

PLAT NO. S/D 77-120 MAP NO. 5645

NAME BOMHOFF SECOND ADDITION

LOCATION: East side of K-15 Highway, between Blake
and Stafford

ENGINEER K. O. Taylor

OWNER Russell Bomhoff, et al

APPLICATION FILED 9-12-77

SKETCH PLAT FILED _____

PRELIMINARY FILED 9-12-77

S/D ACTION 9-22-77 Approve

FINAL FILED ~~9-12-77~~ 11-7-77

S/D ACTION 11-17-77 approve

MAPC ACTION 11-23-77 Approved

BCC ACTION 6-28-78 Approved

RECORDED 7-13-78

REMARKS Assoc. Z-1856 E V-0880

S/D 77-120 - BOMHOFF SECOND ADD'N.
East side of K-15 Highway, between
Blake & Stafford, K.O. Taylor

B.C.C./B.C.C. *Approved*
6-20-71

Map No. 5645
Sec. No. 34
Twp. No. 27
Range 1E

Subdivision Report and Progress

S/D No.: 77-120

Name: BOMHOFF SECOND ADDITION

General Location: East side of K-15 Highway, between Blake & Stafford

Owner: Russell Bomhoff and John Bomhoff
Address: 607 South Tracy, 67209 Phone: 942-1207
Subdivider: _____
Address: _____ Phone: _____
Engineer/Surveyor: K.O. Taylor
Address: 1542 S. St. Francis, 67211 Phone: 264-0341

Application Received 9-12-77
Conf. with Applicant _____
Sketch Plat Received _____
Present Zoning LC, C & AA
Proposed Zoning C (Z-1856)
Letter of Intent _____

FINAL PLAT RECEIVED 9-12-77 11-4-77
S/D Comm. Action 11-17-77 approve

Dept. Report on Final _____
M.A.P.C. ACTION 11-23-77 Approved

Dept. Report on Final _____
Letter on Irons Received _____
Title/Taxes Rec'd & Reviewed _____
Final Review _____
Referral to B.C.C. _____

* PREL. PLAT RECEIVED 9-12-77
S/D Comm. Action 9-22-77 approve

B.C.C. ACTION 6-20-78 Approved

Dept. Report on Prel. 9-27-77

Recorded July 13, 1978

TRACING PROGRESS:
Received _____
Released _____
Received _____
Released _____

Comments:

Assoc. Z-1856

* The final plat was submitted on 9-12-77 but was approved as a previous plat by s/d committee.

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS

BOMHOFF SECOND

ADDITION was

filed for record on July 13, 1978

Bruce J. McCall
Register of Deeds

Return to: Wichita-Sedgwick County
Metropolitan Area Planning Department
(Inter-Office Mail)

T9-328

ORIGINAL LETTER OF CREDIT
PICKED UP FROM CITY CLERK
; TURNED OVER TO CITY
ENGINEERING FOR COLLECTION.

1/15/80
FLN

TURNED OVER TO MIKE
LINDERAK.

December 12, 1979

Mr. H. Russell Bomhoff
607 South Tracy
Wichita, Kansas 67209

Re: Letter of credit guaranteeing the closing of three curb cuts on Stafford Street, one curb cut on K-15 Highway and one curb cut on Blake Street - Bomhoff Second Addition - S/D 77-120 (Credit Number 548)

Dear Mr. Bomhoff:

The letter of credit from Fourth National Bank and Trust Company in the amount of \$2,200.00 guaranteeing the closing of the above referenced curb cuts has expired. The default date of this letter of credit was November 28, 1979. City Engineering has advised me that all, but one of the above referenced curb cuts remains open as of this date.

This letter acts to bring this situation to your attention and to advise you that if the closings are not completed by January 14, 1980, I will be required to turn the letter of credit over to the City Engineer for collection.

During our follow-up meeting to my letter of October 17, 1979, regarding this matter, we advised you and your attorney of your uncompleted vacation application requesting the vacation of platted access control to Blake Street (V-0947). To date, we have not received either the vacation ordinance or instrument granting the revised abutter's access rights. Until these are received the vacation request cannot be forwarded to the Board of City Commissioners for final approval. If they are not received prior to my turning the letter of credit over to the City Engineer, the opening of Blake will be let for bids to be closed along with the three openings on Stafford.

Mr. H. Russell Bomhoff
December 12, 1979
Page 2

Should you have any questions about this matter, please do not hesitate to contact me at 268-4421. I have enclosed a copy of our letter regarding the vacation application for your reference and information.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bb
Enclosures (2)

cc: R. M. Briley, Assistant Vice-President, 4th National
Bank and Trust Company, 100 N. Broadway, 67202
V-0947 File

October 17, 1979

Mr. H. Russell Bomhoff
607 South Tracy
Wichita, Kansas 67209

Re: Letter of credit guaranteeing the closing of three
curb cuts on Stafford Street, one curb cut on K-15
Highway and one curb cut on Blake Street - Bomhoff
Second Addition - S/D 77-120 (Credit Number 548)

Dear Mr. Bomhoff:

The letter of credit from Fourth National Bank and Trust Company in the amount of \$2,200.00 guaranteeing the closing of the above referenced curb cuts is nearing expiration. Our files indicate that you agreed to close all of the referenced curb cuts on or before November 23, 1979. This agreement on your part was in response to a condition of approval associated with the platting of Bomhoff Second Addition. City Engineering has advised me that the required curb cut closing on K-15 Highway has been completed, but, that the other four required closings are, as of this date, uncompleted.

This letter acts to remind you of your agreement to close the remaining four curb cuts by November 23, 1979. If these improvements are not completed by this date, I will be required to turn your present letter of credit over to the City Engineer's office for collection.

Should you have any questions about this matter, please do not hesitate to contact me at 268-4421. I have attached a copy of your letter of credit for your reference and information.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh
Attachment

cc: R.M.Briley, Assistant Vice-President, Fourth National
Bank and Trust Company, 100 N. Broadway, 67202

BOMHOFF SECOND ADDITION - EAST
SIDE OF K-15, between Blake and
Stafford. (GUARANTEE CLOSING OF 5
OPENINGS),

① 3 OPENINGS SHOULD HAVE BEEN
CLOSED ON STAFFORD ST.

5- openings

② 1 OPENING SHOULD HAVE BEEN
CLOSED ON K-15.

OK

③ 1 OPENING SHOULD HAVE BEEN
CLOSED ON BLAKE ST.

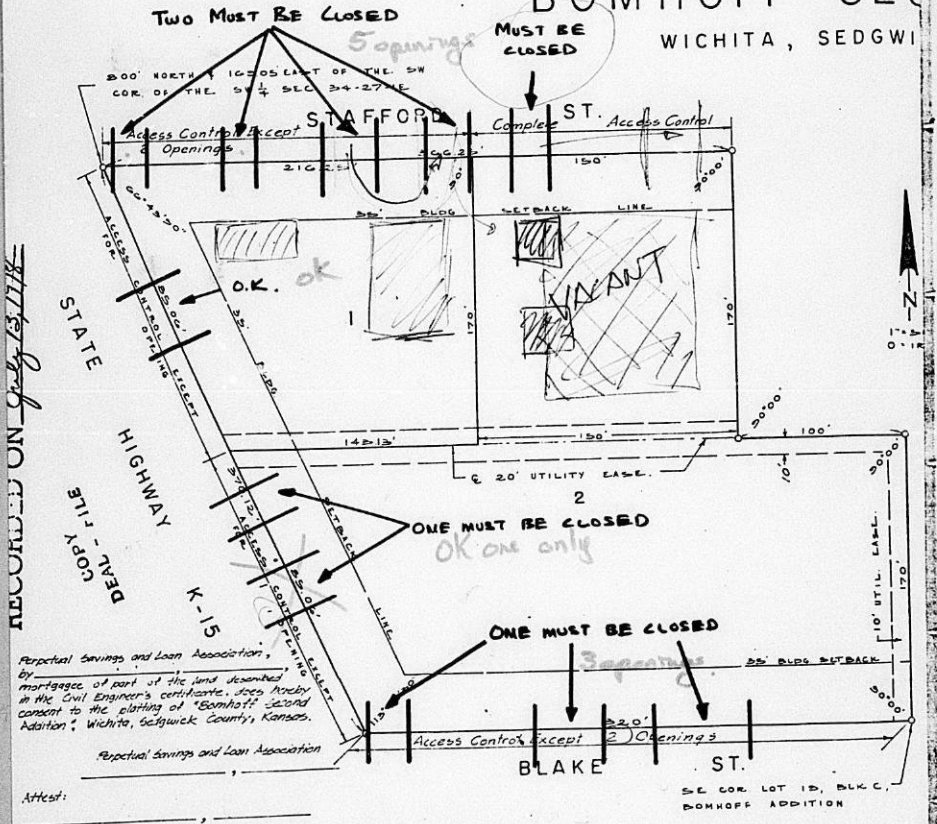
3 openings

✓ FORREST NAGLEY (RANING)
4421

~~to~~

BOMHOFF SEC

WICHITA, SEDGWICK COUNTY, KANSAS



This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this _____ day of _____, 19____.

_____, Chairman
 Everett Patrick
 _____, Commissioner
 Tom Scott
 _____, Commissioner
 John Hale

ATTEST:
 _____, County Clerk
 Dorothy K. White

Entered on transfer record this _____ day of _____, 19____.

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 77-120 Name Bomhoff Second Addition
Application & Sketch Filed: 9-12-77
Preliminary Plat Filed: 9-12-77 Approved by S/D: 9-22-77
Final Plat Filed: 11-4-77 Approved by S/D: 11-17-77
Approved by Metropolitan Area Planning Commission: 11-23-77

DESCRIPTION

General Location:

East side of K-15 Highway, between Blake and Stafford.

Surveyor or Engineer: K. O. Taylor
Owner: Russell Bomhoff and John Bomhoff
Address: 607 S. Tracy (67209)

- | | | |
|---|----------------------------|--------------------------|
| 1. Gross Acreage of Plat <u>2.7</u> | 6. Access Control | |
| 2. Number of Lots: | St. <u>K-15 Highway</u> | No. Openings <u>2</u> |
| Residential _____ | St. <u>Stafford St.</u> | No. Openings <u>2</u> |
| Commercial <u>2</u> | St. _____ | No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements | |
| Other _____ | St. Paving <u>not reqd</u> | Water <u>not reqd</u> |
| Total Number of Lots: <u>2</u> | Sidewalk <u>not reqd</u> | Drainage <u>not reqd</u> |
| 3. Minimum Lot Area: <u>0.7</u> Acres | Sewer <u>not reqd</u> | Other <u>closing</u> |
| 4. Existing Zoning <u>AA, LC & C</u> | | <u>driveway openings</u> |
| 5. Special Problems Discussed <u>none</u> | | |

The adjoining street are paved and sewers and water are already serving the property. An irrevocable letter of credit has been submitted guaranteeing the closing of the existing driveway curb opening which are not to be utilized in the redevelopment of the subject property.

Planning Commission Recommendation:

That this plat be approved subject to:

- A. The applicant vacating by separate vacation application the portion of the existing alley not being vacated by this replat.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: Associated zone case Z-1856, "A" to "C" has been approved by the Board of City Commissioners subject to platting.

Cole moved, Bell seconded and it carried unanimously. Bayouth, Greider, Hartstein and Hennessy absent.

ACTION:

Receive and file the irrevocable letter of credit and approve the plat as approved by the Metropolitan Area Planning Department.

IRREVOCABLE LETTER OF CREDIT

FOURTH NATIONAL BANK AND TRUST COMPANY, WICHITA, KANSAS
(Name and address of bank)

Date: June 7, 1978

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 \$ 2,200.00 for the account of H. Russell Bomhoff (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 23, 1979 (6)
(Insert date two years from MAPC approval of plat)

1. The replacement of five existing driveways with normal curbing.
- 2.
- 3.

in Bomhoff 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 Fourth National Bank and Trust Company, Wichita, Credit No. 548, dated 6/7/78.
(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 23, 1980
(insert a date at least 60 days after the date on line 6)

Very truly yours,

Fourth National Bank & Trust Company, Wichita
(Name of bank)

(CORPORATE SEAL)

By: Ward Briley
(Authorized signature) R. M. Briley, AVP

6-8-78

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

Issued by:
THE SECURITY ABSTRACT &
TITLE COMPANY, INC.
434 North Main Street
Wichita, Kansas 67202
(316) AM 7-8371

CHICAGO TITLE INSURANCE COMPANY

Alvin W. Long
President.

ATTEST:

Chester C. McLaughlin
Secretary.

[Signature]
Authorized Signatory



Form 3615 - K.C. Division

H. RUSSELL BOMHOFF
General Manager

PRECISION PATTERN, INC.
Phone: (316) 942-1207

607 South Tracy
Wichita, Ks. 67209

CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusion from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

SCHEDULE A

Number
265084

Effective Date
June 2, 1978 @ 7:00 A. M.

1. Owners Policy to be issued: ALTA Form B - 1970 Amount: Unknown
(Amended 10-17-70)

Proposed Insured:

City of Wichita

Loan Policy to be issued: ALTA Form 1970 Amount:
(Amended 10-17-70)

Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

(See Added Page)

3. The land referred to in this Commitment is described as follows:

Lots 1, 2, 3, 4, 5, 6, 19, 20, 21, 22, 23 and 24, Block C, Bomhoff Addition to
Wichita, Sedgwick County, Kansas.

"When sending instruments for
filing please include the above
referenced commitment number"

(Schedule A continued)

Policy Number _____
Owners

Policy Number _____
Loan

John C. Bomhoff and Rosemary Bomhoff, husband and wife, as to Lots 1, 2 and 3
John C. Bomhoff and H. Russell Bomhoff, as to Lots 4, 5, and 6,
H. Russell Bomhoff, as to Lot 19,
H. Russell Bomhoff and Elgeva I. Bomhoff, husband and wife, as to Lot 20,
H. Russell Bomhoff and Elgeva Bomhoff, husband and wife, as to Lots 21, 22, 23 and 24

SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the deeds and/or mortgages, the form and execution of which is satisfactory to the Company, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): Lots 1, 2 and 3 - ½ paid, \$711.19 unpaid - Key #C-26486, C-26487 & C-26488 Lots 4, 5 and 6 - 1977 taxes \$336.47 paid - Key #C-26489, C-26490 & C-26491 Lots 19, 20, 21, 22, 23 and 24 - 1977 taxes \$3,592.97 paid - Key #C-26504, C-26505, C-26506, C-26507, C-26508 and C-26509.
9. Easements on the South 5 feet of Lots 1, 2, 3, 4, 5, and 6, and the East 3 feet of Lot 4, and the West 3 feet of Lot 5, and the North 5 feet of Lots 19, 20, 21, 22, 23, and 24, and the East 3 feet of Lot 23, and the West 3 feet of Lot 22, for the construction and maintenance of all public utilities.
10. Easement to the City of Wichita, for sewer system, over the North 3 feet of the South 8 feet of Lots 1 through 6, and the South 3 feet of the North 8 feet of Lots 19 through 24, the East 6 feet of Lot 19, all in Block C, Bomhoff Addition, as created by instrument filed April 28, 1953, in Book Misc. 303, Page 287.
11. Dedication to the public, for alley, of the North 10 feet of Lots 21, 22, 23, 25 and the East 10 feet of Lot 21, all in Bomhoff Addition, as created by instrument filed November 27, 1953, in Book Misc. 312, Page 536.
12. Dedication to the public, for alley, of the South 10 feet of Lots 1, 2, 3, 4, 5, 6 and the West 10 feet of Lot 20, all in Bomhoff Addition, as created by instrument filed November 27, 1953, in Book Misc. 312, Page 537.
13. Dedication to the public, for alley, of the East 20 feet of Lot 3, Block C, Bomhoff Addition, as created by instrument filed September 24, 1957, in Book Misc. 404, Page 318.
14. Mortgage dated June 27, 1975, executed by John C. Bomhoff and Rosemary Bomhoff, husband and wife, to Perpetual Savings and Loan Association, filed July 2, 1975, (See Added Page)

(Schedule B continued)

Policy Number _____
Owners

Policy Number _____
Loan

on Film 148, Page 262, in the original amount of \$35,000.00. (covers Lots 1, 2, and 3).

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public Works **DATE** January 31, 1978
Maintenance

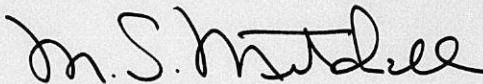
TO Jack Galbraith, Chief Planner, MAPD

FROM M. S. Mitchell

SUBJECT - Bomhoff 2nd Addn.
S/D 77-120

Reference is made to my request before the Subdivision Committee for a Lot Grading Plan for subject Addition. Please be advised a Grade Plan has been furnished this office by the applicant's Engineer on January 30th which is satisfactory and is approved.

I trust this information is sufficient to permit final processing of the plat; however, if further information or discussion is desired, please advise.



M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton
Bomhoff 2nd Addn. Plat File
Central Insp./John Riddel

November 29, 1977

K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Re: S/D 77-120 Final Plat of Bomhoff Second Addition

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on November 23, 1977, 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 21, 1977.

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:

1. Compliance with the requirements of the Metropolitan Area Planning Department.
- 5-31-78 ✓ 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 6-8-78 3. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
- 6-8-78 4. Certification that all taxes due and payable for 1977 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:et

cc:

Russell Bomhoff & John Bomhoff, 607 S. Tracy, Wichita, Ks 67209

November 21, 1977

K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Re: S/D 77-120 Final Plat of Romhoff Second Addition

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 17, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- letter
of credit*
- A. The associated zone case Z-1856 "A" to "C" involving a portion of subject property has been approved by the Board of City Commissioners subject to replatting.
- B. A reference shall be made in the engineer's certificate to the existing east-west alley being vacated by virtue of K.S.A. 12-~~705~~⁵¹²(b).
- C. The applicant shall guarantee the closing of all the existing driveway curb openings not to be utilized in the redevelopment of subject property, or which are in excess of the number of access points approved on the plat. The City Engineer shall be contacted regarding this matter. * 2200"
- 1.31.78
see memo
from Mitchell*
- D. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- V-0880*
- E. The 10 foot by 10 foot portion of dedicated alley at the east line of the plat shall be vacated by separate application. Approval of this plat, which vacates the balance of this alley, shall be subject to the approval of this separate vacation application.

K. O. Taylor
November 21, 1977
Page Two

- ✓ P. The north-south 8 foot easement adjacent to the east line of Lot 2, shall be increased to 10 feet in width.
- ✓ G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Wednesday, November 23, 1977, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Junior Planner

LO:et

✓ cc: Russell Bomhoff & John Bomhoff, 607 S. Tracy, Wichita, Ks 67209

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 77-120 Name Bomhoff Second Addition
Date Application Rec'd. 9-9-77 Preliminary Approval 9-22-77
Scheduled S/D Meeting 11/17/77

DESCRIPTION

General Location East side of K-15 Highway bettween Blake and Stafford

Owner Russell and John Bomhoff
Surveyor/Engineer K. O. Taylor
Address 1542 S. St. Francis 67211 Phone 264-0341

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>2.7</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u>none</u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u>2</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>2</u> | TOTAL <u>none</u> ft. |
| 3. Minimum Lot Frontage <u>185.12</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>30,950 sq.</u> ft. | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>LC, C & AA</u> | |
| 6. Proposed Zoning <u>C (Z-1856)</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>no</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. The associated zone case Z-1856, "A" to "C" involving a portion of subject property has been approved by the Board of City Commissioners subject to replatting.
- B. A reference shall be made in the engineers certificate to the existing east-west alley being vacated by virtue of K.S.A.12-705(b).
512(b)
- C. The applicant shall guarantee the closing of all the existing driveway curb openings not to be utilized in the redevelopment of subject property, or which are in excess of the number of access points approved on the plat. The City Engineer shall be contacted regarding this matter.
- D. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- E. The 10 foot by 10 foot portion of dedicated alley at the east line of the plat shall be vacated by separate application. Approval of this plat, which vacates the balance of this alley, shall be subject to the approval of this separate vacation application.
- F. The north-south 8 foot easement adjacent to the east line of Lot 2, shall be increased to 10 feet in width.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

November 2, 1977

E. H. Denton, City Manager

Jack H. Galbraith, Chief Planner

Z-1856, "A" to "C" and Associated Plat, S/D 77-120 Bomhoff
Second Addition, Request for Platting Time Extension

We are in receipt of a copy of a letter to you from Mr. K. O. Taylor, P.E., requesting a six (6) month extension of the platting time requirement of the above referred to zone case.

Our files indicate this is a first request for extension of the one (1) year platting time limit, and we would concur in the requested extension with the new completion time for completing the plat to be May 9, 1978.

In accordance with the Metropolitan Area Planning Commission Policy Statement No. 5, the requested extension may be granted without formal action by the governing body. If you have any questions

Jack H. Galbraith
Chief Planner

Robert A. Lakin
Director of Planning

JHG:CLN:et

cc: K. O. Taylor

October 27, 1977

Mr. Eugene Denton, City Manager
City Hall
455 North Main
Wichita, Kansas 67202

RE: Zone Case Z-1856

Dear Mr. Denton:

In behalf of the owner, permission is requested for a six month extension of time for the platting of the property plus other property involved in the above named Zone Case.

On September 22, 1977, the subdivision committee acted on the sketch plat and final plat as submitted in accordance with the subdivision regulations. Due to problems concerning access controls and lotting, the committee treated the sketch plat as a preliminary plat and requested that as soon as the problems were resolved with public works that the final plat be resubmitted. I think these problems are resolved and the final plat will be submitted by November 7, 1977.

The applicant is not at fault for requesting this extension. I was retained to plat this area in March, 1977, but due to my work load, did not get it submitted until late summer.

Very truly yours,

Kenneth O. Taylor
Kenneth O. Taylor, P.E.

KOT/at

cc: Jack Galbraith, Chief Planner, MAPD



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
425 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

October 25, 1977

Mr. H. Russell Bomhoff
607 South Tracy
Wichita, Kansas 67209

Re: E-1856 - zone change from
"A" to "C" in an area East
of K-15 between Blake and
Stafford

Dear Mr. Bomhoff:

As you will recall, the above referenced zone change was approved by the Board of City Commissioners on November 9, 1976, subject to platting within one year or the case be considered denied and closed. A preliminary plat, Bomhoff Second Addition, was approved by the Subdivision Committee of the Metropolitan Area Planning Commission on September 22, 1977. As it will not be possible to record a final plat before the November 9th platting deadline, you should request a platting time extension if you wish to preserve the conditionally approved commercial zoning. An extension of up to six (6) months may be granted by the City Manager. Please address your request to E. H. Denton, City Manager, and send a copy to Jack Galbraith of this office. The request should state why the extension of time is needed and why the proceedings have not been completed within the one year time period.

Sincerely,

Louise Olivarez
Junior Planner

cc:

K. O. Taylor, 1542 South St. Francis, Wichita, Kansas 67211
Marvin Latimer, 418 East 14th Street, Augusta, Kansas 67012

Kenneth O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

September 27, 1977

Re: S/D 77-120 - ^{Preliminary} Final plat of
BOMHOFF SECOND ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 22, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved as a preliminary plat subject to:

- A. The applicant and/or his engineer and architect shall meet with the Traffic Engineering Division of the Department of Public Works to resolve the number of access points to be permitted to K-15 Highway and the internal traffic circulation problems on the property.
- B. The plat shall be redesigned as a 1 lot or 2 lot plat depending on the outcome of the meeting with the Traffic Engineering Division.
- C. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- D. The one-lot commercial plat shall have access to each street at two locations. All other curb cuts in excess of this number shall be closed. The applicant shall guarantee the closing of these additional curb cuts.
- E. A 35 foot building setback shall be shown from all streets. This will not affect the existing bottling plant except that any additions to the building will have to be behind the setback line. The public accountant office will become nonconforming and could be enlarged because it is entirely outside of the 35 foot setback.

S/D 77-120
September 27, 1977
Page 2

- F. The 10' x 10' portion of dedicated alley at the southeast corner of Lot 2 shall be vacated by separate application. Approval of this plat, which vacates the balance of this alley, shall be subject to approval of the vacation of the 10' x 10' portion of alley.
- G. The 8-foot utility easement on the east side of the plat shall be increased to 10 feet.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: Russell Bomhoff and John Bomhoff
607 South Tracy, 67209

Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 77-120 Name BOMHOFF SECOND ADDITION
Date Application Rec'd. 9-12-77 Preliminary Approval N/A
Scheduled S/D Meeting 9-22-77

DESCRIPTION

General Location East side of K-15 Highway, between Blake and Stafford

Owner Russell Bomhoff and John Bomhoff
Surveyor/Engineer Kenneth O. Taylor Phone 264-0341
Address 1542 S. St. Francis

- | | | |
|--------------------------|-----------------------|---|
| 1. Gross Acreage of Plat | <u>2.7</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>3</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>3</u> | TOTAL <u> </u> None <u> </u> ft. |
| 3. Minimum Lot Frontage | <u>150</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area | <u>25,500</u> sq. ft. | streets? <u> </u> yes <u> </u> X <u> </u> no |
| 5. Existing Zoning | <u>LC & AA</u> | |
| 6. Proposed Zoning | <u>C</u> | |
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita (Yes-No)
11. Health Department Approval (where applicable) No
12. City of Wichita X : Three-Mile Area

STAFF COMMENTS:

- A. Lot 2 and the east 90 feet of Lot 3 were recently approved for "C" zoning subject to platting this property along with the applicant's property to the west. It was recommended that this entire property be replatted into one lot so that access to the commercial area could be from K-15 rather than from the interior residential streets of Blake and Stafford.
- B. The one-lot commercial plat shall have access to each street at two locations. All other curb cuts in excess of this number shall be closed. The applicant shall guarantee the closing of these additional curb cuts.
- C. A 35-foot building setback shall be shown from all streets. This will not affect the existing bottling plant except that any additions to the building will have to be behind the setback line. The public accountant office will become nonconforming and could not be enlarged because it is entirely outside of the 35-foot setback.
- D. The applicant shall be advised that sidewalk construction will be a requirement included in any building permit issued for this site.
- E. The 10'x 10' portion of dedicated alley at the southeast corner of Lot 2 shall be vacated by separate application. Approval of this plat, which vacates the balance of this alley, shall be subject to approval of the vacation of the 10'x 10' portion of alley.
- F. The 8-foot utility easement on the east side of the plat shall be increased to 10 feet.

Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat is 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 other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

Preliminary

Map No.: 5645
Section No.: 34
Twp. No.: 27
Range: 1E

S/D No. 77-120

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Bornhoff Second Addition

General Location: East of 12-15 between Blake + Stafford

Name of Property Owner: Russell Bornhoff and John Bornhoff

Address: 607 South Tracy Phone: 942-1207

Name of Subdivider: _____ Phone: _____

Address: _____ Phone: _____

Name of Agent/Surveyor: R.O. Dwyler

Address: 1542 S. St. Francis Phone: 264-4670/341

Date of Application: 9-9-77

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 2.7
2. Number of Lots:
 - Residential _____
 - Commercial 3
 - Industrial _____
 - Other _____Total Number of Lots 3
3. Minimum Lot Frontage 150 Ft.
4. Minimum Lot Area 25,500 ft.
5. Existing Zoning LC-C + AA
6. Proposed Zoning LC-C 2-1856
7. Lineal Feet of New Streets:
 - a. _____ R/W None ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL None ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) No (Yes-No)
12. City of Wichita 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: Russell Bornhoff

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202.

Received by SO.
Date 9-12-77
Fee Submitted 56⁰⁰

Bombhoff Second Addition

V-0107 the W 125' of } was vacated in 1959

→ Vac. Ord. 28-386 issued 10-12-65 pub. 10-15-65
 11-53 O-2865 N 10' lots 21, 2, 3, 4 & E 10' lot 21
 11-53 2866 S 10' lots 1, 2, 3, 4, 5, 6 & S 10' or W 110' lot 7
~~287~~ also W 101' lot 20

V-0348 20' alley as platted in Blk
 A & B Bombhoff Ord.
 20' alley as dedicated in lots
 24, 25, 26, 27, 28, 29, & 30 Blk B - Bombhoff Ord.
 20' alley as platted in Adams Ord.

FORM 021

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.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT

Name _____

Address _____

Type _____	Due Date _____
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Comments: _____

Date _____	By _____
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