

PLAT NO. S/D 84-67 MAP NO. 4647 D

NAME RAINBOW LAKES WEST FIFTH ADDITION

LOCATION: At the southeast corner of Racehorse and Saddle

ENGINEER Baughman Company, P.A.

OWNER 125, Inc. c/o Marvin Niedens

APPLICATION FILED 6-11-84

SKETCH PLAT FILED \_\_\_\_\_

PRELIMINARY FILED \_\_\_\_\_

S/D ACTION \_\_\_\_\_

FINAL FILED 6-8-84

S/D ACTION 6-21-84 approved

MAPC ACTION 6-28-84 approval

BCC ACTION \_\_\_\_\_

RECORDED \_\_\_\_\_

REMARKS \_\_\_\_\_

*3/16/90 File closed*

S/D COMMITTEE (Final) approved 6-21-84

M.A.P.C. approved 6-28-84

B.C.C./B. CO. C. \_\_\_\_\_

3/16/90 File Closed

S/D 84-67 - RAINBOW LAKES WEST FIFTH  
ADDITION - At the southeast corner of  
Racehorse and Saddle. (Baughman Co., P.A)

POSTED 6-15-84

KY  
OK

### ACTION

S/D COMMITTEE (final) approved DATE 6-21-84

M.A.P.C. approved 6-28-84

B.C.C./B. CO. C. \_\_\_\_\_

3/16/90 File Closed

S/D 84-67 - RAINBOW LAKES WEST FIFTH  
ADDITION - At the southeast corner of  
Racehorse and Saddle. (Baughman Co., P.A)



SEDDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1663  
(316) 268-4551

January 2, 1990

Baughman Company  
315 Ellis  
Wichita, KS 67211

Re: S/D 84-67 - RAINBOW LAKES WEST FIFTH ADDITION

Gentlemen:

On June 8, 1984, you filed the above-referenced request for subdivision approval. Since the last action on this application was on June 28, 1984, we request that you notify this office by January 31, 1990, if you intend to complete this subdivision case. If we have not heard from you by February 5, 1990, we will proceed to close the file.

If you have any questions about this matter or intend to complete this case, please feel free to contact this office at 268-4421.

Very truly yours,

R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Marvin Niedens, 125, Inc., 6725 W. Shade St., Wichita, KS  
67212

FILE COPY

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

June 29, 1984

Baughman Company, P.A.  
330 Laura  
Wichita, Kansas 67211

Re: S/D 84-67 - Rainbow Lakes West Fifth Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 28, 1984, 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 June 22, 1984.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or any attorney's opinion that fee title is vested in the platlor.
3. Certification that all taxes due and payable for 1983 (both first and second halves) have been paid.

If you have any questions, please call.

Sincerely,

Forrest L. Nagley  
Senior Planner

cc: Marvin Niedens, 125, Inc., 6725 West Shade Street, Wichita, 67212

June 22, 1984

Baughman Company, P.A.  
330 Laura  
Wichita, Kansas 67211

Re: S/D-84-67 - RAINBOW LAKES WEST FIFTH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 21, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall submit a revised outside-the-City water service agreement and make arrangements with the Water Department for serving the extra lots being created by this plat. A memorandum specifying that these arrangements have been made shall be submitted to the Planning Department.
- B. The final plat tracing shall indicate the recording information for the Phillips Pipeline Easement existing through this plat.
- C. The applicant shall submit to County Public Works information regarding the square footage of each lot in order to refigure special assessments for this plat.
- D. The final plat tracing shall indicate a 15-foot utility easement adjacent to the south line of Lot 20.
- E. The applicant shall submit a copy of the Phillips Pipeline Easement Agreement which affects this property.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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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 Thursday, June 28, 1984. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley  
Senior Planner

FLN:blw

cc: Marvin Niedens, 125, Inc., 6725 West Shade St., Wichita, 67212.  
Mike Lindebak, City Engineer  
Claud Shelor, Director of County Public Works

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 84-67

Name: Rainbow Lakes West Fifth Addition

Preliminary Approved:

Scheduled S/D Meeting: 6-21-84

DESCRIPTION

General Location: Southeast corner of Racehorse and Saddle

Owner: 125, Inc., c/o Marvin Niedens  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 10.1 acres
2. Number of Lots:
  - Residential: 22
  - Office:
  - Commercial:
  - Industrial:
  - Total: 22
3. Minimum Lot Area: 16,000 sq. ft.
4. Existing Zoning: AA
5. Proposed Zoning: AA

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STAFF COMMENTS:

Note: This replat is a replat of all of Block 4, Rainbow Lakes West Fifth Addition. Whereas, the Fourth Addition platted 15 lots, this replat proposes 22 lots.

- A. The representative from the Water Department should be prepared to comment on what arrangements (if any) need to be made for providing water service to the 7 additional lots being created by this replat. Also, is a revised outside-the-City water service application required?
- B. The final plat tracing shall indicate the recording information for the Phillips Pipeline Easement existing through this plat.
- C. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- D. The applicant shall submit a copy of the Phillips Pipeline Easement Agreement which affects this property.
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only.

Map No.: 4647 D  
Section: 24  
Twp.: 27S  
Range: 2W

S/D No. 84-67

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Rainbow Lakes West Fifth Addition  
General Location: S.E. Corner Racehorse and Saddle

Name of Property Owner: 125, Inc. c/o Marvin Niedens Phone: 945-9308  
Address: 6725 Shade Lane, Wichita, KS. Zip Code: 67212  
Name of Subdivider: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Name of Engineer/Surveyor: Baughman Company, P.A.  
Address: 330 Laura, Wichita, KS. Zip Code: 67211 Phone: 262-7271  
Date of Application: June 8, 1984

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 10.1 Acres
2. Number of Lots:
  - Residential 22
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
3. Minimum Lot Frontage 80 ft.
4. Minimum Lot Area 16,000 Sq. Ft.
5. Existing Zoning "AA"
6. Proposed Zoning \_\_\_\_\_
7. Lineal Feet of New Streets:
  - a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL \_\_\_\_\_ ft.
8. Are Sidewalks existing?  
Yes \_\_\_\_\_ No X
9. Is a public water supply available? X Yes \_\_\_\_\_ No, Name Sedgwick County
10. Is a sanitary sewer available? X Yes \_\_\_\_\_ No, Name Sedgwick County
11. Has Health Department approval been obtained (where applicable) \_\_\_\_\_ Yes \_\_\_\_\_ No
12. City of Wichita \_\_\_\_\_ Three Mile Area X Outside of 3-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 for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Marvin Niedens

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

Received by FCW  
Date 6/8/84  
Fee Submitted \$210.00

22  
5  
110  
200  
\$310

FORM 29-101

PAYMENT NOTICE  
City of Wichita

Bldg.	Use of Strr.	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
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NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY