

Map No.: 5143 C

S/D No.: 86-80

SUBDIVISION REPORT AND PROGRESS

Name: SKYLINE HEIGHTS SECOND

General Location: Northeast corner of Hoover and MacArthur Roads.

Owner: Mrs. Wilbur C. Goff

Engineer/Surveyor: Moehring & Associates

APPLICATION FILED: 9/12/86

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

PRELIMINARY FILED: 9/12/86

M.A.P.C. ACTION: 2/19/87 approved

S/D ACTION: 9/25/86 approval

B.C.C. ACTION: \_\_\_\_\_

FINAL FILED: 1/30/87

RECORDED: \_\_\_\_\_

S/D ACTION: 2/12/87 approved

REMARKS: Denied closed failure to  
Assoc. CASE SC2-0568

S/D 86-80 - SKYLINE HEIGHTS SECOND.  
Northeast corner of Hoover and MacArthur  
Roads.

MOHRING & ASSOCIATES

POSTED 9.19.86 KX

# ACTION

S/D COMMITTEE (prelim) approved <sup>DATE</sup> 9/25/86  
(final) approved 2/12/87

M.A.P.C. approved 2/19/87

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

Map No. 5143 C  
 Sec. 11  
 Twp. 28S  
 Range 1W

S/D No.: 86-80

SUBDIVISION REPORT AND PROGRESS

Name: SKYLINE HEIGHTS SECOND

General Location: Northeast corner of Hoover and MacArthur Roads.

Owner: ~~Mrs. Wilbur G. Goff~~ *See change of address*  
 Address: ~~211 Eager, Haysville, KS 67060~~ *cont.* Phone: 524-2500

Subdivider: None  
 Address: Phone:

Engineer/Surveyor: Moehring & Associates  
 Address: 433 S. Hydraulic, Wichita, KS 67211 Phone: 263-8291

Present Zoning: "LC"  
 Proposed Zoning: "AA"  
 Assoc. Zone Case: Sc2-0568  
 APPLICATION RECEIVED: 9/12/86  
 SKETCH PLAT RECEIVED:  
 PREL. PLAT RECEIVED: 9/12/86  
 S/D Comm. Action: 9/25/86 *approve*

FINAL PLAT RECEIVED: 1/30/87  
 S/D Comm. Action: 2/2/87 *approve*  
 M.A.P.C. ACTION: 2/19/87 *approve*  
 B.C.C. ACTION:

Tracing Received:  
 Released for Recording:  
 Plat Recorded:

COMMENTS:

Mail this card to all the people, businesses and publications who send you mail.  
 For publications, tape an old address label over name and old address sections and  
 complete new address.

<b>Your Name</b> <small>Print or Type - Last Name, First Name, Middle Initial</small>			
Mervene H. Goff			
<b>Old Address</b> <small>No. and Street</small>		<small>Appt. Suite No.</small>	<small>PO Box</small>
211 Eager			
<small>City and State</small>		<small>ZIP Code</small>	
Haysville, Kan. 67060			
<b>New Address</b> <small>No. and Street</small>		<small>Appt. Suite No.</small>	<small>PO Box</small>
6205 Shadelands Dr.			
<small>City and State</small>		<small>ZIP Code</small>	
San Jose, California		95123	
<b>Sign Here</b>	<small>Signature</small>	<small>Date new address in effect</small>	<small>Account No. (if any)</small>
	Mervene H. Goff	June 22, 1987	

REG- FORM 3576  
 Regarding Blk. A,  
 Skyline Heights Add., Sedgwick Co., Kansas

HASTINGS, MN  
 JES. HANSEN-CHICAGO-ILLINOIS, ILL  
 MICHELETTI, USA  
 No. 2153C

Planning Agenda Item # \_\_\_\_\_

City of Wichita  
City ~~Commission~~ Meeting  
March 17, 1987

Agenda Report # \_\_\_\_\_

TO: Mayor and City ~~Commissioners~~

SUBJECT: S/D 86-80 - PLAT OF SKYLINE HEIGHTS SECOND ADDITION, LO-  
CATED AT THE NORTHEAST CORNER OF HOOVER AND MacARTHUR  
ROAD.

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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MAPC Recommendation: Approve the plat.

Analysis: Associated County zone case (SCZ-0568) requesting "LC" (light commercial) to "AA" (single-family) zoning has been approved for this 11-lot plat subject to platting. The County has received a paving petition for the interior street. The owner has submitted outside-the-city water and sewer service applications. The restrictive covenant provides for four (4) off-street parking spaces per dwelling unit in this subdivision.

Owner: ~~Mrs. Wilbur C. Coff, 211 Eager, Haysville, KS 67060~~

Engineer: Moehring and Associates

The plat has been reviewed and approved by the Planning Commission, subject to conditions and recording within 30 days.

Financial Considerations: The municipal water and sanitary sewer petitions are 100%. A Certificate of Petitions has been submitted.

Recommendations/Action: Approve the municipal water and sanitary sewer petitions and instruct staff to prepare resolutions; approve the applications for water and sewer service and authorize the Mayor to sign for the City; record restrictive covenant, Certificate of Petitions, water service application and sewer service application, recording costs to be billed to the owner; approve plat and authorize the Mayor to sign.

PL/6319/5

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: March 10, 1989

TO: Don Wright, County Clerk  
FROM: Louise Olivarez, Principal Planner *L. Olivarez*  
SUBJECT: Zoning Resolution #5-1987 (Associated w/SCZ-0568)

On January 21, 1987, the Board of County Commissioners approved a zone change from "LC" to "AA" for property at the northeast corner of Hoover and MacArthur (SCZ-0568) and adopted Resolution #5-1987. The resolution was not to be published until the associated replat of Skyline Heights Second Addition had been recorded. We have now been advised that the property has been sold and the replat will not be completed. Therefore, all copies of Resolution #5-1987 should be marked "Null and Void."

If you have any questions about this matter, please call.

LO:jcm

cc: Ron Worley, County Zoning Administrator  
Moehring and Associates, 433 S. Hydraulic, 67211  
Skyline Heights Second Addition file  
SCZ-0568 file



February 12, 1987

Moehring & Associates  
433 S. Hydraulic  
Wichita, KS 67211

Re: Final Plat S/D 86-80 - SKYLINE HEIGHTS SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 12, 1987, 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 guarantee the paving of York Court.
- B. The applicant shall attempt to obtain valid paving petitions for the following streets:
  - (1) York Street from Hoover Road to Flora Avenue.
  - (2) Flora Avenue from York Street to MacArthur Road.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted. An outside-the-City water service application shall be executed and submitted for recording.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot wide street right-of-way. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

Final Plat S/D 86-80 - SKYLINE HEIGHTS SECOND ADDITION  
Page 2

- H. The final plat tracing shall indicate a 20-foot wide utility easement on the fronts of Lots 6 through 11.
- I. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. 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. The certificate will be required if petitions are submitted. 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 Thursday, February 19, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: Mrs. Wilbur C. Goff, 211 Eager, Haysville, KS 67060  
Mike Lindebak, City Engineer  
Jim Weber, County Engineering

S/D No.: 86-80 Name: SKYLINE HEIGHTS SECOND ADDITION

Preliminary Approved: 9/25/86  
Scheduled S/D Meeting: 2/12/87

DESCRIPTION

General Location: Northeast corner of Hoover and MacArthur Roads.  
Owner: Mrs. Wilbur C. Goff, 211 Eager, Haysville, KS 67060  
Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

1. Gross Acreage of Plat: 2.81 Acres
2. Number of Lots:
  - Residential: 11
  - Office:
  - Commercial:
  - Industrial:
  - Total: 11
3. Minimum Lot Area: 7,500 Sq. Ft.
4. Existing Zoning: "LC"
5. Proposed Zoning: "AA" (SCZ-0568)

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STAFF COMMENTS:

NOTE: The applicant's associated zone case (SCZ-0568), requesting "LC" (light commercial) to "AA" (single-family) zoning has been approved subject to replatting.

- A. The applicant shall guarantee the paving of York Court.
- B. The applicant shall attempt to obtain valid paving petitions for the following streets:
  - (1) York Street from Hoover Road to Flora Avenue.
  - (2) Flora Avenue from York Street to MacArthur Road.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted. An outside-the-City water service application shall be executed and submitted for recording.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot wide street right-of-way. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- K. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

September 25, 1986

Moehring & Associates  
433 S. Hydraulic  
Wichita, KS 67211

Re: Preliminary Plat S/D 86-80 - SKYLINE HEIGHTS SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 25, 1986, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. ✓ The applicant shall guarantee the paving of York Court.
- B. ✓ The applicant shall attempt to obtain valid paving petitions for the following streets:
  - (1) York Street from Hoover Road to Flora Avenue.
  - (2) Flora Avenue from York Street to MacArthur Road.
- C. ✓ The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
- D. ✓ The applicant shall guarantee the extension of City water to serve the lots being platted. An outside-the-City water service application shall be executed and submitted for recording.
- E. ✓ The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. ✓ If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. ✓ The applicant is advised that the amount of right-of-way being dedicated for York Court should be either 58 feet or 64 feet.
- H. ✓ The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot wide street right-of-way. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

- I. The final plat shall indicate the platting of "complete access control" to Hoover Road and MacArthur Road across the west and south lines of this plat.
- J. The final plat shall reference, in the plat's text, the dedication of access controls to Hoover and MacArthur Roads across the west and south lines of the plat.
- K. Approval of this plat is subject to approval of the applicant's associated zone case (SCZ-0568).
- L. If the easement established for the Continental Pipeline in MacArthur Road encumbers any part of the property being platted, the applicant shall submit a copy of the instrument which establishes the pipeline easement. If the pipeline easement encumbers any part of a lot being platted, the easement shall be labeled including recording information. The existence of the pipeline easement adjacent to or, on a lot, may require the indication of a building setback from the pipeline. The applicant's agent should determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- M. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- N. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- O. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: Mrs. Wilbur C. Goff, 211 Eager, Haysville, KS 67060  
Mike Lindebak, City Engineer

**Jim Weber, Co. P. W.**

Preliminary Plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 86-80 Name: SKYLINE HEIGHTS SECOND ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 9/25/86

DESCRIPTION

General Location: Northeast corner of Hoover and MacArthur Roads.  
Owner: Mrs. Wilbur C. Goff, 211 Eager, Haysville, KS 67060  
Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

1. Gross Acreage of Plat: 2.81 Acres
2. Number of Lots:
  - Residential: 11
  - Office:
  - Commercial:
  - Industrial:
  - Total: 11
3. Minimum Lot Area: 7,500 Sq. Ft.
4. Existing Zoning: "LC"
5. Proposed Zoning: "AA" (SCZ- )

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STAFF COMMENTS:

- NOTE: The applicant has filed an associate County zone change request for "LC" to "AA" zoning. This case will be considered by the Planning Commission on October 16, 1986.
- A. The applicant shall guarantee the paving of York Court.
  - B. The applicant shall attempt to obtain valid paving petitions for the following streets:
    - (1) York Street from Hoover Road to Flora Avenue.
    - (2) Flora Avenue from York Street to MacArthur Road.
  - C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. An outside-the-City sewer service application shall be executed and submitted for recording.
  - D. The applicant shall guarantee the extension of City water to serve the lots being platted. An outside-the-City water service application shall be executed and submitted for recording.
  - E. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - G. The applicant is advised that the amount of right-of-way being dedicated for York Court should be either 58 feet or 64 feet.
  - H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot wide street right-of-way. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
  - I. The final plat shall indicate the platting of "complete access control" to Hoover Road and MacArthur Road across the west and south lines of this plat.
  - J. The final plat shall reference, in the plat's text, the dedication of access controls to Hoover and MacArthur Roads across the west and south lines of the plat.
  - K. Approval of this plat is subject to approval of the applicant's associated zone case (SCZ- ).

SUBDIVISION REPORT

Preliminary Plat S/D 86-80 - SKYLINE HEIGHTS SECOND ADDITION

Page 2

- L. If the easement established for the Continental Pipeline in MacArthur Road encumbers any part of the property being platted, the applicant shall submit a copy of the instrument which establishes the pipeline easement. If the pipeline easement encumbers any part of a lot being platted, the easement shall be labeled including recording information. The existence of the pipeline easement adjacent to or, on a lot, may require the indication of a building setback from the pipeline. The applicant's agent should determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- M. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- N. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

Map No.: 5143C  
Section: 11  
Twp.: 27S  
Range: 1W

S/D No. 96-80

**APPLICATION FOR SUBDIVISION APPROVAL**

Name of Subdivision: Skyline Heights Second

General Location: N.E. Corner Hoover & McArthur Roads

Name of Property Owner: Mrs. Wilbur C. Goff  
Address: 211 Fager, Haysville, KS. Zip Code: 67060 Phone: 524-2500  
Name of Subdivider: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_  
Name of Engineer/Surveyor: Moehring & Associates  
Address: 433 S. Hydraulic, Wichita, Ks. Zip Code: 67211 Phone: 263-8291  
Date of Application: September 12, 1986

**SUBDIVISION INFORMATION:**

- |  |                                  |
|--|----------------------------------|
| 1. Gross Acreage of Plat <u>2.81</u>   | 7. Lineal Feet of New Streets:   |
| 2. Number of Lots:   | a. <u>60</u> R/W <u>80</u> ft.   |
| Residential <u>11</u>  | b. <u>100</u> R/W <u>100</u> ft. |
| Commercial <u>0</u>  | c. _____ R/W _____ ft.           |
| Industrial <u>0</u>  | d. _____ R/W _____ ft.           |
| Other <u>0</u>   | e. _____ R/W _____ ft.           |
| Total Number of Lots <u>11</u>   | TOTAL <u>180</u> ft.             |
| 3. Minimum Lot Frontage <u>42 (62 @ setback)</u> ft.   | a. Are Sidewalks existing?       |
| 4. Minimum Lot Area <u>7,500</u> sq. ft.   | Yes _____ No <u>X</u>            |
| 5. Existing Zoning <u>L.C.</u>   |                                  |
| 6. Proposed Zoning <u>AA</u>   |                                  |
| 9. Is a public water supply available? <u>X</u> Yes _____ No, Name _____ City of Wichita _____ |                                  |
| 10. Is a sanitary sewer available? <u>X</u> Yes _____ No, Name _____ City of Wichita _____     |                                  |
| 11. Has Health Department approval been obtained (where applicable) N.A. Yes _____ No _____    |                                  |
| 12. City of Wichita _____ Three Mile Area <u>X</u> _____ 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: Margaret H. Goff

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

Received by FLW  
Date 9/17/86  
Fee Submitted 255.00

FORM 021

PAYMENT NOTICE  
City of Wichita

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

DESCRIPTION	AMOUNT

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

FUND	DUE DATE
	11/2/76

COMMENTS \_\_\_\_\_

DATE	BY
1/12/76	LEN