

S/D 72-102 MAP NO. 5747

ZAKAS 2ND ADDITION

LOCATION In an area North of Douglas and East of Clifton

ENGINEER Baughman Company

OWNER John H. Zakas

APPLICATION FILED 9/26/72

SKETCH PLAT FILED 9/26/72

S/D ACTION 12-5-72 *Approved*

PRELIMINARY FILED none submitted

S/D ACTION N/A

FINAL FILED 10-24-72

S/D ACTION 11-2-72 *Approved subj to conditions*

MAPC ACTION 11.9.72 *Approved as recommended*

BCC ACTION 11-21-72 *Approved*

RECORDED 12-22-72

REMARKS Expired L of C guaranteeing the
closure of a driveway.

S/D 72-102 ZAKAS 2ND ADDITION -
North of Douglas and East of Clif-
ton . John H. Zakas by Baughman Co

ACTION

S/D COMMITTEE (final) Approved ^{DATE} 10-5-72
11-2-72

M.A.P.C. Approved as needed 11-9-72
needed

B.C.C./B. CO. C. Agree 11-21-72

Map No. 5747
Sec. No. 23
Twp. No. 27
Range 1E

Subdivision Report and Progress

S/D No.: 72-102

Name: ZAKAS 2ND ADDITION

General Location: In an area North of Douglas and East of Clifton

Owner: John H. Zakas

Address: 105 South Ridgewood Phone: 684-0847 686-1392

Subdivider: Same Phone: 683-5684

Address: _____ Phone: _____

Engineer/Surveyor: Baughman Company

Address: 330 Laura Phone: 262-7271

Application Received 9/26/72

Conf. with Applicant none

Sketch Plat Received 9/26/72

Present Zoning N¹BB

Proposed Zoning LC

Letter of Intent none

S/D Comm. Action (SKKPH) 10-5-72 Approved

PREL. PLAT RECEIVED none submitted

S/D Comm. Action N/A

Dept. Report on Prel. N/A

TRACING PROGRESS:

Received 11-14-72

Released _____

Received _____

Released _____

FINAL PLAT RECEIVED 10-24-72

S/D Comm. Action 11-2-72 Approve

July to Conditions

Dept. Report on Final 11-3-72

M.A.P.C. ACTION 11-9-72 Approved as recommended

Dept. Report on Final 11-16-72

Letter on Irons Received N/A

Title/Taxes Rec'd & Reviewed 11-18-72

Final Review 11-15-72

Referral to B.C.C. 11-16-72

B.C.C. ACTION 11-21-72 Approve

Recorded 12-22-72

Comments:

Associated zone case 7-1445 "N¹BB" to "LC"

11-4-72 Called John Zakas to pick up tracing for recording

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

J
12-27-72

ZAKAS 2ND _____ ADDITION was

filed for record on 5 December 22, 1972

S-2 8-18

81
vh

John Hale

Register Of Deeds

T9-328

December 16, 1974

Mrs. Shirley M. Zakas
Clifton Square
3700 East Douglas
Wichita, Kansas 67208

Re: S/D 72-102 - Zakas 2nd
Addition (driveway curb
closing).

Dear Mrs. Zakas:

I am writing you concerning the closing of the west driveway opening which was the requirement on the approval of the above captioned plat. As you are aware, there has been some debate regarding the agreement to closing the west driveway opening on Victor Place. We find in our file a memorandum from the City Engineer's office indicating that the west driveway was going to be closed as part of the remodeling project on subject property, and that a letter of credit of \$100 to close the east driveway on Victor Place was to be submitted thus completing the plat requirement.

As you are now aware, we have on your most recent plat, Zakas 3rd Addition, included as a condition of approval, the requirement for the guarantee for the closing of the west curb opening to Victor Place on Zakas 2nd Addition. We trust that this is agreeable with you and once the Zakas 3rd Addition is resolved and recorded or a guarantee is submitted for closing the curb opening on Victor Place, we will be able to release the \$100 letter of credit originally submitted. If the west drive has now been closed, please advise me and I will see that the \$100 letter of credit is released immediately.

If you wish to discuss this matter with me, please do not hesitate to call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

East Side National Bank and Trust Company
7701 East Kellogg / Wichita, Kansas 67207 / (316) 685-0311

October 17, 1974

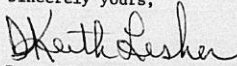
Metropolitan Area Planning Dept.
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Re: S/D 72-102 ZAKAS 2ND
ADDITION - Letter of
Credit

Gentlemen:

The work on the above has now been completed. We would, therefore,
appreciate your returning the original Letter of Credit to my attention.

Sincerely yours,



D. Keith Leshner
President

pw



September 12, 1974

Mr. John H. Zakas
105 South Ridgewood
Wichita, Kansas 67218

Re: S/D 72-102 - ZAKAS 2ND
ADDITION (irrevocable
letter of credit)

Dear Mr. Zakas:

The above captioned plat was approved by the Metropolitan Area Planning Commission on November 9, 1972, and by the Board of City Commissioners on November 21, 1972. As previously indicated to you in a letter on November 3, 1972, one of the conditions of approval was that the applicant guarantee the closing of the existing driveway entrance on Victor Place. A visual inspection has been made which indicated that driveway entrance has not yet been closed.

Our files indicate that you submitted an irrevocable letter of credit in the amount of \$100, naming East Side National Bank and Trust Company as surety, guaranteeing that driveway entrance would be closed on or before November 9, 1974, in accordance with City specifications. Since the time limit is about to expire, we would appreciate you contacting our office relative to your intent to fulfill this requirement.

We are anxious to assist you in any way we can to expedite the fulfillment of this requirement and the closing of this file. If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:JR:rme

cc: East Side National Bank and Trust Co.
7701 East Kellogg, 67207

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	72-102	Name	ZAKAS 2ND ADDITION	
Application Filed:	9-26-72	Sketch Filed:		9-26-72
Preliminary Plat Filed:	None	Approved by S/D:		N/A
Final Plat Filed:	10-24-72	Approved by S/D:		11-2-72
Approved by Metropolitan Area Planning Commission:				11-9-72

DESCRIPTION

General Location: In an area north of Douglas and East of Clifton

Surveyor or Engineer: Baughman Company
Owner: John H. Zakas
Address: 105 South Ridgewood

- | | | |
|--------------------------------------|------|--------------------------------|
| 1. Gross Acreage of Plat | 0.45 | 5. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. _____ R/W _____ ft. |
| Residential _____ | | b. _____ R/W _____ ft. |
| Commercial _____ 1= | | c. _____ R/W _____ ft. |
| Industrial _____ | | d. _____ R/W _____ ft. |
| Other _____ | | e. _____ R/W _____ ft. |
| Total Number of Lots: _____ 1 | | TOTAL None ft. |
| 3. Minimum Lot Frontage: 79.78 ft. | | 6. Existing Zoning: "A" & "BB" |
| 4. Minimum Lot Area 19,909.17 sq.ft. | | |

Planning Commission Recommendation:

That this plat be approved, subject to:

- A. The applicant shall guarantee the closing of an existing driveway entrance on Victor Place.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Kamen moved, Blakey seconded and it carried unanimously.

NOTE: An irrevocable letter of credit in the amount of \$100 has been submitted satisfying condition A. above.

The associated zone Case Z-1445, "A" and "BB" to "LC", was approved by the Board of City Commissioners on November 14, 1972, subject to platting.

ACTION: Receive and file the irrevocable letter of credit, approve the plat as approved by the Metropolitan Area Planning Department and authorize the Mayor to sign.

IRREVOCABLE LETTER OF CREDIT

EAST SIDE NATIONAL BANK AND TRUST COMPANY

(Name of bank)

Date: Nov. 15, 1972

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 100.00 for the account of John H. Zakas (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before November 9, 1974. (Insert date two years from MAPC approval of plat)

1. The closing of the east curb opening onto Victor Place.
- 2.
- 3.

in Zakas' Second Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under East Side National Bank and Trust Company, Credit No. _____, dated _____." (Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before January 9, 1975.

Very truly yours,

EAST SIDE NATIONAL BANK AND TRUST COMPANY
(Name of bank)

By: [Signature]
(Authorized signature) Exec. Vice Pres.



ATTEST: [Signature], Cashier

Law Offices of
HOPPER, FOSTER & FUQUA
420 OLIVE W. GARVEY BUILDING
200 WEST DOUGLAS
WICHITA, KANSAS
67202

HERBERT H. HOPPER
BENJAMIN FOSTER
ROBERT S. FUQUA

November 13, 1972

AREA CODE 316
282-6466
264-4348

Metropolitan Area Planning Commission
City Building Annex
Wichita, Kansas

Gentlemen:

Re: Zakas Second Addition
S/D 72-102

This is to certify that I have examined the abstract of title and pertinent records concerning the following described property situated in Sedgwick County, Kansas:

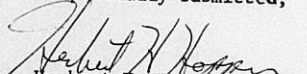
All of Lots Forty-Six (46) and Forty-Seven (47) in Douglas Heights, an Addition to Wichita, Sedgwick County, Kansas, together with thirteen (13) feet of vacated Victor Place adjacent thereto along the north boundary thereof, Sedgwick County, Kansas

and from such examination of same, I find fee simple title vested in:

John H. Zakas and Shirley M. Zakas, husband and wife,

and I further certify that the taxes for the year 1972 and prior years are paid.

Respectfully submitted,


Herbert H. Hopper

HHH/nr

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE November 14, 1972




ON SAFETY
PHASE II

TO Jack Galbraith, Chief Planner, Planning Department

FROM Dean Sellers, Assistant City Engineer

SUBJECT Zakas 2nd Addition

Mr. John Zakas has made satisfactory arrangements for closing the west drive approach on Victor Street as required for the subject plat. It is my understanding that the platlor will also submit a \$100 letter of credit to guarantee the closing of the east drive on Victor Street. This amount is satisfactory.



Dean Sellers
Assistant City Engineer

DS:le

November 10, 1972

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 72-102 - Final Plat of
ZAKAS 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 9, 1972, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of November 3, 1972.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

- Compliance with the requirements of the Metropolitan Area Planning Commission.
- Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- Certification by an attorney that fee title is vested in the platlor.
- Certification that all taxes due and payable for 1972 and prior years have been paid.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber
cc: John H. Zakas
105 South Ridgewood 67218

November 3, 1972

Baughman Company
330 Laura
Wichita, Kansas 67211

Subject: S/D 72-102 - Final Plat
of ZAKAS 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 2, 1972, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Approval of the plat is subject to the approval of the associated zone Case Z-1445, "A" and "BB" to "LC".
- B. The corner angles shall be checked by the applicant's surveyor as they do not close.
- ~~C.~~ The 6-foot utility easement indicated along the west side of the plat shall be increased to 10 feet in width.
- ~~D.~~ A 15-foot building setback from the south line of Victor Place shall be indicated on the plat.
- ~~E.~~ The applicant shall contact the Engineering Division of the Department of Public Works and make satisfactory arrangements and guarantee for closing of the existing driveway entrance on Victor Place.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

Page 2 - Final Plat of ZAKAS 2ND ADDITION
November 3, 1972

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 9, 1972, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

Enclosure

cc: John H. Zakas, 105 South Ridgewood, 67218

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 72-102 Name ZAKAS 2ND ADDITION
Date Application Rec'd. 9-26-72 Preliminary Approval N/A
Scheduled S/D Meeting 11-2-72

DESCRIPTION

General Location In an area north of Douglas and east of Clifton

Owner John H. Zakas
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>0.45</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> <u>1</u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>1</u> | TOTAL <u> </u> none ft. |
| 3. Minimum Lot Frontage <u>79.78</u> ft. | 8. Sidewalk adjacent to all streets? <u> </u> yes <u> </u> no |
| 4. Minimum Lot Area <u>19,909.17</u> sq.ft. | |
| 5. Existing Zoning <u>A & BB</u> | |
| 6. Proposed Zoning <u>LC</u> | |
| 9. Public Water Supply Yes (Yes-No), Name <u> </u> | |
| 10. Public Sanitary Sewers Yes (Yes-No), Name <u> </u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. Approval of the plat is subject to the approval of the associated zone case Z-1445 "A" & "BB" to "LC", which will be heard by the Planning Commission on October 26, 1972.
- B. The corner angles shall be checked by the applicants surveyor as they do not close.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- D. The applicant making satisfactory arrangements with the Department of Public Works for the closing of driveways to Victor Place.
- NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5, of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.
- E. The applicant shall contact the Engineering Division of the Department of Public Works and make satisfactory arrangements for closing of the existing driveway entrance on Victor Place.

file

October 25, 1972

Mr. John Zakas
105 South Ridgewood
Wichita, Kansas 67218

Subject: ZAKAS 2ND ADDITION

Dear Mr. Zakas:

Enclosed please find receipt stamped paid for your filing fee of \$50.00 which you submitted in connection with the above referred to plat. This copy of the receipt is for your files and record.

If you have any questions please call.

Sincerely,

Curtis L. Newby
Curtis L. Newby
Junior Planner

CLN:rme

Enclosure

FORM 227-21

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION	AMOUNT
<i>Suburban Residence</i>	
<i>2nd Floor</i>	

Name *John W. Jones*

Address *1234 S. Broadway*

Type *1-2-4* Due Date *1-15-72*

Comments:

Date *1/12/72* By *Paul Newby*

October 10, 1972

Mr. John H. Zakas
105 South Ridgewood
Wichita, Kansas 67218

Subject: S/D 72-102 - Sketch Plat
of ZAKAS 2ND ADDITION, generally
located between Douglas and Victor
in an area east of Clifton.

Dear Mr. Zakas:

At its regular meeting on October 5, 1972, the Subdivision Committee of the Metropolitan Area Planning Commission considered the above captioned sketch plat. The action of the Committee was to approve the sketch and authorize the preparation of a preliminary or final plat, subject to the following:

- AK* Dedicating an additional 10 feet of right-of-way for Douglas Avenue.
- AK* Access control except 1 opening on Douglas Avenue.
- AK* Indicating a 35-foot building setback from the new right-of-way line for Douglas.
- AK* Indicating "complete access control" adjacent to subject property on the south side of Victor Place.

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

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

cc: Baughman Company, 330 Laura, 67211

Map No.: 5747
Section No.: 23
Twp. No.: 27
Range: 1E

S/D No. 72-102

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Zakas 2nd Addition
General Location: Douglas & Clifton
Name of Property Owner: John H. Zakas
Address: 105 S. Ridgewood Phone: 684-0847
Name of Subdivider: Same
Address: _____ Phone: _____
Name of Agent/Surveyor: Baughman Company
Address: 330 Laura Phone: 262-7271
Date of Application: September 25, 1972

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 0.45 Ac.
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other _____
3. Minimum Lot Frontage 79.78 ft.
4. Minimum Lot Area _____ ft.
5. Existing Zoning ASRB
6. Proposed Zoning LC
7. Lineal Feet of New Streets:
 - a. none R/W none ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name _____
10. Public Sanitary Sewers Yes (Yes-No), Name _____
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita X Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: [Signature]

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by [Signature]
Date 9-26-72
Fee Submitted none

W. L. KORBER

R. G. WAYMIRE

BAUGHMAN CO.

S U R V E Y O R S

PHONE 316/262-7271

330 LAURA

WICHITA, KANSAS 67211

September 25, 1972

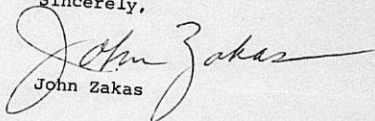
Metropolitan Area Planning Commission
104 South Main Street
Wichita, Kansas 67202

Refer: Zakas 2nd Addition
Douglas - Victor Place

Gentlemen:

Please forward sketch plat of Zakas 2nd Addition to
sub division committee for a determination of decat-
ions of Douglas and Victor Place.

Sincerely,


John Zakas

:sk