

ACTION

DATE

SID COMMITTEE _____

M.A.P.C. Approved and to continue 3/3/88

W.C.C./B.E.O. C. Approved as recommended

3-29-88

DATA SHEET

Z- _____
 SCZ- _____
 CU- _____
 DR- _____
 DP- 183

Amend
 Case Filed: 1-22-88
 Associated Case: Z-2904

CPO Council Area: 2B
 CPO Meeting Date: 2-22-88
 MAPC Hearing Date: 3-3-88

APPLICATION DATA: Map No. 5846A

- General Location: On the south side of Kellogg between Lightner and Fabrique
- From _____ to _____
- Proposed Use: _____
- DP Name: DAVIS MOORE COMMERCIAL COMMUNITY UNIT PLAN
- Applicant: D & M Investments, c/o T. G. Davis, Jr.
 Address: P. O. Box 780047, Wichita, KS. 67218 Phone N/A
- Applicant: Pete Klein
 Address: P.O. Box 780047, Wichita, KS. 67218 Phone _____
- Agent: Everett C. Fettis
 Address: 120 South Market, #504, Wichita, Kansas 67202 Phone 267-7251
- Agent: Sam Mobley
 Address: 430 South Ridge Road, Wichita, KS. 67209 Phone _____
- Engineer: Baughman Company, P.A.
 Address: 315 ELLIS, Wichita, KS. 67211 Phone 262-7271

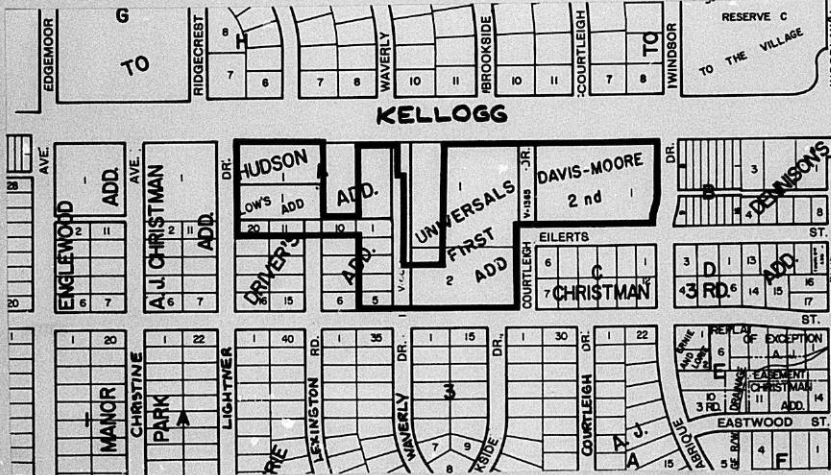
AREA DATA:

- Acres: 11 (_____ ft. by _____ ft.)
- Adjoining Zoning: N "AA" & "A" S "A" & "AA" E "LC" & "A" W "LC" & "A"
- Land Use: North _____ East _____
 South _____ West _____

PICTURE SHEET

PHOTO DATA:

Taken by _____ Date _____ Time _____



No 2-153C
 S. H. HARRINGTON, INC.
 1001 AVENUE "D", WICHITA, KANSAS 67202
 REGISTERED PROFESSIONAL ENGINEER
 U.S.A.

Planning Agenda Item # _____

City of Wichita
City Council Meeting
March 29, 1988

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: DP-183 - DAVIS-MOORE COMMERCIAL COMMUNITY UNIT PLAN,
LOCATED ON THE SOUTH SIDE OF KELLOGG, BETWEEN LIGHTNER
AND FABRIQUE; AND

Z-2904 - ZONE CHANGE FROM THE "A" TWO-FAMILY DWELLING
DISTRICT TO THE "LC" LIGHT COMMERCIAL DISTRICT, LOCATED
ON THE SOUTH SIDE OF KELLOGG, BETWEEN LIGHTNER AND
LEXINGTON. (District #2)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (7-0).

Staff Recommendation: Approve.

CPO Recommendation: Council 2B recommended approval (7-0).

Background: On March 3, 1988, the MAPC held a public hearing to consider a commercial community unit plan and associated zone change request for an 11-acre tract of land on the south side of Kellogg between Lightner and Fabrique streets. The property is an assemblage of blocks, lots and parts of lots of five platted additions which are developed primarily for automotive sales and associated services. A restaurant also exists on the site. The "LC" rezoning request is for two residential lots that are currently zoned the "A" Two-family Dwelling District. The area proposed for rezoning is 0.3 acres in size.

The C.U.P. proposal groups all the properties into one parcel with a maximum gross floor area of 395,881 square feet and a maximum proposed building coverage of 40 percent or 190,825 square feet. The proposed uses for the parcel include new and used automotive sales, leasing, service and other associated uses including a non-public parking garage. These uses currently exist on the property and are proposed to be continued and expanded in the future. The proposed C.U.P. also indicates the intent to continue operation of an existing restaurant until the current lease expires. The proposed C.U.P. also indicates a significant expansion of a parking garage existing on the site. The applicant has been advised of the desirability of maintaining a consistent 35-foot building setback from the property line along Kellogg Drive and Courtleigh Streets. Adequate separation should also

be maintained between structures on the site to accommodate on site circulation for fire protection purposes. The proposed C.U.P. indicates a reduction to zero of what normally would be a 35-foot setback along Courtleigh Street to provide for the future expansion of an existing parking garage. The C.U.P. also indicates that two of the existing structures fronting on Kellogg Drive extend into the 35-foot building setback area.

Future expansion of the parking garage as proposed on the C.U.P. will require approval of a variance by the Board of Zoning Appeals of the 35-foot setback along Courtleigh Drive previously established in Condition No. 6 of BZA Resolution No. 26-86 adopted on September 23, 1986. The 35-foot building setback line along Kellogg Drive should be maintained and extended through the existing buildings.

The importance of maintaining proper screening and landscaping from the residents to the south has also been emphasized. On site observation reveals that the plant materials to be installed along Ellerts and Fabrique Streets in conformance with a landscape plan dated January 15, 1985 associated with a previously approved Board of Zoning Appeals case BZA No. 27-84 have not been planted. The required landscaping should be completed prior to the issuance of additional building permits on the property covered by the current Community Unit Plan.

The C.U.P. proposes a 35-foot maximum building height limitation for the site except for the proposed parking garage. The parking garage is proposed to have a 50-foot height limitation for the purpose of constructing a roof over the existing structure. Upon further review of the actual height of the existing structure, the architect associated with the project has indicated that a 40-foot maximum building height limitation will be adequate to construct a roof over the existing structure. A 40-foot maximum building height limitation would be more in scale with the residential structures adjacent to the property. No one spoke in opposition to the case.

Recommendations/Actions:

1. Concur with the findings of the MAPC and approve the zone change and C.U.P. subject to the recommended conditions; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Council; or
2. Return the applications to the MAPC for reconsideration stating reasons.

CASE NUMBER: Z-2904 and DP-183

OWNER/APPLICANT/AGENT: D & M Investments, T. G. Davis, Jr. (applicant)
Everett Fettis (agent)

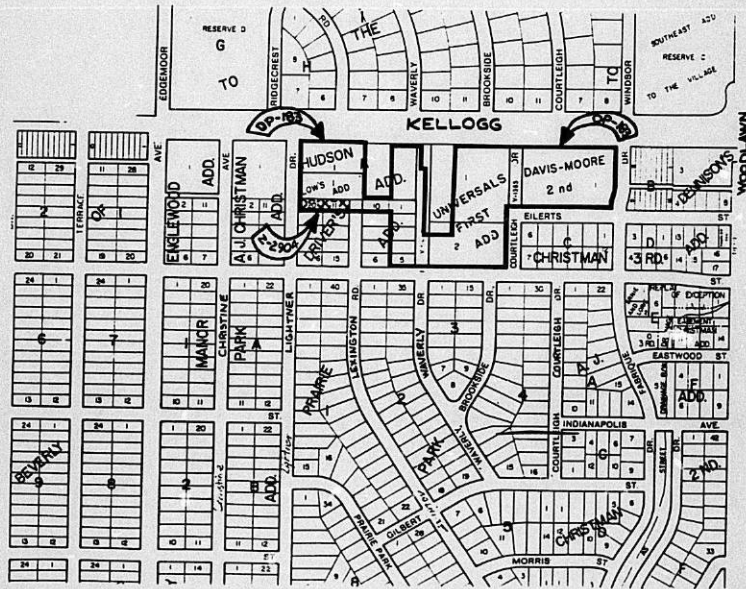
REQUEST: Approval of Davis-Moore Commercial C.U.P. and associated zone case

CURRENT ZONING: "A" Two-family Dwelling District, "LC" Light Commercial district and "C" Commercial District

SITE SIZE: 10.95 acres

LOCATION: On the south side of Kellogg between Lightner and Fabrique Streets

PROPOSED USE: New and used automobiles, and related uses including a non-public parking garage and the temporary use of a restaurant until the current lease expires.



EXCERPT FROM PLANNING COMMISSION MINUTES OF MARCH 3, 1988

LEGAL:

- 10a. Case No. Z-2904 - D & M Investments, et al, request zone change from "A" to "LC" for Lots 11 and 20, Driver's Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg between Lightner and Lexington.
- 10b. Case No. DP-183 - D & M Investments, et al, request approval of Davis-Moore Commercial Community Unit Plan for Lot 1, Low's Addition to Wichita, Sedgwick County, Kansas; Lot 1, Hudson Addition to Wichita, Sedgwick County, Kansas, the west 10 feet of Lot 2, Hudson Addition to Wichita, Sedgwick County, Kansas; the east 100 feet of Lot 2, Hudson Addition to Wichita, Sedgwick County, Kansas; the west 30 feet of vacated Waverly, the west 20 feet of the east 30 feet of vacated Waverly, except the north 100 feet thereof, the east 10 feet of the south 160 feet of vacated Waverly, Lot 1, except the west 110 feet thereof, Universal First Addition to Wichita, Sedgwick County, Kansas; Lot 2, except the north 50 feet of the west 110 feet, Universal First Addition to Wichita, Sedgwick County, Kansas; Lots 1, 2, 3, 4, 5, 10, 11 and 20, Drivers Addition, to Wichita, Sedgwick County, Kansas; together with Lexington Street lying between said Lots 10 and 11, Drivers Addition to Wichita, Sedgwick County, Kansas; Lot 1, Davis Moore 2nd Addition, Wichita, Sedgwick County, Kansas; vacated Courtleigh lying west of and adjacent to Lot 1, Davis Moore 2nd Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg between Lightner and Fabrique.

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

BACKGROUND: The applicant is requesting the approval of a commercial community unit plan and an associated zone change request for an 11-acre tract of land on the south side of Kellogg between Lightner and Fabrique streets. The property is an assemblage of blocks, lots and parts of lots of five platted additions which are developed primarily for automotive sales and associated services. A restaurant also exists on the site. The "LC" rezoning request is for two residential lots that are currently zoned the "A" Two-family Dwelling District. The area proposed for rezoning is 0.3 acres in size.

The C.U.P. proposal groups all the properties into one parcel with a maximum gross floor area of 395,881 square feet and a maximum proposed building coverage of 40 percent or 190,825 square feet. The proposed uses for the parcel include new and used automotive sales, leasing, service and other associated uses including a non-public parking garage. These uses currently exist on the property and are proposed to be continued and expanded in the future. The proposed C.U.P. also indicates the intent to continue operation of an existing restaurant until the current lease expires. The proposed C.U.P. also indicates a significant expansion of a parking garage existing on the site. The applicant has been advised of the desirability of maintaining a consistent 35-foot building setback from the property line along Kellogg Drive and Courtleigh Streets. Adequate separation should also be maintained between structures on the site to accommodate on site circulation for fire protection purposes. The proposed C.U.P. indicates a reduction to zero of what normally would be a 35-foot setback along Courtleigh Street to provide for the future expansion of an existing

parking garage. The C.U.P. also indicates that two of the existing structures fronting on Kellogg Drive extend into the 35-foot building setback area.

Future expansion of the parking garage as proposed on the C.U.P. will require approval of a variance by the Board of Zoning Appeals of the 35-foot setback along Courtleigh Drive previously established in Condition No. 6 of BZA Resolution No. 26-86 adopted on September 23, 1986. The applicant will need an exception on subject property through the Board of Zoning Appeals to extend the automotive sales and related uses. The 35-foot building setback line along Kellogg Drive should be maintained and extended through the existing buildings.

The importance of maintaining proper screening and landscaping from the residents to the south has also been emphasized. On site observation reveals that the plant materials to be installed along Eilerts and Fabrique Streets in conformance with a landscape plan dated January 15, 1985 associated with a previously approved Board of Zoning Appeals case BZA No. 27-84 have not been planted. The required landscaping should be completed prior to the issuance of additional building permits on the property covered by the current Community Unit Plan.

The C.U.P. proposes a 35-foot maximum building height limitation for the site except for the proposed parking garage. The parking garage is proposed to have a 50-foot height limitation for the purpose of constructing a roof over the existing structure. Upon further review of the actual height of the existing structure, the architect associated with the project has indicated that a 40-foot maximum building height limitation will be adequate to construct a roof over the existing structure. A 40-foot maximum building height limitation would be more in scale with the residential structures adjacent to the property.

CASE HISTORY: The properties encompassed by the current community unit plan proposal have been involved in numerous regulatory cases over the past fifteen years. Since 1973, various lots, blocks and public ways within five different subdivisions inside the C.U.P. area have been the subject of five vacation cases (V-0651, V-1154, V-1208, V-1248, V-1363) seven Board of Zoning Appeals Cases (BZA 31-82, BZA 32-82, BZA 27-84, BZA 26-86, BZA 6-87 and BZA 41-87), two dedication cases (D-1326 and D-1485) and three zoning cases (Z-2576, Z-2670 and Z-2712). One of the BZA cases (BZA 31-82) combine five previous BZA cases into one. Almost all of the case load on the properties within the C.U.P. area have been generated to accommodate continued expansion of the Davis-Moore Automobile Dealership. Four of the more significant cases include V-0651 and V-1365 which resulted in the vacation of portions of Waverly and Courtleigh streets south of Kellogg Drive; Z-2576 approved "LC" zoning on April 3, 1984 and BZA 27-84 approved for an exception on May 22, 1984 resulting in the construction of a parking garage along the north side of Eilerts Street; BZA 26-86 approved on September 23, 1986 for an exception to expand the auto related business and combining the provisions of several previously approved BZA cases; and BZA 41-87 approved on October 27, 1987 for an exception to expand the auto related business to property between Lightner and Lexington streets south of Kellogg Drive.

During the processing of the numerous cases cited above, various conditions of approval have been established on different parts of the properties involved. Some of the more significant conditions have been directed toward minimizing objectional

effects on adjacent residential development. Adequate screening and landscaping have been emphasized and attention has been given to excessive noise and lighting.

With the current request for additional "LC" Light Commercial zoning, the applicant has submitted the associated commercial community unit plan which encompasses all of the properties involved in prior cases and those under the applicant's ownership that are intended to be used for automotive related purposes.

ADJACENT ZONING AND LAND USE:

NORTH	AA & A	Residential
SOUTH	AA & A	Residential
EAST	A & LC	Residential & commercial
WEST	A & LC	Residential & commercial

PUBLIC SERVICES: The property is currently receiving city water and sanitary sewer service. Access to the property is being provided from Kellogg Drive--a two lane frontage road along Kellogg (U.S. Highway 54). Access is also being provided to the properties within the C.U.P. from Lightner, Fabrique and a gated entry on Courtleigh. Access is not provided from Orme Street bordering the C.U.P. area on the south. The C.U.P. area is located adjacent to Kellogg Avenue/U.S. 54 Highway. At the present time, Kellogg Avenue at this location is under study by private consultants for improvement to freeway standards. In association with the future Kellogg improvements, several alternate alignments are being evaluated to determine the most appropriate location for the freeway facility. Three of the alignment alternatives under study, if selected, would have significant impact on the property within the C.U.P. area. One alignment under study along Orme Street would traverse the southern portion of the C.U.P. area which is proposed for expansion of a parking garage and is currently used for parking of customers automobiles as well as those stored for sale.

Two of the alternate alignments along existing Kellogg--one centered on the present Kellogg right-of-way and one centered slightly south of the present Kellogg right-of-way will have significant impact on several of the commercial structures now existing on the site. The specific right-of-way that will be required for the improved freeway facility will be determined after the most appropriate alignment is selected. It is anticipated that the Kellogg East Design Concept Study will be completed and an alignment will be selected by October, 1988. It would appear appropriate that major improvements to private properties within the potential right-of-way of the future freeway facility be delayed until the exact alignment is determined and specific right-of-way requirements are identified.

CONFORMANCE TO PLANS/POLICIES: The proposed community unit plan and the zone change requested is consistent with the policy of deepening commercial zoning along Kellogg. The comprehensive plan designates this area for commercial development.

RECOMMENDATION: It is recommended that the commercial development plan and zoning change be approved subject to the following conditions:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Council for their consideration.
- c. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial and residential development and be binding upon the present owners, their successors and assigns, unless amended.
- d. The property included in this C.U.P. shall be platted within one year from the date of approval by the City Council members or the provisions of this C.U.P. shall become null and void for the portions which remain unplatted. The ordinance establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.
- e. No building permits shall be issued for the property until such time as the landscape materials are installed along Eilerts adjacent to the existing parking garage in accordance with the landscape plan dated January 1, 1985, approved in association with Case No. BZA 27-84 which was superceded by Case No. BZA 26-86.
- f. No building permits shall be issued for the construction of the southern expansion of the parking garage until the alignment of the east Kellogg improvement project is determined or until October 31, 1988, whichever occurs first.
- g. The C.U.P. drawing shall be adjusted and General Provision No. 4 shall be rewritten to reflect a 35-foot setback along Kellogg Drive.
- h. General Provision No. 7 shall be rewritten to read as follows:
 7. Fire lanes shall be in accordance with the fire code of the City of Wichita. No parking shall be in said fire lanes although they may be used for passenger loading and unloading. Prior to final approval of the parking plan, the fire chief or his designated representative, shall approve the plan as to location and design of the fire lane(s).
- i. Item No. 4 under the parcel description shall be rewritten to reflect a 40-foot maximum building height on the 3-story parking garage.
- j. Board of Zoning Appeals approval of an exception on the property for automotive sales and related uses.

DISCUSSION:

GALBRAITH stated that this property owner, over a period of years, has been assembling land in this area. It is not all one car agency, but it is several car agencies, and a proposed new car agency may go on the west part of this property. GALBRAITH said that the staff report did not try to portray a negative issue when they cited the cases that have been processed on this site over the years. He felt that it was simply an indication of their assembling land over a period of years, the number of BZA cases, the vacation of north-south streets, the dedication of additional right-of-way, and some zoning cases as they have assembled land. He mentioned that a few years ago they had a BZA case for a three-story parking garage on Eilerts Street. They asked the Board of Zoning Appeals to vary the setback from Eilerts so that structure could go right on the property line, and they were required, in doing so, to landscape the adjacent Eilerts Street right-of-way. GALBRAITH said that it was staff's understanding that their interest is in extending the parking garage to the west; that that might be done in two phases, and the concern about the second phase of extending the garage is that it happens to be in the Orme Street alignment. Staff has asked them, since that is a second phase of the development, would they assure staff, by a statement on the C.U.P., that no building permit would be requested until October 31, 1988, when it is expected that sometime in the latter part of the summer or early fall, a decision will be made on that alignment. They have stated that they have no problem with that type of condition on the C.U.P. The applicants have asked that a setback not be required on Courtleigh. They are willing to dedicate additional right-of-way on Courtleigh, but again they would like a zero setback there because of the spacing between the automotive repair garage that exists on site, and where they would someday hope to extend this parking garage. They have advised that they will landscape the parking area as was required by previous BZA cases. GALBRAITH said that after this entire case is considered, and if the Planning Commission recommends approval, replatting should be required, and a new BZA case is required to eliminate that previously established 35-foot setback from Courtleigh. He said that there were a few minor changes that staff asked them to consider.

GALBRAITH said that the applicants have asked that the heights be established as 50 feet for the parking garage; staff felt that was excessively high at a zero building setback line. The reason they have asked for that is that they would like to put a cover over the top level. The architect has advised staff that a 40-foot height limitation would be satisfactory. It was his thought that they could cover the garage with a height limitation of 40 feet and that would not add additional storage to the garage. GALBRAITH said that staff could support just a 5-foot differential in height in that which is presently required. He also said that staff would like to see a 35-foot setback established all along Kellogg so that further filling in of existing buildings that operate almost at a zero setback would not have filling in of new structures out to a zero setback line.

FAIRBANKS left the meeting.

GALBRAITH stated that the staff recommended approval of the request subject to the conditions listed in the staff report. CPO Council "2B" recommended 7-0 that the application be approved.

EVERETT FETTIS, attorney representing the applicants, stated that they have no problems with the recommendations stated by the staff.

There was no one present in opposition to the applications.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff; I move that we recommend to the governing body that the zone change request be approved and that the C.U.P. be approved subject to the following conditions:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the development.
- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City council for their consideration.
- c. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial and residential development and be binding upon the present owners, their successors and assigns, unless amended.
- d. The property included in this C.U.P. shall be platted within one year from the date of approval by the City Council members or the provisions of this C.U.P. shall become null and void for the portions which remain unplatted. The ordinance establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.
- e. No building permits shall be issued for the property until such time as the landscape materials are installed along Eilerts adjacent to the existing parking garage in accordance with the landscape plan dated January 1, 1985, approved in association with Case No. BZA 27-84 which was superseded by Case No. BZA 26-86.
- f. No building permits shall be issued for the construction of the southern expansion of the parking garage until the alignment of the east Kellogg improvement project is determined or until October 31, 1988, whichever occurs first.
- g. The C.U.P. drawing shall be adjusted and General Provision No. 4 shall be rewritten to reflect a 35-foot setback along Kellogg Drive.

- h. General Provision No. 7 shall be rewritten to read as follows:
7. Fire lanes shall be in accordance with the fire code of the City of Wichita. No parking shall be in said fire lanes although they may be used for passenger loading and unloading. Prior to final approval of the parking plan, the fire chief or his designated representative, shall approve the plan as to location and design of the fire lane(s).
 - i. Item No. 4 under the parcel description shall be rewritten to reflect a 40-foot maximum building height on the 3-story parking garage.
 - j. Board of Zoning Appeals approval of an exception on the property for automotive sales and related uses.

Gardner moved, Miles seconded and it carried unanimously. Moore and Fairbanks were not present. Crockett was absent.

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE February 25, 1988

TO Jack Galbraith, Chief Planner-Current Plans

FROM Stanley J. Scott, CP Coordinator *Stan Scott*

SUBJECT DP-183/Z-2904: South Side of
Kellogg between Lightner and
Lexington

On Monday, February 22, 1988, CPO East Side Neighborhood Council 2B considered the captioned case, a request by D&M Investments for approval of the Davis Moore Commercial Community Unit Plan and an associated zone change from "A" Two Family Dwelling District to the "LC" Light Commercial. Following extensive discussion, the Council voted 7-0 to recommend approval of the requests, subject to the following: MAPD staff comments; solid screening on the property line south of Lots 20 and 11, east of Lexington Drive; and the applicant meeting all landscaping and screening requirements from previous cases.

The applicant (Pete Kleine), agent (Everett Fettis), and architect (Sam Mobley) were present to describe the request and respond to questions from the Council and area residents. Mr. Fettis explained that the Davis Moore C.U.P. brings the over 11 acres owned by Davis Moore under one community unit plan as required by zoning regulations.

Six area residents were present to express concern and receive information concerning the request. Among the concerns expressed were the need for enforcement of landscaping and screening requirements and expansion of the existing parking garage. Mr. Fettis responded the landscaping and screening requirements would be met and that expansion of the parking garage would be to the west, not the south as feared by area residents.

Please provide the Council's recommendation and comments to the MAPC and City Council when DP-183/Z-2904 is considered.

SJS:dm

March 8, 1988

Everett C. Fettis
120 South Market, Suite 504
Wichita, Kansas 67202

RE: DP-183: DAVIS MOORE COMMERCIAL C.U.P. On the south side of Kellogg
between Lightner and Fabrique; AND
Z-2904 - "A" to "LC". On the south side of Kellogg between Lightner and
Lexington.

Dear Mr. Fettis:

At its regular meeting on March 3, 1988, the Metropolitan Area Planning Commission considered the above-captioned requests. The action of the Planning Commission was to recommend that the zone change request be approved and that the C.U.P. be approved subject to the following conditions:

- FILE COPY**
- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Council for their consideration.
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Everett C. Fettis RE: DP-183 & Z-2904
March 8, 1988
Page 2

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- i. Item No. 4 under the parcel description shall be rewritten to reflect a 40-foot maximum building height on the 3-story parking garage.
- j. Board of Zoning Appeals approval of an exception on the property for automotive sales and related uses.

Please submit ten (10) corrected and folded copies of the C.U.P. to our office by Wednesday, March 16, 1988, so that subject cases can be scheduled for consideration by the Wichita City Council at their regular meeting on March 29, 1988. This meeting will be held in the City Council Chambers, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG/blw

cc: D & M Investments, c/o T.G. Davis, Jr., P.O. Box 780047, Wichita, 67218
Pete Klein, P.O. Box 780047, Wichita, 67218
Sam Mobley, 430 South Ridge Road, Wichita, 67209
Baughman Company, P.A., 315 Ellis, Wichita, 67211

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE February 25, 1988

TO Jack Galbraith, Chief Planner-Current Plans

FROM Stanley J. Scott, CP Coordinator *Stan Scott*

SUBJECT DP-183/Z-2904: South Side of
 Kellogg between Lightner and
 Lexington

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The applicant (Pete Kleine), agent (Everett Fettis), and architect (Sam Mobley) were present to describe the request and respond to questions from the Council and area residents. Mr. Fettis explained that the Davis Moore C.U.P. brings the over 11 acres owned by Davis Moore under one community unit plan as required by zoning regulations.

Six area residents were present to express concern and receive information concerning the request. Among the concerns expressed were the need for enforcement of landscaping and screening requirements and expansion of the existing parking garage. Mr. Fettis responded the landscaping and screening requirements would be met and that expansion of the parking garage would be to the west, not the south as feared by area residents.

Please provide the Council's recommendation and comments to the MAPC and City Council when DP-183/Z-2904 is considered.

SJS:dm

MARCH 3, 1988

STAFF REPORT

CASE NUMBER: Z-2904 and DP-183

OWNER/APPLICANT/AGENT: D & M Investments, T. G. Davis, Jr. (applicant)
Everett Fettes (agent)

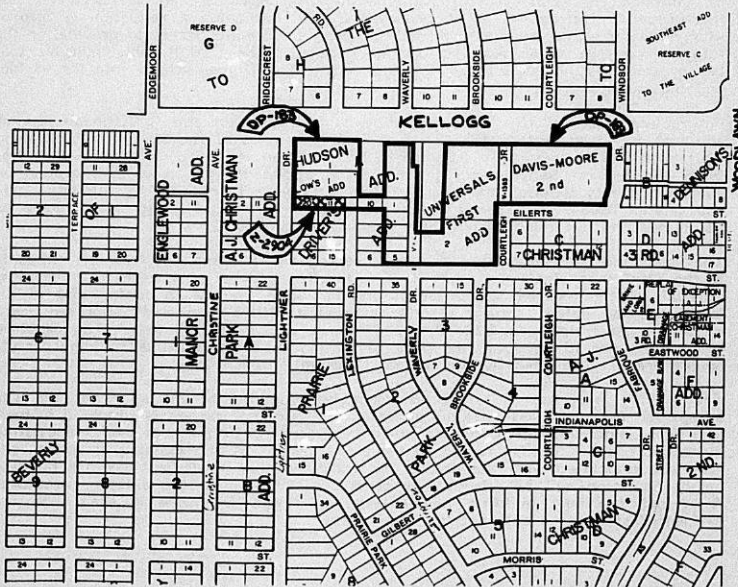
REQUEST: Approval of Davis-Moore Commercial C.U.P. and associated zone case

CURRENT ZONING: "A" Two-family Dwelling District, "LC" Light Commercial district and "C" Commercial District

SITE SIZE: 10.95 acres

LOCATION: On the south side of Kellogg between Lightner and Fabrique Streets

PROPOSED USE: New and used automobile sales and related uses including a non-public parking garage and the temporary use of a restaurant until the current lease expires.



BACKGROUND: The applicant is requesting the approval of a commercial community unit plan and an associated zone change request for an 11-acre tract of land on the south side of Kellogg between Lightner and Fabrique streets. The property is an assemblage of blocks, lots and parts of lots of five platted additions which are developed primarily for automotive sales and associated services. A restaurant also exists on the site. The "LC" rezoning request is for two residential lots that are currently zoned the "A" Two-family Dwelling District. The area proposed for rezoning is 0.3 acres in size.

The C.U.P. proposal groups all the properties into one parcel with a maximum gross floor area of 395,881 square feet and a maximum proposed building coverage of 40 percent or 190,825 square feet. The proposed uses for the parcel include new and used automotive sales, leasing, service and other associated uses including a non-public parking garage. These uses currently exist on the property and are proposed to be continued and expanded in the future. The proposed C.U.P. also indicates the intent to continue operation of an existing restaurant until the current lease expires. The proposed C.U.P. also indicates a significant expansion of a parking garage existing on the site. The applicant has been advised of the desirability of maintaining a consistent 35-foot building setback from the property line along Kellogg Drive and Courtleigh Streets. Adequate separation should also be maintained between structures on the site to accommodate on site circulation for fire protection purposes. The proposed C.U.P. indicates a reduction to zero of what normally would be a 35-foot setback along Courtleigh Street to provide for the future expansion of an existing parking garage. The C.U.P. also indicates that two of the existing structures fronting on Kellogg Drive extend into the 35-foot building setback area.

Future expansion of the parking garage as proposed on the C.U.P. will require approval of a variance by the Board of Zoning Appeals of the 35-foot setback along Courtleigh Drive previously established in Condition No. 6 of BZA Resolution No. 26-86 adopted on September 23, 1986. The applicant will need an exception on subject property through the Board of Zoning Appeals to extend the automotive sales and related uses. The 35-foot building setback line along Kellogg Drive should be maintained and extended through the existing buildings.

The importance of maintaining proper screening and landscaping from the residents to the south has also been emphasized. On site observation reveals that the plant materials to be installed along Eilerts and Fabrique Streets in conformance with a landscape plan dated January 15, 1985 associated with a previously approved Board of Zoning Appeals case BZA No. 27-84 have not been planted. The required landscaping should be completed prior to the issuance of additional building permits on the property covered by the current Community Unit Plan.

The C.U.P. proposes a 35-foot maximum building height limitation for the site except for the proposed parking garage. The parking garage is proposed to have a 50-foot height limitation for the purpose of constructing a roof over the existing structure. Upon further review of the actual height of the existing structure, the architect associated with the project has indicated that a 40-foot maximum building height limitation will be adequate to construct a roof over the existing structure. A 40-foot maximum building height limitation would be more in scale with the residential structures adjacent to the property.

CASE HISTORY: The properties encompassed by the current community unit plan proposal have been involved in numerous regulatory cases over the past fifteen years. Since 1973, various lots, blocks and public ways within five different subdivisions inside the C.U.P. area have been the subject of five vacation cases (V-0651, V-1208, V-1248, V-1363) seven Board of Zoning Appeals Cases (BZA 31-82, BZA 32-82, BZA 27-84, BZA 26-86, BZA 6-87 and BZA 41-87), two dedication cases (D-1326 and D-1485) and three zoning cases (Z-2576, Z-2670 and Z-2712). One of the BZA cases (BZA 31-82) combine five previous BZA cases into one. Almost all of the case load on the properties within the C.U.P. area have been generated to accommodate continued expansion of the Davis-Moore Automobile Dealership. Four of the more significant cases include V-0651 and V-1365 which resulted in the vacation of portions of Waverly and Courtleigh streets south of Kellogg Drive; Z-2576 approved "LC" zoning on April 3, 1984 and BZA 27-84 approved for an exception on May 22, 1984 resulting in the construction of a parking garage along the north side of Eilerts Street; BZA 26-86 approved on September 23, 1986 for an exception to expand the auto related business and combining the provisions of several previously approved BZA cases; and BZA 41-87 approved on October 27, 1987 for an exception to expand the auto related business to property between Lightner and Lexington streets south of Kellogg Drive.

During the processing of the numerous cases cited above, various conditions of approval have been established on different parts of the properties involved. Some of the more significant conditions have been directed toward minimizing objectional effects on adjacent residential development. Adequate screening and landscaping have been emphasized and attention has been given to excessive noise and lighting.

With the current request for additional "LC" Light Commercial zoning, the applicant has submitted the associated commercial community unit plan which encompasses all of the properties involved in prior cases and those under the applicant's ownership that are intended to be used for automotive related purposes.

ADJACENT ZONING AND LAND USE:

NORTH	AA & A	Residential
SOUTH	AA & A	Residential
EAST	A & LC	Residential & commercial
WEST	A & LC	Residential & commercial

PUBLIC SERVICES: The property is currently receiving city water and sanitary sewer service. Access to the property is being provided from Kellogg Drive--a two lane frontage road along Kellogg (U.S. Highway 54). Access is also being provided to the properties within the C.U.P. from Lightner, Fabrique and a gated entry on Courtleigh. Access is not provided from Orme Street bordering the C.U.P. area on the south. The C.U.P. area is located adjacent to Kellogg Avenue/U.S. 54 Highway. At the present time, Kellogg Avenue at this location is under study by private consultants for improvement to freeway standards. In association with the

future Kellogg improvements, several alternate alignments are being evaluated to determine the most appropriate location for the freeway facility. Three of the alignment alternatives under study, if selected, would have significant impact on the property within the C.U.P. area. One alignment under study along Orme Street would traverse the southern portion of the C.U.P. area which is proposed for expansion of a parking garage and is currently used for parking of customers automobiles as well as those stored for sale.

Two of the alternate alignments along existing Kellogg—one centered on the present Kellogg right-of-way and one centered slightly south of the present Kellogg right-of-way will have significant impact on several of the commercial structures now existing on the site. The specific right-of-way that will be required for the improved freeway facility will be determined after the most appropriate alignment is selected. It is anticipated that the Kellogg East Design Concept Study will be completed and an alignment will be selected by October, 1988. It would appear appropriate that major improvements to private properties within the potential right-of-way of the future freeway facility be delayed until the exact alignment is determined and specific right-of-way requirements are identified.

CONFORMANCE TO PLANS/POLICIES: The proposed community unit plan and the zone change requested is consistent with the policy of deepening commercial zoning along Kellogg. The comprehensive plan designates this area for commercial development.

RECOMMENDATION: It is recommended that the commercial development plan and zoning change be approved subject to the following conditions:

- a. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Council for their consideration.
- c. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial and residential development and be binding upon the present owners, their successors and assigns, unless amended.
- d. The property included in this C.U.P. shall be platted within one year from the date of approval by the City Council members or the provisions of this C.U.P. shall become null and void for the portions which remain unplatted. The ordinance establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.

- e. No building permits shall be issued for the property until such time as the landscape materials are installed along Ellerts adjacent to the existing parking garage in accordance with the landscape plan dated January 1, 1985, approved in association with Case No. BZA 27-84 which was superceded by Case No. BZA 26-86.
- f. No building permits shall be issued for the construction of the southern expansion of the parking garage until the alignment of the east Kellogg improvement project is determined or until October 31, 1988, whichever occurs first.
- g. The C.U.P. drawing shall be adjusted and General Provision No. 4 shall be rewritten to reflect a 35-foot setback along Kellogg Drive.
- h. General Provision No. 7 shall be rewritten to read as follows:
 - 7. Fire lanes shall be in accordance with the fire code of the City of Wichita. No parking shall be in said fire lanes although they may be used for passenger loading and unloading. Prior to final approval of the parking plan, the fire chief or his designated representative, shall approve the plan as to location and design of the fire lane(s).
- i. Item No. 4 under the parcel description shall be rewritten to reflect a 40-foot maximum building height on the 3-story parking garage.
- j. Board of Zoning Appeals approval of an exception on the property for automotive sales and related uses.

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

December 30, 1987

TO: Marvin Krout, Director of Planning
Walt Campbell, Deputy Chief of Operations
Bill McKinley, Traffic Engineer
Mike Lindebak, City Engineer

FROM: Barbara R. Harris, Senior Planner

RE: The Commercial Community Unit Plan Proposals for Davis-Moore
(located south of Kellogg between Lightner and Fabrique) and
Spencer Gardens - Boeing (located at the northwest corner of
Oliver and George Washington Boulevard.

Attached for your review and comments are copies of the proposed develop-
ment plans for the above-referenced properties. Spencer Gardens-Boeing
C.U.P. has already been discussed with Engineering and we have your
comments. Davis-Moore C.U.P. is made up of many separate plats and BZA
cases. They will have to replat into one lot. Carl Gipson has already
received City Engineering's copy and is reviewing as to Kellogg right-of-
way needs.

I would appreciate your comments regarding these development proposals by
Wednesday, January 6, 1988. Spencer Gardens-Boeing C.U.P. has been
scheduled for MAPC on January 21, 1988. Davis-Moore C.U.P. has not been
scheduled yet. Thank you.

BRH:blw
Attachments

PL/6103/4

FILE COPY

Davis - Moore CUP

Given to Baughman Co
Preliminary Proposal 1-7-88

- ① 35' Bldg. Setbacks to Kellogg + Courtleigh
- ② Identify all building setbacks
- ③ Indicate "Complete access control except for emergency access" to Orme. 20'
- ④ Maximum building height for garage - 30'
- ⑤ Need CUP to:
indicate nearby zoning + ownerships
- ⑥ Need to file rezoning for 2 lots
- ⑦ Need to pay fees
- ⑧ BZA will have to be filed for entire site
- ⑨ Plat will be required - into 1 lot
- ⑩ Fence / wall req't... of for wooden
- ⑪ Add General Provisions -
a) "Appropriate street trees (as approved by the City Forester) shall be planted no further apart than 50 feet on center in the public parking area between curb and wall and shall be maintained by the owner of the adjacent parcel."
b) "Final determination of street r.o.w. and pavement widths shall be determined at the time of platting."
c) "No wall or fence shall be constructed in any utility easement, and a building permit shall be obtained prior to construction of any fence."
d) "Failure to properly maintain the wall and street trees or the planting strips shall be considered a violation"

Add to
CUP #6

Add to G.P.'s

Add to G.P.'s

Add

of the COP after a joint determination
by the Director of Planning and the
Superintendent of Central Inspection."

Add ^{OK} "A financial guarantee for the street trees
or the plant materials approved in the
landscape plan shall be required prior
to the issuance of any occupancy
permit if the trees or plant materials have
not been planted."

Add to ^{OK} GP #6 "A landscape plan prepared by a
landscape architect for the planting
strips, ^{street trees} indicating the type, location,
and specifications of plant materials,
shall be submitted to the Planning
Department for their review and
approval prior to the issuance of building
permits."

Add ^{OK} to GP #3 "... no offsite signs..."

Msg 1-7-88 Davis-Moore COP

Brent Wooten

Bill Korber

Everett Feltis

Bob Young

Jack Gallenwith

Paul Harris

1) 35' B.S. on frontage rd. + Courtleigh

2) close sw drive - put CAC for 5'.

3) a) Fence to (S) - ok b/c intent is to buy more land + N/S util. com't

* State reasons in text for masonry wall waiver.

~~3)~~

4) Parking garage - 50'

a) we're asking for 30'

b) we don't like zero B.S. + want CAC to Courtleigh.

* 5) Lower 47% coverage to 42 or 43

* 6) 10 "C" area

UU

CASE NO. DP-183

200 Notices to adjoining property owners mailed
on 2-16-88 for CPO meeting on 2-22-88 and
for MAPC meeting on 3-3-88.

5 One each to Applicants and Agents.

3 One each to CPO, Vicky Huang, and City
Council Member.

4 One each to Jack, Louise, Bob and Karen.

212 TOTAL

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

February 12, 1988

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, MARCH 3, 1988, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Council Chambers, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider an application for approval of the DAVIS MOORE COMMERCIAL COMMUNITY UNIT PLAN and associated zoning request from the "A" Two-Family Dwelling District to the "LC" Light Commercial District for property legally described as follows:

CASE NO. DP-183:

Lot 1, Low's Addition to Wichita, Sedgwick County, Kansas; Lot 1, Hudson Addition to Wichita, Sedgwick County, Kansas, the west 10 feet of Lot 2, Hudson Addition to Wichita, Sedgwick County, Kansas; the east 100 feet of Lot 2, Hudson Addition to Wichita, Sedgwick County, Kansas; the west 30 feet of vacated Waverly, the west 20 feet of the east 30 feet of vacated Waverly, except the north 100 feet thereof, the east 10 feet of the south 160 feet of vacated Waverly, Lot 1, except the west 110 feet thereof, Universal First Addition to Wichita, Sedgwick County, Kansas; Lot 2, except the north 50 feet of the west 110 feet, Universal First Addition to Wichita, Sedgwick County, Kansas; Lots 1, 2, 3, 4, 5, 10, 11 and 20, Drivers Addition, to Wichita, Sedgwick County, Kansas; together with Lexington Street lying between said Lots 10 and 11, Drivers Addition to Wichita, Sedgwick County, Kansas; Lot 1, Davis Moore 2nd Addition, Wichita, Sedgwick County, Kansas; vacated Courtleigh lying west of and adjacent to Lot 1, Davis Moore 2nd Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg between Lightner and Fabrique.

In association with this Community Unit Plan (Development Plan), re-zoning has been requested as follows:

CASE NO. Z-2904:

Lots 11 and 20, Driver's Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg between Lightner and Lexington.

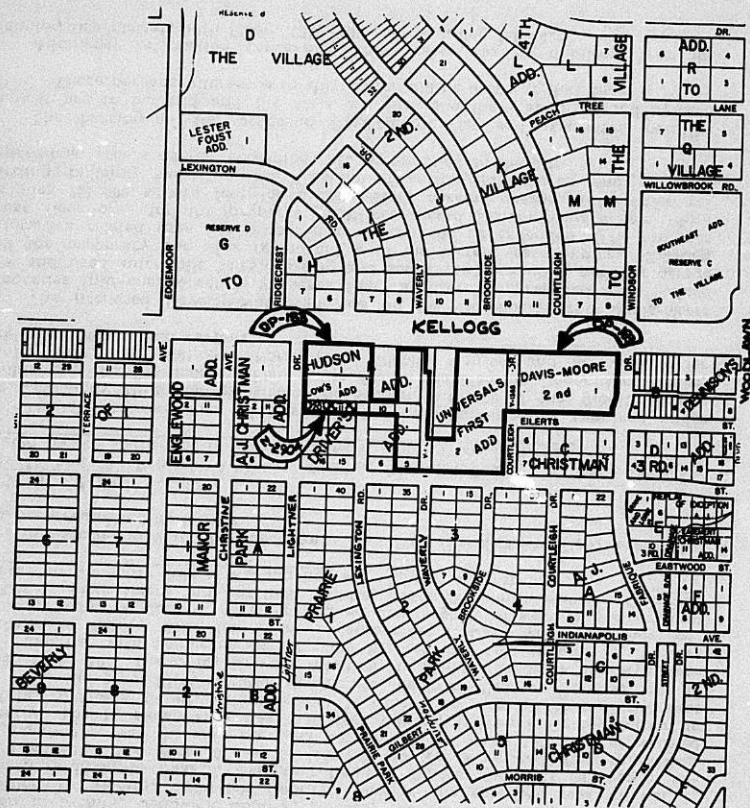
The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Wichita Zoning Ordinance. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The proposed Development Plan now on file consolidates the Davis-Moore properties into one parcel 10.95 acres (net) in size. The proposed uses include new and used automobile sales, leasing and service, a non-public parking garage and the temporary use of a restaurant until the current lease expires. Existing automotive related uses are proposed to remain and be expanded. The maximum gross floor area for the property shall not exceed 395,881 square feet which includes 255,000 square feet for a three-story parking garage. Information regarding building setbacks, the location of existing structures and proposed expansions, access points, screening, etc. is specified on the plan.

The hearing of the proposed Development Plan and associated rezoning request are to be held and the same will then and there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

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

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Eastside Neighborhood Council "2B" will consider this case at their meeting to be held on Monday, February 22, 1988, at 7 p.m., at the Capitol Federal Savings and Loan Building, 8040 East Douglas. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



APPLICATION AREA

() Published in the Daily Record on February 9, 1988 (One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

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The proposed Development Plan now on file consolidates the Davis Moore properties into one parcel 10.95 acres (net) in size. The proposed uses include new and used automobile sales, leasing and service, a non-public parking garage and the temporary use of a restaurant until the current lease expires. Existing automotive related uses are proposed to remain and be expanded. The maximum gross floor area for the property shall not exceed 395,881 square feet which includes 255,000 square feet for a three-story parking garage. Information regarding building setbacks, the location of existing structures and proposed expansions, access points, screening, etc. is specified on the plan.

The hearing of the proposed Development Plan and associated rezoning request are to be held and the same will then and there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

WITNESS MY HAND this 9th day of February, 1988.

Marvin S. Krout, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

CASE NO. DP-183

DAVIS MOORE COMMERCIAL
COMMUNITY UNIT PLAN

Lot 1, Low's Addition to Wichita, Sedgwick County, Kansas; Lot 1, Hudson Addition to Wichita, Sedgwick County, Kansas, the west 10 feet of Lot 2, Hudson Addition to Wichita, Sedgwick County, Kansas; the east 100 feet of Lot 2, Hudson Addition to Wichita, Sedgwick County, Kansas; the west 30 feet of vacated Waverly, the west 20 feet of the east 30 feet of vacated Waverly, except the north 100 feet thereof, the east 10 feet of the south 160 feet of vacated Waverly, Lot 1, except the west 110 feet thereof, Universal First Addition to Wichita, Sedgwick County, Kansas; Lot 2, except the north 50 feet of the west 110 feet, Universal First Addition to Wichita, Sedgwick County, Kansas; Lots 1, 2, 3, 4, 5, 10, 11 and 20, Drivers Addition, to Wichita, Sedgwick County, Kansas; together with Lexington Street lying between said Lots 10 and 11, Drivers Addition to Wichita, Sedgwick County, Kansas; Lot 1, Davis Moore 2nd Addition, Wichita, Sedgwick County, Kansas; vacated Courtleigh lying west of and adjacent to Lot 1, Davis Moore 2nd Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Kellogg between Lightner and Fabrique.

PL/6227/4

3. The general location is (use appropriate section)

a. at the _____ corner of _____
and _____; or

b. on the south side of Kellogg (Avenue,
Street) between Lightner (Avenue, Street) and
Fabrique (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 Everett Farris - EFW
Authorized Agent (if any)

By [Signature]
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 _____¹³⁰
(AM, PM) on 1-22-88 (Day, Month, Year). It has been
checked and found to be complete and accompanied by required documents and
the appropriate fee of \$ 200.

Barbara Harris Name
Senior Planner Title

OWNERSHIP LIST

Property Description	Property Owner
✓ Lot 1 Lester Foust Addition	City of Wichita 455 N. Main Wichita, KS 67292
✓ A part of Reserve "B", Block D, in the First Addition to The Village, an Addition to the City of Wichita, Sedgwick County, Kansas, described as commencing at the SW/c of Reserve "B", in said Block D, said point being the intersection of the East line of Edgemoor Drive and the North line of Lexington Road; thence north along the west line of said Reserve "B", a distance of 210 feet; thence east at right angles with the West line of said Reserve "B", a distance of 382.15 feet to a point 300 feet northwest of the Southeasterly line of said Reserve "B" for a place of beginning; thence northeasterly, parallel with and at a distance of 300 feet from the Southeasterly line of said Reserve "B", a distance of 370.55 feet to a point in the Southwesterly line of Lot 24, in said Block D; thence southeasterly along the southwesterly line of Lots 24, 25, 26, 27, 28, 29, 30, 31, 32, in said Block D, to the Southeasterly corner of said Reserve "B", being the common corner with the Southwest corner of Lot 32 in said Block D; thence Southwesterly along the Southeasterly line of said Reserve "B" and the Northerly line of Ridgecrest, 451.47 feet to the intersection of said Ridgecrest with Lexington; thence northwesterly along the Southerly line of said Reserve "B" and the Northerly line of said Lexington, 160.38 feet to a point south of the place of beginning and measured parallel with the West line of said Reserve "B"; thence north parallel with the West line of said Reserve "B", 219.41 feet to the place of beginning.	Redeemer Evangelical Lutheran Church of Wichita, Kansas 5620 East Kellogg Wichita, KS 67218
That part of Reserve "D", Block G, in the Second Addition to The Village, an Addition to the City of Wichita, Sedgwick County, Kansas, described as beginning at the Northwest corner of said Reserve "D"; th. South along the West line of said Reserve, 270 feet; th. Northeasterly 270.09 feet to a point on the North line of Reserve "D", 7 feet East of point of beginning; th. West 7 feet to the point of beginning.	X City of Wichita 455 N. Main Wichita, KS 67202
Reserve "D", Block G, in the Second Addition to The Village, except the South 240 feet, and except the above described tract.	X Redeemer Evangelical Lutheran Church of Wichita 5620 East Kellogg Wichita, KS 67218
The South 240 feet of Reserve "D", Block G, in the Second Addition to The Village, an Addition to the City of Wichita, Sedgwick County, Kansas.	Same As Above

Lot	Block	Addition	Property Owner
Lot 1	Block H	Second Addition to The Village	X Herbert Riemer Sandra Rae Riemer 407 Lexington Road Wichita, KS 67218
Lot 2	Block H	"	Y Hugh S. Stevens Margaret E. Stevens 417 Lexington Road Wichita, KS 67218
Lot 3	Block H	"	Y Julia C. Meeker Pollyann Tombs 427 Lexington Road Wichita, KS 67218
Lot 4 and the North 2 feet of Lot 5	Block H	"	X Robert M. Riegler Lucille E. Riegler 437 Lexington Wichita, KS 67218
Lot 5, except the North 2 feet	Block H	"	X Madeline Bannon 447 Lexington Wichita, KS 67218
Lot 6	Block H	"	X Betty A. Caro 457 Lexington Road Wichita, KS 67218
The North 72 feet of Lot 7, & the South 30 feet of Lot 8	Block H	"	X Glen L. Richardson Jane Richardson 456 Ridgecrest Wichita, KS 67218
Lot 7, except the North 72 feet	Block H	"	X Mid Kansas Federal Savings & Loan Association 230 S. Market Wichita, KS 67202
Lot 8, except the South 30 feet	Block H	"	Y Warren E. Groves 422 Ridgecrest Road Wichita, KS 67218
✓ Lot 1	Block I	"	J. Scott Wilson Linda S. Wilson 406 Lexington Dr. Wichita, KS 67218
✓ Lot 2	Block I	"	James D. Pfister Terry A. Pfister 414 Lexington Road Wichita, KS 67218

Lot	Block	Addition	Property Owner
		<p>Lot 3, Block I, Second Addition to The Village, except beginning at the SE/c; th. W'ly along the S'ly line, 36.5 feet; th. with an angle to the right 85°00', a distance of 35.7 feet; th. with an angle to the right of 87°00' a distance of 11.6 feet; th. with an angle to the left of 88°00'00", 11.2 feet; th. with an angle to the right of 89°32', a distance of 15.1 feet; th. with an angle to the left of 90°00' a distance of 27.5 feet; th. E'ly 8.3 feet to a point on the rear line of said Lot 3, 78.7 feet N'ly of SE'ly corner of said lot; th. S'ly 78.7 feet to beginning.</p> <p>That part of Lot 3, Block I, Second Addition to The Village, described in the exception above.</p>	<p>Carroll F. Little Frances Carolyn Little 424 Lexington Road Wichita, KS 67218</p>
Lot 4	Block I	Second Addition to The Village	<p>Robert W. Mitchell Dorothy F. Mitchell 423 Waverly Wichita, KS 67218</p>
Lot 5	Block I	"	<p>Paul Donald Wilson Alice L. Wilson 434 Lexington Road Wichita, KS 67218</p>
Lot 6	Block I	"	<p>David M. Hill Melinda L. Hill 442 Lexington Rd. Wichita, KS 67218</p>
Lot 7	Block I	"	<p>Earl D. Garner Janis L. Garner 450 Lexington Wichita, KS 67218</p>
Lot 8	Block I	"	<p>Jameel G. Razook 458 Lexington Rd. Wichita, KS 67218</p>
Lot 9	Block I	"	<p>First National Bank in Wichita, Trustee of Herbert & Alma Stipe Living Trust 105 N. Main Wichita, KS 67202</p>
Lot 10	Block I	"	<p>C. E. Harter Neva D. Harter 451 Waverly Drive Wichita, KS 67218</p>
Lot 11	Block I	"	<p>Henry C. Bennett Lucille K. Bennett 445 Waverly Wichita, KS 67218</p>
Lot 12	Block I	"	<p>William M. Howard Ruth M. Howard 437 Waverly Dr. Wichita, KS 67218</p>
			<p>St. Stephens Church Inc. 7404 E. Killarney Wichita, KS 67206</p>

Lot	Block	Addition	Property Owner
✓ Lot 13,	Block I,	Second Addition to The Village, and that part of Lot 14, described as beginning at the SW'yly corner of Lot 14; th. NW'yly along the rear line of said lot, 8.7 feet; th. NE'yly to the SE'yly corner of said lot; th. SW'yly 130 feet to the p.o.b.	Robert W. Mitchell Dorothy M. Mitchell 423 Waverly Drive Wichita, KS 67218
✓ Lot 14,	Block I,	Second Addition to The Village, except beginning at the SW'yly corner of said lot; th. NW'yly along rear line of said lot 8.7 feet; th. NE'yly to the SE/c of said lot; th. SW'yly 130 feet to the p.o.b.	George E. Grist Kathleen L. Grist 419 Waverly Drive Wichita, KS 67218
✓ That part of Lot 15,	Block I,	Second Addition to The Village described as beginning at the SW'yly corner of said lot; th. NW'yly along rear line of said lot, 11.5 feet; the NE'yly to the SE/c of said lot; th. SW'yly 130 feet to the p.o.b.	Same As Above
✓ Lot 15,	Block I,	Second Addition to The Village, except beginning at the SW/c of said lot; th. NW'yly along rear line of said lot, 11.5 feet; th. NE'yly to the SE/c of said lot; th. SW'yly 130 feet to the p.o.b.	Carl C. White Maysel White 411 Waverly Drive Wichita, KS 67218
✓ That part of Lot 16,	Block I,	Second Addition to The Village described as beginning at the SW/c of said lot; th. NW'yly along rear line of said lot, 25 feet; th. N'yly to the SE/c of said lot; th. SW'yly 130 feet to the p.o.b.	Same As Above
✓ Lot 16,	Block I,	Second Addition to The Village, except beginning at the SW'yly corner of said lot; th. NW'yly along rear line of said lot, 25 feet; th. N'yly to the SE/c of said lot; th. SW'yly 130 feet to the p.o.b.	Daniel M. Reynolds Carol L. Reynolds P.O. Box 648 901 Vermont Lawrence, KS 66044
✓ Lot 1	Block J	Second Addition to The Village	W. Dudley Williams Mary V. Williams 404 Waverly Dr. Wichita, KS 67218
✓ Lot 2	Block J	"	Irene V. Keener 410 Waverly Dr. Wichita, KS 67218
✓ Lot 3	Block J	"	Edna Mae Jones 418 Waverly Dr. Wichita, KS 67218
✓ Lot 4	Block J	"	Theodore E. Davis Consuelo Davis 422 Waverly Dr. Wichita, KS 67218
✓ Lot 5	Block J	"	W. Kent Kruske Janet K. Kruske 430 Waverly Dr. Wichita, KS 67218
✓ Lot 6	Block J	"	Deo R. Helsel, Jr Linda M. Helsel 436 Waverly Dr. Wichita, KS 67218

Lot	Block	Addition	Property Owner
Lot 7	Block J	Second Addition to The Village	+ Clifford D. Koehn Shirley A. Koehn 442 Waverly Dr. Wichita, KS 67218
Lot 8	Block J	"	+ Bobby D. Carr Phyllis J. Carr 448 Waverly Dr. Wichita, KS 67218
Lot 9	Block J	"	+ Kansas West Annual Conference of United Methodist Church 151 N. Volutsia Wichita, KS 67214
Lot 10	Block J	"	+ Dwight J. Thompson Noma M. Thompson 218 S. Old Manor Wichita, KS 67218
Lot 11	Block J	"	+ Jack E. Thomas 443 S. Brookside Wichita, KS 67218
Lot 12	Block J	"	+ Joseph S. Scherr Betty L. Scherr 433 S. Brookside Wichita, KS 67218
Lot 13	Block J	"	+ W. J. McKenzie Delores L. McKenzie 423 S. Brookside Wichita, KS 67218
Lot 14	Block J	"	+ Paul R. Attwater II Sally D. Attwater 415 S. Brookside Wichita, KS 67218
✓ Lot 15	Block J	"	David Litan Shirley Hermene 403 S. Brookside Wichita, KS 67218
✓ Lot 16	Block J	"	Melvin G. Circle Patricia A. Circle 349 S. Brookside Wichita, KS 67218
✓ Lot 17	Block J	"	Raymond V. Palmer Bula M. Palmer 327 S. Brookside Wichita, KS 67218
✓ Lot 18	Block J	"	Roger G. Snellen Patricia A. Snellen 325 S. Brookside Wichita, KS 67218

Lot	Block	Addition	Property Owner
✓ Lot 19	Block J	Second Addition to The Village	Marta Elena Bruce 313 S. Brookside Wichita, KS 67218
✓ Lot 20	Block J	"	Steven Campbell Denise Campbell 303 S. Brookside Wichita, KS 67218
✓ Lot 2	Block K	"	Jack Roger Reed 312 S. Brookside Wichita, KS 67218
✓ Lot 3	Block K	"	Patrick R. Robinson Paula K. Robinson 326 S. Brookside Wichita, KS 67218
✓ Lot 4	Block K	"	D. Scott Wise Jennifer K. Wise 338 S. Brookside Wichita, KS 67218
✓ Lot 5	Block K	"	R. G. Mastrolly Nancy Ross Milner 348 S. Brookside Wichita, KS 67218
✓ Lot 6	Block K	"	Emil E. Bowers Zelma I. Bowers 404 S. Brookside Dr. Wichita, KS 67218
Lot 7	Block K	"	Cleaver Calvin Wheeler Felicia R. Wheeler 416 S. Brookside Dr. Wichita, KS 67218
Lot 8	Block K	"	Andrew A. Van Feldt Lucille Von Feldt 426 S. Brookside Dr. Wichita, KS 67218
Lot 9	Block K	"	Ruth E. Risen 436 S. Brookside Dr. Wichita, KS 67218
Lot 10	Block K	"	Charles A. Gaynor Kathy M. Gaynor 446 S. Brookside Dr. Wichita, KS 67218
Lot 11	Block K	"	Virginia K. Ahlf Shirley Ann Ahlf 465 Courtleigh Dr. Wichita, KS 67218
Lot 12	Block K	"	David A. Gruntzel Janet K. Gruntzel 455 Courtleigh Dr. Wichita, KS 67218

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 13	Block K	Second Addition to The Village	Ruth Weninger 445 Courtleigh Wichita, KS 67218
Lot 14	Block K	"	Timothy P. Coultis Marion C. Coultis 435 Courtleigh Dr. Wichita, KS 67218
✓ Lot 15	Block K	"	Mary A. Eves 425 Courtleigh Dr. Wichita, KS 67218
✓ Lot 16	Block K	"	Gertrude Berk Aurbach 413 Courtleigh Dr. Wichita, KS 67218
✓ Lot 17	Block K	"	Michael J. Boyd Linda Glascock Boyd 403 Courtleigh Dr. Wichita, KS 67218
✓ Lot 18	Block K	"	Mae H. Galloway Jay H. Galloway, Trustees of Mae H. Galloway Trust 337 Courtleigh Dr. Wichita, KS 67218
✓ Lot 19	Block K	"	Glem A. Vail Alfreda Vail 325 Courtleigh Dr. Wichita, KS 67218
✓ Lot 1	Block M	"	Harry M. White Linda L. White 404 Courtleigh Dr. Wichita, KS 67218
✓ Lot 2	Block M	"	First United Methodist Church of Wichita Inc. 330 N. Broadway Wichita, KS 67202
✓ Lot 3	Block M	"	George D. Devins Judith K. Devins 426 Courtleigh Dr. Wichita, KS 67218
Lot 4	Block M	"	Patricia A. Gorham Jeffrey L. Kennedy 436 Courtleigh Dr. Wichita, KS 67218
Lot 5	Block M	"	First National Bank in Wichita, as Trustee 105 N. Main Wichita, KS 67202
Lot 6	Block M	"	Veterans Administration 901 Geo. Washington Blvd. Wichita, KS 67211

Lot	Block	Addition	Property Owner
Lot 7	Block M	Second Addition to The Village	X Loren W. Johnson 908 S. Armour Wichita, KS 67207
Lot 8	Block M	"	X John J. O'Neill Dorothy M. O'Neill 463 Windsor Rd. Wichita, KS 67218
Lot 9	Block M	"	X Donald R. Wineke Cynthia L. Wineke 455 Windsor Road Wichita, KS 67218
Lot 10	Block M	"	X Theodore W. Maisch Marjorie R. Maisch 447 Windsor Rd. Wichita, KS 67218
Lot 11	Block M	"	X Leo F. Sander Mary Dean Sander 439 Windsor Road Wichita, KS 67218
✓ Lot 12	Block M	"	Michael Caro Nancy J. Caro 607 N. Stratford Wichita, KS 67218
✓ Lot 13	Block M	"	John J. O'Neill Dorothy M. O'Neill 463 Windsor Road Wichita, KS 67218
✓ Lot 14	Block M	"	Vera D. Larson 413 Windsor Road Wichita, KS 67218
✓ Lot 15	Block M	"	Carl A. Linder Betty L. Linder 6293 Paschtree Lane Wichita, KS 67218
✓ Lot 16	Block M	"	James Paul Gillespie Patricia Jeanne Gillespie 6211 Paschtree Lane Wichita, KS 67218
✓ Lot 1, except that part dedded to the city	Block Q	Fifth Addition to The Village	J. E. Ahlf Louise M. Ahlf 6306 Willowbrook Rd. Wichita, KS 67218
✓ Lot 2	Block Q	"	Charles L. Ryan Eileen M. Ryan 6318 Willowbrook Rd. Wichita, KS 67218
✓ Lot 3	Block Q	"	Floyd I. Palmer Virginia M. Palmer 6330 Willowbrook Rd. Wichita, KS 67218

Lot	Block	Addition	Property Owner
✓ Lot 4	Block Q	Fifth Addition to The Village	Clyde L. Williams Savella B. Williams 6342 Willowbrook Rd. Wichita, KS 67218
✓ Lot 5	Block Q	"	Jimmie J. Ellis Norma Lee Ellis 6341 Peachtree Lane Wichita, KS 67218
✓ Lot 6	Block Q	"	Clarence A. Evans Gracene Evans, Trustees of Clarence A. Evans and C. Gracene Evans Trust 6321 Peachtree Lane Wichita, KS 67218
✓ Lot 7, except that part deeded to City	Block Q	"	James M. Boyd Lorelee A. Boyd 6301 Peachtree Lane Wichita, KS 67218
Reserve C		Reserve "C" Southeast Addition to The Village	Catholic Diocese of Wichita (Church of the Magdalen) 424 N. Broadway Wichita, KS 67202
✓ Block BZ		Eastborough Third Addition	Fran D. Jabara 35 Hampton Wichita, KS 67207
✓ Block CZ Lot 1 & the N $\frac{1}{2}$ of vacated alley on street adjacent to Lot 1		"	LaVerne N. Lambertz 812 N. Waco Wichita, KS 67203
✓ Block CZ			Same As Above
✓ Lot 8, & the S $\frac{1}{2}$ of vacated alley & the North 15 feet of alley between Lots 5 & 8			United State of America 5500 E. Kellogg Wichita, KS 67218 (VA Hosp.)
✓ The SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except street.			United State of America 5500 E. Kellogg Wichita, KS 67218 (VA Hosp.)
✓ Lots 1 & 2	Block 1	Beverley Manor	Beland W. Opperman Claudine Opperman c/o Ronald Opperman 401 N. College Winfield, KS 67156
✓ Lot 3	Block 1	"	D. L. Engel Virginia M. Engel 202 S. Morningside Wichita, KS 67218

Lot	Block	Addition	Property Owner
✓ Lots 4 & 5	Block 1	Beverley Manor	Gordon A. Rogers 1000 S. Woodlawn Wichita, KS 67218
✓ Lot 6	Block 1	"	Hyde Heating & Cooling, Inc., a Kansas Corp. 5511 E. Kellogg Wichita, KS 67218
✓ Lots 7 & 8	Block 1	"	Burris C. Crawford Phyllis C. Crawford 805 W. Mission Wichita, KS 67206
✓ Lots 9 & 10	Block 1	"	Same As Above
✓ Lot 11 & the North 16 2/3 feet of Lot 12	Block 1	"	Helen V. Smith 518 Marcilene Terrace Wichita, KS 67218
✓ The South 33 1/3 feet of Lot 12 & the North 33 1/3 feet of Lot 13	Block 1	"	Aymer L. Achenbach Alfreda Achenbach 524 Marcilene Terrace Wichita, KS 67218
✓ The South 16 2/3 feet of Lot 13 & all of Lot 14	Block 1	"	Keith Olson Kathryn J. Olson 530 Marcilene Terrace Wichita, KS 67218
✓ Lot 15	Block 1	"	Marjorie C. French 538 Marcilene Terrace Wichita, KS 67218
✓ Lot 16	Block 1	"	Guy H. Goddard Margaret R. Goddard 540 Marcilene Terrace Wichita, KS 67218
✓ Lot 17	Block 1	"	Laura Louise Miller Michael Scott Faulkner 544 Marcilene Terrace Wichita, KS 67218
✓ Lot 18	Block 1	"	Floyd Arthur Bloom Stella Roann Bloom 546 Marcilene Terrace Wichita, KS 67218
✓ Lot 19	Block 1	"	Patricia Ann Wood Elizabeth Ann Wood 540 Marcilene Terrace Wichita, KS 67218 and Rebecca Lynne Straub Address Unknown

Lot	Block	Addition	Property Owner
✓ Lot 20	Block 1	Beverley Manor	Robert W. Christopher Dorothy J. Christopher 5520 E. Orme St. Wichita, KS 67218
✓ Lot 21	Block 1	"	Leonard Jeffries Lois V. Jeffries 551 S. Edgemoor Wichita, KS 67218
✓ Lot 22	Block 1	"	Timothy L. McCormick Patsy D. McCormick 545 S. Edgemoor Wichita, KS 67218
✓ Lot 23	Block 1	"	Ronald B. Davis Nancy L. Davis 2405 E. Pawnee Wichita, KS 67211
✓ Lot 24 & the S $\frac{1}{2}$ of Lot 25	Block 1	"	Albert L. Keith Martha A. Keith 537 S. Edgemoor Wichita, KS 67218
✓ The North 25 feet of Lot 25 & all of Lot 26	Block 1	"	Rodney H. Basey Joan E. Cook 1111 Coolidge Wichita, KS 67213
✓ Lot 27	Block 1	"	E. Vernon Alexander Doris Louise Alexander 521 S. Edgemoor Wichita, KS 67218
✓ Lot 28	Block 2	"	Burris C. Crawford Phyllis C. Crawford 805 N. Mission Wichita, KS 67206
✓ Lot 1	Block 2	"	Arthur E. Miller Dorothy A. Miller 544 Marcilene Terrace Wichita, KS 67218
✓ Lot 22	Block 2	"	Wayne C. Phillips Pearl P. Phillips 545 Marcilene Terrace Wichita, KS 67218
✓ Lot 23 & the S $\frac{1}{2}$ of Lot 24	Block 2	"	Gary Dale Gray Dana J. Gray 543 Marcilene Terrace Wichita, KS 67218
✓ The N $\frac{1}{2}$ of Lot 24 & all of Lot 25	Block 2	"	Peggy J. Busby 537 Marcilene Terrace Wichita, KS 67218

Lot	Block	Addition	Property Owner
✓ Lot 26	Block 1	Beverley Manor	Wilfred H. Goevert Mary F. Goevert 531 Marcelline Terrace Wichita, KS 67218
✓ Lot 27	Block 2	"	Adelma F. Castro Virginia M. Castro 525 Marcellene Wichita, KS 67218
✓ Lot 28	Block 2	"	O. Lula Magdaleno 521 Marcellene Terrace Wichita, KS 67218
✓ Lot 29	Block 2	"	Garth M. Kennedy Carol A. Kennedy 7942 Dublin Ct. Wichita, KS 67206
✓ Lots 1 & 2	Block 7	"	Lloyd W. McIntire Lucille N. McIntire 306 Oliver Rd. Santa Barbara, CA 93109
✓ Lots 3 & 4	Block 7	"	A. J. Kovac Mildred M. Kovac 611 S. Edgemoor Wichita, KS 67218
✓ Lots 5, 6 and the N $\frac{1}{2}$ of Lot 7	Block 7	"	Joseph N. Berns Karen A. Berns 1648 Lawrence Lane Ct. Wichita, KS 67206
✓ The S $\frac{1}{2}$ of Lot 7 & all of Lot 8	Block 7	"	Edward P. Hess Mildred E. Hess 639 S. Edgemoor Wichita, KS 67218
✓ Lot 20	Block 7	"	F. H. Talbott Katharyn F. Talbott 522 S. Pershing Wichita, KS 67218
✓ Lot 21	Block 7	"	Harold T. Blasi Mary E. Blasi 618 Marcellene Wichita, KS 67218
✓ Lot 22	Block 7	"	Philip J. Knox, Jr. Miriam E. Knox 610 Marcellene Wichita, KS 67218
✓ Lot 23	Block 7	"	Burt B. Morley Geneva Morley 604 Marcellene Wichita, KS 67218
✓ Lot 24	Block 7	"	Kenneth D. Crouch Mary L. Crouch 600 Marcellene Wichita, KS 67218

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
✓ Lot 1	Block 1	Christy Manor Addition	James W. Wiens Johnie Barker-Wiens 306 N. Edgemoor Wichita, KS 67208
✓ Lot 2	Block 1	"	Steven A. Moler Branda Y. Moler 608 S. Edgemoor Wichita, KS 67218
✓ Lot 3	Block 1	"	Betty J. Revel 616 S. Edgemoor Wichita, KS 67218
✓ Lot 4	Block 1	"	John T. Myers Caroline Myers 620 S. Edgemoor Wichita, KS 67218
✓ Lot 5	Block 1	"	John E. Glasco Sheila A. Glasco 9128 Shade Ave. Wichita, KS 67212
✓ Lot 6	Block 1	"	Glenn G. Tate 634 S. Edgemoor Wichita, KS 67218
✓ Lot 7	Block 1	"	Harold A. Williams Aleta B. Williams 6318 E. 9th Wichita, KS 67208
✓ Lot 8	Block 1	"	Leland Eugene Hufford 2540 Exchange Wichita, KS 67217
✓ Lot 9	Block 1	"	Marie E. Johnson Jolante I. Osborn 652 S. Edgemoor Wichita, KS 67218
✓ Lot 10	Block 1	"	Garold L. Spicer Helen G. Spicer 658 S. Edgemoor Wichita, KS 67218
✓ Lot 11	Block 1	"	Robert J. Paysinger Yvonne E. Paysinger 657 S. Christine Wichita, KS 67218
✓ Lot 12, exc. the North 5 feet	Block 1	"	Billy Joe Luman Willia Jean Luman 651 S. Christine Wichita, KS 67218
✓ The North 5 feet of Lot 12 & all of Lot 13	Block 1	"	Hershell S. Prather Laura F. Prather 647 S. Christine Wichita, KS 67218

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
✓ The North 5 feet of Lot 14 & all of Lot 15	Block 1	Christy Manor Addition	Oliver O. Riffel 633 S. Christine Wichita, KS 67218
✓ Lot 14, exc. the North 5 feet	Block 1	"	Harold M. Rhodes Nancy Jane Spodgrass 639 S. Christine Wichita, KS 67218
✓ Lot 16, exc. the North 5 feet	Block 1	"	Helen L. Christie Robert Lynn Christie 625 S. Christine Wichita, KS 67218
✓ The North 5 feet of Lot 16 & all of Lot 17	Block 1	"	P. C. Musgrove c/o Bob Lambert 501 Ballinger Garden City, KS 67846
✓ The North 5 feet of Lot 18 & all of Lot 19	Block 1	"	Julius T. Clay Zo'ya E. Clay 607 Christine Wichita, KS 67218
Lot 20	Block 1	"	Glenn Samuelson Jeri Samuelson 1208 Apache Rd. Wichita, KS 67207
Lot 1	Block A	Lightner Park Addition	Paul Clifford Pfortmiller 5921 Clarendon Wichita, KS 67220
Lot 2	Block A	"	Billy G. Ray Nadine B. Ray 608 S. Christine Wichita, KS 67218
Lot 3	Block A	"	Richard N. Davis Billie J. Davis 30003 E. 31st St. South Wichita, KS 67210
✓ Lot 4	Block A	"	Joseph F. Page Marie E. Page 11 Meadowlark Dr. Rosehill, KS 67133
✓ Lot 5	Block A	"	Joyce E. Werlein 622 S. Christine Wichita, KS 67218
✓ Lot 6	Block A	"	O. E. Cockey Eunice E. Cockey 628 S. Christine Wichita, KS 67218
✓ Lot 7	Block A	"	Patrick S. Sollars Lynda G. Sollars 1032 Bristol Wichita, KS 67207

Lot	Block	Addition	Property Owner
✓ Lot 8	Block A	Lightner Park	Owen Denis Hope Karen E. Hope 638 S. Christine Wichita, KS 67218
✓ Lot 9	Block A	"	Hunter J. Schrimshaw Ruth E. Schrimshaw 642 S. Christine Wichita, KS 67218
✓ Lot 10	Block A	"	Laurie J. Doyon 1600 N. Ridgewood Wichita, KS 67208
✓ Lot 11	Block A	"	Jake Kerbs Azal F. Kerbs 652 S. Christine Wichita, KS 67218
✓ Lot 12	Block A	"	Richard Lee McLaury Sherelyn J. McLaury 651 S. Lightner Wichita, KS 67218
✓ Lot 13	Block A	"	Harry J. Walter Kathy A. Walter 647 S. Lightner Wichita, KS 67218
✓ Lot 14	Block A	"	Richard A. Merriman Judy E. Merriman 641 S. Lightner Wichita, KS 67218
✓ Lot 15	Block A	"	Perry Windholz Sophia Windholz 637 S. Lightner Wichita, KS 67218
✓ Lot 16	Block A	"	Retta C. Crutcher Ruth C. Stevens 631 S. Lightner Wichita, KS 67218
✓ Lot 17	Block A	"	Eleanor R. Moore Marsha L. Rork Mary Lou Dunham 3901 Edgemont Wichita, KS 67208
✓ Lot 18	Block A	"	Edna M. Goentzel Janice I. Goentzel 621 S. Lightner Wichita, KS 67218
Lot 19	Block A	"	Mary K. Acker 617 S. Lightner Wichita, KS 67218
Lot 20	Block A	"	Daniel Tschanz Imogene Ruth Tschanz 611 S. Lightner Wichita, KS 67218

Lot	Block	Addition	Property Owner
Lot 21	Block A	Lightner Park	John A. Hunter Arlene M. Hunter 607 S. Lightner Wichita, KS 67218
Lot 22	Block A	"	Clarence H. Goudy Evelyn L. Goudy 601 S. Lightner Wichita, KS 67218
✓ Lot 1	Block B	"	J. P. Montgomery Oleta Montgomery 702 S. Christine Wichita, KS 67218
✓ Lot 2	Block B	"	Donald F. Racine Rebecca A. Racine 708 Christine Wichita, KS 67218
✓ Lot 20	Block B	"	Rachelle White Address Unknown Notice of Interest filed 4-16-82: Donald H. Elliott Barbara A. Elliott 6226 Marjorie Lane Wichita, KS 67208 Mildred Welborn (Dec'd)
✓ Lot 21	Block B	"	Elmer P. Jennings Phyllis J. Jennings 707 Lightner Wichita, KS 67218
✓ Lot 22	Block B	"	Gary Douglas Riebel Doris E. Riebel 701 Lightner Wichita, KS 67218
Lot 1	Block 1	Prairie Park	Leroy T. Dilley Dorothy J. Dilley 604 S. Lightner Wichita, KS 67218
Lot 2	Block 1	"	Charles H. Rogers Margaret M. Rogers 610 S. Lightner Wichita, KS 67218
Lot 3	Block 1	"	Walford W. Crossno Connie M. Crossno 616 S. Lightner Wichita, KS 67218
Lot 4	Block 1	"	Walter V. Hearn Jr. Mary C. Hearn 622 S. Lightner Wichita, KS 67218
Lot 5	Block 1	"	Janet K. Ryan 628 Lightner Wichita, KS 67218

Lot	Block	Addition	Property Owner
Lot 6	Block 1	Prairie Park	Floyd G. Waldrup Darla K. Waldrup 1200 Apache Wichita, KS 67207
✓ Lot 7	Block 1	"	Charles W. Aikins III 640 S. Lightner Wichita, KS 67218
✓ Lot 8	Block 1	"	Fayle L. Green 646 S. Lightner Wichita, KS 67218
✓ Lot 9	Block 1	"	Bonnie Jane Sharp 652 S. Lightner Wichita, KS 67218
✓ Lot 10	Block 1	"	Ruth E. Burright Mary A. Luling 658 S. Lightner Wichita, KS 67218
✓ Lot 11	Block 1	"	Terrence J. McGeeney Leah J. McGeeney 664 S. Lightner Wichita, KS 67218
✓ Lot 12	Block 1	"	H. Albert Miller Edith R. Miller 670 S. Lightner Wichita, KS 67218
✓ Lot 13	Block 1	"	Dwain L. Musbaum Myrna L. Musbaum 2806 W. Driftwood Ct. Wichita, KS 67204
✓ Lot 14	Block 1	"	John Edwin Agee 680 S. Lightner Wichita, KS 67218
✓ Lot 15	Block 1	"	Charles Joseph Maxey Betty J. Maxey 686 S. Lightner Wichita, KS 67218
✓ Part of Lot 16, Block 1, described as, beginning at the NE/c of Lot 14; th. East on the North line of Lot 14 extended to a point 160 feet East of the NW/c of Lot 14, said point being the SE/c of Lot 13; th. SW'ly to the SE/c of Lot 14; th. North 55 feet to the p.o.b.		"	John Edwin Agee 680 S. Lightner Wichita, KS 67218
✓ Lot 16, Block 1, except above described tract.			Ted E. Davis Kathleen E. Davis 422 S. Waverly Wichita, KS 67218

Lot	Block	Addition	Property Owner
✓ Lot 17	Block 1	Prairie Park	Jo A. Robinson 698 Prairie Park Rd Wichita, KS 67218
✓ Lot 18	Block 1	"	Deloris Ann Toddleson 3750 Armstrong Ave. Wichita, KS 67204
✓ Lot 23	Block 1	"	Eric J. Snyder Jana L. Snyder 723 S. Lexington Wichita, KS 67218
✓ Lot 24	Block 1	"	First Apostolic Faith Church of Wichita 717 Lexington Wichita, KS 67218
✓ Lot 25	Block 1	"	James Arthur Gates Alma Elisa Gates 709 Lexington Wichita, KS 67218
✓ Lot 26	Block 1	"	Kurt A. Danielson Jill W. Danielson 1940 S. Washington Wichita, KS 67211
✓ Lot 27	Block 1	"	Neal E. Danielson Laresh R. Danielson 673 Lexington Wichita, KS 67218
✓ Lot 28	Block 1	"	Judy L. Jones Karen K. Jones 667 Lexington Wichita, KS 67218
✓ Lot 29	Block 1	"	Roy H. Whinery Leila M. Whinery 661 Lexington Wichita, KS 67218
✓ Lot 30	Block 1	"	Paul W. Chapman Kathleen S. Chapman 655 Lexington Wichita, KS 67219
✓ Lot 31	Block 1	"	Carolyn J. Perkins 649 S. Lexington Rd. Wichita, KS 67218
✓ Lot 32	Block 1	"	Donald Gene Bates Mary J. Bates 643 Lexington Wichita, KS 67218
✓ Lot 33	Block 1	"	Edward E. McCormick Linda L. McCormick 637 Lexington Wichita, KS 67218

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 36	Block 1	Prairie Park	John J. O'Neill Dorothy M. O'Neill 436 Windsor Wichita, KS 67218 X
Lot 37	Block 1	"	Jerry L. Arnold 617 Lexington Wichita, KS 67218 X
Lot 38	Block 1	"	William R. Talty Donna M. Talty 611 Lexington Wichita, KS 67218 X
Lot 39	Block 1	"	Marynard M. Shumate Wilma L. Shumate 607 Lexington Wichita, KS 67218 X
Lot 40	Block 1	"	Carroll M. Ragland Betty L. Ragland 601 Lexington Wichita, KS 67218 X
Lot 1	Block 2	"	Marvin R. Monroe Fern E. Monroe 604 Lexington Wichita, KS 67218 X
Lot 2	Block 2	"	Evelyn R. Whitted Maxine E. Whitted 610 Lexington Wichita, KS 67218 X
Lot 3	Block 2	"	Shirley Ann Jackson 616 Lexington Wichita, KS 67218 X
Lot 4	Block 2	"	Glen Anton Brasch (Dec'd) Virginia L. Brasch Address Unknown ?
Lot 5	Block 3	"	Herbert Zwak Everdean Zwak 459 Springcreek Derby, KS 67037 X
Lot 6	Block 2	"	W. Harold Webster Ada M. Webster 634 Lexington Wichita, KS 67218 X

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 34	Block 1	Prairie Park	Gary F. Austin Audrey L. Austin 631 Lexington Wichita, KS 67218
Lot 35	Block 1	"	Mark A. Hooten Elizabeth G. Hooten 627 Lexington Wichita, KS 67218
Lot 7	Block 2	"	Loretta Faye Jones Karen Kaye Jones 640 Lexington Wichita, KS 67218
Lot 8	Block 2	"	Berniece R. Morton 646 Lexington Wichita, KS 67218
✓ Lot 9	Block 2	"	Elmer E. Parsons Thurza Rose Parsons 632 Lexington Wichita, KS 67218
✓ Lot 10	Block 2	"	Roy E. Jones Loretta Jones 1619 W. May Wichita, KS 67213
✓ Lot 11	Block 2	"	Dean W. Cooper Mildred E. Cooper, Trustees 664 Lexington Wichita, KS 67218
✓ Lot 12	Block 2	"	Fred W. Wilson Elsie L. Wilson 670 Lexington Wichita, KS 67218
✓ Lot 13	Block 2	"	Eugene B. Tice Eula Imogene Tice 676 Lexington Wichita, KS 67218
Lot 14	Block 2	"	Clifton A. Lytle Winifred V. Lytle 702 Lexington Wichita, KS 67218
✓ Lot 15	Block 2	"	S. Leroy Jacobs Elsie M. Jacobs 8114 Clay Wichita, KS 67207
✓ Lot 16	Block 2	"	David N. Skinner 716 Lexington Wichita, KS 67218

RISING BOND

Lot	Block	Addition	Property Owner
✓ Lot 17	Block 2	Prairie Park	San Jittawait Sineerat Jittawait 722 Lexington Wichita, KS 67218
✓ Lot 18	Block 2	"	Richard Pappas Teresa L. Gilzou 6002 E. Gilbert Wichita, KS 67218
✓ Lot 19 & the South 11 feet of Lot 20	Block 2	"	T. D. Jensen Jr. Margaret M. Skuce 729 Waverly Wichita, KS 67218
✓ Lot 20, exc. the South 11 feet & the South 5.5 feet of Lot 21	Block 2	"	Carl J. Metzger Jr. Verla L. Metzger 723 Waverly Wichita, KS 67218
✓ Lot 22 & the South 5 feet of Lot 23	Block 2	"	John E. Myers Velda K. Myers 709 Waverly Wichita, KS 67218
✓ Lot 23 exc. the South 5 feet	Block 2	"	Margaret T. Knepper Esther E. Knepper 701 Waverly Wichita, KS 67218
✓ Lot 24	Block 2	"	Patricia A. Savard 669 S. Waverly Wichita, KS 67218
✓ Lot 25 & the South 5 feet of Lot 26	Block 2	"	Harold Frost Helen Frost c/o Jerome K. Jonas 3912 E. Waterman Wichita, KS 67218
✓ Lot 26, exc. the South 5 feet	Block 2	"	Glen S. McCormick Norma J. McCormick 657 S. Waverly Wichita, KS 67218
✓ Lot 27	Block 2	"	William Ned Plank Wanda Plank 451 Waverly Wichita, KS 67218
Lot 28	Block 2	"	Jare A. Longenecker Debra D. Longenecker 645 Waverly Wichita, KS 67218

Lot	Block	Addition	Property Owner
Lot 29 & the South 5 feet of Lot 30	Block 2	Prairie Park	J. Scott Wilson Linda S. Wilson 639 Waverly Wichita, KS 67218
Lot 30, exc. the South 5 feet	Block 2	"	Edward J. Stevens 633 Waverly Wichita, KS 67218
Lot 31	Block 2	"	Stephen M. Caine 627 Waverly Wichita, KS 67218
Lot 32	Block 2	"	Daniel William Jamerson Cynthia J. Jamerson 621 Waverly Wichita, KS 67218
Lot 33	Block 2	"	Robert O. Sloan Fawn J. Sloan 615 Waverly Wichita, KS 67218
Lot 34	Block 2	"	Earl L. Albrecht Erma Z. Albrecht 607 Waverly Wichita, KS 67218
Lot 35	Block 2	"	Darlene Marie Luallen Ronald L. Luallen 601 Waverly Wichita, KS 67218
Lot 1	Block 3	"	James Allen Ritter Susan K. Ritter 602 Waverly Wichita, KS 67218
Lot 2	Block 3	"	Brenda K. Trimmell Keith A. Huelsman 608 Waverly Wichita, KS 67218
Lot 3	Block 3	"	Howard L. Wilson Mary Jean Wilson 614 Waverly Wichita, KS 67218
Lot 4	Block 3	"	John E. Sander Jr. Doris J. Sander 620 Waverly Wichita, KS 67218
Lot 5	Block 3	"	Jimmie R. Anderson Doris L. Anderson 626 Waverly Wichita, KS 67218
Lot 6	Block 3	"	Raymond Roy Staiger Denise Ann Beckerman 632 Waverly Wichita, KS 67218

Lot	Block	Addition	Property Owner
Lot 7	Block 3	Prairie Park	Jerry Lee McGinty Dan Frank Augustin 440 S. Oliver Wichita, KS 67218
Lot 8	Block 3	"	Wayne E. Miller Shirley V. Miller 648 Waverly Wichita, KS 67218
Lot 9	Block 3	"	Gwen Marie Snitker 639 S. Brookside Wichita, KS 67218
Lot 10	Block 3	"	Donald Edward Saunders Maxine C. Saunders 633 S. Brookside Wichita, KS 67218
Lot 11	Block 3	"	Dale A. Ray Carla K. Ray 627 S. Brookside Wichita, KS 67218
Lot 12	Block 3	"	Jerry A. Kingsley Laura L. Kingsley 1945 N. Rock Rd. Wichita, KS 67206
Lot 13	Block 3	"	Pauline H. Yockey Address Unknown Henry H. Hall Address Unknown James F. Hall Address Unknown Floyd W. Hall (Reserve Life Estate) 615 S. Brookside Wichita, KS 67218
Lot 14	Block 3	"	Walter S. Vail William A. Vail 607 S. Brookside Wichita, KS 67218
Lot 15	Block 3	"	Daniel D. Hoch Elizabeth M. Hoch 601 S. Brookside Wichita, KS 67218
Lot 1	Block 4	"	Scotty R. Kent Kristie D. Kent 602 S. Brookside Wichita, KS 67218
Lot 2	Block 4	"	Wilma G. Lee 608 S. Brookside Wichita, KS 67218
Lot 3	Block 4	"	M. Fern Warhurst 614 S. Brookside Wichita, KS 67218 and Evelyn K. Doyal 1848 Jeanette Wichita, KS 67203

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 4	Block 4	Prairie Park	Jack D. Kunkle Frances Kunkle 620 S. Brookside Wichita, KS 67218
Lot 5	Block 4	"	Harry L. Minor Jr. Linda L. Minor 628 S. Brookside Wichita, KS 67218
Lot 6	Block 4	"	Charles B. Weeks Malida S. Weeks 634 Brookside Wichita, KS 67218
Lot 7	Block 4	"	Edwin M. Kimmel Marjorie L. Kimmel Address Unknown Notice of Escrow Contract filed 6-4-82: Diane E. Huntley 640 S. Brookside Wichita, KS 67218
Lot 8	Block 4	"	Brian K. Plank Dalene D. Plank 646 S. Brookside Wichita, KS 67218
Lot 9	Block 4	"	Willy Bob Casner Echel Casner 652 S. Brookside Wichita, KS 67218
Lot 10	Block 4	"	Oliver Wendell Wilson Betty J. Wilson 658 S. Brookside Wichita, KS 67218
Lot 11	Block 4	"	Earl E. Moon Helen M. Moon 664 S. Brookside Wichita, KS 67218
Lot 12	Block 4	"	Cora E. Regier c/o Elizabeth Pearson 3 Laurel Drive Wichita, KS 67206
Lot 13	Block 4	"	Orle A. Garnett Kathryn S. Garnett 708 Waverly Wichita, KS 67218
Lot 14	Block 4	"	Russell Thomas Booth Mary Lea Booth 714 Waverly Wichita, KS 67218
Lot 15	Block 4	"	Floyd W. Beavers Helen M. Beavers 6004 E. Gilbert Wichita, KS 67218

Lot	Block	Addition	Property Owner
✓ Lot 16	Block 4	Prairie Park	Russell D. Johnson/ Laura M. Johnson 719 Courtleigh Wichita, KS 67218
✓ Lot 17	Block 4	"	Neva Linebarger Kathryn S. Ralls 713 Courtleigh Wichita, KS 67218
✓ Lot 18	Block 4	"	James Erwin Rowsey Joyce M. Rowsey 707 Courtleigh Wichita, KS 67218
✓ Lot 19	Block 4	"	William C. Dressen Maxine A. Dressen 701 Courtleigh Wichita, KS 67218
✓ Lot 20	Block 4	"	Darrell L. Love Karen G. Love 633 S. Courtleigh Wichita, KS 67218
✓ Lot 21	Block 4	"	Marjorie Ann Roberts c/o Marjorie Ann Artines 657 Courtleigh Wichita, KS 67218
✓ Lot 22	Block 4	"	Elizabeth M. Cummings 651 S. Courtleigh Wichita, KS 67218
✓ Lot 23	Block 4	"	Joyce M. Paph 645 S. Courtleigh Wichita, KS 67218
Lot 24	Block 4	"	✗ Sue A. Brandyberry 9100 E. Harry Wichita, KS 67207
Lot 25	Block 4	"	Ted J. Werts Norma L. Werts ✗ 7960 Dublin Ct. Wichita, KS 67206
Lot 26	Block 4	"	✗ Thomas Weninger Betty A. Weninger 627 Courtleigh Wichita, KS 67218
Lot 27	Block 4	"	Lyle E. Baade ✗ Miriam E. Baade 8901 E. Orme Wichita, KS 67207
Lot 28	Block 4	"	✗ Donald W. Chambers Lynda S. Chambers 613 Courtleigh Wichita, KS 67218

Lot	Block	Addition	Property Owner
Lot 29	Block 4	Prairie Park	+ Bruce D. Nelson Linda M. Nelson 607 Courtleigh Wichita, KS 67218
Lot 30	Block 4	"	+ Joyce Dieckgrafe 601 Courtleigh Wichita, KS 67218
Lot 1	Block A	A. J. Christman 2nd Addition	+ Bradley J. Vickery Anna F. Vickery 602 S. Courtleigh Wichita, KS 67218
Lot 2	Block A	"	+ James Ralph Cody Ione Cody 608 Courtleigh Wichita, KS 67218
Lot 3	Block A	"	+ Larry W. Porter Georgia P. Porter 614 S. Courtleigh Wichita, KS 67218
Lot 4	Block A	"	+ Donald L. White Judy E. White 620 S. Courtleigh Wichita, KS 67218
Lot 5	Block A	"	+ Ruth L. Bongard John O. Mitchell Broadwater Beach, Box 37 Churchton, MD 20733
Lot 6	Block A	"	+ Henry John Valko Jr. Patricia Irene Valko 1661 Jeanette Wichita, KS 67203
Lot 7	Block A	"	+ Susan C. Barrett-Stafford Leslie J. Stafford 638 S. Courtleigh Wichita, KS 67218
✓ Lot 8	Block A	"	+ Daniel Beebe Jennifer A. Beebe 644 S. Courtleigh Wichita, KS 67218
✓ Lot 9	Block A	"	+ Elizabeth A. Charlsen George K. Charlsen 650 S. Courtleigh Wichita, KS 67218
✓ Lot 10	Block A	"	+ Herbert K. Dodd Alice L. Dodd 656 S. Courtleigh Wichita, KS 67218

Lot	Block	Addition	Property Owner
✓ Lot 11	Block A	A. J. Christman 2nd Addition	Jennifer Gordon Peugh 6114 E. Indianapolis Wichita, KS 67218
✓ Lot 12	Block A	"	Lyle B. Baydron Mary M. Baydston 6120 E. Indianapolis Wichita, KS 67218
✓ Lot 13	Block A	"	J. Sam Good Lea Good 6126 E. Indianapolis Wichita, KS 67218
✓ Lot 14	Block A	"	James W. Rix 647 S. Fabrique Wichita, KS 67218
✓ Lot 15	Block A	"	Benjamin B. Oppenlander 639 S. Fabrique Wichita, KS 67218
✓ Lot 16	Block A	"	Max A. Winslow Julie A. Winslow 633 Fabrique Wichita, KS 67218
✓ Lot 17	Block A	"	R. E. Arbogast Ruby K. Arbogast 629 S. Fabrique Wichita, KS 67218
Lot 18	Block A	"	N. F. Cain Reta M. Cain 623 Fabrique Wichita, KS 67218
Lot 19	Block A	"	David A. Thissen Rhonda K. Thissen 617 S. Fabrique Wichita, KS 67218
Lot 20	Block A	"	Gulven M. Kreutziger Bertha Kreutziger 611 Fabrique Wichita, KS 67218
Lot 21	Block A	"	Roger D. Catton Catherine L. Gatton 607 Fabrique Wichita, KS 67218
Lot 22	Block A	"	Andrew M. Short Iva L. Short 601 S. Fabrique
✓ Lot 1	Block C	"	Percival Lawrence Bactus Jr. June L. Bactus 714 S. Courtleigh Wichita, KS 67218

Lot	Block	Addition	Property Owner
Lot 2	Block C	A. J. Christman 2nd Addition	Anthony Kevin McMahon Sheryl G. McMahon 708 Courtleigh Wichita, KS 67218
✓ Lot 3	Block C	"	Hector A. Longtin Clara Longtin 702 Courtleigh Wichita, KS 67218
✓ Lot 4	Block C	"	Wilbur F. Hodge Vivian L. Hodge 6115 E. Indianapolis Wichita, KS 67218
✓ Lot 5	Block C	"	Norman B. Hayes Dorothy Hayes 6121 E. Indianapolis Wichita, KS 67218
✓ Lot 11	Block C	"	Carolyn Pet Appleton Address Unknown
✓ Lot 12	Block C	"	John C. Avery Nancy Sparks Avery 6102 E. Morris Wichita, KS 67218
Lot 1	Block C	A. J. Christman 3rd Addition	Antal O. Juhasz 9710 Caney Creek San Antonio, TX 78245
Lot 2	Block C	"	John B. Mullen Mabel R. Mullen (Dec'd) 6229 Eilerts Wichita, KS 67218
Lot 3	Block C	"	LaMansion 1982, Ltd. 830 S. Main Wichita, KS 67213
Lot 4	Block C	"	J. D. Costlow Marilyn D. Costlow 11025 E. Kinkaid Wichita, KS 67207
Lot 5 & the East 3 feet of Lot 6	Block C	"	Ronald J. Wadsack 1262 El Monte Wichita, KS 67216
Lot 6 exc. the East 3 feet	Block C	"	Paul V. Shoreach 1760 Gentry Wichita, KS 67208
Lot 7	Block C	"	Christopher A. Shawver Ruby G. Cameron 6202 E. Orme Wichita, KS 67218

Lot	Block	Addition	Property Owner
Lot 8	Block C	A. J. Christman 3rd Addition	E. W. Schroeder Margaret L. Schroeder 6208 E. Orme Wichita, KS 67218
Lot 9	Block C	"	Charles Wayne Truxal 4111 Menlo Wichita, KS 67218
Lot 10	Block C	"	Willis B. Rains Mary Jane Rains 6222 E. Orme Wichita, KS 67218
Lot 11	Block C	"	John M. Kittle 8310 E. Brentmoor Wichita, KS 67206
Lot 12	Block C	"	J. L. Wohler Cecelia J. Wohler 6234 E. Orme Wichita, KS 67218
✓ Lots 1, 2, 3, 4, 6, 7, 8, & 9	Block F	"	Wichita Bible Church, Inc. 633 S. Woodlawn Wichita, KS 67218
Lot 1, exc. the North 10 feet; and Lot 2, exc. the South 20 feet; and Lot 11, exc. the South 20 feet.		A. J. Christman Addition	Byron G. Stout Jr., Trustee of Byron G. Stout Jr. Living Trust & Elmina G. Stout Living Trust 150 S. Old Manor Wichita, KS 67218
The North 10 feet of Lot 1 and the South 20 feet of Lot 2 and the South 20 feet of Lot 11		"	County of Sedgwick 525 N. Main Wichita, KS 67202
Lot 3		"	Iva E. Courser 534 S. Christine Wichita, KS 67218
Lot 4		"	John T. Doherty Betty Lou Doherty 540 S. Christine Wichita, KS 67218
Lot 5		"	T. J. Johnson Una Johnson 546 S. Christine Wichita, KS 67218
Lot 6		"	Michael S. Potts and Stephen M. Caine 627 Waverly Dr. Wichita, KS 67218

Lot	Block	Addition	Property Owner
Lot 7		A. J. Christman Addition	Iva H. Braddy 553 S. Lightner Wichita, KS 67218
Lot 8		"	John E. Mosure Kerri P. Mosure 547 S. Lightner Wichita, KS 67218
Lot 9		"	Marvin R. Fox Velma M. Fox 541 S. Lightner Wichita, KS 67218
Lot 10		"	Violet L. Lake 537 S. Lightner Wichita, KS 67218
Lots 1, 2, 3, 4, 5, 6, 7, & 8, together with the N $\frac{1}{2}$ of vacated alley adjacent to lots on the South.	Block B	A. J. Christman 3rd Addition	D and M Investments P.O. Box 780047 Wichita, KS 67278
Lots 9, 10, 11, 12, 13, 14, 15 & 16, together with the S $\frac{1}{2}$ of vacated alley adjacent to lots on the North.	Block B	"	The Dennison Trust 6324 Eilerts Wichita, KS 67218
Lot 1	Block D	"	Jo M. Mercer Roy D. Mercer 6315 Eilerts Wichita, KS 67218
Lot 2	Block D	"	John Slaybaugh Carol A. Slaybaugh 6307 Eilerts Wichita, KS 67218
Lot 3	Block D	"	Donald L. Harter 1322 N. Woodlawn Wichita, KS 67208
Lot 4	Block D	"	Charles G. Wittenborn Dorothy M. Wittenborn 6302 E. Orme Wichita, KS 67218
Lot 5	Block D	"	V. R. Lockwood Elaine Lockwood 1055 S. Roosevelt Wichita, KS 67218
Lot 6	Block D	"	First National Bank in Wichita, Trustee of Bertha S. Bauer Rev. Trust 105 N. Main Wichita, KS 67202

Lot	Block	Addition	Property Owner
Lot 1		Replat of Exception in A. J. Christman 3rd Addition	Robert H. Veatch Shirley C. Veatch 6337 E. Orme Wichita, KS 67218
Lot 2		"	James L. Wangemann Marcelene Wangemann 6331 E. Orme Wichita, KS 67218
Lot 3		"	David A. Ayala Cheeryl L. Ayala 6325 E. Orme Wichita, KS 67218
Lot 4		"	Wendell B. Bagley Alberta L. Bagley 6319 E. Orme Wichita, KS 67218
Lot 5		"	Garnett E. Tate J. L. A. Tate 6313 E. Orme Wichita, KS 67218
Lot 6		"	Dwayne L.W. Dyck Jennifer L.W. Dyck 2405 S. Capri Wichita, KS 67210
Lot 9		"	Sarah J. Lyons Joseph S. Lyons Kathleen J. Kelly Jan M. Lyons 618 Fabrique Wichita, KS 67218
Lot 10		"	Winnie M. Lovett 624 Fabrique Wichita, KS 67218
Lot 11		"	Lawrence J. Perkins Robertta J. Perkins 1625 Womer Wichita, KS 67203
Lot 12		"	Florence E. Edmiston 6328 Eastwood Wichita, KS 67218
Lot 13		"	Marcelle Hayden 6334 Eastwood Wichita, KS 67218
Lot 14		"	Katie L. Unruh, Trustee of Katie L. Unruh Trust 6340 Eastwood Wichita, KS 67218

Lot	Block	Addition	Property Owner
Lot 2 & the South 6 feet of Lot 1		Ernie & Lorie Addition	Ernest H. Doyon Laurie Doyon 1600 N. Ridgewood Wichita, KS 67208
Lot 1, exc. the South 6 feet		"	William R. Conklin Joan Conklin 14530 Sharon Lane Wichita, KS 67230
Lot 1 and Lot 2, except the West 88 feet of Lot 2 and the N $\frac{1}{2}$ of vacated alley on the South, adjacent to said Lots.		Dennison Addition	Gerrupe Properties c/o Omega Management 349 S. Hydraulic Wichita, KS 67211
The West 88 feet of Lot 2 & all of Lot 3, and the N $\frac{1}{2}$ of vacated alley on the South, adjacent to said Lots.		"	Ronald A. Halpern Audrey June Halpern 15629 E. 63rd St. South Wichita, KS 67216
Lot 4 & the West 18 feet of Lot 5 & the S $\frac{1}{2}$ of vacated alley adjacent on the North to said Lots.		"	Margaret F. Dennison Thomas J. Dennison Jana Sue Brewer Betty Jo Deason
The East 38 feet of Lot 5 & the West 37 feet of Lot 6 & the S $\frac{1}{2}$ of vacated alley adjacent on the North to said Lots.		"	The Dennison Trust 6324 Eilerts Wichita, KS 67218
The East 19 feet of Lot 6 & all of Lot 7 and the S $\frac{1}{2}$ of vacated alley adjacent on the North to said Lots.		"	Larry L. Dennison Feronia L. Dennison 6338 Eilerts Wichita, KS 67218
Lot 8, except the East 25 feet, and the S $\frac{1}{2}$ of vacated alley adjacent on the North, to said Lot.		"	Gerrupe Properties c/o Omega Management 349 S. Hydraulic Wichita, KS 67211
Lot 9		"	John Frederick Thurlow Patricia 6410 E. 12th Wichita, KS 67206
Lot 10		"	Randal C. Ward 6341 Eilerts Wichita, KS 67218
Lot 11		"	Gerald T. Cleary Elizabeth R. Cleary 6335 Eilerts Wichita, KS 67218

Lot	Block	Addition	Property Owner
Lot 12		Dennison Addition	Bowen H. Brady Mary E. Brady 6329 Eilerts Wichita, KS 67218
Lot 13		"	Arnold E. Eulert Von E. Eulert 6323 Eilerts Wichita, KS 67218
Lot 14		"	Lucy M. Doyle Elsie L. Zimmerman c/o Ernest H. Dennison 1002 Brookfield Wichita, KS 67206
Lot 15		"	Betty M. Dennison #203, 7029 E. Lincoln Wichita, KS 67207
Lot 16		"	Earl P. Vandenberg 9630 E. Chamberlain Wichita, KS 67206
√ Lot 17		"	Robert E. Collins Jr. 355 S. Woodlawn Wichita, KS 67218

Beginning 20 feet North of the SW/c of Reserve A, Eastridge 2nd Addition; th. South 20 feet to the SW/c of Reserve A; th. East along the South line 147.78 feet; th. North parallel with the West line of Reserve A, 51.1 feet; th. NW'ly 15.42 feet to a point 139 feet East and 86 feet South of the NW/c of Reserve A; th. North parallel with the West line 63 feet; th. East parallel with the North line of said Reserve A, 10 feet; th. North parallel with the West line 23 feet to the North line of Reserve A; th. West along the North line of Reserve A, 56 feet; th. South parallel with the West line, 54 feet; th. SW'ly 120.17 feet to the p.o.b.

√ Part of Reserve A, Eastridge 2nd Addition, described as commencing at the SW/c of said Reserve A; th. East along the South line of said Reserve A; th. East along the South line of said Reserve A, 244.78 feet for a p.o.b.; th. N'ly with an angle to the left of 85°38' a distance of 51.85 feet; th. NE'ly 93.15 feet to a point 303.85 feet East and 23 feet South of the NW/c of said Reserve A; th. parallel with the West line of said Reserve A, 23 feet; th. East along the North line of said Reserve A, 34 feet; th. South parallel with the West line of said Reserve A, 82 feet; th. SE'ly with an angle to the left of 54°47'48" a distance of 29.26 feet; th. S'ly 65.67 feet to a point on the S'ly line of said Reserve A, said point being 108 feet E'ly from the p.o.b.; th. W'ly

(Cont'd on Page 33)

William A. Bell
139 S. Dellrose
Wichita, KS 67218

Dung Nguyen
Mai Nguyen
6522 Cottonwood/Ln.
Wichita, KS 67207

Property DescriptionProperty Owner

(Cont'd from Page 32)

along the S'y line of said Reserve A, 108 feet to the p.o.b.

✓ Beginning at a point 20 feet North of the SW/c of Reserve A, Eastridge 2nd Addition; th. North along the West line 129.97 feet to the NW/c of Reserve A; th. East along the North line 93.15 feet; th. South parallel with the West line, 54 feet; th. SW'y 120.17 feet to the p.o.b.

John Frederick Thurlow
517 S. Woodlawn
Wichita, KS 67218
and
Dennis Bernard Kimminau
Sandra G. Simminau
1029 Whitfield Ln.
Wichita, KS 67206

✓ Part of Reserve A, Eastridge 2nd Addition, described as beginning at a point 147.78 feet East of the SW/c of said Reserve A; th. East along the South line of said Reserve A, 97 feet; th. N'y with an angle to the left of 85°38' a distance of 51.85 feet; th. NE'y 93.15 feet to a point 303.85 feet East and 23 feet South of the NW/c of said Reserve A; th. North parallel with the West line of said Reserve A, 23 feet; th. West along the North line of said Reserve A, 154.7 feet; th. South parallel with the West line of said Reserve A, 23 feet; th. West parallel with the North line of said Reserve A, 10 feet; th. South parallel with the West line of said Reserve A, 63 feet; th. SE'y 15.42 feet to a point 51.1 feet North and 147.78 feet East of the SW/c of said Reserve A; th. South 51.1 feet to the p.o.b.

Peggy Serven Brown
433 N. Crestway
Wichita, KS 67208

✓ Beginning at the NW/c of Reserve B; th. North 90° East 155 feet; th. South 0° East, 47 feet; th. South 54°41'18" West, 29.41 feet; th. North 90° West 67 feet; th. North 45°00' West, 90 feet to the p.o.b.

William A. Bell
139 S. Dellrose
Wichita, KS 67218

✓ Beginning at the NW/c of Reserve B; th. North 90°00' East along the North line 155 feet for a p.o.b.; th. South 0°00' East, 47 feet; th. South 54°41'18" West, 29.41 feet; th. South 0°00' East, 58.07 feet; th. South 44°00' East 39 feet; th. North 46°00' East, 72.16 feet; th. North 0°00' East, 100 feet; to the North line; th. North 90°00' West, 55 feet to the p.o.b. (Eastridge 2nd Addition)

Richard J. Taylor
Ruth S. Taylor
11 Cypress
Wichita, KS 67207

✓ Beginning at the NW/c of Reserve B, Eastridge 2nd Addition; th. North 90°00' East along the North line 210 feet for a p.o.b.; th. South 0°00' East, 100 feet; th. South 46°00' West 72.16 feet; th. South 44°00' East, 100.05 feet; th. North 46°00' East, 76.94 feet; th. North 90°00' East, 44.27 feet; th. North 0°00' East, 19.3 feet; th. North 48°00' West, 73.26 feet; th. North 0°00' East, 99.9 feet to the North line; th. West along the North line 62.78 feet to the p.o.b.

Same As Above

Property Description	Property Owner	
✓ Part of Reserve B, Eastridge 3rd Addition, described as commencing at the NW/c of said Reserve; th. South 0°0' East along the West line 157 feet for a p.o.b.; th. North 90°00' East, 164.73 feet; th. South 44°00' East, 90.49 feet; th. South 46°00' West, 92 feet; th. North 90°00' West, 161.41 feet; th. North 0°0' East, 129 feet to the p.o.b.	N. V. Chapin Medra P. Chapin 22 Lakeside Dr. Augusta, KS 67010	
✓ Part of Reserve B, Eastridge 3rd Addition, described as beginning at the NW/c; th. South 0°0' East along the West line 157 feet; th. North 90°00' East, 164.73 feet; th. North 44°00' West, 48.56 feet; th. North 0°00' East, 58.07 feet; th. North 90°00' West, 67 feet; th. North 43°00' West, 90.51 feet to beginning.	Same As Above	
✓ Beginning at the SW/c of Reserve B, Eastridge 3rd Addition, th. North 0°00' East along the West line of Reserve, 178.55 feet to a point 429.3 feet South of the NW/c of Reserve for p.o.b.; th. North 0°0' East 143.3 feet; th. North 90°00" East, 161.41 feet; th. South 0°00" East 133.11 feet; th. South 46°00" West, 14.67 feet; th. North 90°00" West 150.86 feet to the p.o.b.	K and L Investments 530 S. Topeka Wichita, KS 67202	
✓ Lots 1, 2, 3 & 4	Englewood 2nd Addition	First National Bank, Trustee for J. G. Ripstra Trust 105 N. Main Wichita, KS 67201
Lot 1	Englewood Addition	W. A. Michaelis Jr. 211 N. Broadway Wichita, KS 67202 and H. R. Michaelis 620 Wetmore Dr. Wichita, KS 67209
Lot 2	"	B. E. Coberley Golda Coberley 2316 Clay Ln. Wichita, KS 67207
Lot 3	"	Fern T. Richards and her successors in trust as Trustee of the Fern T. Richards Living Trust 538 S. Edgemoor Wichita, KS 67218
Lot 4	"	Robert E. Johnson Kay Johnson 544 S. Edgemoor Wichita, KS 67218
Lot 5	"	Steven D. Moore Dawn K. Moore 5902 Polo Dr. Wichita, KS 67208

Property Description		Property Owner
Lot 6	Englewood Addition	W. Keith Watkins Patricia E. Watkins Box 45032 Dallas, TX 75245
Lot 7	"	Tom J. Wright Susan K. Wright 553 S. Christine Wichita, KS 67218
Lot 8	"	Irvin L. Penner Betty A. Penner 455 N. Dellrose Wichita, KS 67208
Lot 9	"	Theodore C. Kirchman Sarah L. Kirchman 543 S. Christine Wichita, KS 67218
Lot 10	"	Permsak Pechin Prayad Patamalai 537 S. Christine Wichita, KS 67218
Lot 11	"	Eddie F. Quinn Barbara J. Quinn 251 N. Dellrose Wichita, KS 67208
Lot 1 & the West 10 feet of Lot 2, Block A	Hudson Addition	T. G. Davis Jr. 501 Tara Ln. Wichita, KS 67206
Lot 2, except the West 140 feet together with 30 feet vacated Waverly Drive on the East, Block A	"	T. G. Davis Jr. Norma J. Davis 501 Tara Ln. Wichita, KS 67206
Lot 2, except the West 10 feet and except the East 100 feet thereof, Block A	"	X Arthur Lankin 953 S. Greenwich Rd. Wichita, KS 67207
Lot 1	Low's Addition	dup T. G. Davis Jr. 501 Tara Ln. Wichita, KS 67206
Lots 1, 2, 3, 4 & 5 and the West 50 feet of vacated Waverly Drive on the East and adjacent	Driver's Addition	Same As Above
Lot 6	"	X Howard C. Laswell Mabel M. Laswell 554 Lexington Rd. Wichita, KS 67208

Property Description	Property Owner
Lot 7 Driver's Addition	X Edward D. Schmidt 548 Lexington Wichita, KS 67218
Lot 8 "	X John R. Cushing 542 Lexington Wichita, KS 67218
Lot 9 "	X Loretta L. McElhane Verl C. McElhane 536 Lexington Wichita, KS 67218
Lot 10 "	dup D & M Investments P.O. Box 780047 Wichita, KS 67218
Lot 11 "	dup T. G. Davis Jr. 501 Tara Ln. Wichita, KS 67206
Lot 12 "	X Albert Loeffler Maureen M. Loeffler 5201 E. Elm Wichita, KS 67208
Lot 13 "	X Lillas L. Daniels Betty L. Daniels 543 Lexington Wichita, KS 67218
Lot 14 "	X Raymond W. Way Clara M. Way 549 Lexington Wichita, KS 67218
Lot 15 "	X James F. Lawrence Elsie M. Lawrence 555 Lexington Wichita, KS 67218
Lot 16 "	X Ernest C. Manny III Devin M. Manny 554 Lightner Wichita, KS 67218
Lot 17 "	T Larry Joe Klaus 548 S. Lightner Wichita, KS 67218
Lot 18 "	X Guy L. Bounous Berniece I. Bounous 542 S. Lightner Wichita, KS 67218
Lot 19 "	X Walter W. Vorderstrasse Estella M. Vorderstrasse 536 S. Lightner Wichita, KS 67218
Lot 20 "	dup T. G. Davis Jr. 501 Tara Ln. Wichita, KS 67206

Property DescriptionProperty Owner

The South 160 feet of Lot 2 and the East 10 feet of vacated Waverly Drive adjacent, and the West 20 feet of Courtleigh adjacent.	Universals First Addition	X	Grant Davis Bob Moore P.O. Box 780047 Wichita, KS 67218
Lot 1 except the West 110 feet, and Lot 2 except the South 160 feet and except the West 110 feet of the North 50 feet thereof, and the West 20 feet of vacated Courtleigh adjacent	"	dj	D & M Investments P.O. Box 780047 Wichita, KS 67218
The West 20 feet of the East 30 feet of that part of vacated Waverly Drive lying West of Lots 1 & 2 except the South 300 feet and the North 100 feet thereof.	"	X	Kadco, a Partnership 5900 E. Central Wichita, KS 67208
The West 110 feet of Lot 1, together with the East 10 feet of vacated Waverly Street adjacent on the West and the West 20 feet of the East 30 feet of the North 100 feet of vacated Waverly Street adjacent on the West.	"	X	Universal Service Station Inc. 2824 N. Ohio Wichita, KS 67219
The West 110 feet of Lot 2, except the South 160 feet thereof, together with the East 10 feet of vacated Waverly Street adjacent on the West.	"	dj	Universal Service Station Inc. 2824 N. Ohio Wichita, KS 67219 and Elizabeth F. Maloney 9229 Lakepoint Dr. Wichita, KS 67226
Lot 1, and the East 30 feet of Courtleigh adjacent.	Davis Moore 2nd Addition	dj	T. G. Davis Jr. 501 Tara Ln. Wichita, KS 67206

We hereby certify the foregoing to be a true and correct list of
the property owners of the hereinbefore described lots within a ⁵⁰⁰~~1000~~ foot radius

of:

(NOTE: Ownership List changed to 500' radius
per request Baughman Company 12-28-87)

Lot 1, and Lot 2 except the West 140 feet together with 30 feet of vacated Waverly Drive on the East, Block A, Hudson Addition to Wichita, Sedgwick County, Kansas.

Lots 1, 2, 3, 4 and 5 and the West 50 feet of vacated Waverly Drive on the East and Lots 10, 11 and 20, Driver's Addition to Wichita, Kansas, Sedgwick County, Kansas.

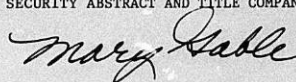
Lot 1, except the West 110 feet, and the West 20 feet of vacated Courtleigh adjacent, and The South 160 feet of Lot 2 and the East 10 feet of vacated Waverly Drive adjacent, and the West 20 feet of Courtleigh adjacent, Universals First Addition to Wichita, Kansas, Sedgwick County, Kansas.

Lot 1, and the East 30 feet of Courtleigh adjacent, Davis-Moore 2nd Addition, Wichita, Kansas, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 16th day of December, 1987, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By



Sr. Vice-President

Order No. 389868
nj

FORM 29-221

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION		AMOUNT
[Handwritten description]		
NAME		
ADDRESS		
FUND	DUE DATE	
[Handwritten fund]	[Handwritten due date]	
COMMENTS		
DATE	BY	
[Handwritten date]	[Handwritten signature]	

*

This DP File
Has a Large Drawing
On 35mm Microfilm.
Roll # 1

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