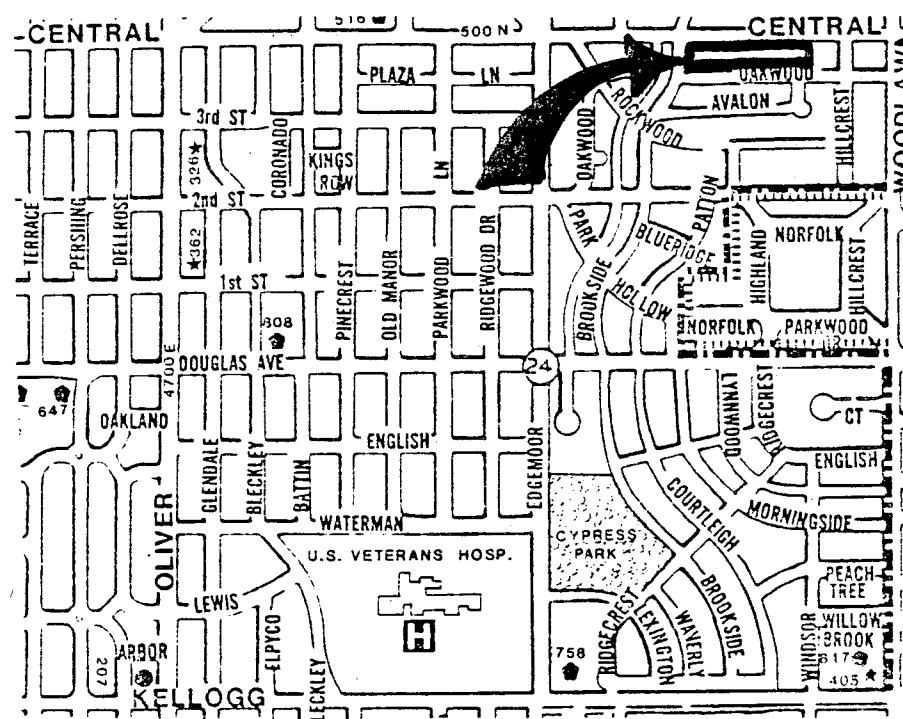


STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 87-103 - JIM FISHER ADDITION  
OWNER/APPLICANT: James E. Fisher, III, et al  
SURVEYOR/ENGINEER: Baughman Company, P.A.  
LOCATION: Southeast corner of Central Avenue and Brookside Parkway.  
SITE SIZE: 2.8 Acres  
NUMBER OF LOTS:  
Residential:  
Office:  
Commercial: 5  
Industrial:  
Total: 5  
MINIMUM LOT AREA: 14,880 Sq. Ft.  
CURRENT ZONING: "AA" and "A"  
PROPOSED ZONING: "BB" (Z-2806)

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VICINITY MAP:



STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2806) requesting "AA" (single-family) and "A" (duplex) to "BB" (office) zoning was considered by the City Council on January 20, 1987. The action of the Council was to send the zone case back to the Planning Commission with instructions that the necessary replat of the property be considered with the zone change request.

- A. This plat will be reviewed by the Planning Commission as a preliminary plat, along with associated zone case (Z-2806).
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the closure of the two driveways on Lots 1, 2, 4 and 5 that are in excess of the access control being platted. A guarantee shall be submitted which guarantees the closure of one driveway from Lot 3.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. In order to provide for cross lot circulation among the 5 lots, the applicant shall submit a "cross lot circulation easement" for recording with this replat. The easement shall provide for vehicular circulation from one lot to another in not only the rear lot parking area but also in the 5 driveway areas to Central Avenue.
- F. On the final plat, the centerlines of the perimeter streets shall be labeled.
- G. A requirement of the associated zone case was for a parking plan to be submitted with the preliminary plat. It is noted that the preliminary plat depicts the location of the number of off-street parking spaces that can be provided on each lot. The following table states this information along with the total square footage of existing structures as well as the number of off-street parking spaces required to serve the existing buildings.

	<u># of Spaces Shown on Plat</u>	<u>Total Square Footage of Existing Buildings</u>	<u># of Spaces Required</u>
Lot 1	53	3,423	14
Lot 2	37	2,930	12
Lot 3	25	1,672	7
Lot 4	37	3,497	14
Lot 5	39	3,542	15

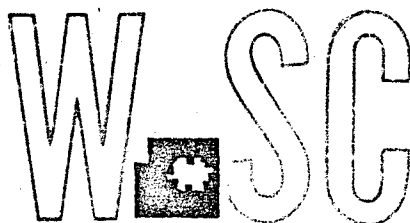
- H. On the final plat, a 20-foot building setback shall be indicated from Central on the lots being platted. A 15-foot sideyard setback shall be indicated from Brookside Parkway on Lot 1.

- I. On the final plat, "access control except for one opening per lot" shall be indicated to Central Avenue across the north line of this plat.
- J. On the final plat, the platlor's text shall make appropriate reference to K.S.A. 12-512(b).
- K. Prior to scheduling the final plat before the City Council, the existing structure(s) which encroaches into the utility easements being granted must be removed. Once the structure(s) has been removed, a letter so stating shall be submitted from the platting engineer.
- L. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- M. 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.
- 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 City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- Q. The City Engineer's representative shall be prepared to comment on whether or not there is a need for a decel lane to serve the proposed driveways.

PL/7639/5

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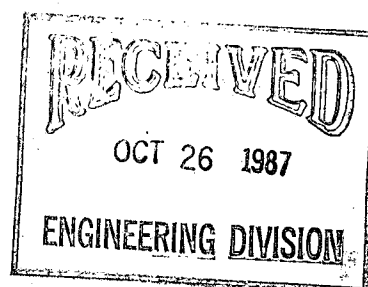
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

October 23, 1987



Baughman Company, P.A.  
315 Ellis  
Wichita, Kansas 67211

Re: S/D 87-103--JIM FISHER ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 22, 1987, 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. This plat will be reviewed by the Planning Commission on November 12, 1987 as a preliminary plat, along with associated zone case (Z-2806).
- B. The applicant shall guarantee the storm sewer and drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the closure of the two driveways on Lots 1, 2, 4 and 5 that are in excess of the access control being platted. A guarantee shall be submitted which guarantees the closure of one driveway from Lot 3.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. In order to provide for cross lot circulation among the 5 lots, the applicant shall submit a "cross lot circulation easement" for recording with this replat. The easement shall provide for vehicular circulation from one lot to another in not only the rear lot parking area but also in the 5 driveway areas to Central Avenue.

- F. On the final plat, the centerlines of the perimeter streets shall be labeled.
- G. A requirement of the associated zone case was for a parking plan to be submitted with the preliminary plat. It is noted that the preliminary plat depicts the location of the number of off-street parking spaces that can be provided on each lot. The following table states this information along with the total square footage of existing structures as well as the number of off-street parking spaces required to serve the existing buildings.

	<u># of Spaces Shown on Plat</u>	<u>Total Square Footage of Existing Buildings</u>	<u># of Spaces Required</u>
Lot 1	53	3,423	14
Lot 2	37	2,930	12
Lot 3	25	1,672	7
Lot 4	37	3,497	14
Lot 5	39	3,542	15

- H. On the final plat, a 20-foot building setback shall be indicated from Central on the lots being platted. A 15-foot sideyard setback shall be indicated from Brookside Parkway on Lot 1.
- I. On the final plat, "access control except for one opening per lot" shall be indicated to Central Avenue across the north line of this plat.
- J. On the final plat, the platator's text shall make appropriate reference to K.S.A. 12-512(b).
- K. Prior to scheduling the final plat before the City Council, the existing structure(s) which encroaches into the utility easements being granted must be removed. Once the structure(s) has been removed, a letter so stating shall be submitted from the platting engineer.
- L. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- M. 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.
- 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.

WICHITA - SEDGWICK COUNTY

JIM FISHER ADDITION

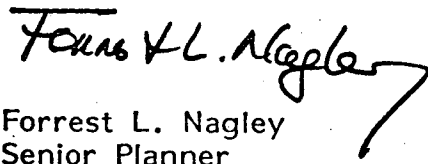
October 23, 1987

Page 3

O. 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:dik

Enclosure

cc: James E., III and Donna L. Fisher, 8928 E. Crestwood Court, 67206  
James E., Jr. and Vera R. Fisher, 46 Via Roma, 67230  
Robert W. Kaplan, 430 N. Market, 67202  
Gordon L. and Rita E. Wood, 1919 Fabrique, 67218  
Wesley H. and Roberta F. Werth, 329 North Hampton Road, 67206  
Pauline A. Blum, 5909 E. Central, 67208  
C. V. and Dorothy Parish, 5915 E. Central, 67208  
Leslie D. Henderson, 20 Willowbrook, 67207  
Lance B. and Della E. Lickteig, 17 North Beach, 67206  
Donald and Ann Walenta, 7918 Dublin Court, 67206  
Loretta L. Braden and Lana K. Turner, 6011 E. Central, 67208  
Paul D. and Louise Winterburg, 6019 E. Central, 67208  
Arthur L. and Dawn S. Hollingshead, 6025 E. Central, 67028  
Kamal and Amel Khoury, 5807 Castle Drive, 67218  
Dan Lewallen, c/o 1042 Lawrence Court, 67206  
Stephen L. and Valerie S. Lewallen, 1042 Lawrence Court, 67206  
Mike E. Lindebak, City Engineer

Connie Wareing, 6026 Rockwood, 67208  
Ester Seibel, 110 North Brookside, 67208  
Darlene Kirkland, 5914 Oakwood, 67208  
Margaret Osburn, 5819 Avalon, 67208  
Mrs. Louis Hitzeman, 317 N. Brookside, 67208  
Glen Thrasher, 4616 Rockwood, 67208  
Arthur Asher, 5609 Rockwood, 67208  
Bickley Foster 2818 Edwards, 67204  
Lester Arvin, Attorney, 409 S. Main, 67202

*File*

THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS - ENGINEERING

DATE November 6, 1987

TO Marvin Krout, Director of Planning

FROM Vicky Huang, P.E., Subdivision Engineer

SUBJECT Drainage on Jim Fisher and  
Atkisson Additions

The preliminary plats of the subject additions were reviewed by the Subdivision Committee on October 22, 1987. There were some neighborhood complaints expressed particularly about the possible drainage impact downstream.

We have reviewed the drainage characteristics of the East Branch Dry Creek and determined that the proposed development for these two plats will not have significant effect on the downstream property.

The existing 100 year peak runoff in the East Branch Dry Creek at Central Avenue is approximately 1200 cfs. The additional runoff from these two proposed plats is only 8.6 cfs. This represents an increase of less than 1% assuming both peaks happen at the same time. The effect further downstream will be even less.

Should you have any questions about this drainage matter, please call me at 268-4237.

*Vicky Huang*  
Vicky Huang, P.E.  
Subdivision Engineer

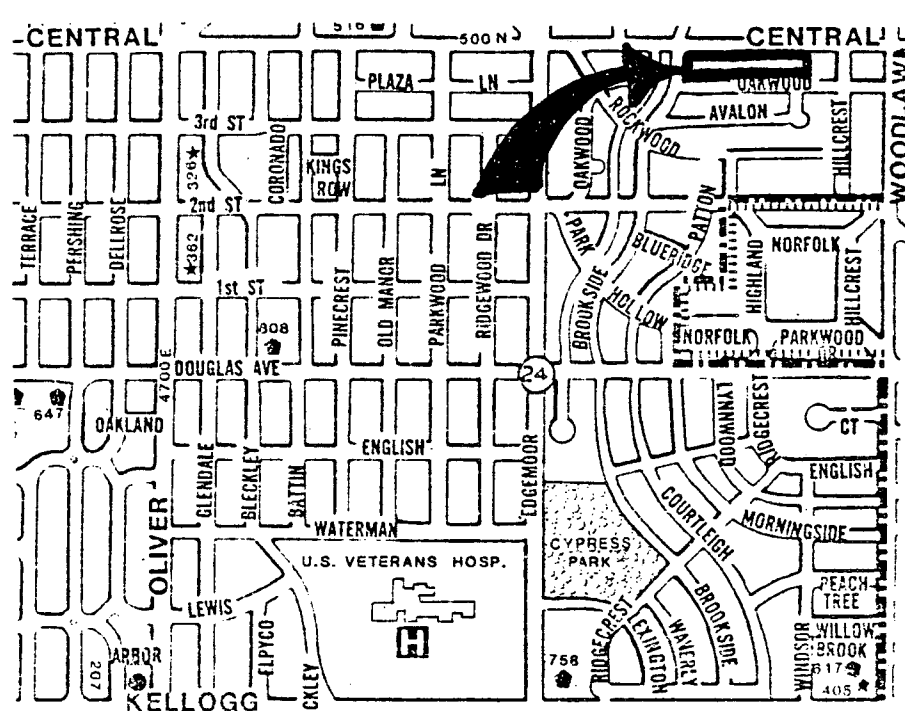
VH:cp

cc: Jack H. Galbraith, Chief Planner, Current Plans Division

STAFF REPORT  
(Final Plat; Preliminary Approved 10/22/87)

CASE NUMBER: S/D 87-103 - JIM FISHER ADDITION  
OWNER/APPLICANT: James E. Fisher, III, et al  
SURVEYOR/ENGINEER: Baughman Company, P.A.  
LOCATION: Southeast corner of Central Avenue and Brookside Parkway.  
SITE SIZE: 2.8 Acres  
NUMBER OF LOTS:  
Residential: \_\_\_\_\_  
Office: \_\_\_\_\_  
Commercial: 5  
Industrial: \_\_\_\_\_  
Total: 5  
MINIMUM LOT AREA: 14,880 Sq. Ft.  
CURRENT ZONING: "AA" and "A"  
PROPOSED ZONING: "BB" (Z-2806)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The original request for a zone change on this site (Z-2806) requesting "AA" (single-family) and "A" (two-family) to "BB" (office) zoning was considered by the City Council on January 20, 1987. The Council returned this request to the Planning Commission in order that the preliminary plat could be reviewed before action was taken on the zoning request and to also provide for development of a covenant restricting expansion of the uses to be developed on this site. The Planning Commission approved the preliminary plat on November 12, 1987. Zoning was subsequently approved by the City Council on December 8, 1987 subject to platting the site within one year and the submitting of a covenant which disallows the expansion of office uses onto the property to the south.

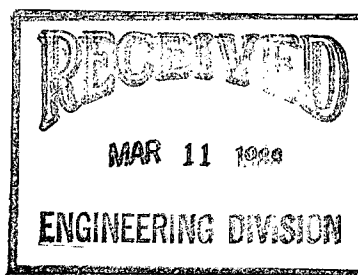
- A. The applicant shall guarantee the storm sewer and drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the closure of the two driveways on Lots 1, 2, 4 and 5 that are in excess of the access control being platting. A guarantee shall be submitted which guarantees the closure of one driveway from Lot 3. Separate guarantees shall be submitted for each lot.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. In order to provide for cross lot circulation among the 5 lots, the applicant shall submit a "cross lot circulation agreement" for recording with this replat. The easement shall provide for vehicular circulation from one lot to another in not only the rear yard parking areas but also in the 5 driveway areas to Central Avenue. The circulation agreement shall include a drawing which clearly identifies the location of the 5 driveways to be used for accessing this subdivision to Central Avenue. These driveway locations were identified on the approved preliminary plat. The drawing shall also clearly label, with the note "to be closed", those existing driveways that are guaranteed for closure.
- E. A requirement of the associated zone case was for a parking plan to be submitted with the preliminary plat. The approved preliminary plat depicted the location of the number of off-street parking spaces that can be provided on each lot. The following table states this information along with the total square footage of existing structures as well as the number of off-street parking spaces required to serve the existing buildings.

	<u># of Spaces Shown on Plat</u>	<u>Total Square Footage of Existing Buildings</u>	<u># of Spaces Required</u>
Lot 1	53	3,423	14
Lot 2	37	2,930	12
Lot 3	25	1,672	7
Lot 4	37	3,497	14
Lot 5	39	3,542	15

- F. Prior to scheduling the final plat before the City Council, the existing structure(s) which encroaches into the utility easements being granted must be removed. Once the structure(s) has been removed, a letter so stating shall be submitted from the platting engineer.
- G. Prior to scheduling this final plat before the City Council, the applicant shall submit the covenant required by the City Council during approval of the associated zone case. This covenant disallows expansion of office uses onto the property to the south of this plat.
- H. The applicant shall submit for recording, the cross lot drainage agreement required by the drainage plan for this property. This agreement shall make reference to the "approved drainage plan" for this property. The drainage agreement shall not only alert future owners of their responsibility to accept storm waters from upstream lots, but also of the fact that redevelopment of their property with rear yard parking facilities may not be possible until similar facilities have been constructed downstream.
- 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. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.



METROPOLITAN AREA PLANNING  
DEPARTMENT  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1000  
(316) 268-4361



March 11, 1988

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: Final Plat S/D 87-103 - JIM FISHER ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 10, 1988, 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 storm sewer and drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the closure of the two driveways on Lots 1, 2, 4 and 5 that are in excess of the access control being platting. A guarantee shall be submitted which guarantees the closure of one driveway from Lot 3. Separate guarantees shall be submitted for each lot.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. In order to provide for cross lot circulation among the 5 lots, the applicant shall submit a "cross lot circulation agreement" for recording with this replat. The easement shall provide for vehicular circulation from one lot to another in not only the rear yard parking areas but also in the 5 driveway areas to Central Avenue. The circulation agreement shall include a drawing which clearly identifies the location of the 5 driveways to be used for accessing this subdivision to Central Avenue. These driveway locations were identified on the approved preliminary plat. The drawing shall also clearly label, with the note "to be closed", those existing driveways that are guaranteed for closure.

- E. A requirement of the associated zone case was for a parking plan to be submitted with the preliminary plat. The approved preliminary plat depicted the location of the number of off-street parking spaces that can be provided on each lot. The following table states this information along with the total square footage of existing structures as well as the number of off-street parking spaces required to serve the existing buildings.

	<u># of Spaces Shown on Plat</u>	<u>Total Square Footage of Existing Buildings</u>	<u># of Spaces Required</u>
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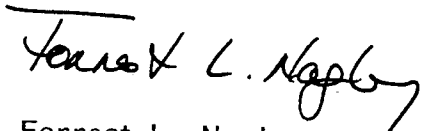
- F. The applicant is advised that the minor structures which encroach into the utility easements being granted, must be removed at the time this property is redeveloped and the rear yard parking lots are constructed.
- G. Prior to scheduling this final plat before the City Council, the applicant shall submit the covenant required by the City Council during approval of the associated zone case. This covenant disallows expansion of office uses onto the property to the south of this plat.
- H. The applicant shall submit for recording, the cross lot drainage agreement required by the drainage plan for this property. This agreement shall make reference to the "approved drainage plan" for this property. The drainage agreement shall not only alert future owners of their responsibility to accept storm waters from upstream lots, but also of the fact that redevelopment of their property with rear yard parking facilities may not be possible until similar facilities have been constructed downstream.
- 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. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the City Council.

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, March 17, 1988 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: James E. Fisher, III, et al, 1835 N. Rock Road Ct., Wichita, KS 67206  
James E., Jr. and Vera R. Fisher, 46 Via Roma, Wichita, KS 67230  
Robert W. Kaplan, 430 N. Market, Wichita, KS 67202  
Gordon L. and Rita E. Wood, 1919 Fabrique, Wichita, KS 67218  
Wesley H. and Roberta F. Werth, 329 N. Hampton Road, Wichita, KS 67206  
Pauline A. Blum, 5909 E. Central, Wichita, KS 67208  
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Leslie D. Henderson, 20 Willowbrook, Wichita, KS 67207  
Lance B. and Della E. Lickteig, 17 N. Beach, Wichita, KS 67206  
Donald and Ann Walenta, 7918 Dublin Court, Wichita, KS 67206  
Loretta Braden and Lana Turner, 6011 E. Central, Wichita, KS 67208  
Paul and Louise Winterburg, 6019 E. Central, Wichita, KS 67208  
Arthur and Dawn Hollingshead, 6025 E. Central, Wichita, KS 67028  
Kamal and Amel Khoury, 5807 Castle Drive, Wichita, KS 67218  
Dan Lewallen, c/o 1042 Lawrence Court, Wichita, KS 67206  
Stephen and Valerie Lewallen, 1042 Lawrence Court, Wichita, KS 67206  
✓Mike Lindebak, City Engineer

Connie Wareing, 6026 Rockwood, Wichita, KS 67208  
Ester Seibel, 110 N. Brookside, Wichita, KS 67208  
Darlene Kirkland, 5914 Oakwood, Wichita, KS 67208  
Margaret Osburn, 5819 Avalon, Wichita, KS 67208  
Mrs. Louis Hitzeman, 317 N. Brookside, Wichita, KS 67208  
Glen Thrasher, 4616 Rockwood, Wichita, KS 67208  
Arthur Asher, 5609 Rockwood, Wichita, KS 67208  
Bickley Foster, 2818 Edwards, Wichita, KS 67204  
Lester Arvin, Attorney, 409 S. Main, Wichita, KS 67202

March 19, 1988

DRIVEWAY CLOSURE COST ESTIMATE FOR LOT 1, JIM FISHER ADDITION

Benefit District:

Jim Fisher Addition  
Lot 1

Cost Estimate:

Driveway Pavement Removal	34 S.Y. at \$1.50	= \$ 51.00
Curb & Gutter	48 L.F. at \$7.00	= \$336.00

Subtotal = \$387.00

add 35% = \$135.45

Total = \$522.45

Use \$600.00

March 19, 1988

DRIVEWAY CLOSURE COST ESTIMATE FOR LOT 2, JIM FISHER ADDITION

Benefit District:

Jim Fisher Addition  
Lot 2

Cost Estimate:

Driveway Pavement Removal 46 S.Y. at \$1.50 = \$ 69.00

Curb & Gutter 49 L.F. at \$7.00 = \$343.00

Subtotal = \$412.00

add 35% = \$144.20

Total = \$556.20

Use \$600.00

March 19, 1988

DRIVEWAY CLOSURE COST ESTIMATE FOR LOT 3, JIM FISHER ADDITION

Benefit District:

Jim Fisher Addition  
Lot 3

Cost Estimate:

Driveway Pavement Removal 20 S.Y. at \$1.50 = \$ 30.00  
Curb & Gutter 22 L.F. at \$7.00 = \$154.00

Subtotal = \$184.00

add 35% = \$ 64.40

Total = \$248.40

Use \$300.00

March 19, 1988

DRIVEWAY CLOSURE COST ESTIMATE FOR LOT 4, JIM FISHER ADDITION

Benefit District:

Jim Fisher Addition  
Lot 4

Cost Estimate:

Driveway Pavement Removal 54 S.Y. at \$1.50 = \$ 81.00

Curb & Gutter 54 L.F. at \$7.00 = \$378.00

Subtotal = \$459.00

add 35% = \$160.65

Total = \$619.65

Use \$700.00

March 19, 1988

DRIVEWAY CLOSURE COST ESTIMATE FOR LOT 5, JIM FISHER ADDITION

Benefit District:

Jim Fisher Addition  
Lot 5

Cost Estimate:

Driveway Pavement Removal 69 S.Y. at \$1.50 = \$103.50

Curb & Gutter 64 L.F. at \$7.00 = \$448.00

Subtotal = \$551.50

add 35% = \$193.03

Total = \$744.53

Use \$800.00

AGREEMENT TO PERMIT SURFACE DRAINAGE  
AND DRAINAGE IMPROVEMENTS

WHEREAS, each of the undersigned has requested that the real property hereinafter described be replatted as Jim Fisher Addition to Wichita, Sedgwick County, Kansas, Lots 1 through 5, inclusive, as depicted on Exhibit "A" hereto attached, and acknowledges that the surface drainage plan to be approved for this property with approval of the said replat of the Jim Fisher Addition requires cross lot surface drainage requiring the undersigned owners of each of the individual lots, now 1 through 15, inclusive, Block 1, Oakwood Estates Second Addition to Wichita, Sedgwick County, Kansas, to be replatted as Lots 1 through 5, inclusive, Jim Fisher Addition to Wichita, Sedgwick County, Kansas, to accept certain storm waters from upstream owners commencing with replatted Lot 5 of the Jim Fisher Addition and continuing through and including Lot 1, as replatted, of the Jim Fisher Addition; and

WHEREAS, as a condition of said replat, an agreement between said owners for such surface water drainage and drainage improvements is required;

NOW, THEREFORE, for valuable and mutual considerations, receipt of which is acknowledged by each of the undersigned, the parties do agree to and with each other as follows:

1. Each of the parties accepts and by this covenant agrees to comply with the "approved drainage plan" for the replat of Lots 1 through 15, inclusive, Block 1, Oakwood Estates Second Addition, to be replatted as Lots 1 through 5, inclusive, Jim Fisher Addition to Wichita, Sedgwick County, Kansas, and does hereby grant, each to the other, that each of the undersigned will accept and accommodate all drainage and runoff waters for the property owned by each of the undersigned and will accept and accommodate all storm waters from upstream lots as may result from redevelopment of upstream properties.
2. Each of the undersigned further acknowledges that in the event of redevelopment of any of the property of the undersigned prior to completion of adequate and approved surface drainage facilities for downstream lots, such redevelopment may not be possible.
3. Each of the undersigned fee title owners of the above-described lots, all of which are hereby affected and required pursuant to the approved drainage plan and for the purpose of permitting surface drainage, agrees to continue the maintenance of all drainage improvements required to be constructed in regard hereto, and that the right of drainage of surface water of and from each of the said lots hereinabove described and across the remainder of said lots shall be perpetual and run with the land and bind the undersigned, their heirs, successors, grantees and assigns forever.

(SIGNATURES COMMENCE ON PAGE 2)

THE CITY OF WICHITA  
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: May 4, 1990

TO: Pat Burnett, Deputy City Clerk

FROM: *RTB* R. Timothy Bickhaus, Associate Planner

RE: S/D 87-103 - JIM FISHER ADDITION: Located on the south side of Central, west of Brookside Parkway. Lots 1 & 2 Letter of Credit (\$1320.00) guaranteeing the closure of two driveways per lot. (Default date March 10, 1992/Expiration date May 10, 1992) (Emprise Bank Credit No. 28-4373-7/Jim E. Fisher, III)

The attached above-referenced document is for your files. This instrument should be held until its release is authorized by the City Engineer's office or the Planning Department.

Since the attached Letter of Credit replaces current guarantees on file, Wichita State Bank Letter of Credits Credit No. 359 and Credit No. 361 may be returned to James E. Fisher III, 1835 N. Rock Road Ct., Wichita, KS 67206, with his copy of this memorandum.

RTB:svm

Attachment

cc: Emprise Bank, 130 North Market, P.O. Box 2970, Wichita, KS 67201-2970  
Wichita State Bank, 711 W. Douglas, P.O. Box 634, Wichita, KS 67201-0634  
~~Mike Lindelbak~~, City Engineer

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: May 4, 1990

TO: Pat Burnett, Deputy City Clerk  
FROM: *RTB* R. Timothy Bickhaus, Associate Planner

RE: S/D 87-103 - JIM FISHER ADDITION: Lot 3 - Letter of Credit (\$300.00) guaranteeing the closure of one driveway (Default date March 10, 1990/Expiration date May 10, 1990) (Bank IV, Wichita Credit No.----/Della E. or Lance B. Lickteig). Located on the south side of Central, west of Brookside Parkway.

When Jim Fisher Addition was platted in 1988, Letter of Credit in the amount of \$300.00 was submitted by Della E. or Lance B. Lickteig to the Metropolitan Area Planning Department as guarantee that the above referenced improvement would be done. Since the applicant has submitted a cash guarantee to replace the current guarantee the Letter of Credit may be released. The original Letter of Credit, Credit Number ----, is to be returned to Lance & Della E. Lickteig, 17 N. Beach, Wichita, KS 67206 with their copy of this memorandum.

RTB:svm

cc: Bank IV, 100 N. Broadway, Wichita, KS 67202  
Mike Lindebak, City Engineer

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: May 4, 1990

TO: S/D 87-103; JIM FISHER ADDITION  
FROM: *RTB* R. Timothy Bickhaus, Associate Planner  
SUBJECT: Cash Guarantee for the closure of two driveways for Lot 5, JIM FISHER ADDITION. Located on the south side of Central, west of Brookside Parkway.

On May 10, 1990, a letter of credit guaranteeing the above mentioned improvements will expire. Dan Lewallen submitted a check in the amount of \$800.00 as a replacement guarantee. This work should be completed by March 10, 1992.

The check has been cashed and placed in Account #300210-21000001 by the City Treasurer. The original receipt is herewith attached. The entire guarantee (\$800.00) will be refunded when the work is satisfactorily completed.

RTB:svm

cc: Dan Lewallen, 1635 John, Winfield, KS 67156  
Steve Lewallen, 1042 Lawrence Ct., Wichita, KS 67206  
Mike Lindebak, City Engineer  
Trust Account File

29-011

NAME Dan Lewallen  
FOR Drive Closes

2103 FH  
2103 FH  
146188888881200210  
9436 1 3 05/04/90 CASH  
800.00 TOTL  
800.00 CHER

58459

*800.00*  
CITY OF WICHITA  
CASH REGISTER RECEIPT

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: May 4, 1990

TO: Pat Burnett, Deputy City Clerk  
FROM: *RTB* R. Timothy Bickhaus, Associate Planner  
RE: S/D 87-103 - JIM FISHER ADDITION: Lot 4 - Letter of Credit (\$770.00) guaranteeing the closure of two driveways (Default date March 10, 1992/Expiration date May 10, 1992) (Central Bank and Trust, Wichita Credit No. 382/Don Walenta). Located on the south side of Central, west of Brookside Parkway.

The attached above-referenced document is for your files. This instrument should be held until its release is authorized by the City Engineer's office or the Planning Department.

Since the attached Letter of Credit replaces a current guarantee on file, Central Bank and Trust, Wichita, Letter of Credit, Credit No. 335 may be returned to Don Walenta, 7918 Dublin Court, Wichita, KS 67206, with his copy of this memorandum.

RTB:svm

cc: Central Bank & Trust, P.O. Box 2, Wichita, KS 67201  
*Mike Lindabak*, City Engineer

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: May 4, 1990

TO: Pat Burnett, Deputy City Clerk  
FROM: *RTB* R. Timothy Bickhaus, Associate Planner

RE: S/D 87-103 - JIM FISHER ADDITION: Lot 5 - Letter of Credit (\$800.00) guaranteeing the closure of two driveways (Default date March 10, 1990/Expiration date May 10, 1990) (The State Bank, Winfield Credit No. 09640-02/Dan Y. Lewallen). Located on the south side of Central, west of Brookside Parkway.

When Jim Fisher Addition was platted in 1988, a Letter of Credit in the amount \$800.00 was submitted by Dan Y. Lewallen to the Metropolitan Area Planning Department as guarantee that the above referenced improvement would be done. Since the applicant has submitted a cash guarantee to replace the current guarantee the Letter of Credit may be released. The original Letter of Credit, Credit Number 09640-02, is to be returned to Dan Lewallen, 1635 John, Winfield, KS 67156 with his copy of this memorandum.

RTB:svm  
cc: The State Bank, Box 539, 823 Main, Winfield, KS 67156  
Steve Lewallen, 1042 Lawrence Ct., Wichita, KS 67206  
Mike Lindebak, City Engineer

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: May 4, 1990

TO: S/D 87-103; JIM FISHER ADDITION  
FROM: *RTB* R. Timothy Bickhaus, Associate Planner  
SUBJECT: Cash Guarantee for the closure of one driveway for Lot 3, JIM FISHER ADDITION. Located on the south side of Central, west of Brookside Parkway.

On May 10, 1990, a letter of credit guaranteeing the above mentioned improvement will expire. Lance B. or Della E. Lickteig submitted a check in the amount of \$330.00 as a replacement guarantee. This work should be completed by March 10, 1992.

The check has been cashed and placed in Account #300210-21000001 by the City Treasurer. The original receipt is herewith attached. The entire guarantee (\$330.00) will be refunded when the work is satisfactorily completed.

RTB:svm

Lance & Della Lickteig, 17 N. Beach, Wichita, KS 67206  
Mike Lindebak, City Engineer  
Trust Account File

NAME *Della/Lance Lickteig*  
FOR *Driveway Closure*

29-011

2:02 PM  
2:02 PM  
140210000001300210  
9435 1 3 05/04/90 CASH  
350.00 TOTAL

FUND  
350.00 TR.F.  
350.00 TOTAL  
350.00 CASH

58460

*330*  
CITY OF WICHITA  
CASH REGISTER RECEIPT