2453C

CASE FILE

Map No. 6050C
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

AMENDED FILE #3

DP - 92
Filed 6-30-82

Associated
Case: Z-2450

APPLICATION REQUEST: Approval of proposed Amendment to
TALLGRASS

~~RESIDENTIAL~~ (Commercial) Community Unit Plan.

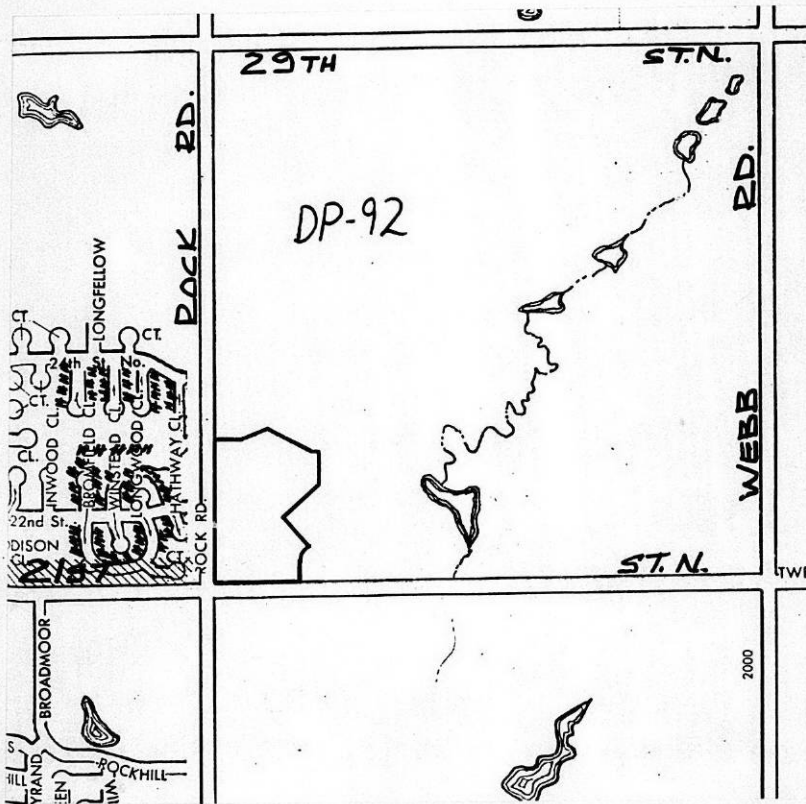
1. Applicant Tallgrass Company
Address P.O. Box 4048, Wichita 67204 Phone 681-2112
2. Agent Bill G. Yung
Address 8225 E. 35th North, 67226 Phone 683-5567
3. General Location: Northeast corner of 21st St. North & Rock Road.
4. Proposed Use: _____

AREA DATA:

1. Acres: 27.8 (965 ft. by 1457 ft.)
2. Existing Zoning: "AA", "BB" & "LC"
3. Land Use: East (Auto House) South UNDEVELOPED
West SINGLE FARM North golf course
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 _____



PICTURE SHEET

Map No. 6050C
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

AMENDED FILE #3
DP - 92
Filed 6-30-82

Associated
Case: Z-2450

APPLICATION REQUEST: Approval of proposed Amendment to
TALLGRASS
~~RESIDENTIAL~~ (Commercial) Community Unit Plan.

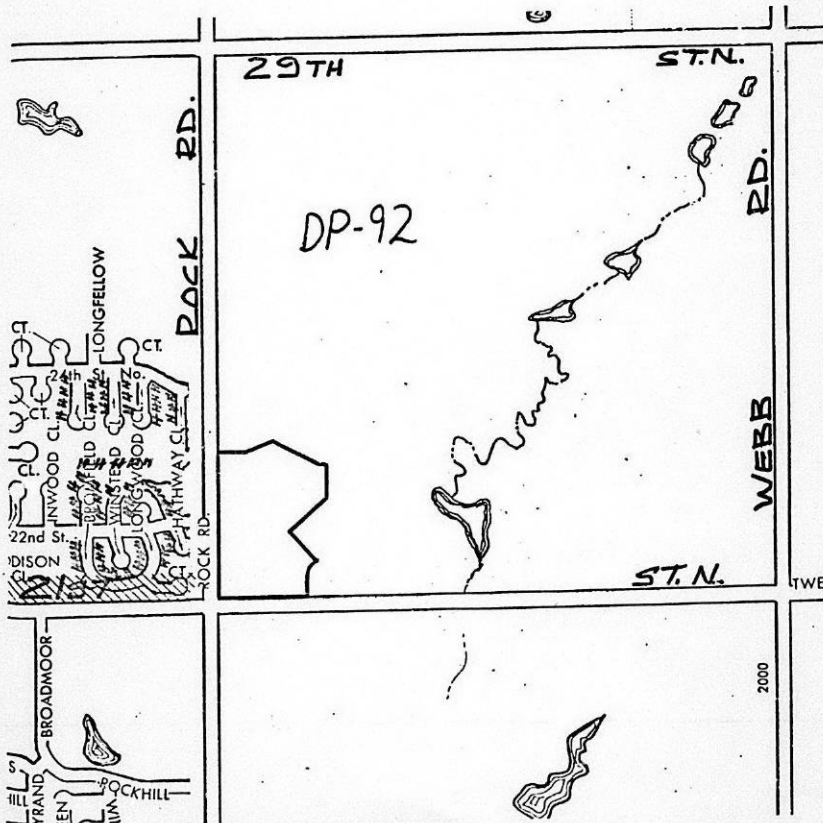
1. Applicant Tallgrass Company
Address P.O. Box 4048, Wichita 67204 Phone 681-2112
2. Agent Bill G. Yung
Address 8225 E. 35th North, 67226 Phone 683-5567
3. General Location: Northeast corner of 21st St. North & Rock Road.
4. Proposed Use: _____

AREA DATA:

1. Acres: 27.8 (965 ft. by 1457 ft.) *(IRREGULAR)*
2. Existing Zoning: "AA", "BB" & "LC"
3. Land Use: East UNDEVELOPED South UNDEVELOPED
West SINGLE FAM North my corner
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 _____



January 11, 1983

Robert B. Feldner, Superintendent of Central Inspection

Robert A. Lakin, Director of Planning

DP-92 - Tallgrass Commercial C.U.P. Generally located at the northeast corner of 21st Street and Rock Road. Request for site plan approval and Administrative Adjustment on Parcel 2.

We are in receipt of a letter from Bill Yung, representing the Tallgrass Company, requesting an administrative interpretation to consider savings and loans as an office use in determining parking requirements. In addition, the letter requests approval of a site plan for a portion of Parcel 2 in the currently approved C.U.P., so that a savings and loan facility can be constructed. Bill also states that the C.U.P. will be amended to incorporate the other changes shown on the attached site plan.

After reviewing Bill's letter and the case file, I do not feel that the request to consider a savings and loan as an office use in determining the number of parking spaces would be a substantial deviation from the intent and purpose of the C.U.P. provisions. I would concur in Bill's statement that a savings and loan is similar to office uses and that four parking spaces per 1,000 square feet would be adequate. I feel that a savings and loan should be considered as an office use in determining the number of parking spaces required by General Provision Number 16.

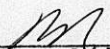
Your signature of approval will indicate that you agree that considering a savings and loan as an office use in determining the required number of parking spaces is not a substantial deviation from the intent and purposes of the C.U.P. provisions. Parking requirements for commercial development shall conform to the 5.5 spaces per 1,000 square feet of floor area required in General Provision Number 16.

Bill also requests that a site plan for the savings and loan (which would be located in the northwest corner of Parcel 2 of the approved C.U.P.) be approved in accordance with General Provision Number 16. The site plan shows the savings and loan being located in Parcel 3 of a proposed amendment to the C.U.P. After reviewing the site plan, I feel that the location of the building, drives, and parking spaces are satisfactory. I hereby approve the site plan for a portion of Parcel 2 (shown on

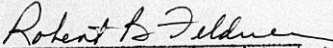
Page Two
Robert B. Feldner
January 11, 1983

Parcel 3 on the site plan) in the currently approved C.U.P. Prior to the issuance of any additional building permits in Parcel 2, another site plan shall be submitted for review and approval or the C.U.P. shall be amended. The plat for the site is currently being processed and should be recorded within sixty days.

Bill Yung and others will be notified by copy of this memorandum of our joint action approving the request to consider a savings and loan as an office use in determining the number of parking spaces required by General Provision Number 16. This memorandum may also be cited as approval of the site plan, dated January 5, 1983 for a portion of Parcel 2. If you have any questions, please call.


Robert A. Lakin
Director of Planning

APPROVED:


Robert B. Feldner, Superintendent
of Central Inspection

Attachment

cc: Bill Yung, 8225 E. 35th Street North, Wichita 67226
Dave Ritchie, Tallgrass Co., 2318 Greenleaf, 67226

January 7, 1983

Mr. Robert Lakin
Director of Planning
Metropolitan Area Planning Department
10th Floor - City Hall
Wichita, KS 67202

RE: Administrative Amendment - Tallgrass Commercial C.U.P. (Savings and Loan Site)

Dear Mr. Lakin:

As you may be aware, Tallgrass Company is negotiating a sales contract for a savings and loan building located within the Tallgrass Commercial C.U.P.; specifically located at the S.E. corner of 22nd Street North (proposed) and Rock Road.

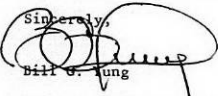
In the negotiations, the question of parking has become a problem since the C.U.P. was prepared showing 5.5 spaces/1,000 gross square feet instead of 4.0 spaces as called for by ordinance. When I prepared the C.U.P., we were anticipating the commercial uses being the type where 4.0 spaces would appear to be inadequate; therefore, I increased the requirement to 5.5.

Since a savings and loan business is operated in a similar fashion to office uses, I feel that the 4.0 requirement for this specific use is adequate and I am requesting an administrative adjustment for this specific use. The remainder of the commercial uses would continue to be set at 5.5 spaces as per the C.U.P.

Additionally we would like for the attached site plan (Parcel #3 on the proposed C.U.P.) to be approved and to further grant this deviation from the currently approved C.U.P. in that the attached document (proposed C.U.P.) shall be filed with your office in the very near future. The balance of the changes indicated on that drawing would then be subject to normal procedure for amending the C.U.P.

Should you have need for additional information, please feel free to call on me.

Sincerely,


Bill G. Yung

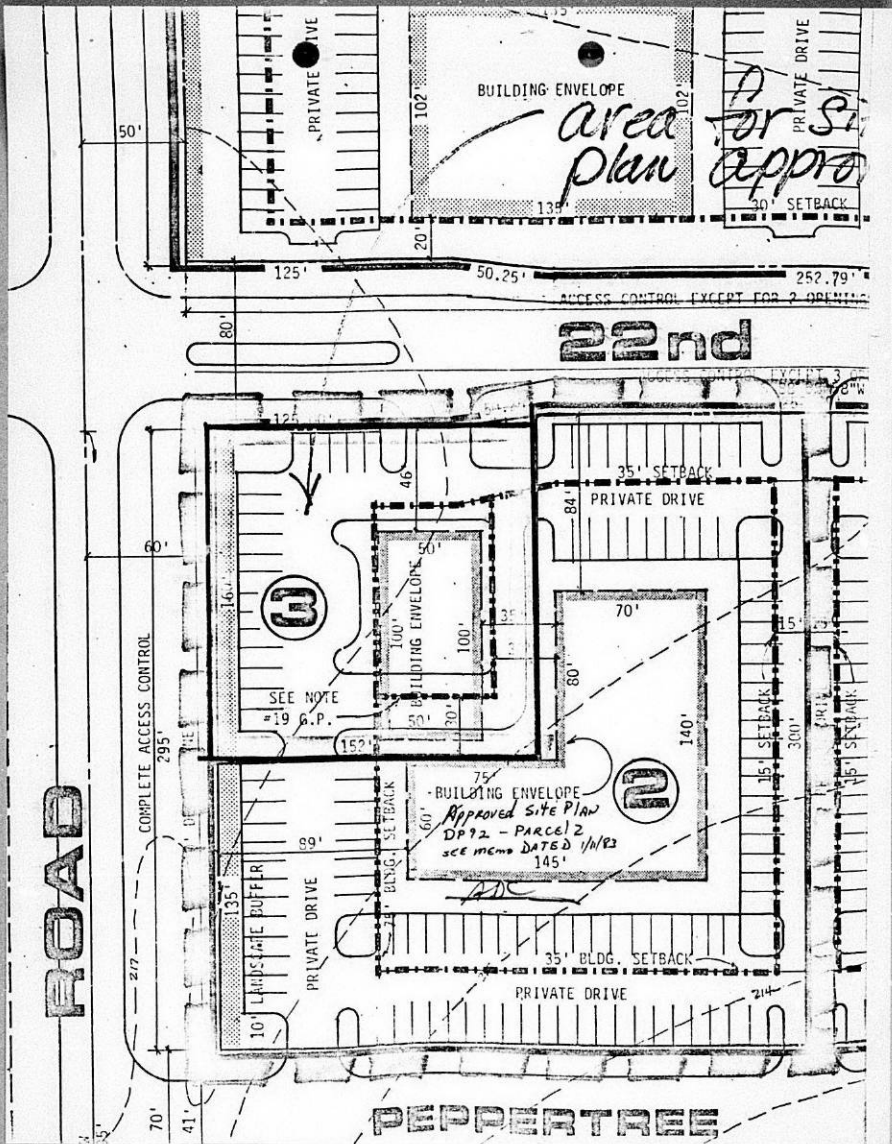
cc: Dave Ritchie, Tallgrass Company
Ken Bengston, Mid Kansas Engineering Consultants

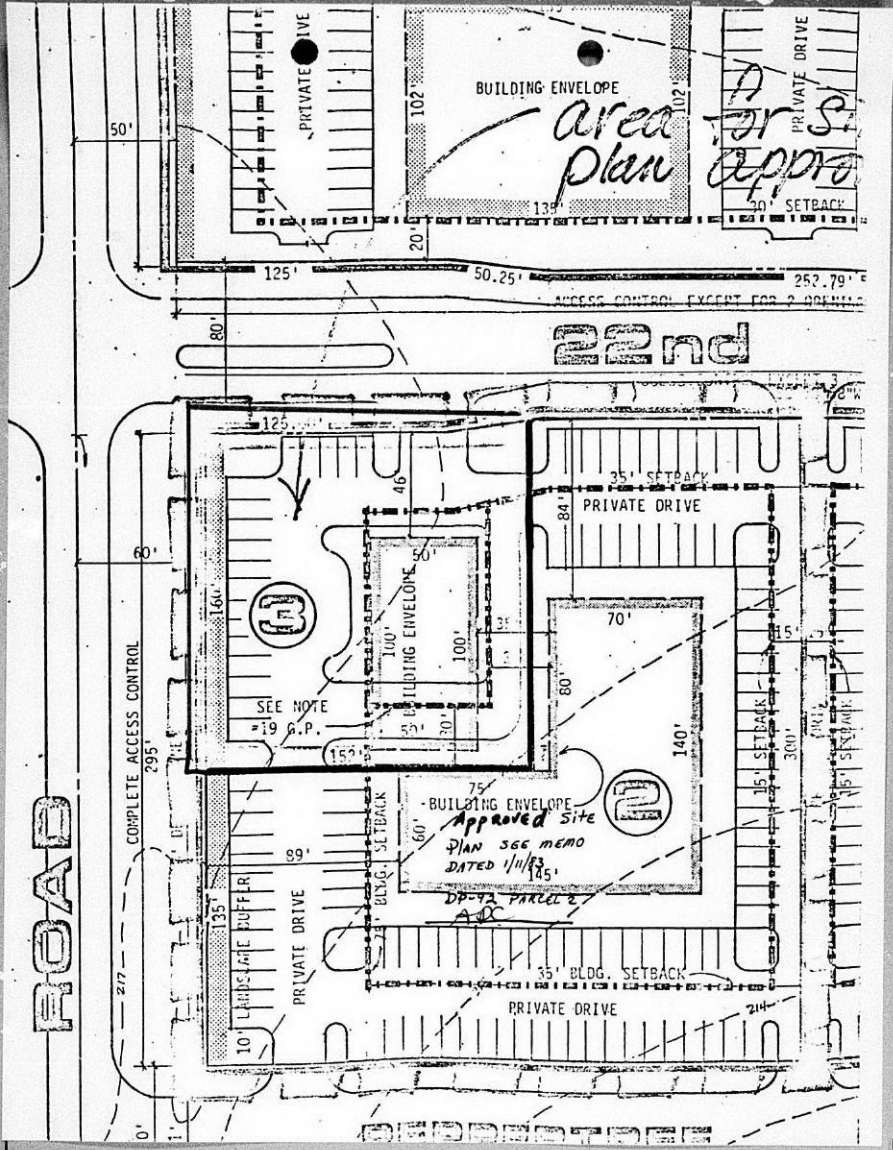
Enclosure



8225 E. 35th North, Wichita, Kansas 67226 316 - 883-5567

BILL G. YUNG Design Consultant





September 10, 1982

Robert B. Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DP-92 - Tallgrass Commercial C.U.P. Generally located at the northeast corner of Rock Road and 21st Street North.

The Board of City Commissioners on August 24, 1982, considered the above captioned C.U.P. Their action was to approve the C.U.P. subject to the following conditions:

- a. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- b. 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.
- c. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- d. 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.

Please note that prior to the issuance of any building permits, and in accordance with condition "a" above, the property must be platted.

Attached for your information and files are two approved copies of the C.U.P. If you have any questions concerning this matter, please contact our office.

Jack H. Galbraith
Chief Planner

JHG:ADC:el
Attachments

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE July 28, 1982



TO Jack Galbraith, Chief Planner, Current Plans

FROM Dean Kruihof, Administrative Aide III

SUBJECT DP-92 and Z-2450, East of
Rock Road, North of 21st Street

At its July 27th meeting, CPD Neighborhood Council Area "I" considered the captioned application for an amendment to the Tallgrass Commercial Community Unit Plan. David Ritchie was present representing the applicant. No area residents attended the meeting in opposition to the case.

The Council voted unanimously, 6-0, to recommend approval of the requested amendment and the associated zone change to the "BB" Office District subject to MAPC staff recommendations.

Please provide copies of this memorandum to members of the MAPC and City Commission when they consider this case. Thank you.

Dean Kruihof
Dean Kruihof
Administrative Aide III

DK:dm

Noted:

Sarah Gilbert
Sarah Gilbert
CP Coordinator

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR ZONING
AND APPROVAL OF AMENDMENT TO COMMERCIAL COMMUNITY UNIT PLAN

CASE NO. Z-2450 & DP-92

CONSIDERED BY MAPC: 7-29-82

REQUEST FOR: "AA" to "BB" and approval of amendment to
Tallgrass Commercial C.U.P.

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To permit office park to relate to new alignment of golf hole."

GENERAL LOCATION: Northeast corner of Rock Road and 21st Street North.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
July 29, 1982)

APPLICANT: Tallgrass Company, P. O. Box 4048.

AGENT FOR APPLICANT: Dave Ritchie, P. O. Box 4048.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North, East and West, "AA"; South, "LC".

LAND USE: Existing and South, Undeveloped; North, Golf Course; East,
Club House & Undeveloped; West, Single-family.

CPO RECOMMENDATION: CPO Council Area "I" voted unanimously, 6-0,
to recommend approval of the requests.

PLANNING COMMISSION RECOMMENDATION:

That the zone change be approved subject to the approval of the associated C.U.P. and to the property being platted within one year from date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds; and that the C.U.P. be approved subject to conditions as shown in excerpt from Planning Commission minutes of July 29, 1982. Bayouth moved, Cazal seconded and it carried unanimously. Chisholm, Goebel, Jones and Lofton were absent.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area Planning Commission and approve the zone change and CUP subject to the recommended conditions, and instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Commission; or

2. Return the applications to the Metropolitan Area Planning Commission for its reconsideration. The City Commission states the following reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF JULY 29, 1982

- 7a. Case No. Z-2450 - Tallgrass Company requests zone change from "AA" to "BB" commencing at the southwest corner of Section 5, Township 27 South, Range 2 east of the 6th P.M.; thence northerly along the west line of said Section 5 bearing N 1°01'02" W, 1426.54 feet; thence N 88°58'58" E, 50.00 feet to the point of beginning, said point of beginning being on the east right-of-way line of Rock Road; thence northerly along said east right-of-way line bearing N 1°01'02" W, 85.00 feet; thence N 89° 58' 58" E, 230.00 feet; thence N 37°16'16" E, 253.62 feet; thence S 62°16'02" E, 555.00 feet; thence S 89° 06'26" W, 401.72 feet; thence S 79°05'57" W, 86.31 feet; thence S 89°06'26" W, 386.95 feet to the point of beginning. Generally located on the east side of Rock Road, in an area north of 21st Street.
- 7b. Case No. DP-92 - Tallgrass Company requests approval of the Tallgrass amendment to commercial Community Unit Plan beginning at the intersection of the north right-of-way line of Twenty-First Street North and the east right-of-way line of Rock Road, said point of beginning being 50.00 feet easterly and 40.00 feet northerly from the southwest corner of Section 5, Township 27 South, Range 2 east of the 6th P.M.: thence northerly along the east right-of-way line of Rock Road bearing North 1° 01' 02" West, 1471.54 feet; thence North 89° 58' 58" East, 230.00 feet; thence North 37° 16' 16" East, 253.62 feet; thence South 62° 16' 02" East, 555.00 feet; thence North 89° 06' 26" East, 43.28 feet; thence South 0° 53'34" East, 316.00 feet; thence South 43° 58' 58" West, 447.13 feet; thence South 46° 01' 02" East, 370.44 feet; thence South 43° 58' 58" West, 58.24 feet; thence along a curve to the left having a central angle of 45° 00' 00", a radius of 242.00 feet, a chord of 185.22 feet bearing South 21° 28' 58" West, and a length of 190.07 feet; thence South 1° 01' 02" East, 284.76 feet to the north right-of-way line of Twenty-First Street North; thence westerly along said north right-of-way line bearing South 89° 06' 26" West, 71.72 feet; thence North 87° 04' 43" West, 150.33 feet; thence South 89° 06' 26" West, 100.00 feet; thence South 1° 01' 02" East, 10.00 feet; thence South 89° 06' 26" West, 35.00 feet; thence South 1° 01' 02" East, 10.00 feet; thence South 89° 06' 26" West, 393.31 feet to the point of beginning. Generally located at the northeast corner of 21st Street North and Rock Road.

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

COMMENTS:

1. The following should be considered by the Planning Commission in making findings of fact:

In accordance with Section 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of an amendment to the Tallgrass Commercial C.U.P., located at the northeast corner of 21st Street North and Rock Road. The proposed amendment involves only Parcel 5, which is located at the northeast corner of 22nd Street and Rock Road. The changes include the addition of a portion of the golf course from DP-96, Tallgrass Residential C.U.P. Associated zone case Z-2450 is requesting

"BB" zoning for the additional area. Proposed uses would remain as offices and associated uses. Total floor area has been increased from 140,000 square feet to 155,000 square feet. The areas available for buildings have been relocated in order to place most parking in the interior of the site. No changes are proposed for the balance of the C.U.P., that was approved in March, 1982.

2. Staff feels that the proposed development, with the required landscaping, restricted floor area and site design, will be able to be compatible with the surrounding area. Although "BB" zoning is being requested and additional area is being included in the C.U.P., the maximum floor area for the area north of 22nd Street has not been substantially increased. One item that should be noted is that if the basement area, up to 900 square feet, is used for storage or as an exercise area no parking would be required for the basement area.

Another item that should be noted is that Penstemon Circle, the double cul-de-sac, north of 22nd Street, is to be a public street with reduced right-of-way. Easements will be provided on both sides to accommodate signs, drainage, and utilities. The Traffic Engineer has indicated that the proposed design is satisfactory.

3. A recommendation of approval of the zone change by the Planning Commission should be subject to the approval of the associated C.U.P. and to the property being platted within one year from date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds.
4. Should the Planning Commission determine that the proposed C.U.P. is appropriate, the following are recommended conditions of approval:
 - a. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
 - b. 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.
 - c. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
 - d. 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.

CHAMBERS stated that CPO Council Area "I" recommended 6-0 to approve the applications. He said that staff was in support of the requests. CHAMBERS pointed out that the cul-de-sac going into Parcel 5 was proposed to be a public street. It would have reduced right-of-way and the applicant would dedicate easements along both sides for utilities. He further pointed out that the floor area had been increased in Parcel 5 from 140,000 square feet to 155,000 square feet. He said that was partially a reflection of including additional area in the site. He added that a General Provision on the C.U.P. says that if the basement area is used for storage or is an exercise area, no parking would be required for that area.

HANSEN asked if, when an applicant comes in to ask for a change like this, are there any reasons given, such as a market change, etc.

CHAMBERS said that it was his understanding that there is a change in market conditions, and they intend to develop this site with offices that will be built in a residential character.

There was no one present in opposition to the applications.

DAVE RITCHIE, applicant, stated that they have two reasons for this slight change. He said that Parcel 5 was already zoned for offices except for the triangle at the top. The reason that they want to include the triangular area, is that they would be able to put another building in there and gain a little more space and green area. Also it allows them to locate some of the buildings so that they would overlook the ninth fairway of the golf course and have a better view of the lake. RITCHIE said that they just had the entire Tallgrass course open as of July 1, and it is an excellent course. He said that if they have one hole that was a little unfair, it was probably their ninth hole. They are going to change it from a par five to a par four and would move the tee positions over to the lake.

GARDNER stated that generally speaking the job that the applicants had done was excellent and it has been a delight to work with them on their land planning.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the undeveloped and residential character of the general area; the golf course to the north; the club house to the east; the approved office and light commercial zoning to the south; the suitability of the subject site for development with offices, and the recommendation of approval by staff; I move that we recommend to the governing body that the zone change be approved subject to the approval of the associated C.U.P. and to the property being platted within one year from date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds; and that the C.U.P. be approved subject to the following conditions:

- a. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.

- b. 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.
- c. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- d. 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, Cazal seconded and it carried unanimously. Chisholm, Goebel, Jones and Lofton were absent.

July 30, 1982

Dave Ritchie
% Tallgrass Company
P. O. Box 4048
Wichita, Ks. 67204

Re: DP-92 - Amendment to Tallgrass
Commercial C.U.P.
Z-2450 - "AA" to "BB" - both
located on the northeast corner
of 21st Street North & Rock Road

Dear Mr. Ritchie:

At its regular meeting on July 29, 1982, the Metropolitan Area Planning Commission considered the above-captioned cases. The action of the Planning Commission was to recommend that the zone change be approved subject to the approval of the associated C.U.P. and to the property being platted within one year from date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds. They also recommended that the C.U.P. be approved subject to the following conditions:

- a. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- b. 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.
- c. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.

- d. 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.

It is necessary that we receive 10 copies of the C.U.P. by August 3, 1982 so that subject cases can be scheduled for consideration by the Board of City Commissioners at their regular meeting on August 24, 1982. 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,

Arthur D. Chambers, AICP
Senior Planner

ADC:sad

cc: Bill G. Yung Design, 8225 East 35th North, Wichita 67226

WICHITA-SEDMICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 7-29-82

Case No. DP-92 Request: Amendment to Tallgrass
Z-2450 Commercial C.U.P.
"AA" to "BB"

Location: Northeast corner of Rock Road and 21st North

Acres: DP-112 27.8 Size: 965'x1457' (irregular)
Z-2450 2.59 225'x831' (irregular)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"AA" (approved for "BB" & "LC")
North	Golf Course	"AA" (C.U.P.)
East	Club House & Undeveloped	"AA" (C.U.P.)
South	Undeveloped	"LC"
West	Single-family	"AA" (C.U.P.)

Adequate street right-of-way will be obtained at the time of platting.

Platted: A portion has been platted.

History: Last amendment to C.U.P. approved by BCC 4-20-82

COMMENTS:

1. The following should be considered by the Planning Commission in making findings of fact:

In accordance with Section 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of an amendment to the Tallgrass Commercial C.U.P., located at the northeast corner of 21st Street North and Rock Road. The proposed amendment involves only Parcel 5, which is located at the northeast corner of 22nd Street and Rock Road. The changes include the addition of a portion of the golf course from DP-96, Tallgrass Residential C.U.P. Associated zone case Z-2450 is requesting "BB" zoning for the additional area. Proposed uses would remain as offices and associated uses. Total floor area has been increased from 140,000 square feet to 155,000 square feet. The areas available for buildings have been relocated in order to place most parking in the interior of the site. No changes are proposed for the balance of the C.U.P., that was approved in March, 1982.

2. Staff feels that the proposed development, with the required landscaping, restricted floor area and site design, will be able to be compatible with the surrounding area. Although "BB" zoning is being requested additional area is being included in the C.U.P., the maximum floor area for the area north of 22nd Street has not been substantially increased. One item that should be noted is that if the basement area, up to 900 square feet, is used for storage or as an exercise area no parking would be required for the basement area.

Another item that should be noted is that Penstemon Circle, the double cul-de-sac, north of 22nd Street, is to be a public street with reduced right-of-way. Easements will be provided on both sides to accommodate signs, drainage, and utilities. The Traffic Engineer has indicated that the proposed design is satisfactory.

3. A recommendation of approval of the zone change by the Planning Commission should be subject to the approval of the associated C.U.P. and to the property being platted within one year from date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds.
4. Should the Planning Commission determine that the proposed C.U.P. is appropriate, the following are recommended conditions of approval:
 - a. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
 - b. 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.
 - c. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
 - d. 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.

DOUBLESTUFFED

Z-2450 }
& } 107 "Notice to Adjoining Property Owners" mailed 7-15-82
DP-92 } for the MAPC meeting for 7-29-82.

1 Including map to CPO Office
1 " " " " "NEIGHBORS"
1 to Don Schneider, Sanitary Chief Engineer

110 TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 672021688

July 15, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, July 29, 1982, 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 Tallgrass Commercial COMMUNITY UNIT PLAN, for property legally described as follows:

Case No. DP-92

Beginning at the intersection of the north right-of-way line of Twenty-First Street North and the east right-of-way line of Rock Road, said point of beginning being 50.00 feet easterly and 40.00 feet northerly from the southwest corner of Section 5, Township 27 South, Range 2 east of the 6th P.M.: thence northerly along the east right-of-way line of Rock Road bearing North $1^{\circ} 01' 02''$ West, 1471.54 feet; thence North $89^{\circ} 58' 58''$ East, 230.00 feet; thence North $37^{\circ} 16' 16''$ East, 253.62 feet; thence South $62^{\circ} 16' 02''$ East, 555.00 feet; thence North $89^{\circ} 06' 26''$ East, 43.28 feet; thence South $0^{\circ} 53' 34''$ East, 316.00 feet; thence South $43^{\circ} 58' 58''$ West, 447.13 feet; thence South $46^{\circ} 01' 02''$ East, 370.44 feet; thence South $43^{\circ} 58' 58''$ West, 58.24 feet; thence along a curve to the left having a central angle of $45^{\circ} 00' 00''$, a radius of 242.00 feet, a chord of 185.22 feet bearing South $21^{\circ} 28' 58''$ West, and a length of 190.07 feet; thence South $1^{\circ} 01' 02''$ East, 284.76 feet to the north right-of-way line of Twenty-First Street North; thence westerly along said north right-of-way line bearing South $89^{\circ} 06' 26''$ West, 71.72 feet; thence North $87^{\circ} 04' 43''$ West, 150.33 feet; thence South $89^{\circ} 06' 26''$ West, 100.00 feet; thence South $1^{\circ} 01' 02''$ East, 10.00 feet; thence South $89^{\circ} 06' 26''$ West, 35.00 feet; thence South $1^{\circ} 01' 02''$ East, 10.00 feet; thence South $89^{\circ} 06' 26''$ West, 393.31 feet to the point of beginning. Generally located at the northeast corner of 21st Street North and Rock Road.

The application also includes the deletion of approximately three acres of the golf course, which is part of DP-96 Tallgrass Residential CUP, located in the southwest quarter of Section 5, Township 27, South, Range 2 east.

Page Two
Case No. DP-92

The Development Plan of this area, originally approved on April 17, 1979, and last amended on April 20, 1982, has been resubmitted as required under the Community Unit Plan provisions of Section 28.04.190 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 to incorporate approximately three acres of the golf course in DP-96 Tallgrass Residential CUP into DP-92 Tallgrass Commercial CUP. The proposed uses would be changed from a golf course to office uses. Associated zone change Case Z-2450 is requesting "BB" office zoning. Maximum gross floor area has been increased to 155,000 square feet from 140,000. Other changes include incorporation of three parcels into one parcel, relocation of setback lines and a public street in Parcel 5.

The hearing of the proposed amendments to this Development Plan, as provided in Section 28.04.190 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.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

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

Robert A. Lakin
Secretary

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

July 15, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a zoning change in your area and on property legally described below. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request. If you have no interest or objection to the requested change, you have no obligation to appear or comment. If you desire to appear at the MAPC meeting, you are invited to do so, either in person or by agent or attorney.

The MAPC will consider the following case at its meeting in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, beginning at 1:30 p.m., on July 29, 1982.

Case No. Z-2450

Zone Change from the "AA" One-Family Dwelling District
to the "BB" Office District

Commencing at the southwest corner of Section 5, Township 27 south, Range 2 east of the 6th P.M.; thence northerly along the west line of said Section 5 bearing $N 1^{\circ}01'02'' W$, 1426.54 feet; thence $N 88^{\circ}58'58'' E$, 50.00 feet to the point of beginning, said point of beginning being on the east right-of-way line of Rock Road; thence northerly along said east right-of-way line bearing $N 1^{\circ}01'02'' W$, 85.00 feet; thence $N 89^{\circ} 58' 58'' E$, 230.00 feet; thence $N 37^{\circ}16'16'' E$, 253.62 feet; thence $S 62^{\circ}16'02'' E$, 555.00 feet; thence $S 89^{\circ} 06'26'' W$, 401.72 feet; thence $S 79^{\circ}05'57'' W$, 86.31 feet; thence $S 89^{\circ}06'26'' W$, 386.95 feet to the point of beginning. Generally located on the east side of Rock Road, in an area north of 21st Street.

The following is a sequence of events in the processing of a request for zone change: Notification of adjoining property owners (this notice); then Neighborhood Citizen Participation Organization (CPO) meeting; then Metropolitan Area Planning Commission (MAPC) meeting (scheduled above); and then Board of City Commission (BCC) meeting to concur with MAPC action, defer, or refer back to MAPC. On return of the case to the BCC, they may approve or deny or modify the change requested.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

It should be noted that the MAPC meeting constitutes the "Public Hearing" on this matter, and therefore the City Commission has adopted the following policy with regard to consideration of zoning change requests:

"All applications for change of zoning or amendments to the zoning text shall be based on the written record of the Planning Commission, including staff recommendations, which shall be forwarded to the City Commission. The Commission may inquire of staff, proponents or opponents for clarification of any matter before the Commission. Requests for introduction of new evidence or facts shall be in writing and filed with the City Clerk prior to the closing of the City Manager's Agenda (by 5:00 p.m., on the Wednesday preceding the scheduled Tuesday BCC hearing). In all cases where such requests are submitted, the Board of City Commissioners may refer said case to the Planning Commission for rehearing."

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

SUMMARY DESCRIPTION OF CITY OF WICHITA ZONING DISTRICTS

- "AA" One-Family Dwelling District
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" Two-Family Dwelling District
Permits two-family dwellings and uses permitted in "AA".
- "RB" Four-Family Dwelling District
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "R-5" General Residence District
Permits multiple-family dwellings at a density of 17.4 dwelling units per acre, off-street parking areas and uses permitted in "A".
- "R-6" General Residence District
Permits multiple-family dwellings at a density of 29 dwelling units per acre, and uses permitted in "R-5".
- "B" Multiple-Family Dwelling District
Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
- "BB" Office District
Permits apothecaries, clinics, hospitals; medical, business and professional offices; hotels and motels under certain conditions; and all residential uses.
- "LC" Light Commercial District
Permits all purely retail businesses conducted within enclosed buildings; service stations; all residential and office uses.
- "C" Commercial District
Permits all commercial uses and residential and office uses and some fabrication uses.
- "D" Central Business District
Permits all commercial, office, wholesale, manufacturing and residential uses. Prohibits those which constitute a hazard or nuisance from smoke, dust, odor or fire danger.
- "E" Light Industrial District
Permits all manufacturing activities which do not constitute a hazard or a nuisance; and all office and commercial uses. Residential uses are prohibited.
- "F" Heavy Industrial District
Permits all office, commercial and manufacturing uses. Most objectionable manufacturing uses are subject to conditional approval. Residential uses are prohibited.
- "G" Mobile Home District
Permits mobile home parks and associated uses.
- "U" University District
Permits Universities, Colleges, Seminaries and other institutions of learning and related uses.

July 12, 1982

Bill Yung
8225 East 35th Street North
Wichita, Kansas 67226

Re: ✓ DP-123 Tallgrass Commercial C.U.P. &
Z-2450 - "AA" to "BB". Generally
located at the northeast corner of
21st Street North and Rock Road.

Dear Bill:

We have reviewed the proposed amendments to the above referenced C.U.P. Generally, we feel that the proposed amendments are appropriate for this area and that the general provisions and parcel descriptions are satisfactory. In reviewing the plan, we noted that the setback along the northeast and northwest side of Parcel 5 had been increased to 15 feet and 20 feet, respectively. As a result, there is an approximately 25 foot strip in the northwest corner of Parcel 5 that may not have much usefulness. It would be helpful for your clients to determine if 25 feet will be sufficient to construct a building in that area. If additional land will be needed, the setback should be adjusted at this time.

The Department of Engineering has indicated that Penstemon Circle should be a private drive and not a public street. They commented that it would be better if the proposed design with the divided entrance, islands, and turnarounds was handled as a private drive. The plan should be changed to show 22nd Street ending in a cul-de-sac and Penstemon Circle should be shown as a private street. The parcel description for Parcel 5 should be changed to reflect the additional square footage and the revised FAR. Should your client desire to discuss this requirement with engineering, I would suggest that you contact Paul Graves.

Page Two
Bill Yung
July 12, 1982

These are the comments that we have at this time. We have scheduled these cases for the July 29, 1982 MAPC meeting and it is necessary that we receive fourteen revised copies by Friday, July 16, 1982. If you have any questions, please call.

Sincerely,

Arthur D. Chambers, AICP
Senior Planner

ADC:el

cc: Tallgrass Company, P.O. Box 4048, Wichita, Ks. 67204

FROM Eddie DATE 7-1

ADMINISTRATION	ADVANCE PLANS	CURRENT PLANS	GRAPHICS
<input type="checkbox"/> Lakin	<input type="checkbox"/> Stockwell	<input type="checkbox"/> Galbraith	<input type="checkbox"/> Pierce
<input type="checkbox"/> Walter	<input type="checkbox"/> Schwartz	<input type="checkbox"/> Lytle	<input type="checkbox"/> Commer
<input type="checkbox"/> Doramus	<input type="checkbox"/> Leivo	<input type="checkbox"/> Young	<input type="checkbox"/> Crook
<input type="checkbox"/> Eubanks	<input type="checkbox"/> Bechtel	<input checked="" type="checkbox"/> Chambers	<input type="checkbox"/> Garland
<input type="checkbox"/> Hanson	<input type="checkbox"/> Curfman	<input type="checkbox"/> Fleck	<input type="checkbox"/> Singhal
<input type="checkbox"/> Henderson	<input type="checkbox"/> Dudark	<input type="checkbox"/> Nagley	<input type="checkbox"/> Whitney
<input type="checkbox"/> Lakin, E.	<input type="checkbox"/> Flynn	<input type="checkbox"/> Olivarez	<input type="checkbox"/> —
<input type="checkbox"/> Nelson	<input type="checkbox"/> Hart	<input type="checkbox"/> Shirkey	
<input type="checkbox"/> Scott	<input type="checkbox"/> Losew	<input type="checkbox"/> McDonald	
<input type="checkbox"/> —	<input type="checkbox"/> Shen		
	<input type="checkbox"/> Spain		
	<input type="checkbox"/> Vinson		
	<input type="checkbox"/> —		

<input type="checkbox"/> Note & Return	<input type="checkbox"/> Signature
<input type="checkbox"/> Handle	<input type="checkbox"/> Library
<input type="checkbox"/> All Staff	<input type="checkbox"/> Information
<input type="checkbox"/> Comment	<input type="checkbox"/> Files

REMARKS Tallgrass ownership list arrived 11:55 am. Placed it in DP-92 - Amended file # 3.

TP-106

*funny looking street
signs*

*dirig at entrance
to parcel 5*

one way

*traffic into 22nd
traffer Eng
has had complaints*

*TC will want right
to put signs etc
in easement*

see McKinley 7/1/82

IMPORTANT MESSAGE

FOR A. J. G.

DATE 6/8 TIME 3:10 A.M. P.M.

WHILE YOU WERE AWAY

Paul Graves

OF _____

PHONE No. 4669

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

MESSAGE DP 92 22nd end at
cul-de-sac streets to
the north should be private
per ground 78

SIGNED xx

FORM 000-017

July 1, 1982

Bob Feldner, Superintendent of Central Inspection
Paul Graves, Chief Engineer
Mike Lindebak, Program Development Engineer
Arthur D. Chambers, Senior Planner, Current Plans Division

Amendment to DP-92 Tallgrass Commercial CUP. Located
at the northeast corner of 21st Street North and Rock Road

I have attached a revised copy of the above referenced CUP that shows the proposed amendments. The only changes involve the area north of 22nd Street. The changes include the addition of approximately three acres of the golf course to this CUP, relocation of setbacks, incorporation of three parcels into Parcel 5, and showing a public street (Penstemon Circle) in Parcel 5.

We have scheduled the case for the MAPC meeting of July 29, 1982, and would appreciate receiving any comments you might have regarding the proposed changes, especially the design of the public street, by Thursday, July 8, 1982. If you have any questions please call.

Arthur D. Chambers, AICP, Senior Planner

ADC:vn
Attachment

TALLGRASS COMM. & OFFICE PARK

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

DP 92 # 3
Mentmore
Tallgrass Commercial
CUP
map 6050 C
MPC 7/29
associated
Zon change
Z-2450

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

1. Name of applicant or applicants and/or their agent or agents.

a. Applicant Tallgrass Company
Address P.O. Box 4048, Wichita, KS 67204 Phone 681-2112
Agent Bill G. Yung Design
Address 8225 E. 35th North, Wichita, KS 67226 Phone 683-5567

b. Applicant _____
Address _____ Phone _____
Agent _____
Address _____ Phone _____

c. Applicant _____
Address _____ Phone _____
Agent _____
Address _____ Phone _____

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

2. a. The applicant hereby requests Community Unit Plan approval on property
Being changed to BB & LC
zoned AA, BB & LC and legally described as Lot(s) _____
_____, Block(s) _____
_____ Addition.

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

SEE ATTACHED SHEET

N AA CUP
S LC
E AA CUP
W AA CUP

2. b. There are 27.8 acres (round to nearest tenth) in the above described property.



**Van Doren
Hazard
Stallings**

251 Rockwood Building
251 North Rock Road
Wichita, Kansas 67226
316-866-1033

DATE 6/29/82 JOB NO. 81-237-

PROJECT Tallgrass Commercial

COPIES TO:

TO Bill Yung

FROM Michael D. Harding

REFERENCE Total parcel legal (old
Independence Commons + N. 22nd St.)

*OK'd
by*

Beginning at the intersection of the north right of way line of Twenty-First Street North and the east right of way line of Rock Road, said point of beginning being 50.00 feet easterly and 40.00 feet northerly from the southwest corner of Section 5, Township 27 south, Range 2 east of the 6th P.M.; thence northerly along the east right of way line of Rock Road bearing N 1° 01' 02" W, 1471.54 feet; thence N 89° 58' 58" E, 230.00 feet; thence N 37° 16' 16" E, 253.62 feet; thence S 62° 16' 02" E, 555.00 feet; thence N 89° 06' 26" E, 43.28 feet; thence S 0° 53' 34" E, 316.00 feet; thence S 43° 58' 58" W, 447.13 feet; thence S 46° 01' 02" E, 370.44 feet; thence S 43° 58' 58" W, 58.24 feet; thence along a curve to the left having a central angle of 45° 00' 00", a radius of 242.00 feet, a chord of 185.22 feet bearing S 21° 28' 58" W, and a length of 190.07 feet; thence S 1° 01' 02" E, 284.76 feet to the north right of way line of Twenty-First Street North; thence westerly along said north right of way line bearing S 89° 06' 26" W, 71.72 feet; thence N 87° 04' 43" W, 150.33 feet; thence S 89° 06' 26" W, 100.00 feet; thence S 1° 01' 02" E, 10.00 feet; thence S 89° 06' 26" W, 35.00 feet; thence S 1° 01' 02" E, 10.00 feet; thence S 89° 06' 26" W, 393.31 feet to the point of beginning; containing 27.783 acres, more or less.



Van Doren
Hazard
Staffings

255 Rockwood Building
265 North Rock Road
Wichita Kansas 67206
316-506-7323

DATE 6/29/82 JOB NO. 81-237-

PROJECT Tallgrass Commercial

COPIES TO:

TO Bill Yung

FROM Michael D. Harding

REFERENCE Total parcel legal (old
Independence Commons + N. 22nd St.)

Beginning at the intersection of the north right of way line of Twenty-First Street North and the east right of way line of Rock Road, said point of beginning being 50.00 feet easterly and 40.00 feet northerly from the southwest corner of Section 5, Township 27 south, Range 2 east of the 6th P.M.; thence northerly along the east right of way line of Rock Road bearing N 1° 01' 02" W, 1471.54 feet; thence N 89° 58' 58" E, 230.00 feet; thence N 37° 16' 16" E, 253.62 feet; thence S 62° 16' 02" E, 555.00 feet; thence N 89° 06' 26" E, 43.28 feet; thence S 0° 53' 34" E, 316.00 feet; thence S 43° 58' 58" W, 447.13 feet; thence S 46° 01' 02" E, 370.44 feet; thence S 43° 58' 58" W, 58.24 feet; thence along a curve to the left having a central angle of 45° 00' 00", a radius of 242.00 feet, a chord of 185.22 feet bearing S 21° 28' 58" W, and a length of 190.07 feet; thence S 1° 01' 02" E, 284.76 feet to the north right of way line of Twenty-First Street North; thence westerly along said north right of way line bearing S 89° 06' 26" W, 71.72 feet; thence N 87° 04' 43" W, 150.33 feet; thence S 89° 06' 26" W, 100.00 feet; thence S 1° 01' 02" E, 10.00 feet; thence S 89° 06' 26" W, 35.00 feet; thence S 1° 01' 02" E, 10.00 feet; thence S 89° 06' 26" W, 393.31 feet to the point of beginning; containing 27.783 acres, more or less.



Van Doren
Hazard
Stallings

255 Rockcreek Building
265 North Rock Road
Wichita, Kansas 67206
316-506-7303

6/29/82

JOB NO.

81-237

PROJECT Tallgrass Commercial

COPIES TO:

TO Bill Yung

FROM Michael D. Harding

REFERENCE Total parcel legal (old
Independence Commons + N. 22nd St.)

Beginning at the intersection of the north right of way line of Twenty-First Street North and the east right of way line of Rock Road, said point of beginning being 50.00 feet easterly and 40.00 feet northerly from the southwest corner of Section 5, Township 27 south, Range 2 east of the 6th P.M.; thence northerly along the east right of way line of Rock Road bearing N 1° 01' 02" W, 1471.54 feet; thence N 89° 58' 58" E, 230.00 feet; thence N 37° 16' 16" E, 253.62 feet; thence S 62° 16' 02" E, 555.00 feet; thence N 89° 06' 26" E, 43.28 feet; thence S 0° 53' 54" E, 316.00 feet; thence S 45° 58' 58" W, 447.13 feet; thence S 46° 01' 02" E, 370.44 feet; thence S 45° 58' 58" W, 58.24 feet; thence along a curve to the left having a central angle of 45° 00' 00", a radius of 242.00 feet, a chord of 185.22 feet bearing S 21° 28' 58" W, and a length of 190.07 feet; thence S 1° 01' 02" E, 284.76 feet to the north right of way line of Twenty-First Street North; thence westerly along said north right of way line bearing S 89° 06' 26" W, 71.72 feet; thence N 87° 04' 43" W, 150.33 feet; thence S 89° 06' 26" W, 100.00 feet; thence S 1° 01' 02" E, 10.00 feet; thence S 89° 06' 26" W, 35.00 feet; thence S 1° 01' 02" E, 10.00 feet; thence S 89° 06' 26" W, 393.31 feet to the point of beginning; containing 27.785 acres, more or less.



Van Doren
Hazard
Staffings

255 Eisenhower Building
265 North Rock Road
Wichita, Kansas 67206
316-586-7333

6/29/82

JOB NO. 81-237

PROJECT Tallgrass Commercial

COPIES TO

TO Bill Yung

FROM Michael D. Harding

REFERENCE Total parcel legal (old
Independence Commons + N. 22nd St.)

Beginning at the intersection of the north right of way line of Twenty-First Street North and the east right of way line of Rock Road, said point of beginning being 50.00 feet easterly and 40.00 feet northerly from the southwest corner of Section 5, Township 27 south, Range 2 east of the 6th P.M.; thence northerly along the east right of way line of Rock Road bearing N 1° 01' 02" W, 1471.54 feet; thence N 89° 58' 58" E, 230.00 feet; thence N 37° 16' 16" E, 253.62 feet; thence S 62° 16' 02" E, 555.00 feet; thence N 89° 06' 26" E, 43.28 feet; thence S 0° 53' 54" E, 316.00 feet; thence S 43° 58' 58" W, 447.13 feet; thence S 46° 01' 02" E, 370.44 feet; thence S 43° 58' 58" W, 58.24 feet; thence along a curve to the left having a central angle of 45° 00' 00", a radius of 242.00 feet, a chord of 185.22 feet bearing S 21° 28' 58" W, and a length of 190.07 feet; thence S 1° 01' 02" E, 284.76 feet to the north right of way line of Twenty-First Street North; thence westerly along said north right of way line bearing S 89° 06' 26" W, 71.72 feet; thence N 87° 04' 43" W, 150.33 feet; thence S 89° 06' 26" W, 100.00 feet; thence S 1° 01' 02" E, 10.00 feet; thence S 89° 06' 26" W, 35.00 feet; thence S 1° 01' 02" E, 10.00 feet; thence S 89° 06' 26" W, 393.31 feet to the point of beginning; containing 27.785 acres, more or less.



JUNGE REICH HEINZ & MAGEE AIA
ARCHITECTURE & PLANNING PROFESSIONAL CORPORATION

June 24, 1982

Jack H Galbraith
Chief Planner
Metropolitan Area Planning Dept.
Wichita City Hall
455 N. Main - 10th Floor
Wichita, Kansas
672021688

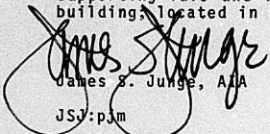
RECEIVED

JUN 28 1982

METROPOLITAN PLANNING
ROUTE 26

RE: PARKING RESOLUTION - EXECUTIVE PLAZA AT TALLGRASS

We have concluded to provide parking at a 4.0 per 1,000 sq. ft. of all gross leasable space above grade and all storage areas in basements. We respectfully request the parking be waived for the Spa/Exercise Facility and supporting lavs and lockers not to exceed 900 sq. ft. per building, located in basement areas.


James S. Junge, AIA

JSJ:pjm

cc: Dave Ritchie
Ben Maze
Bill Yung

DIAGONAL

COMMONS
OFFICES

3405 PENROSE PLACE BOULDER, COLO. 80301 303-444-2987

Please Deliver to: ●

Metropolitan
Planning Dept.

10th Floor
City Building

Att: Art Chambers

Tallgrass Commercial
Bill Yung

Ardy
Security
Abstract

*Recd 7-1-92
1155 am - Edi*

OWNERSHIP LIST

Tallgrass Commercial

Tract Description

Property Owner

A tract beginning at the SW corner of Section 5, Township 27 South, Range 2 East of the 6th P.M., thence northerly along the west line of said Section, bearing N 1°01'02" West, 794.89 feet; thence N 88°58'58" East, 390 feet to the point of beginning; thence North 88°58'58" East, 60 feet; thence N 43°58'58" East, 150 feet; thence S 46°01'02" East, 495 feet; thence S 43°58'58" West, 150 feet; thence S 1°01'02" East, 11.61 feet; thence S 88°58'58" West, 205.02 feet; thence S 1°01'02" East, 24.80 feet; thence S 88°58'58" West, 138.28 feet; thence N 1°01'02" West, 160.71 feet; thence N 46°01'02" West, 158 feet; thence N 1°01'02" West, 72 feet; thence N 88°58'58" East, 45 feet; thence N 1°01'02" West 42 feet to the point of beginning.

Independence Commons
Company
P. O. Box 4048
67204

A tract beginning at the intersection of the east right of way line of Rock Road and the north right of way line of Twenty-First Street North, said point being 40 feet north and 50 feet east of the southwest corner of said Section 5, Township 27 South, Range 2 East of the 6th P.M.; thence northerly along the east right of way line of Rock Road bearing N 01°01'02" West, 444.93 feet; thence N 88°58'58" East, 190.58 feet; thence S 46°01'02" East, 108 feet; thence N 88°58'58" East 133 feet to the northwest corner of Lot 1, Independence Commons, an addition to Wichita, thence S 01°01'02" East, 266.42 feet; thence S 88°58'58" West, 7 feet; thence S 01°01'02" East, 103 feet; thence S 89°06'26" West, 392.95 feet to the point of beginning.

Same as above

The Northwest Quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M., except Central Christian Addition, and except Central Christian Second Addition.

Tallgrass Company,
Partnership
2318 Greenleaf
67226

Tract Description

A tract in the Southwest Quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M., beginning at the southwest corner of said Section, thence northerly along the west line of said section bearing N 1°01'02" West, 794.89 feet; thence N 88°58'58" East 50 feet to the point of beginning, said point being on the East right of way line of Rock Road; thence N 88°58'58" East 340 feet; thence S 1°01'02" East 42 feet; thence S 88°58'58" West, 45 feet; thence S 1°01'02" East, 72 feet; thence S 46°01'02" East, 158 feet; thence S 1°01'02" East 160.71 feet; thence S 88°58'58" West 139.77 feet; thence N 45°01'02" West, 108 feet; thence S 88°58'58" West 190.58 feet to the East right of way line of Rock Road; thence northerly along said right of way line bearing N 1°01'02" West, 310.07 feet to the point of beginning.

All of the Southwest Quarter of Section 5, Township 27 South, Range 2 East, except a tract beginning at the SW corner, Section 5, Township 27 South, Range 2 East of the 6th P.M.; thence Northerly along the West line of said Section bearing N 1°01'02" West, 794.89 feet; thence N 88°55'01" East, 450 feet; thence N 43°58'58" East, 150 feet; thence S 46°01'02" East, 495 feet; thence S 43°58'58" West, 150 feet; thence S 1°01'02" East, 11.61 feet; thence N 88°58'58" East, 21.72 feet; thence S 66°32'50" East, 33 feet; thence along a curve to the left having a central angle of 24°28'12", a radius of 209 feet, a length of 89.26 feet and a chord 88.58 feet long bearing South 11°13'04" West; thence S 1°01'02" East, 334.83 feet to the South line of said section; thence Westerly along said South line bearing S 89°06'26" West, 833 feet to the point of beginning; and except that portion now platted as Tallgrass Clubhouse, and except that part now platted as Woodlands East, and except portions platted as Pebble Green, replatted as Bluestem Village

Property Owner

D Independence Commons
Company
P.O. Box 4048
67204

D Tallgrass Company
Partnership
2318 Greenleaf
67226

Tract Description

The Northwest Quarter of Section
8, Township 27 South, Range 2
East of the 6th P.M.

Property Owner

✓ Wilson Estates
Century Plaza Building
67202

✓ Louise W. Bradley
(life estate reserved
on a 5 acre tract)
- Address Unknown

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1		Independence Commons	Independence Commons Company P.O. Box 4048 67204
Lot 1, except that part platted as Woodlands East Addition		Tallgrass Clubhouse	Tallgrass Club P.O. Box 4048 67204
Lots 1, through 15, inclusive	1	Woodlands East	Summerfield Company P. O. Box 4048 67204
Lots 16 through 24 inclusive	1	"	Same as above
reserves A and B	1	"	Same as above
Reserves C and D	1	"	Tallgrass Club P. O. Box 4048 67204
Reserves E and F	1	"	Summerfield Company P. O. Box 4048 67204
Lots 1 through 20, inclusive	2	"	Same as above

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1	7	<i>Returned</i> Sycamore <i>unknown</i> Village Second	X George G. Fox Minnie L. Fox 2307 Winstead Circle 67226
Lot 2	7	"	Donald L. Anderson Sharon K. Anderson 2315 Winstead Circle 67226
Lot 3	7	"	Pu Choi Woo and Ching Ling Woo 2323 Winstead Circle 67226
Lot 4	7	"	Jack E. Slattery Jeannette R. Slattery 2331 Winstead Circle 67226
Lot 5	7	"	Terry E. Pufahl Molly M. Pufahl 2339 Winstead Circle 67226
Lot 6	7	"	Sherrrel W. Miller Virginia L. Miller 2343 Winstead Circle
Lot 7	7	"	Norman J. Razook Linda F. Razook 2349 Winstead Circle 67226
Lot 8	7	"	Robert M. Adams Velda L. Adams 2353 Winstead Circle 67226
Lot 9	7	"	James E. Kreissler Alice J. Kreissler 2348 Hathway Circle 67226
Lot 10	7	"	Jack W. Miller 2344 Hathway Circle 67226
Lot 11	7	"	Carroll C. Buskirk Haldis Van Buskirk 2338 Hathway Circle 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 12	7	Sycamore Village Second Addition	✓ Dana K. Bibler Carol A. Bibler 2334 Hathway 67226
Lot 13	7	"	✓ William Barry Davis Iris LaNettie Davis 2326 Hathway 67226
Lot 14	7	"	✓ Paul E. Monson Lynda S. Monson 2318 Hathway 67226
Lot 15	7	"	✓ William E. Estes Mary E. Estes 2306 Hathway 67226
Lot 1	8	"	✓ Steven R. Manweiler Linda M. Manweiler 2306 Winstead Circle 67226
Lot 2	8	"	✓ Frank Emil Salat Geri L. Salat 2318 Winstead Circle 67226
Lot 3	8	"	✓ Travis W. Stembridge Elizabeth Jan Stembridge 2328 Winstead Circle 67226
Lot 4	8	"	✓ James J. Gruff Garnet L. Gruff 2342 Winstead Circle 67226
Lot 5	8	"	✓ Employee Transfer Corporation 20 North Wicker Drive Chicago, Illinois
Lot 6	8	"	✓ William E. Mathis Ann B. Mathis 2343 Hathway Circle 67226
Lot 7	8	"	✓ Harry M. Roberts Erika A. Roberts 2335 Hathway Circle 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 9	8	Sycamore Village Second Addition	✓ Terrel Edwin Martin Kathryn J. Martin 2307 Hathway 67226
Lot 8	8	"	✓ J. Lynn Bock Ann Bock 2315 Hathway 67226
Lot 10	8	"	✓ Oscar Kirk Dahlberg Joanne C. Dahlberg 2308 Longwood Circle 67226
Lot 11	8	"	✓ George S. Macko Donna L. Macko 2314 Longwood Circle 67226
Lot 12	8	"	✓ Michael M. McMillion Sally Y. McMillion 2325 Longwood Circle 67226
Lot 13	8	"	✓ Donald R. Bratton Edith T. Bratton 2319 Longwood Circle 67226
Lot 14	8	"	✓ Robert W. Page Joan E. Page 2301 Longwood Circle 67226
Lot 4	9	"	✓ William W. Crawley Kennie J. Crawley 2208 Bromfield Circle 67226
Lot 5	9	"	✓ Frank Yu-Chang Chan Lois Yu-Yee Chan 2204 Bromfield Circle 67226
Lot 6	9	"	✓ Sidney SenChi Yang Janet Yu June Yang 2205 Longwood Circle 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 7	9	Sycamore Village Second Addition	Daniel L. Billings 2219 Longwood Circle 67226
Lot 8	9	"	Monte L. Peterson Naomi G. Peterson 2245 Longwood Circle 67226
Lot 9	9	"	John Glenn Walsh Cynthia L. Stone 2251 Longwood Circle 67226
Lot 10	9	"	Red Oaks Inc. 1231 Longfellow 67207
Lot 11	9	"	Paul J.G. Kunde Theresa S. Kunde 2224 Winstead Circle 67226
Lot 12	9	"	Allan C. Zimmerman Marjorie M. Zimmerman 2214 Winstead Circle 67226
Lot 13	9	"	Nathaniel J. Addleman Linda Addleman 2204 Winstead Circle 67226
Lot 14	9	"	Edward B. Williamson III Georganna L. Williamson 2203 Winstead Circle 67225
Lot 15	9	"	Richard H. Fecchia Rebecca R. Fecchia 2215 Winstead Circle 67226
Lot 16	9	"	James C. Ho Lydia S. Ho 2223 Winstead Circle 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 7	10	Sycamore Village Second Addition	Edward L. Bianchi Mary Annie Bianchi 2209 Bromfield Circle 67226
Lot 8	10	"	Thomas E. Angulo Lora A. Angulo 2203 Bromfield 67226
Lot 9	10	"	Lawrence J. McChesney Susanne L. McChesney 2204 Longwood Circle 67226
Lot 10	10	"	Donald L. Corbett JoAnne Corbett 2212 Longwood Circle 67226
Lot 11	10	"	Tim L. Carroll Diana R. Carroll 2218 Longwood Court 67226
Lot 12	10	"	Richard J. Johnson Doris L. Johnson 2222 Longwood Court 67226
Lot 13	10	"	Clifford L. Meredith Velda G. Meredith 2226 Longwood Court 67226
Lot 14	10	"	Lynn H. McCoppin Janice L. McCoppin 2230 Longwood Court 67226
Lot 15	10	"	Joseph B. Hoover Donna L. Hoover 2234 Longwood Court 67226
Lot 16	10	"	Terry R. Wright Catherine R. Wright 2236 Longwood Court 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 17	10	Sycamore Village Second Addition	/ Roger Dale Ten Napel Sandra Lee Ten Napel 2242 Longwood Court 67226
Lot 18	10	"	/ Dennis Fleming Mary Linda Fleming 2246 Longwood Court 67226
Lot 19	10	"	/ Kirk A. Baker Kay M. Baker 2254 Longwood Court 67226
Lot 20	10	"	/ Floyd Johnson Zeola Johnson 2258 Longwood Circle 67226
Lot 21	10	"	/ Shiang Yu Lee Agnes C. Lee 2262 Longwood Court 67226
Lot 1	11	"	/ Richard C. Watson Stephanie S. Watson P.O. Box 1007 67201
Lot 2	11	"	/ C. Robert Borresen Thelma J. Borresen 2215 Hathway 67226
Lot 3			<p>11 Returned & Present 7-19-82: ✓ to 2209 Hathway Circle 67226</p> / Owen B. Pierce Helen J. Pierce 1101 Marion Road 67216
Lot 4	11	"	/ David R. Lineth Geneva Udit 2203 Hathway Circle 67226
Lot 5	11	"	/ John C. Byers Anna Catherine Byers 2204 Hathway Circle 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 6	11	Sycamore Village Second Addition	Randy D. Stephens Jane U. Stephens 2208 Hathway 67226
North 9.73 feet of Lot 7, and all of Lot 8,	11	"	William T. Hick, Jr. Joan E. Hick 2226 Hathway 67226
Lot 7, except the North 9.73 feet	11	"	<p><i>Recd 7-27-82 present 7-27-82 to: 2206 Hathway Cir 67226</i></p> X Greg R. Perkins Karen L. Perkins 1001 Blackwill 67207
Lot 10	4	Sycamore Village Third Addition	Wichita Development Co. 2471 Hathway 67226
Lot 47	5	"	Adolf B. Byrnas Shirley J. Byrnas 2410 Winstead 67226
Lot 48	5	"	Alfred Josiph Leiker Judy A. Leiker 2420 Winstead Circle 67226
Lot 49	5	"	Beverly J. Olds 2430 Winstead Circle 67226
Lot 50	5	"	Stephanie D. Gebert 2440 Winstead 67226
Lot 51	5	"	P. A. Jackson Wanda E. Jackson 2450 Winstead 67226
Lot 52	5	"	Kenneth R. Huber Patricia A. Huber 2460 Winstead 67226
Lot 54	5	"	Marc M. Morozzo Deborah J. Morozzo 2471 Longwood Circle 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 55	5	Sycamore Village Third Addition	✓ Badr Idbeis Brigitte Idbeis 2461 Longwood Circle 67226
Lot 56	5	"	✓ Ted O. Burke Ute F. Burke 2451 Longwood Circle 67226
Lot 57	5	"	✓ Stephen A. Wolf 128 S. Washington 67202
Lot 58	5	"	✓ Thomas J. Overton Linda L. Overton 2431 Longwood Circle 67226
Lot 59	5	"	✓ Gerald C. Snyder, Jr. Victoria D. Snyder 2421 Longwood Circle 67226
Lot 60	5	"	✓ William J. Roh Peggy L. Roh 2420 Longwood Circle 67226
Lot 61	5	"	✓ John R. Roeder Cynthia S. Roeder 2430 Longwood Circle 67226
Lot 62	5	"	✓ Robert Siu Cheung Wong Kelly Liu Sui Wong 2440 Longwood Circle 67226
Lot 63	5	"	✓ Gary L. Wood Carol A. Park 2450 Longwood Circle 67226
Lot 64	5	"	✓ Thomas Jones Alice M. Jones 2460 Longwood Circle

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 65	5	Sycamore Village Third Addition	Wichita Development Co. D 2471 Hathway 67226
Lot 66	5	<i>returned - unknown</i> "	Arbor Homes Inc. 180 S. Rock Road 67207
Lot 67	5	"	Robin L. Ringler 2461 Hathway Circle 67226
Lot 68	5	"	Joseph F. Layman, Jr. Lois Ann Layman Box 470 El Dorado, 67042
Lot 69	5	"	Donald J. Weber Sandra L. Weber 2441 Hathway Circle 67226
Lot 70	5	"	Alan B. Gabbard Joyce M. Gabbard 2431 Hathway 67226
Lot 71	5	"	D Wichita Development Co. 2471 Hathway 67226
Lot 72	5	"	Kristen D. Kennedy Jamie L. Kennedy 2411 Hathway Ct. 67226
Lot 73	5	"	David W. Munro Della J. Munro 2408 Hathway Circle 67226
Lot 74	5	"	Edwin W. Parker II Ann Parker 2412 Hathway Circle 67226
Lot 75	5	"	Charles B. Wilson Nancy C. Wilson 2422 Hathway 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 76	5	Sycamore Village Third Addition	✓ Elzie D. Odom, Jr. Janet Bell Odom 2432 Hathway Circle 67226
Lot 77	5	"	✓ M. V. A. Explorations, Ltd. 1225 Longfellow 67207
Lot 78	5	"	✓ Dennis D. Bartel Judith C. Bartel 2452 Hathway 67226
Lot 79	5	"	✓ Billy Mac Jones Doris Jane Jones 2462 Hathway Circle 67226
Reserves and Floodway		"	✓ Sycamore Village Homeowners Association 2344 Bromfield Circle 67226
Lot 80	5	"	✓ Scott A. Oatsdean Joetta W. Oatsdean 2472 Hathway 67226
Lot 1	1	E. E. Jäbes Addition	✓ Great Plains Slawson Ventures 453 S. Webb Road 67207
Lot 2	1	"	Same as above
Lot 5	1	"	✓ The Broadmoor at Chelsea Co. % Investment Resources Corporation 247 N. Market 67202

✓ Returned + Resent
7-19-82

to 434 N. Market, 67202

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 76	5	Sycamore Village Third Addition	Elzie D. Odom, Jr. Janet Bell Odom 2432 Hathway Circle 67226
Lot 77	5	"	M. V. A. Explorations, Ltd. 1225 Longfellow 67207
Lot 78	5	"	Dennis D. Bartel Judith C. Bartel 2452 Hathway 67226
Lot 79	5	"	Billy Mac Jones Doris Jane Jones 2462 Hathway Circle 67226
Reserves and Floodway		"	Sycamore Village Homeowners Association 2344 Bromfield Circle 67226
Lot 80	5	"	Scott A. Oatsdean Joetta W. Oatsdean 2472 Hathway 67226
Lot 1	1	E. E. Jabes Addition	Great Plains Slawson Ventures 453 S. Webb Road 67207
Lot 2	1	"	Same as above
Lot 5	1	"	The Broadmoor at Chelsea Co. % Investment Resources Corporation 247 N. Market 67202

(This is a duplicate Page)

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 1000 foot radius of:

A tract beginning at the intersection of the north right of way line of Twenty-First Street North and the east right of way line of Rock Road, said point of beginning being 50.00 feet easterly and 40.00 feet northerly from the southwest corner of Section 5, Township 27 South, Range 2 East of the 6th P.M.; thence northerly along the east right of way line of Rock Road bearing North 1°01'02" West, 1471.54 feet; thence N 89°58'58" East 230 feet; thence North 37°16'16" East, 253.62 feet; thence South 62°16'02" East, 555.00 feet; thence North 89°06'26" East, 43.28 feet; thence South 0°53'34" East, 316.00 feet; thence South 43°58'58" West, 447.13 feet; thence South 46°01'02" East, 370.44 feet; thence South 43°58'58" West, 58.24 feet; thence along a curve to the left having a central angle of 45°00'00", a radius of 242.00 feet, a chord of 185.22 feet bearing South 21°28'58" West, and a length of 190.07 feet; thence South 1°01'02" East, 284.76 feet to the north right of way line of Twenty-First Street North; thence westerly along said north right of way line bearing South 89°06'26" West, 71.72 feet; thence North 87°04'43" West, 150.33 feet; thence South 89°06'26" West, 100.00 feet; thence South 1°01'02" East, 10.00 feet; thence South 89°06'26" West, 35.00 feet; thence South 1°01'02" East, 10.00 feet; thence South 89°06'26" West, 393.31 feet to the point of beginning;

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 29th day of June, 1982, at 7:00 o'clock A.M. at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Kable
Vice-President

Order No. 310420
Tallgrass Commercial
AP

FORM 021

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION AMOUNT

NAME

ADDRESS

FUND DUE DATE

COMMENTS

DATE BY

*

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

Roll # 1

*

ACTION

DATE

COMMITTEE

M.A.P.C. *Approved Sent to 2-24-83*
Condition

B.C.C./B.C.C. *Approved 3-22-83*
Resumes

POSTED
2-10-83

DP-92 - TALLGRASS Commercial IMP.
AMENDED FILE #3 - at the northeast
corner of 21st St. North and Rock
Road.

Map No. 6050C
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

AMENDED FILE #3
DP - 92
Filed 1-18-83

Associated
Case: Z-2486

APPLICATION REQUEST: Approval of proposed Amendment to

TALLGRASS
~~(Residential)~~ (Commercial) Community Unit Plan.

1. Applicant Tallgrass Company, et al
Address P.O. Box 4048, Wichita 67204 Phone 681-2112
2. Agent Bill G. Yung Design
Address 8225 E. 35th St. North, Wichita 67226 Phone 683-5567
3. General Location: Northeast corner of 21st St. North and Rock Road
4. Proposed Use: _____

AREA DATA:

1. Acres: 21.35 (IRREGULAR)
2. Existing Zoning "LC" 990 ft. by 1580 ft.)
Proposed Zoning "LC"
3. Area (is) (is not) platted. _____ Addition

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date 2-24-83 Action Approved sub to condition

2. Governing Body

Date 3-22-83 Action Approved as recorded

NOTES:

CASE FILE

Survey
No. 2153C
MASTERS, INC.
LOS ANGELES, CHICAGO, DALLAS, OH
HOUSTON, TX, LOCUST GROVE, GA
U.S.A.

Map No. 6050C
Sec. _____
Twp. _____
Range _____

DATA SHEET
COMMUNITY UNIT PLAN

AMENDED FILE #3
DP-92
Filed 1-18-83
Associated
Case: Z-2486

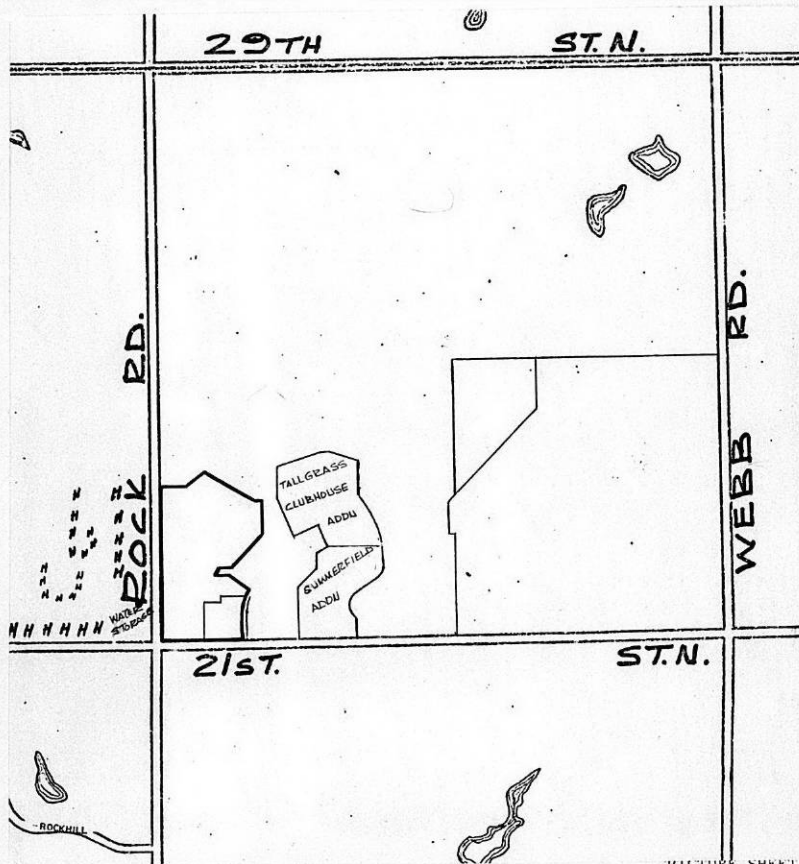
APPLICATION REQUEST: Approval of proposed Amendment to
TALLGRASS
(Recreation) (Commercial) Community Unit Plan.

1. Applicant Tallgrass Company, et al
Address P.O. Box 4048, Wichita 67204 Phone 681-2112
2. Agent Bill G. Yung Design
Address 8225 E. 35th St. North, Wichita 67226 Phone 683-5567
3. General Location: Northeast corner of 21st St. North and Rock Road.
4. Proposed Use: _____

- AREA DATA:
1. Acres: 21.35 (990 (IRREGULAR) ft. by 1540 ft.)
 2. Existing Zoning: "IC"
 3. Land Use: East "IC" South UNDEVELOPED
West SINGLE FAM. & UNDERGROUND WATER STORAGE North UNDEVELOPED
 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-92



PICTURE SHEET

April 27, 1983

Bill G. Yung
8225 East 35th Street North
Wichita, Kansas 67226


Re: DP-92 - Tallgrass Commercial CUP.
Revised Site Plan for Parcel 5

Dear Bill:

We have received your letter and site plan requesting approval of a revised site plan for Parcel 5 of the above referenced C.U.P. While there is some minor modification to some of the building locations, the most significant change is the deletion of Executive Circle, a public street. After reviewing the revised site plan dated April 14, 1983, I feel that the revised site plan is acceptable. I would point out that some of the buildings along the north encroach into the 15 and 20 feet setbacks shown on the C.U.P. Any building constructed in this parcel will need to observe the building setbacks shown on the C.U.P.

The Central Inspection Division will be notified of my action approving the revised site plan subject to recording the revised plat of this area. If you have any questions, please call.

Sincerely,


Robert A. Lakin
Director of Planning

RAL:ADC:el

cc: Robert B. Feldner, Superintendent of Central Inspection

April 20, 1983

Mr. Robert Lakin
Director of Planning
Metropolitan Area Planning Department
City Hall - 10th Floor
Wichita, KS 67202

RE: Administrative Amendment to Tallgrass Commercial and Office Park C.U.P.

Dear Mr. Lakin:

Enclosed is a new site plan reflecting the latest design solution for the Executive Park at Tallgrass.

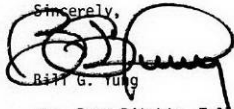
We have eliminated the public street within the office park and now anticipate to build all private drives and parking areas as indicated. We have filed a preliminary plat, currently in review by your staff, reflecting this site plan.

We have not changed any square footage limitations for structures proposed and feel that we have a better traffic pattern and parking system. This plan provides for the required parking to be better located in reference to the respective structures than the previous plan. The plan will further provide for greater flexibility in building placement.

Please accept this letter as a formal request to administratively adjust the site plan as illustrated on the current C.U.P.

If you should require additional information, please advise.

Sincerely,



Bill G. Yung

cc: Dave Ritchie, Tallgrass Company, P.O. Box 4048, Wichita, KS 67204



8225 E. 35th North, Wichita, Kansas 67226 316-683-5567

BILL G. YUNG Design Consultant

April 8, 1983

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

DP-92 - Tallgrass Commercial C.U.P. Generally located
at the northeast corner of 21st Street North & Rock Road.

The Board of City Commissioners on March 22, 1983, considered
the above captioned C.U.P. Their action was to approve the
C.U.P. subject to the following conditions:

- a. The plan shall be changed to reflect a 35 foot set-back along the northeast boundary of Parcel 4.
- b. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- c. 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.
- d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- e. 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.

Please note that prior to the issuance of any building permits, and in accordance with condition "b" above, the property must be platted.

Attached for your information and files are two approved copies of the C.U.P. If you have any questions concerning this matter, please contact our office.

Jack H. Galbraith
Chief Planner

JHG:ADC:el
Attachments

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR ZONING AND
APPROVAL OF AMENDMENT TO COMMERCIAL COMMUNITY UNIT PLAN

CASE NO. Z-2486 & DP-92

CONSIDERED BY MAPC: 2-24-83

REQUEST FOR: "AA" to "BB" & "AA", "BB" to "LC" and Approval of
an amendment to Tallgrass Commercial C.U.P.

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To permit the construction of a shopping complex to be
tied into the existing "LC" zoning."

GENERAL LOCATION: Northeast corner of 21st Street North and
Rock Road.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
February 24, 1983)

APPLICANT: Independence Commons, et al, P. O. Box 4048, Wichita, Kansas.

AGENT FOR APPLICANT: Dave Ritchie, Tallgrass Co., P. O. Box 4048.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North, East and West, "AA"; South, "AA" & "LC".

LAND USE: Existing, North and South, Undeveloped; East, Undeveloped and
Golf Course Club House; West, Single-family and Water storage.CPO RECOMMENDATION: CPO Council Area "I" voted 6-1 to recommend that
the requested amendment and associated zoning change request be approved.

PLANNING COMMISSION RECOMMENDATION: That the application for zoning be
approved subject to approval of the associated C.U.P. and to the property
being platted within one year from date of approval of the zone change
by the Board of City Commissioners, or the zone case be considered denied
and closed; and that the ordinance establishing the zone change not be
published until the plat has been recorded with the Register of Deeds;
and that the associated C.U.P. be approved subject to the following con-
ditions: (See excerpt from Planning Commission minutes of February 24,
1983). Gardner moved, Chisholm seconded and it carried unanimously.
One vacancy.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area
Planning Commission and approve the zone change and CUP subject to the
recommended conditions, and instruct the Planning Department to forward
the ordinance for first reading when the plat is forwarded to the City
Commission; or

2. Return the applications to the Metropolitan Area Planning
Commission for its reconsideration. The City Commission states the
following reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 24, 1983

- 3a. Case No. Z-2486 - Independence Commons, et al request zone change from "AA" to "BB" for a tract of land in the southwest quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M. more particularly described as follows: Commencing at the southwest corner of Section 5; thence northerly along the west line of said Section 5 bearing N 1°01'02" W, 868.07 feet; thence N 88°58'58" E, 551.00 feet to the point of beginning; thence continuing easterly bearing N 88°58'58" E, 94.89 feet; thence S 46°01'02" E, 45.98 feet; thence S 88°58'58" W, 114.61 feet to a point on a curve to the left; thence along said curve having a radius of 50.00 feet, a long chord bearing N 22°29'43" W, 34.94 feet, a central angle of 40°54'04" and an arc length of 35.69 feet to the point of beginning. AND

Zone change from "AA" and "BB" to "LC"

A tract of land in the southwest quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M., more particularly described as follows: Commencing at the southwest corner of Section 5, Township 27 South, Range 2 East, thence easterly along the south line of said Section bearing N 89°06'26" E, 503.30 feet; thence N 1°01'02" W, 60.10 feet to the point of beginning, said point of beginning also being on the north right of way line of Twenty-First Street North; thence continuing northerly bearing N 1°01'02" W, 311.78 feet to the point of a curvature of a curve to the left; thence along said curve having a radius of 130.00 feet, a long chord bearing N 46°01'02" W, 183.85 feet, a central angle of 90°00'00" and an arc length of 204.20 feet; thence S 38°58'58" W, 32.30 feet; thence N 1°01'02" W, 299.30 feet; thence N 88°58'58" E, 136.79 feet to a point on a curve to the left; thence along said curve having a radius of 50.00 feet, a long chord bearing N 88°53'58" E, 71.42 feet, a central angle of 91°08'46" and an arc length of 79.54 feet, thence N 88°58'58" E, 108.19 feet; thence S 46°01'02" E, 360.16 feet; thence S 43°53'58" W, 58.24 feet to the point of curvature of a curve to the left; thence along said curve having a radius of 242.00 feet, a long chord bearing S 21°28'58" W, 185.22 feet; a central angle of 45° 00'00" and an arc length of 190.07 feet; thence S 1°01'02" E, 284.76 feet to a point on the north right of way line of Twenty-First Street North; thence westerly along said right of way line bearing S 89°06'26" W, 71.72 feet; thence N 87°04'43" W, 150.33 feet; thence S 89°06'26" W, 75.00 feet to the point of beginning. All generally located at the northwest corner of 21st Street North and Tara.

- 3b. Case No. DP-92 - Independence Commons, et al request approval of an amendment to the Tallgrass Commercial Community Unit Plan for a parcel of land in the southwest quarter, Section 5, Township 27 South, Range 2 East of the 6th P.M. more particularly described as follows: Beginning at the intersection of the north right of way line of 21st Street North and the east right of way line of Rock Road, said point of beginning being 40.00 feet northerly and 50.00 feet easterly of said southwest corner of Section 5; thence northerly along the east right of way line of Rock Road bearing N 1°01'02" W, 1471.54 feet; thence N 89°58'58" E, 230.00 feet;

thence N 37°16'16" E, 253.62 feet; thence S 62°16'02" E, 555.00 feet; thence N 89°06'26" E, 43.28 feet; thence S 0°53'34" E, 316.00 feet; thence S 43°58'58" W, 407.13 feet; thence S 88°58'58" W, 114.91 feet; thence along a curve to the right having a radius of 50.00 feet, a long chord bearing S 20° 52'30" W, 38.32 feet, a central angle of 45°03'51" and an arc length of 39.33 feet; thence N 88°58'58" E, 108.19 feet; thence S 45°01'02" E, 360.16 feet; thence S 43°58'58" W, 58.24 feet to the point of curvature of a curve to the left; thence along said curve having a radius of 242.00 feet, a long chord bearing S 21°28'58" W, 185.22 feet, a central angle of 45°00'00" and an arc length of 190.07 feet; thence S 1°01'02" E, 284.76 feet to a point on the north right of way line of Twenty First Street North; thence westerly along said north right of way line bearing S 89°06'26" W, 71.72 feet; thence N 87°04' 43" W, 150.33 feet; thence S 89°06'26" W, 100.00 feet; thence S 1°01' 02" E, 10.00 feet; thence S 89°06'26" W, 35.00 feet; thence S 1°01'02" E, 10.00 feet; thence S 89°06'26" W, 393.31 feet to the point of beginning.
Generally located at the northeast corner of 21st Street North and Rock Road.

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

COMMENTS:

1. The following should be considered by the Planning Commission in making findings of fact:

In accordance with Section 28.04.190 of the Code of the City of Wichita, an application has been submitted requesting approval of an amendment to the Tallgrass Commercial C.U.P. located at the northwest corner of 21st Street North and Rock Road. The proposed amendment would relocate parcel boundaries south of 22nd Street North. Associated zone case Z-2486 is requesting "LC" Light Commercial zoning on approximately 6.7 acres that have previously been approved for "BB" office zoning and uses. Proposed permitted uses for the light commercial area include retail sales, offices, banks, restaurants, etc. Maximum floor area is 184,000 square feet of commercial uses in a maximum of eight buildings. Building setbacks, heights, parking ratio and other information regarding future development is shown on the plan.
2. This amendment represents an increase in floor area for commercial uses from 94,000 square feet to 184,000 square feet. Total floor area for both office and commercial uses has been reduced by 1,000 square feet. Parcels 2 and 3 are currently being platted as Tallgrass Commercial 1st Addition. The only change being made to Parcel 5 is a slight increase in the area as a result of the realignment of the access drive to Parcel 11 of DP-96.
3. A recommendation of approval by the Planning Commission should be subject to approval of the associated C.U.P. and to the property being platted, within one year from date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds.

4. Should the Planning Commission determine that the proposed deletion to the C.U.P. is appropriate, the following are recommended conditions of approval:
- a. The plan shall be changed to reflect a 35 foot setback along the northeast boundary of Parcel 4.
 - b. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
 - c. 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.
 - d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
 - e. 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.

CHAMBERS stated the C.U.P. was originally approved in 1979, and that this was the fourth amendment since December 1981. One of the amendments included Parcel 5. He said another amendment relocated parcel boundaries south of 22nd Street. He said this amendment would also relocate some parcel boundaries south of 22nd Street. The associated zone case was requesting everything south of 22nd Street to be zoned light commercial. The last amendment resulted in Parcels 1 and 2 being zoned light commercial, as well as Parcel 4. Parcel 3 was zoned "BB" Office zoning. He pointed out that there currently was a plat being processed on Parcel 2 which would establish light commercial zoning. CHAMBERS added that the staff report points out that there would be an increase in floor area for light commercial uses from 94,000 square feet to 134,000 square feet. The total amount of square footage for floor area of office and commercial would decrease by 1,000 square feet. CPO Council Area "I" recommended approval of the requests by a 6-1 vote.

DAVE RITCHIE, applicant, stated that what they were trying to do was to change the office zoning to light commercial. He showed a site plan of their proposal to the Commission.

MAYOUTH asked if Ritchie had any problems with the staff comments. RITCHIE said they were in agreement with the staff comments.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the residential character of the general area; the light commercial zoning to the south; the golf course to the

north; the suitability of the subject site for development with office and light commercial uses, and the recommendations of staff; I move that we recommend to the governing body that the application for zoning be approved subject to approval of the associated C.U.P. and to the property being platted, within one year from the date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds; and that the associated C.U.P. be approved subject to the following conditions:

- a. The plan shall be changed to reflect a 35-foot setback along the northeast boundary of Parcel 4.
- b. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- c. 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.
- d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- e. 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.

Gardner moved, Chisholm seconded and
it carried unanimously. One vacancy.

February 24, 1983

Dave Ritchie
Tallgrass Company
P. O. Box 4048
Wichita, Ks. 67204

Re: Z-2486 - "AA" to "BB" & "AA" & "BB" to "LC"
On the northwest corner of 21st St. No. & Tara
DF-92 - Tallgrass Commercial C.U.P. - On
the northeast corner of 21st St. No. & Rock Rd.

Dear Mr. Ritchie:

At its regular meeting on February 24, 1983, the Metropolitan Area Planning Commission considered the above-captioned requests. The action of the Planning Commission was to recommend that the application for zoning be approved subject to approval of the associated C.U.P. and to the property being platted, within one year from date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds. In addition, the Planning Commission recommended the approval of the associated C.U.P. subject to the following conditions:

- a. The plan shall be changed to reflect a 35 foot setback along the northeast boundary of Parcel 4.
- b. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- c. 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.

- d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- e. 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.

It is necessary that we receive 10 corrected copies of the C.U.P. by March 11, 1983 so that subject cases can be scheduled for consideration by the Board of City Commissioners at their regular meeting on March 22, 1983. 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:rad

cc: Bill Yung, 8225 East 35th North, Wichita

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE February 22, 1983

TO Jack Galbraith, Chief Planner-Current Plans

FROM Dean Kruthof, Administrative Aide III

SUBJECT DP-92 And Z-2486, Northeast Corner
of 21st Street North and Rock Road

At its February 15 meeting, CPO Neighborhood Council Area "11" considered the captioned application for amendment to the Tallgrass Commercial Community Unit Plan. David Ritchie and Bill Yung were present representing the applicant. No area residents were present to discuss the case.

The Council voted, 6-1, to recommend that the requested amendment and associated zoning change request be approved.

Please provide the Metropolitan Area Planning Commission and the City Commission with the Council's recommendation when the case is considered by them.


Dean Kruthof
Administrative Aide III

DK:dm

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 2-24-83

Case No. Z-2486 Request: "AA" to "BB" & "AA", "BB" to "LC"
DP-92 Approval of an amendment to
the Tallgrass Commercial C.U.P.

Location: Northeast corner of 21st Street North and Rock Road.

Reason: To permit the construction of a shopping complex to be tied
into the existing "LC" zoning.

Acres: Z-2486 6.7 Size: 565' x 868' (irregular)
DP-92 21.35 990' x 1580' (irregular)
Maximum Floor Area - Commercial 184,000 square feet
Maximum Floor Area - Office 155,000 square feet

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"AA", "BB" & "LC"
North	Undeveloped	"AA" (C.U.P.)
East	Undeveloped & Golf Course Club house	"AA" (C.U.P.)
South	Undeveloped	"AA" & "LC"
West	Single-family & Water storage	"AA" (C.U.P.)

Adequate street right-of-way will be obtained at the time of
platting.

Platted: A portion has been platted.

History:

Z-2113 & "AA" & "LC" to "LC"	3-15-79	MAPC	Approve "BB" & "LC"
DP-92	4-17-79	BCC	Approve "BB" & "LC"
Z-2395 & "AA" & "BB" to "BB" & "LC"			
DP-92	11-19-81	MAPC	Approve
	12-15-81	BCC	Approve
Z-2422 & "AA" to "BB"	3-25-82	MAPC	Approve
DP-92	4-20-82	BCC	Approve
Z-2450 & "AA" to "BB"	7-29-82	MAPC	Approve
DP-92	8-24-82	BCC	Approve

COMMENTS:

1. The following should be considered by the Planning Commission
in making findings of fact:

In accordance with Section 28.04.190 of the Code of the City of
Wichita, an application has been submitted requesting approval
of an amendment to the Tallgrass Commercial C.U.P. located at the
northwest corner of 21st Street North and Rock Road. The proposed
amendment would relocate parcel boundaries south of 22nd
Street North. Associated zone case Z-2486 is requesting "LC"
Light Commercial zoning on approximately 6.7 acres that have
previously been approved for "BB" Office zoning and uses.
Proposed permitted uses for the light commercial area include
retail sales, offices, banks, restaurants, etc. Maximum floor
area is 184,000 square feet of commercial uses in a maximum
of eight buildings. Building setbacks, heights, parking ratio
and other information regarding future development is
shown on the plan.

2. This amendment represents an increase in floor area for commercial uses from 94,000 square feet to 184,000 square feet. Total floor area for both office and commercial uses has been reduced by 1,000 square feet. Parcels 2 and 3 are currently being platted as Tallgrass Commercial 1st Addition. The only change being made to Parcel 5 is a slight increase in the area as a result of the realignment of the access drive to Parcel 11 of DP-96
3. A recommendation of approval by the Planning Commission should be subject to approval of the associated C.U.P. and to the property being platted, within one year from date of approval of the zone change by the Board of City Commissioners, or the zone case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds.
4. Should the Planning Commission determine that the proposed deletion to the C.U.P. is appropriate, the following are recommended conditions of approval:
 - a. The plan shall be changed to reflect a 35 foot setback along the northeast boundary of Parcel 4.
 - b. Platting of subject property within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
 - c. 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.
 - d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
 - e. 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.

Z-2486)
&) 109 "Notice to Adjoining Property Owners" mailed 2-10-83 for
✓ DP-92) the MAPC meeting for 2-24-83.

1 Including map to CPO Office
1 (one case) to Yash Desai, Acting Sanitary Sewer Engineer

111 TOTAL of each case.

WICHITA-SEDCWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

February 10, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, February 24, 1983, 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 TALLGRASS COMMERCIAL COMMUNITY UNIT PLAN, for property legally described as follows:

CASE NO. DP-92

A parcel of land in the southwest quarter, Section 5, Township 27 South, Range 2 East of the 6th P.M. more particularly described as follows:

Beginning at the intersection of the north right of way line of 21st Street North and the east right of way line of Rock Road, said point of beginning being 40.00 feet northerly and 50.00 feet easterly of said southwest corner of Section 5; thence northerly along the east right of way line of Rock Road bearing N 1°01'02" W, 1471.54 feet; thence N 89°58'58" E, 230.00 feet; thence N 37°16'16" E, 253.62 feet; thence S 62°16'02" E, 555.00 feet; thence N 89°06'26" E, 43.28 feet; thence S 0°53'34" E, 316.00 feet; thence S 43°58'58" W, 407.13 feet; thence S 88°58'58" W, 114.91 feet; thence along a curve to the right having a radius of 50.00 feet, a long chord bearing S 20°52'30" W, 38.32 feet, a central angle of 45°03'51" and an arc length of 39.33 feet; thence N 88°58'58" E, 108.19 feet; thence S 46°01'02" E, 360.16 feet; thence S 43°58'58" W, 58.24 feet to the point of curvature of a curve to the left; thence along said curve having a radius of 242.00 feet, a long chord bearing S 21°28'58" W, 185.22 feet, a central angle of 45°00'00" and an arc length of 190.07 feet; thence S 1°01'02" E, 284.76 feet to a point on the north right of way line of Twenty First Street North; thence westerly along said north right of way line bearing S 89°06'26" W, 71.72 feet; thence N 87°04'43" W, 150.33 feet; thence S 89°06'26" W, 100.00 feet; thence S 1°01'02" E, 10.00 feet; thence S 89°06'26" W, 35.00 feet; thence S 1°01'02" E, 10.00 feet; thence S 89°06'26" W, 393.31 feet to the point of beginning. Generally located at the northeast corner of 21st Street North and Rock Road.

The Development Plan of this area, originally approved on April 17, 1979 and last amended on August 24, 1982, has been resubmitted as required under the Community Unit Plan provisions of Section 28.04.190 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 to relocate parcel boundaries south of 22nd Street North. Associated zone case Z-2486 is requesting "LC" Light Commercial zoning on approximately 6.4 acres that are located south of 22nd Street North. No changes are being proposed for the previously approved office parcel north of 22nd Street. Permitted uses for the area south of 22nd Street include retail sales, offices, banks, gift shops, etc. The proposed plan would allow several buildings in the light commercial parcels. Maximum floor area for light commercial uses is 184,000 square feet. Building setbacks, heights, parking ratio and other information regarding future development is shown on the plan.

CASE NO. DP-92 (Continued)

The hearing of the proposed amendments to this Development Plan, as provided in Section 28.04.190 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.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

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

Robert A. Lakin
Secretary

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

February 10, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a zoning change in your area and on property legally described below. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request. If you have no interest or objection to the requested change, you have no obligation to appear or comment. If you desire to appear at the MAPC meeting, you are invited to do so, either in person or by agent or attorney.

The MAPC will consider the following case at its meeting in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, beginning at 1:30 p.m., on February 24, 1983

CASE NO. Z-2486

Zone Change from the "AA" One-Family Dwelling District
to the "BB" Office District

AND

Zone Change from the "AA" One-Family Dwelling District
and the "BB" Office District
to the "LC" Light Commercial District

SEE LEGAL DESCRIPTION ATTACHED HERETO.

The following is a sequence of events in the processing of a request for zone change: Notification of adjoining property owners (this notice); then Neighborhood Citizen Participation Organization (CPO) meeting; then Metropolitan Area Planning Commission (MAPC) meeting (scheduled above); and then Board of City Commission (BCC) meeting to concur with MAPC action, defer, or refer back to MAPC. On return of the case to the BCC, they may approve or deny or modify the change requested.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

It should be noted that the MAPC meeting constitutes the "Public Hearing" on this matter, and therefore the City Commission has adopted the following policy with regard to consideration of zoning change requests:

"All applications for change of zoning or amendments to the zoning text shall be based on the written record of the Planning Commission, including staff recommendations, which shall be forwarded to the City Commission. The Commission may inquire of staff, proponents or opponents for clarification of any matter before the Commission. Requests for introduction of new evidence or facts shall be in writing and filed with the City Clerk prior to the closing of the City Manager's Agenda (by 5:00 p.m., on the Wednesday preceding the scheduled Tuesday BCC hearing). In all cases where such requests are submitted, the Board of City Commissioners may refer said case to the Planning Commission for rehearing."

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

78344
SUMMARY DESCRIPTION OF CITY OF WICHITA ZONING DISTRICTS

- "AA" One-Family Dwelling District
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" Two-Family Dwelling District
Permits two-family dwellings and uses permitted in "AA".
- "RB" Four-Family Dwelling District
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "R-5" General Residence District
Permits multiple-family dwellings at a density of 17.4 dwelling units per acre, off-street parking areas and uses permitted in "A".
- "R-6" General Residence District
Permits multiple-family dwellings at a density of 29 dwelling units per acre, and uses permitted in "R-5".
- "B" Multiple-Family Dwelling District
Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
- "BB" Office District
Permits apothecaries, clinics, hospitals; medical, business and professional offices; hotels and motels under certain conditions; and all residential uses.
- "LC" Light Commercial District
Permits all purely retail businesses conducted within enclosed buildings; service stations; all residential and office uses.
- "C" Commercial District
Permits all commercial uses and residential and office uses and some fabrication uses.
- "D" Central Business District
Permits all commercial, office, wholesale, manufacturing and residential uses. Prohibits those which constitute a hazard or nuisance from smoke, dust, odor or fire danger.
- "E" Light Industrial District
Permits all manufacturing activities which do not constitute a hazard or a nuisance; and all office and commercial uses. Residential uses are prohibited.
- "F" Heavy Industrial District
Permits all office, commercial and manufacturing uses. Most objectionable manufacturing uses are subject to conditional approval. Residential uses are prohibited.
- "G" Mobile Home District
Permits mobile home parks and associated uses.
- "U" University District
Permits Universities, Colleges, Seminaries and other institutions of learning and related uses.

CASE NO. Z-2486

Zone Change from the "AA" One-Family Dwelling District
to the "BB" Office District

A tract of land in the southwest quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M. more particularly described as follows:

Commencing at the southwest corner of Section 5; thence northerly along the west line of said Section 5 bearing N 1°01'02" W, 868.07 feet; thence N 88°58'58" E, 551.00 feet to the point of beginning; thence continuing easterly bearing N 88°58'58" E, 94.89 feet; thence S 46°01'02" E, 45.98 feet; thence S 88°58'58" W, 114.61 feet to a point on a curve to the left; thence along said curve having a radius of 50.00 feet, a long chord bearing N 22°29'43" W, 34.94 feet, a central angle of 40°54'04" and an arc length of 35.69 feet to the point of beginning. AND

Zone Change from the "AA" One-Family Dwelling District
and the "BB" Office District
to the "LC" Light Commercial District

A tract of land in the southwest quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M., more particularly described as follows:

Commencing at the southwest corner of Section 5, Township 27 South, Range 2 East, thence easterly along the south line of said Section bearing N 89°06'26" E, 503.30 feet; thence N 1°01'02" W, 60.10 feet to the point of beginning, said point of beginning also being on the north right of way line of Twenty-First Street North; thence continuing northerly bearing N 1°01'02" W, 311.78 feet to the point of a curvature of a curve to the left; thence along said curve having a radius of 130.00 feet, a long chord bearing N 46°01'02" W, 183.85 feet, a central angle of 90°00'00" and an arc length of 204.20 feet; thence S 88°58'58" W, 32.30 feet; thence N 1°01'02" W, 299.30 feet; thence N 88°58'58" E, 136.79 feet to a point on a curve to the left; thence along said curve having a radius of 50.00 feet, a long chord bearing N 88°58'58" E, 71.42 feet, a central angle of 91°03'46" and an arc length of 79.54 feet; thence N 88°58'58" E, 108.19 feet; thence S 46°01'02" E, 360.16 feet; thence S 43°58'58" W, 58.24 feet to the point of curvature of a curve to the left; thence along said curve having a radius of 242.00 feet, a long chord bearing S 21°28'58" W, 185.22 feet; a central angle of 45°00'00" and an arc length of 190.07 feet; thence S 1°01'02" E, 284.76 feet to a point on the north right of way line of Twenty-First Street North; thence westerly along said right of way line bearing S 89°06'26" W, 71.72 feet; thence N 87°04'43" W, 150.33 feet; thence S 89°06'26" W, 75.00 feet to the point of beginning. All generally located at the northwest corner of 21st Street North and Tara.

January 18, 1983

Robert B. Feldner, Superintendent of Central Inspection
Paul Graves, Chief Engineer
Mike Lindebak, Program Development Engineer
Arthur D. Chambers, Senior Planner

DP-92 - Tallgrass Commercial C.U.P. Generally located
at the northeast corner of 21st Street North
and Rock Road.

Attached is a copy of a proposed amendment to the above referenced
C.U.P. There is an associated zone case that is requesting "LC"
zoning on Parcel 4. Parcels 1, 2 and 3 have previously been
approved for "LC" zoning and Parcel 5 has been approved for "BB"
zoning. We would appreciate receiving any comments you might
have by Tuesday, January 25, 1983. If you have any questions,
please call.

Arthur D. Chambers
Senior Planner

ADC:el

Attachment

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

*DP-92
Tallgrass Commercial
CUP, 2-2-86
Map 6050C
MARC
AKH*

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

1. Name of applicant or applicants and/or their agent or agents.

- a. Applicant Tallgrass Company
Address P.O. Box 4048, Wichita, KS 67204 Phone 681-2112
Agent Bill G. Yung Design
Address 8225 E. 35th North, Wichita, KS 67226 Phone 683-5567
- b. Applicant Independence Commons
Address P.O. Box 4048, Wichita, KS 67204 Phone 681-2112
Agent Bill G. Yung Design
Address 8225 E. 35th North, Wichita, KS 67226 Phone 683-5567
- c. Applicant _____
Address _____ Phone _____
Agent _____
Address _____ Phone _____

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

2. a. The applicant hereby requests Community Unit Plan approval on property zoned LC & LC requested by separate instrument. and legally described as Lot(s) N/A, Block(s) N/A, Addition. N/A

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

See attached sheet.

*N AA (CUP)
S LC
E AA (CUP)
W AA (CUP)*

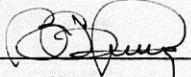
2. b. There are 27.35 acres (round to nearest tenth) in the above described property.

3. The general location is (use appropriate section)

a. at the N.E. corner of 21st Street North
and Rock Road; or

b. on the N/A side of N/A (Avenue,
Street) between N/A (Avenue, Street) and
N/A (Avenue, Street).

4. 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 and accompanied by a current abstractor's certificate as required in the instruction sheet.


By Bill G. Yung
Authorized Agent (if any)

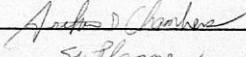
By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

5. OFFICE USE ONLY

This application was received at the Planning Department at 2:00
(AM, PM) on Dec 29, 1982 (Day, Month, Year). It has been
checked and found to be complete and accompanied by required documents and
the appropriate fee of \$ 336²⁵.


Name
Sr Planner
Title



MID-KANSAS ENGINEERING CONSULTANTS
240' NORTH ROCK ROAD SUITE 130
WICHITA, KANSAS 67206

PROJECT TALLGRASS COMMERCIAL &

OFFICE PARK

DATE Jan. 12, 1982

PROJECT NO. _____

TO Bill Yung

for CUP DP-92

8225 E. 35th Street North

Wichita, Kansas

A parcel of land in the southwest quarter, Section 5, Township 27 south, Range 2 east of the 6th P.M. more particularly described as follows:

Beginning at the intersection of the north right of way line of 21st Street North and the east right of way line of Rock Road, said point of beginning being 40.00 feet northerly and 50.00 feet easterly of said southwest corner of Section 5; thence northerly along the east right of way line of Rock Road bearing N 1° 01' 02" W, 1471.54 feet; thence N 89° 58' 58" E, 230.00 feet; thence N 37° 16' 16" E, 253.62 feet; thence S 62° 16' 02" E, 555.00 feet; thence N 89° 06' 26" E, 43.28 feet; thence S 0° 53' 34" E, 316.00 feet; thence S 43° 58' 58" W, 407.13 feet; thence S 88° 58' 58" W, 114.91 feet; thence along a curve to the right having a radius of 50.00 feet, a long chord bearing S 20° 52' 30" W, 38.32 feet, a central angle of 45° 03' 51" and an arc length of 39.33 feet; thence N 88° 58' 58" E, 108.19 feet; thence S 46° 01' 02" E, 360.16 feet; thence S 43° 58' 58" W, 58.24 feet to the point of curvature of a curve to the left; thence along said curve having a radius of 242.00 feet, a long chord bearing S 21° 28' 58" W, 185.22 feet, a central angle of 45° 00' 00" and an arc length of 190.07 feet; thence S 1° 01' 02" E, 284.76 feet to a point on the north right of way line of Twenty First Street North; thence westerly along said north right of way line bearing S 89° 06' 26" W, 71.72 feet; thence N 87° 04' 43" W, 150.33 feet; thence S 89° 06' 26" W, 100.00 feet; thence S 1° 01' 02" E, 10.00 feet; thence S 89° 06' 26" W, 35.00 feet; thence S 1° 01' 02" E, 10.00 feet; thence S 89° 06' 26" W, 393.31 feet to the point of beginning; containing 27.695 acres, more or less.

*OK for
8/9/82*

cc: Arte Ponte
Security Abstract & Title Co.
Art Chambers

C.U.P.



PROJECT TALLGRASS COMMER AL &

OFFICE PARK - ACCESS DRIVE DATE 1-12-83

PROJECT NO. _____

TO Bill Yung

8225 E. 35th Street North

Wichita, Kansas

D-KANSAS ENGINEERING CONSULTANTS
101 NORTH ROCK ROAD SUITE 130
WICHITA, KANSAS 67206

A tract of land in the southwest quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M. more particularly described as follows:

Commencing at a point on the west line of said section 5 835.00 feet north of said southwest corner of Section 5; thence N 88° 58' 58" E, 513.50 feet; thence S 46° 35' 25" E, 50.00 feet to the point of beginning thence N 88° 58' 58" E, 108.19 feet; thence N 46° 01' 02" W, 50.29 feet; thence S 88° 58' 58" W, 58.35 feet; thence along a curve to the right having a radius of 50.00 feet, a long chord bearing S 20° 52' 30" W, 38.32 feet, a central angle of 45° 03' 51" and an arc length of 39.33 feet to the point of beginning; containing 0.066 acres, more or less.

cc: Arte Ponte
Security Abstract & Title Co., Inc.
Art Chambers

No!

FROM Ln DATE _____

- | ADMINISTRATION | ADVANCE PLANS | CURRENT PLANS | GRAPHICS |
|------------------------------------|---|------------------------------------|----------------------------------|
| <input type="checkbox"/> Lakin | <input checked="" type="checkbox"/> Stockwell | <input type="checkbox"/> Galbraith | <input type="checkbox"/> Pierce |
| <input type="checkbox"/> Waller | <input type="checkbox"/> Schwartz | <input type="checkbox"/> Lytle | <input type="checkbox"/> Commer |
| <input type="checkbox"/> Doramus | <input type="checkbox"/> Leivo | <input type="checkbox"/> Young | <input type="checkbox"/> Crook |
| <input type="checkbox"/> Eubanks | <input type="checkbox"/> Bechtel | <input type="checkbox"/> Chambers | <input type="checkbox"/> Garland |
| <input type="checkbox"/> Hanson | <input type="checkbox"/> Curiman | <input type="checkbox"/> Fleck | <input type="checkbox"/> Singhal |
| <input type="checkbox"/> Henderson | <input type="checkbox"/> Dudark | <input type="checkbox"/> Nagley | <input type="checkbox"/> Whitney |
| <input type="checkbox"/> Lakin, E | <input type="checkbox"/> Flynn | <input type="checkbox"/> Olivarez | <input type="checkbox"/> — |
| <input type="checkbox"/> Nelson | <input type="checkbox"/> Hart | <input type="checkbox"/> Shirkey | |
| <input type="checkbox"/> Scott | <input type="checkbox"/> Losew | <input type="checkbox"/> McDonald | |
| | <input type="checkbox"/> Shen | | |
| | <input type="checkbox"/> Spain | | |
| | <input type="checkbox"/> Vinson | | |
| | <input type="checkbox"/> — | | |

*Call Tony re
into plans
talked to B. King
10/24/82
said will get someone*

- | | |
|--|--------------------------------------|
| <input type="checkbox"/> Note & Return | <input type="checkbox"/> Signature |
| <input type="checkbox"/> Handle | <input type="checkbox"/> Library |
| <input type="checkbox"/> All Staff | <input type="checkbox"/> Information |
| <input type="checkbox"/> Comment | <input type="checkbox"/> Files |

REMARKS W. Perkins notes change in getting significant. Don't you think?

September 30, 1982

Mr. Robert Lakin
Director of Planning
Metropolitan Area Planning Department
10th Floor - City Hall
Wichita, KS 67202

RECEIVED

OCT 4 1982

METROPOLITAN PLANNING

ROUTE

RE: Administrative Amendment - Tallgrass Commercial C.U.P.

Dear Mr. Lakin:

As you may be aware, Tallgrass Company is negotiating a sales contract for a savings and loan building located within the Tallgrass Commercial C.U.P.; specifically located at the S.E. corner of 22nd Street North (proposed) and Rock Road.

In the negotiations, the question of parking has become a problem since the C.U.P. was prepared showing 5.5 spaces/1,000 gross square feet instead of 4.0 spaces as called for by ordinance. When I prepared the C.U.P., we were anticipating the commercial uses being the type where 4.0 spaces would appear to be inadequate; therefore I increased the requirement to 5.5.

Since a savings and loan business is operated in a similar fashion to office uses, I feel that the 4.0 requirement for this specific use is adequate and I am requesting an administrative adjustment for this specific use. The remainder of the commercial uses would continue to be set at 5.5 spaces as per the C.U.P.

The exact dimensions of the site have not been determined due to the difference in land area requirements based on the parking required. If the amendment is granted, the plat and proposed site plan will be submitted to your office for approval.

Should you have need for additional information, please feel free to call on me.

Sincerely,


Bill G. Yung

*no response
amendment
was filed
roc 11/1/82*

g

8225 E. 35th North, Wichita, Kansas 67226 316-683-5567

BILL G. YUNG Design Consultant

BILL G. YUNG Design Consultant



8225 E. 35th North, Wichita, Kansas 67226



Mr. Robert Lakin
Director of Planning
Metropolitan Area Planning Department
10th Floor - City Hall
Wichita, KS 67202



OWNERSHIP LIST

Tallgrass Commercial

DP-92

Tract Description

Property Owner

A tract beginning at the intersection of the East right of way line of Rock Road and the North right of way line of Twenty-First Street North, said point being 40 feet North and 50 feet East of the Southwest corner of said Section 5, Township 27 South, Range 2 East of the 6th P.M.; thence Northerly along the East right of way line of Rock Road bearing North $01^{\circ}01'02''$ West, 444.93 feet; thence North $88^{\circ}58'58''$ East, 190.58 feet; thence South $46^{\circ}01'02''$ East, 108 feet; thence North $88^{\circ}58'58''$ East 133 feet to the Northwest corner of Lot 1, Independence Commons, an addition to Wichita, thence South $01^{\circ}01'02''$ East, 266.42 feet; thence South $88^{\circ}58'58''$ West, 7 feet; thence South $01^{\circ}01'02''$ East, 103 feet; thence South $89^{\circ}06'26''$ West, 392.95 feet to the point of beginning.

Independence Commons
Company
✓ 2318 Greenleaf 67226

A tract in the Southwest Quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M., beginning at the Southwest corner of said Section, thence Northerly along the West line of said section bearing North $1^{\circ}01'02''$ West, 794.89 feet; thence North $88^{\circ}58'58''$ East 50 feet to the point of beginning, said point being on the East right of way line of Rock Road; thence North $88^{\circ}58'58''$ East, 340 feet; thence South $1^{\circ}01'02''$ East 42 feet; thence South $88^{\circ}58'58''$ West, 45 feet; thence South $1^{\circ}01'02''$ East, 72 feet; thence South $46^{\circ}01'02''$ East, 158 feet; thence South $1^{\circ}01'02''$ East 160.71 feet; thence South $88^{\circ}58'58''$ West 139.77 feet; thence North $45^{\circ}01'02''$ West, 108 feet; thence South $88^{\circ}58'58''$ West 190.58 feet to the East right of way line of Rock Road; thence Northerly along said right of way line bearing North $1^{\circ}01'02''$ West, 310.07 feet to the point of beginning.

Same as above

Tract Description

A tract beginning at the Southwest corner of Section 5, Township 27 South, Range 2 East of the 6th P.M., thence Northerly along the West line of said Section, bearing North 1°01'02" West, 794.89 feet; thence North 88°58'58" East 390 feet to the point of beginning; thence North 88°58'58" East, 60 feet; thence North 43°58'58" East, 150 feet; thence South 46°01'02" East, 495 feet; thence South 43°58'58" West, 150 feet; thence South 1°01'02" East, 11.61 feet; thence South 88°58'58" West, 205.02 feet; thence South 1°01'02" East, 24.80 feet; thence South 88°58'58" West, 138.28 feet; thence North 1°01'02" West, 160.71 feet; thence North 46°01'02" West, 158 feet; thence North 1°01'02" West, 72 feet; thence North 88°58'58" East, 45 feet; thence North 1°01'02" West 42 feet to the point of beginning.

Property Owner

Independence Commons
Company
2318 Greenleaf 67226

Tract Description

All of the Southwest Quarter of Section 5, Township 27 South, Range 2 East, except a tract beginning at the Southwest corner of said Section 5, thence Northerly along the West line of said Section bearing North 1°01'02" West, 794.89 feet; thence North 88°55'01" East, 450 feet; thence North 43°58'58" East, 150 feet; thence South 46°01'02" East, 495 feet; thence South 43°58'58" West, 150 feet; thence South 1°01'02" East, 11.61 feet; thence North 88°58'58" East, 21.72 feet; thence South 66°32'50" East, 33 feet; thence along a curve to the left having a central angle of 24°28'12", a radius of 209 feet, a length of 89.26 feet and a chord 88.58 feet long bearing South 11°13'04" West; thence South 1°01'02" East, 334.83 feet to the South line of said section; thence Westerly along said South line bearing South 89°06'26" West, 833 feet to the point of beginning; and except that portion now platted as Tallgrass Clubhouse, and except that part now platted as Summerfield Addition, and except a portion of Bluestem Village, and except Lots 23 and 24 as platted in Pebble Green Addition.

Property Owner

Tallgrass Company
 ✓ 2318 Greenleaf 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1		Independence Commons Addition	Independence Commons Company ✓ 2318 Greenleaf 67226
Lot 1, except that part platted as Summerfield Addition		Tallgrass ClubHouse Addition	✓ Tallgrass Club Box 8236 67208

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 1 through Lot 12 inclusive	1	Summerfield Company	✓ Summerfield Company P.O. Box 8236 67208
Lots 13 through Lot 23 inclusive	1	"	Same as above
Reserves A and B	1	"	Same as above
Reserves C and D and E	1	"	✓ Tallgrass Club P.O. Box 8236 67208
Lots 3 through Lot 20 inclusive	2	"	✓ Summerfield Company P. O. Box 8236 67208

Tract Description

The Northwest Quarter of Section 8, Township 27 South Range 2 East of the 6th P.M.

Property Owner

Wilson Estates
✓ Century Plaza Building
111 W. Douglas. 67202

X Louise W. Bradley ^{Mr PE}
(life estate reserved
on a 5 acre tract) ^{W/S}
Address Unknown ^{SD}

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1	1	E. E. Jabes Addition	✓ Great Plains Slawson Ventures 453 S. Webb Road 67207
Lot 2	1	"	Same as above
Lot 5	1	"	X The Broadmoor at Chelsea Company % Investment Resources Corporation 247 N. Market 434 67202

✓ 2-16-83. Resent to: →

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1	7	Sycamore Village Second Addition	George G. Fox Minnie L. Fox 2307 Winstead Circle 67226
		<i>X Account to 2407 Rava 67226 returned - unknown X</i>	
Lot 2	7	"	✓ Donald L. Anderson Sharon K. Anderson 2315 Winstead Circle 67226
Lot 3	7	"	✓ Pu Choi Woo Ching Ling Woo 2323 Winstead Circle 67226
Lot 4	7	"	✓ Jack E. Slattery Jeannette R. Slattery 2331 Winstead Circle 67226
Lot 5	7	"	✓ Terry E. Pufahl Molly M. Pufahl 2339 Winstead Circle 67226
Lot 6	7	"	✓ Sherrel W. Miller Virginia L. Miller 2343 Winstead Circle 67226
Lot 7	7	"	✓ Norman J. Razook Linda F. Razook 2349 Winstead Circle 67226
Lot 8	7	"	✓ Robert M. Adams Velda L. Adams 2353 Winstead Circle 67226
Lot 9	7	"	✓ James E. Kreissler Alice J. Kreissler 2348 Hathway Circle 67226
Lot 10	7	"	✓ Jack William Miller 2344 Hathway Circle 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 11	7	Sycamore Village Second	✓ Carroll C. Van Buskirk Haldis Van Buskirk 2338 Hathway Circle 67226
Lot 12	7	"	✓ Dana K. Bibler Carol A. Bibler 2334 Hathway 67226
Lot 13	7	"	✓ William Barry Davis Iris LaNettie Davis 2316 Hathway 67226
Lot 14	7	"	✓ Paul E. Monson Lynda S. Monson 2318 Hathway 67226
Lot 15	7	"	✓ William E. Estes Mary E. Estes 2306 Hathway 67226
Lot 1	8	"	✓ Steven R. Manweiler Linda M. Manweiler 2306 Winstead Circle 67226
Lot 2	8	"	✓ Frank Emil Salat Geri L. Salat 2318 Winstead Circle 67226
Lot 3	8	"	✓ Travis W. Stembridge Elizabeth Jan Stembridge 2328 Winstead Circle 67226
Lot 4	8	"	✓ James J. Gruff Garnet L. Gruff 2342 Winstead Circle 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 5	8	Sycamore Village Second Addition	Employee Transfer Corporation, ^{WACKER DR.} 20 North Wicker Drive Chicago, Illinois 60606
Lot 6	8	"	William E. Mathis Ann B. Mathis 2343 Hathway Circle 67226
Lot 7	8	"	Harry M. Roberts Erika A. Roberts 2335 Hathway Circle 67226
Lot 9	8	"	Terrel Edwin Martin Kathryn J. Martin 2307 Hathway 67226
Lot 8	8	"	J. Lynn Bock Ann Bock 2315 Hathway 67226
Lot 10	8	"	Oscar Kirk Dahlberg Joanne C. Dahlberg 2308 Longwood Circle 67226
Lot 11	8	"	Jack N. Turner Marian J. Turner 2314 Longwood Circle 67226
Lot 12	8	"	John Irvin Elliott Dorothy Lee Elliott 2325 Longwood Circle 67226
Lot 13	8	"	Donald R. Bratton Edith T. Bratton 2319 Longwood Circle 67226
Lot 14	8	"	Robert W. Page Joan E. Page 2301 Longwood Circle 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 4	9	Sycamore Village Second Addition ✓	William W. Crawley Kennie J. Crawley 2208 Bromfield Circle 67226
Lot 5	9	"	✓ Frank Yu-Chang Chan Lois Yu-Yee Chan 2204 Bromfield Circle 67226
Lot 6	9	"	✓ Sidney SenChi Yang Janet Yu June Yang 2205 Longwood Circle 67226
Lot 7	9	"	✓ Daniel L. Billings 2219 Longwood Circle 67226
Lot 8	9	" <i>Recent to: 8601 W. 9th ST, 67212</i> X	Monte L. Peterson Naomi G. Peterson 2245 Longwood Circle 67226
Lot 9	9	"	✓ John Glenn Walsh Cynthia L. Stone 2251 Longwood Circle 67226
Lot 10	9	"	✓ Red Oaks Inc. 1231 Longfellow 67207
Lot 11	9	"	✓ Paul J. G. Kunde Theresa S. Kunde 2224 Winstead Circle 67226
Lot 12	9	"	✓ Allan C. Zimmerman Marjorie M. Zimmerman 2214 Winstead Circle 67226
Lot 13	9	"	✓ Nathaniel J. Addleman Linda Addleman 2204 Winstead Circle 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 14	9	Sycamore Village Second Addition	✓ Edward B. Williamson III Georganna L. Williamson 2203 Winstead Circle 67225
Lot 15	9	"	✓ Richard H. Fecchia Rebecca R. Fecchia 2215 Winstead Circle 67226
Lot 16	9	"	✓ James C. Ho Lydia S. Ho 2223 Winstead Circle 67226
Lot 7	10	"	✓ Edward L. Bianchi Mary Annie Bianchi 2209 Bromfield Circle 67226
Lot 8	10	"	✓ Thomas E. Angulo Lora A. Angulo 2203 Bromfield 67226
Lot 9	10	"	✓ Lawrence J. McChesney Susanne L. McChesney 2204 Longwood Circle 67226
Lot 10	10	"	✓ Donald L. Corbett JoAnne Corbett 2212 Longwood Circle 67226
Lot 11	10	"	✓ Tim L. Carroll Diana R. Carroll 2218 Longwood Court 67226
Lot 12	10	"	✓ Richard J. Johnson Doris L. Johnson 2222 Longwood Court 67226
Lot 13	10	"	✓ Clifford L. Meredith Velda G. Meredith 2226 Longwood Court 67226
Lot 14	10	"	✓ Lynn H. McCoppin Janice L. McCoppin 2230 Longwood Court 67226
Lot 15	10	"	✓ Joseph B. Hoover Donna L. Hoover 2234 Longwood Court 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 16	10	Sycamore Village Second Addition	✓ Terry R. Wright Catherine R. Wright 2236 Longwood Court 67226
Lot 17	10	"	✓ Bradford L. Stults Esther A. Stults 2242 Longwood Court 67226
Lot 18	10	"	✓ Dennis Fleming Mary Linda Fleming 2246 Longwood Court 67226
Lot 19	10	"	✓ Paul N. Saliba Donna K. Saliba 2254 Longwood Court 67226
Lot 20	10	"	✓ Floyd Johnson Zeola Johnson 2258 Longwood Circle 67226
Lot 21	10	"	✓ Shiang Yu Lee Agnes C. Lee 2262 Longwood Court 67226
Lot 1	11	"	✓ Richard C. Watson. Stephanie S. Watson 2225 Hathway Circle 67226
Lot 2	11	"	✓ C. Robert Borresen Thelma J. Borresen 2215 Hathway 67226
Lot 3	11	"	✓ Owen B. Pierce Helen J. Pierce 2209 Hathway Circle 67226
Lot 4	11	"	✓ David R. Lineth Geneva Udit 2203 Hathway Circle 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 5	11	Sycamore Village Second Addition	✓ John C. Byers Anna Catherine Byers 2204 Hathway Circle 67226
Lot 6	11	"	✓ Randy D. Stephens Jane U. Stephens 2208 Hathway 67226
The North 9.73 feet of Lot 7, and all of Lot 8	11	"	✓ William T. Hick, Jr. Joan E. Hick 2226 Hathway 67226
Lot 7 except the North 9.73 feet	11	"	✓ Greg R. Perkins Karen L. Perkins 2216 Hathway 67226
Lot 11	4	Sycamore Village Third Addition	✓ Calvary United Methodist Church of Wichita, Kansas, Inc. 201 Lulu 67211
			<i>Recent to: 2525 N. Rock Rd, 67226</i>
Lot 10	4	"	✓ Wichita Development Co. 2471 Hathway 67226
Lot 47	5	"	✓ Adolf B. Byrnas Shirley J. Byrnas 2410 Winstead 67226
Lot 48	5	"	✓ Alfred Joseph Leiker, Jr. Judy A. Leiker 2420 Winstead Circle 67226
Lot 49	5	"	✓ Beverly J. Olds 2430 Winstead Circle 67226
Lot 50	5	"	✓ Stephanie D. Gebert 2440 Winstead 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 51	5	Sycamore Village Third Addition	✓ P. A. Jackson Wanda E. Jackson 2450 Winstead 67226
Lot 52	5	"	✓ Kenneth R. Huber Patricia A. Huber 2460 Winstead 67226
Lot 54	5	"	✓ Marc M. Ororzzo Deborah J. Morozzo 2471 Longwood Circle 67226
Lot 55	5	"	✓ Badr Idbeis Brigitte Idbeis 2461 Longwood Circle 67226
Lot 56	5	"	✓ Ted O. Burke Ute F. Burke 2451 Longwood Circle 67226
Lot 57	5	"	✓ Stephen A. Wolf 2441 Longwood 67226
Lot 58	5	"	✓ Thomas J. Overton Linda L. Overton 2431 Longwood Circle 67226
Lot 59	5	"	✓ Gerald C. Snyder, Jr. Victoria D. Snyder 2421 Longwood Circle 67226
Lot 60	5	"	✓ William J. Roh Peggy L. Roh 2420 Longwood Circle 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 61	5	Sycamore Village Third Addition	John R. Roeder Cynthia S. Roeder ✓ 2430 Longwood Circle 67226
Lot 62	5	"	Robert Siu Cheung Wong ✓ Kelly Liu Wong 2440 Longwood Circle 67226
Lot 63	5	"	Gary L. Wood ✓ Carol A. Park 2450 Longwood Circle 67226
Lot 64	5	"	Thomas Jones ✓ Alice M. Jones 2460 Longwood Circle 67226
Lot 65	5	"	Wichita Development Co. D 2471 Hathway 67226
Lot 66	5	"	Fourth National Bank and Trust Co. ✓ 100 North Broadway 67202
Lot 67	5	"	✓ Robin L. Ringler 2461 Hathway Circle 67226
Lot 68	5	"	Joseph F. Layman, Jr. ✓ Lois Ann Layman Box 470 El Dorado, 67042
Lot 69	5	"	✓ Donald J. Weber Sandra L. Weber 2441 Hathway Circle 67226
Lot 70	5	"	✓ Alan B. Gabbard Joyce M. Gabbard 2431 Hathway 67226

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 71	5	Sycamore Village Third Addition	Wichita Development 2471 Hathway 67226
Lot 72	5	"	Kristen D. Kennedy Jamie L. Kennedy 2411 Hathway Ct. 67226
Lot 73	5	"	David W. Munro Dilla J. Munro 2408 Hathway Circle 67226
Lot 74	5	"	Edwin W. Parker II Ann Parker 2412 Hathway Circle 67226
Lot 75	5	"	Charles B. Wilson Nancy C. Wilson 2422 Hathway 67226
Lot 76	5	"	Elzie D. Odom, Jr. Janet Bell Odom 2432 Hathway Circle 67226
Lot 77	5	"	James M. Daley Marsha K. Daley 2442 Hathway 67226
Lot 78	5	"	Dennis D. Bartel Judith C. Bartel 2452 Hathway 67226
Lot 79	5	"	Billy Mac Jones Doris Jane Jones 2462 Hathway Circle 67226
Lot 80	5	"	Scott A. Oatsdean Joetta W. Oatsdean 2472 Hathway 67226
Reserves and Floodway		"	Sycamore Village Homeowners Association 2344 Bromfield Circle 67226

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 1000 foot radius of:

A tract beginning at the intersection of the north right of way line of 21st St. North and the east right of way line of Rock Road, said point of beginning being 40 feet northerly and 50 feet easterly of the southwest corner of Section 5, Township 27 South, Range 2 East of the 6th P.M.; thence northerly along the east right of way line of Rock Road bearing North 1°01'02" West 1471.54 feet; thence North 89°58'58" East 230 feet; thence North 37°16'16" East, 253.62 feet; thence South 62°16'02" East 555 feet; thence North 89°06'26" East 43.28 feet; thence South 0°53'34" East, 316 feet; thence South 43°58'58" West, 407.13 feet; thence South 88°58'58" West, 114.91 feet; thence along a curve to the right having a radius of 50 feet, a long chord bearing South 20°52'30" West 38.32 feet, a central angle of 45°03'51" and an arc length of 39.33 feet; thence North 88°58'58" East, 108.19 feet; thence South 46°01'02" East, 360.16 feet; thence South 43°58'58" West, 58.24 feet to the point of curvature of a curve to the left; thence along said curve having a radius of 242.00 feet, a long chord bearing South 21°28'58" West, 185.22 feet, a central angle of 45°00'00" and an arc length of 190.07 feet; thence South 1°01'02" East, 284.76 feet to a point on the north right of way line of 21st St. North; thence westerly along said north right of way line bearing South 89°06'26" West, 71.72 feet; thence North 87°04'43" West, 150.33 feet; thence South 89°06'26" West, 100 feet; thence South 1°01'02" East, 10 feet; thence South 89°06'26" West, 35 feet; thence South 1°01'02" East 10 feet; thence South 89°06'26" West, 393.31 feet to the point of beginning;

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas on the 13th day of January, 1983 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Seale
Vice-President

Order No: 315958
ap



Please Deliver To
Metropolitan Planning
10th Floor
ATT: ART CHAMBERS

Ardy

SECURITY ABSTRACT AND TITLE CO. INC.
434 North Main • Wichita, Kansas 67202 • Telephone (316) 267-8371
SECURITY IS KNOWING

OWNERSHIP LIST
Tallgrass Commercial and Office Park
(Parcel IV)

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1	Independence Commons Addition	Independence Commons Company 2318 Greenleaf 67226

<u>Tract Description</u>	<u>Property Owner</u>
<p>A tract beginning at the intersection of the East right of way line of Rock Road and the North right of way line of Twenty-First Street North, said point being 40 feet North and 50 feet East of the Southwest corner of said Section 5, Township 27 South, Range 2 East of the 6th P.M.; thence North-erly along the East right of way line of Rock Road bearing North 01°01'02" West, 444.93 feet; thence North 88°58'58" East, 190.58 feet; thence South 46°01'02" East, 108 feet; thence North 88°58'58" East 133 feet to the Northwest corner of Lot 1, Independence Commons, an addition to Wichita, thence South 01°01'02" East, 266.42 feet; thence South 88°58'58" West, 7 feet; thence South 01°01'02" East, 103 feet; thence South 89°06'26" West, 392.95 feet to the point of beginning.</p>	<p>Independence Commons Company 2318 Greenleaf 67226</p>

Tract Description

A tract beginning at the Southwest corner of Section 5, Township 27 South, Range 2 East of the 6th P.M., thence Northerly along the West line of said Section, bearing North 1°01'02" West, 794.89 feet; thence North 88°58'58" East, 390 feet to the point of beginning; thence North 88°58'58" East, 60 feet; thence North 43°58'58" East, 150 feet; thence South 46°01'02" East, 495 feet; thence South 43°58'58" West 150 feet; thence South 1°01'02", East, 11.61 feet; thence South 88°58'58" West, 205.02 feet; thence South 1°01'02" East, 24.80; thence South 88°58'58" West, 138.28 feet; thence North 1°01'02" West, 160.71 feet; thence North 46°01'02" West, 158 feet; thence North 1°01'02" West, 72 feet; thence North 88°58'58" East, 45 feet; thence North 1°01'02" West 42 feet to the point of beginning.

Property Owner

Independence Commons
Company
2318 Greenleaf 67226

A tract in the Southwest Quarter of Section 5, Township 27 South, Range 2 East of the 6th P.M., beginning at the Southwest corner of said Section, thence Northerly along the West line of said section bearing North 1°01'02" West, 794.89 feet; thence North 88°58'58" East 50 feet to the point of beginning, said point being on the East right of way line of Rock Road; thence North 88°58'58" East, 340 feet; thence South 1°01'02" East 42 feet; thence South 88°58'58" West, 45 feet; thence South 1°01'02" East, 72 feet; thence South 46°01'02" East 158 feet; thence South 1°01'02" East 160.71 feet; thence South 88°58'58" West 139.77 feet; thence North 45°01'02" West, 108 feet; thence South 88°58'58" West 190.58 feet to the East right of way line of Rock Road; thence Northerly along said right of way line bearing North 1°01'02" West, 310.07 feet to the point of beginning.

Independence Commons
Company
2318 Greenleaf 67226

Tract Description

All of the Southwest Quarter of Section 5, Township 27 South, Range 2 East, except a tract beginning at the Southwest corner of said Section 5, thence Northerly along the West line of said Section bearing North 1°01'02" West, 794.89 feet; thence North 88°55'01" East, 450 feet; thence North 43°58'58" East, 150 feet; thence South 46°01'02" East, 495 feet; thence South 43°58'58" West, 150 feet; thence South 1°01'02" East, 11.61 feet; thence North 88°58'58" East, 21.72 feet; thence South 66°32'50" East, 33 feet; thence along a curve to the left having a central angle of 24°28'12", a radius of 209 feet, a length of 89.26 feet and a chord 88.58 feet long bearing South 11°12'04" West; thence South 1°01'02" East, 334.83 feet to the South line of said section; thence Westerly along said South line bearing South 89°06'26" West, 833 feet to the point of beginning; and except that portion now platted as Tallgrass Clubhouse, and except that part now platted as Summerfield Addition, and except a portion of Bluestem Village, and except Lots 23 and 24 as platted in Pebble Green Addition.

The Northwest Quarter of Section 8, Township 27 South, Range 2 East of the 6th P.M.

Property Owner

Tallgrass Company
2318 Greenleaf 67226

Wilson Estates
Century Plaza Building
67202

Louise W. Bradley
(life estate reserved
on a 5 acre tract)
Address Unknown

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots within a 350 foot radius of:

A tract commencing at the SW corner of Section 5, Township 27 South, Range 2 East of the 6th P.M., thence easterly along the South line of said section, bearing North 89°06'26" East, 503.30 feet; thence North 1°01'02" West, 60.10 feet to the point of beginning, said point also being on the north right of way line of 21st Street North; thence continuing northerly bearing North 1°01'02" West, 311.78 feet to the point of curvature of a curve to the left; thence along said curve having a radius of 130 feet, a long chord bearing North 46°01'02" West, 183.85 feet, a central angle of 90°00'00" and an arc length of 204.20 feet; thence South 88°58'58" West, 32.30 feet; thence North 1°01'02" West, 299.30 feet; thence North 88°58'58" East, 136.79 feet to a point on a curve to the left; thence along said curve having a radius of 50 feet, a long chord bearing North 88°58'58" East, 71.42 feet, a central angle of 91°08'46" and an arc length of 79.54 feet, thence North 88°58'58" East, 108.19 feet; thence South 46°01'02" East, 360.16 feet; thence South 43°53'58" West, 58.24 feet to the point of curvature of a curve to the left; thence along said curve having a radius of 242 feet, a long chord bearing South 21°28'58" West, 185.22 feet; a central angle of 45° and an arc length of 190.07 feet; thence South 1°01'02" East, 284.76 feet to a point on the north right of way line of 21st Street North; thence westerly along said right of way line bearing South 89°06'26" West, 71.72 ft thence North 87°04'43" West, 150.33 ft; thence South 89°06'26" West 75 feet to the point of beginning.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas on the 25th day of January, 1983, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.
By *Mary Hable*
Vice-President

Order No: 316350
ap

FORM 25-1

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION 33675 AMOUNT

NAME

ADDRESS

FUND DUE DATE

COMMENTS

DATE BY

*

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

Roll # 1

*