

*Posted
7-14-80*

ACTION

DATE

COMMITTEE

M.A.P.C. 7-31-80
*approved only to
amended Section 2 report*

B.C.C./B.C.C. 8-26-80
at applicant's request

B.C.C. 11-18-80
*Approved by
Wrenn*

Map No. 4847A
Sec. 20
Twp. 27S
Range 1W

DATA SHEET
COMMUNITY UNIT PLAN

DP - 9 - File #1
Filed 7-2-80

Associated
Case: 2-2269

APPLICATION REQUEST: Approval of proposed Amendment to
WESTLINK CENTER CUP
~~(Residential)~~ (Commercial) Community Unit Plan.

1. Applicant J. Ernest Talley % Talley Investment, et al
Address 437 S. Hydraulic, 67211 Phone 263-3171
2. Agent William L. Korber
Address 330 Laura, 67211 Phone 262-7271
3. General Location: Southwest corner of Central & Tyler
Address _____
4. Proposed Use: _____

AREA DATA:

1. Acres: 32.3 (IRREGULAR) (1300 ft. by 1350 ft.)
2. Existing Zoning "LC" Proposed Zoning _____
3. Area (is) (is not) platted. _____ Addition _____

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date	Action
<u>7-31-80</u>	<u>approve only to address a different report</u>

2. Governing Body

Date	Action
<u>8-26-80</u>	<u>not scheduled at applicant's request</u>
<u>11-18-80</u>	<u>Approved on resolution</u>

NOTES:

Dale Allen picked up a copy of landscape plan
along west side of parcel 1 AR 11/7/83

CASE FILE

SHAW
No. 2153C
REGISTERED IN
LOS ANGELES-CINCINNATI-LOUISIANA
MEMPHIS-TULSA-COLUMBIA-INDIANAPOLIS
USA

Map No. 4847A
Sec. 20
Twp. 27S
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Associated
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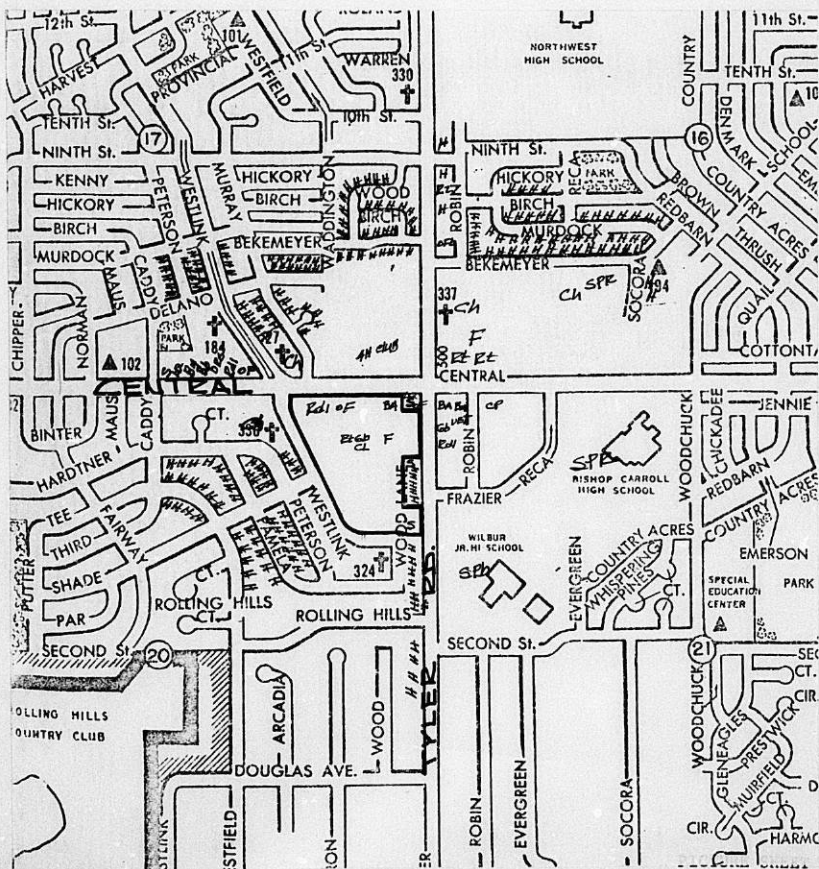
APPLICATION REQUEST: Approval of proposed Amendment to
WESTLINK CENTER CUP
(Residential) (Commercial) Community Unit Plan.

1. Applicant J. Ernest Talley & Talley Investment, et al
Address 437 S. Hydraulic, 67211 Phone 263-3171
2. Agent William L. Korber
Address 330 Laura, 67211 Phone 262-7271
3. General Location: Southwest corner of Central & Tyler
Address _____
4. Proposed Use: _____

- AREA DATA:
1. Acres: 32.3 (IRREGULAR)
(1300 ft. by 1350 ft.)
 2. Existing Zoning: "LC"
 3. Land Use: East BANK/DEPT STORE RESTAURANT South SINGLE FAMI. CHURCH
West SINGLE FAMI. North A-H CLUB
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: SHOPPING CENTER
 6. Area (is) (is not) platted. _____

PHOTO DATA:
Taken by _____ Date _____ Time _____

DP-9



Westline CUP
Locate all access points

Reglet on 1st Spid.

Clarification on 30' fire
lane easement on this
plot and adjacent plot.

Is it proposed that both
parties use the joint 60
fire lane.

Drainage retention?

Access control on the
west to Westline Driv.

Bridge construction at
landowner expense

Fire lane easement around
apartments and around
existing and proposed commercial
buildings.

- Wall requirements between
two parcels.

- Landscaping in compliance

- Common CUP brought
up to date.



JEFF KREHBIEL ASSOCIATES, aia
architecture · planning

April 16, 1982

Mr. Jim Clark
JP Weigand & Sons, Realtors
150 North Market St.
Wichita, KS 67202

RE: Westlink Village Apts.
Wichita, KS

Dear Jim,

I met today with Mr. Robert Lakin and Mr. Art Chambers, City Planning Department and Bill Korber to discuss our options and agenda to resolve the setback discrepancies between the C.U.P. and the plat. It was mutually agreed to file a new plat of the proposed apartment project to be known as "Lot 1, Westlink Center 3rd Addition, Wichita, Kansas". The plat will be heard by the Planning Department on Thursday, April 22, 1982 and by the City Commission Tuesday, April 27, 1982. Once all signatures are secured on the plat it will be filed by Bill Korber on either Wednesday or Thursday. Bill Korber will secure all required ownership lists, etc. required for submittal.

A revised boundry survey sheet to be inserted in the signed documents will be forwarded to HUD for signing at the Initial Endorsement which will reflect the change of the building setback line along the south and west property line to a fifty foot (50') distance. It will also reflect a new legal description of Lot 1, Westlink Center 3rd Addition, Wichita, Kansas.

Should you have any questions, do not hesitate to contact me immediately.

Sincerely,

JEFF KREHBIEL ASSOCIATES, AIA

Donald E. Rosemann, AIA

cc: Robert Lakin
Art Chambers
Bill Korber

Jim DeYoung
Jack C. Oliver
Neil Carrick

John Palmer
Ernie Talley

1021-1 east waterman wichita, kansas 67211 (316) 267-8233

RECEIVED

APR 19 1982

METROPOLITAN PLANNING

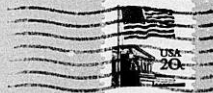
ROUTE



JEFF KREHBIEL ASSOCIATES, aia
architecture · planning

1021-1 east waterman
wichita, kansas 67211
(316) 267-8233

Mr. Art Chambers
Planning Department
City Hall
455 N. Main
Wichita, KS 67202



SB 302 of Handmat

Bank

Sandy Woods - Talley
435 S Hy Franklin, 67201

4847

DP 9

Workline Center Addn.

To	<i>Jim Clark</i>	From	<i>Pat Chambers</i> <i>Senior Planner</i> <i>MAPP</i>
Subject	<i>DP-9 Westlink CUP.</i>		Date
Message	<p><i>a copy of the approved CUP is attached for your information. I did not attach a copy of the zone change since it dealt with Parcel 3 only. The plat for this area has been recorded and building permits may be issued.</i></p> <p><i>If you have any further questions please call me at 268-4421</i></p>		
	SIGNED _____		DATE _____
Reply	_____		

	SIGNED _____		

 47-223
Made in U.S.A.

SENDER RETAIN THIS COPY

THE CITY OF WICHITA

RECEIVED

DEC 19 1983

METROPOLITAN PLANNING

ROUTE ~~1~~
 ast

Jeh

December 16, 1983



DEPARTMENT OF HOUSING AND
ECONOMIC DEVELOPMENT
CENTRAL INSPECTION DIVISION
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

W. H. Michaelis, Jr.
211 N. Broadway
Wichita, Kansas 67202

Re: Replacement of landscaping - Parcel 1 DF-9,
Westlink Center Community Unit Plan (CUP)

Dear Mr. Michaelis:

Most of the required landscaping in the 10 foot planting strip on the west side of Parcel 1 adjacent to Westlink Avenue has died. As required by Section 28.04.170(L) of the Zoning Ordinance, it is the responsibility of the owner to maintain in good condition all landscape improvements.

The CUP has been amended to prohibit the issuance of building permits on Parcel 1A until the landscaping on Parcel 1 has been brought into compliance with the approved landscape plan.

Please bring the required landscaping into compliance as soon as possible. We would like to be advised of your maintenance schedule. If you have any questions regarding this matter, please call me at 268-4477.

Sincerely,

James H. Jorgensen
Building Code Engineer

JHJ:wgm

cc: Robert Lakin, Director of Planning
Doug Thornburg, Building Code Administrator

SUPERINTENDENT OF CENTRAL INSPECTION 268-4460
BUILDING CODE ENGINEER 268-4468
PLAN EXAMINATION 268-4477

HOUSING 268-4481
ZONING 268-4479
SIGNS 268-4475

BUILDING & CONSTRUCTION 268-4461
PLUMBING & MECHANICAL 268-4471
ELECTRICAL & ELEVATOR 268-4465

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

May 18, 1981

TO Files

FROM Robert A. Lakin, Director of Planning

SUBJECT ✓ DP-9 - Westlink Center Commercial C.U.P.
S/D 80-67 - Westlink Center Second Addition

I met today with Mike Michaelis, President of The National Bank of Wichita, to discuss with him problems concerning a major entrance into the shopping center adjacent to the bank. McKinley had previously discussed with him the construction of a major entrance. Michaelis was concerned with the 80 foot extension back from the property line which would change significantly the traffic patterns in and around the bank. After discussing the problems, McKinley has agreed to improve a modified major approach plan which will still be an 80 foot separation, but rather than barrier curb, a major portion of it back of the bank parking line will be a roll over type curb.

Based on the comments made and the penciled modifications McKinley made with the drawing, it appears that Michaelis and McKinley are in agreement. I also concur. I have asked Bill Korber of Baughman Company to contact McKinley to get our work copy of the modifications and to resubmit a new drawing based on those modifications to McKinley for review and approval.



Robert A. Lakin
Director of Planning

RAL:rme

cc: Bill McKinley, Traffic Engineer

SENT COPY OF THIS MEMO TO SANDY KROD OF TALLEY ON
7/10/81 AT THE REQUEST OF BOB LAKIN

FNL
7/10/81

November 26, 1980

Robert B. Feldner, Superintendent of Central Inspection
Jack H. Galbraith, Chief Planner

DP-9 - Westlink Center C.U.P. Generally located
at the southwest corner of Central and Tyler.

The Board of City Commissioners on November 18, 1980, considered the above referenced C.U.P. Their action was to approve the C.U.P. subject to the following conditions:

- a. A landscape strip, including berms, shall be required along the west and south boundaries of Parcel 2. A landscape plan shall be prepared and submitted to the Planning Department and Flood Control for their review and approval prior to the issuance of any building permits on Parcel 2.
- b. The following shall be added to General Provision #9:

One opening to Central from Parcel 1 shall be constructed to major entrance standards.

The southern opening to Tyler from Parcel 2 shall be constructed to major entrance standards.

The major openings shall be guaranteed at the time of replatting.
- c. Replatting of subject property prior to the issuance of any building permits and within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- d. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- e. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.

Page Two
Robert B. Feldner
November 26, 1980

f. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial and residential development and be binding upon the present owners, their successors and assigns, unless amended.

Please note that prior to the issuance of any building permit on Parcel 2, a landscape plan must be submitted to the Planning Department and Flood Control for review and approval. Also note that prior to the issuance of any building permits, and in accordance with condition "c" above, the property must be platted.

Attached for your information and files are two approved copies of the C.U.P. If you have any questions concerning this matter, please contact our office.

Jack H. Galbraith
Chief Planner

JHG:ADC:el
Attachments

August 26, 1980

William Korber
330 Laura
Wichita, Kansas 67211

Re: Z-2269 - "AA" to "LC" - West side
of Tyler, in an area between Cen-
tral & Rolling Hills Drive; and
DF-9 - Westlink Center Commercial
CUP - Southwest corner of Central
and Tyler Road.

Dear Mr. Korber:

The above captioned cases were not considered by the Board of City Commission on this date, as you requested. No date has been scheduled for their consideration. Would you please advise us within 30 days as to a date satisfactory with your client for these cases to be rescheduled for consideration.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

cc: J. Ernest Talley & Talley Investment, 437 S. Hydraulic, 67211
Jeff Krehbiel, 1021-1 E. Waterman, 67211
Charles Schultz, 467 N. Westlink, 67212

W. L. Boyles
1920 So. Estelle
City 67211

Inez Rainer
5417 Tyler Rd
Wichita, Kans 67212

Rosann Fox
545 N Tyler
Wichita 67212

Sent copies
of picture
sheets on both
zone case + DP

8-1-80

Cases* DP-9 File #1 Westlink Center COP
2-2269 AA to LC

THE CITY OF WICHITA



OFFICE OF THE CITY MANAGER
CITY HALL - THIRTIETH FLOOR
435 NORTH WASH. STREET
WICHITA, KANSAS 67202
(316) 266-4251

August 22, 1980

Mr. J. Ernest Talley, Owner
Talley Investment Company
435 South Hydraulic
Wichita, Kansas 67211

Dear Mr. Talley:

Your August 19, 1980, letter to the City Manager is acknowledged.

In accordance with your request, Zone Case Z-2269 and DP-9 will not be presented to the City Commission on August 26, 1980, as originally scheduled. Please coordinate rescheduling the case with the Planning Department.

Sincerely,

A handwritten signature in cursive script, appearing to read "R. Finch".

Robert G. Finch
Deputy City Manager

RGF/hpd
cc: Jack Galbraith, Chief Planner (w/a)

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR ZONING
AND APPROVAL OF AMENDMENT TO
COMMERCIAL COMMUNITY UNIT PLAN

CASE NO. Z-2269 & DP-9

CONSIDERED BY MAPC: 7-31-80

REQUEST FOR: "AA" to "LC" and Amendment to the Commercial
Community Unit Plan

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To permit apartments on a portion of the C.U.P. and to add
another "LC" parcel."

GENERAL LOCATION: Southwest corner of Tyler and Central.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
July 31, 1980)

APPLICANT: J. Ernest Talley, 437 S. Hydraulic.

AGENT FOR APPLICANT: William L. Korber, Baughman Company, 330 Laura.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North, "AA" & "LC"; East, "LC"; South and West, "AA".

LAND USE: Existing, Shopping center & undeveloped; North, County 4-H Buildings;
East, Bank, carpet store, restaurant & undeveloped; South, Single-family
and Church; West, Single-family.

CPO RECOMMENDATION: CPO Council Area "A" recommended 5-1 that the zone
change be approved, and voted 6-0 that the C.U.P. amendments be approved,
and requested that a combination of berms and landscaping on the south and
west boundaries of Parcel 2 should be a requirement.

PLANNING COMMISSION RECOMMENDATION:

That the zone change be approved subject to the platting of subject property
within one year from the date of zone change approval by the Board of City
Commissioners or the case be considered denied and closed; and that the
ordinance establishing the zone change not be published until the plat has
been recorded with the Register of Deeds; and that the Community Unit Plan
be approved subject to conditions as outlined in the excerpt from Planning
Commission minutes of July 31, 1980. Gardner moved, Bayouth seconded and
it carried unanimously. Goebel and Hennessy were absent.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area Plan-
ning Commission and approve the zone change and CUP subject to the recommended
conditions, and instruct the Planning Department to forward the ordinance for
first reading when the plat is forwarded to the City Commission; or
2. Return the applications to the Metropolitan Area Planning Com-
mission for its reconsideration. The City Commission states the following
reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF JULY 31, 1980

- 14a. Case No. Z-2269 - J. Ernest Talley requests zone change from "AA" to "LC" beginning at a point 1161.85 feet south of the N.E. Corner of NE 1/4 of Sec. 20, Twp. 27-S, R-1-W; thence west parallel with the north line of NE 1/4, 230 feet; thence south parallel with the east line of NE 1/4, 205.92 feet to a point 1268 feet north of the south line of NE 1/4; thence east parallel with south line of NE 1/4, 230 feet to the east line of the NE 1/4; thence north 204.65 feet to the point of beginning. Generally located on the west side of Tyler, in an area between Central and Rolling Hills Drive.
- 14b. Case No. DP-9 - J. Ernest Talley requests amendment to the Commercial Community Unit Plan on Lot 1, Westlink Center Addition, Wichita, Sedgwick County, Kansas, together with a tract beginning at a point 1161.85 feet south of the N.E. Corner of the NE 1/4 of Sec. 20, Twp. 27-S, R-1-W; thence west parallel with the north line of said NE 1/4, 230 feet; thence south parallel with the east line of said NE 1/4, 205.92 feet to a point 1268 feet north of the south line of said NE 1/4; thence east parallel with the south line of said NE 1/4, 230 feet to the east line of said NE 1/4; thence north 204.65 feet to the point of beginning. Generally located at the southwest corner of Central and Tyler.

CHAMBERS pointed out land use, zoning, and showed slides of the general area. He reviewed the following staff report:

COMMENTS:

1. The following should be considered by the Planning Commission in making findings of fact:

In compliance with Section 28.04.190 of the Code of the City of Wichita, an application has been submitted proposing an amendment to an approved Commercial Community Unit Plan (C.U.P.) located at the southwest corner of Central and Tyler. The amendment proposes to change the permitted uses for Parcel 2 from shopping center type uses to garden apartments and townhouses. In addition, a small parcel, with commercial uses permitted, in the southeast corner of the C.U.P. is being included in this C.U.P. Other changes include revisions of parcel boundaries to reflect current development and ownership.
2. The current C.U.P., approved in August 1965, permitted commercial uses, offices and similar uses, on Parcel 2. Apartments and townhouses were not permitted uses for Parcel 2. The revised Parcel 2 would allow a maximum of 290 apartments at a density of 22 dwelling units per net acre. The required screening and landscaping between Parcel 2 and the commercial parcels is to be installed and maintained by the owner(s) of Parcel 2. Due to existing easements and zoning, the applicants have requested that the masonry wall requirements be waived and a combination of earth berms, wooden fencing and landscaping be permitted. Staff will have the opportunity to review and approve the design of the screening.
3. Parcel 3, approximately .8 acres, has been included in the revised C.U.P. Permitted uses for this parcel include offices; restaurant and retail and service commercial but excludes mini-warehouses and motels. Fencing requirements on the south and

west will be the responsibility of the owner(s) of Parcel 2 and the fence on the north will not be required until Parcel 3 develops commercially. The applicant is also requesting the waiver of a landscape strip along Tyler. The zoning policy for Tyler Road is to look with favor on requests for "LC" on the west side of Tyler for 1400 feet south of Central.

4. The balance of the C.U.P. has been brought up to date to reflect existing ownership, the various administrative adjustments granted, and to show existing development. A portion of the landscape strip along the west boundary of Parcels 1 and 4 has been deleted due to the "BB" and "LC" zoning to the west. However, there is still a required landscape strip along a portion of the west boundary of Parcel 1. This strip has been planted but almost all of the plant materials have died and the area is overgrown with weeds. A financial guarantee for the replanting of the landscape strip should be required prior to scheduling these cases before the City Commission.
5. The Traffic Engineer has requested that one of the openings to Central from Parcel 1 be constructed to major driveway standards, and should include a decel lane. Staff concurs with Traffic Engineering that a shopping center of this size should be served with a major entrance. According to the Traffic Engineer the owner of the shopping center in 1976, at the time a building permit was requested, agreed to either reduce the main opening to 30 feet or reconstruct it to major entrance standards. The major entrance and decel lane should be guaranteed at the time of replatting.

The Traffic Engineer has also suggested that Parcel 3 should be served with a decel lane. The decel lane would also serve the major entrance to Parcel 2. MAPD staff is of the opinion that as the single-family area along Tyler is rezoned there will be a definite need for a decel lane along Tyler, from Central to the major entrance for Parcel 2. The decel lane should be constructed at the same time as the major entrance and should be guaranteed at the time of replatting.

6. Should the Planning Commission determine that the proposed rezoning is appropriate, the recommendation of approval should be subject to the platting subject property within one year from the date of zone change approval by the Board of City Commissioners or the case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds.
7. Should the Planning Commission determine that the proposed amendment to the C.U.P. is appropriate, the following are recommended conditions of approval.
 - a. A financial guarantee for the replanting of the landscape strip along the west boundary of Parcel 1 shall be submitted to the City, prior to MAPD scheduling this case with the Board of City Commissioners.
 - b. The following shall be added to General Provision #9.

One opening to Central from Parcel 1 shall be constructed to major entrance standards and shall include a decel lane.

The southern opening to Tyler from Parcel 2 shall be constructed to major entrance standards and shall include a decel lane along Parcel 3.

The major openings and decel lanes shall be guaranteed at the time of replatting.

- c. Replatting of subject property prior to the issuance of any building permits and within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- d. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- e. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- f. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial and residential development and be binding upon the present owners, their successors and assigns, unless amended.

CHAMBERS stated that at the CPO meeting there was discussion about requiring some landscaping along the west and south side of the site. He said that it was his understanding that there was to be screening and berms within the 15 foot maintenance access easement and the applicant has agreed to put some landscaping in this area. CHAMBERS mentioned that there was another landscaping problem with the trees along the west side of Parcel 1, which had been planted twice and had not been maintained. One of the conditions is that a financial guarantee to replant the trees would be required. Another problem was the entrance along the north boundary to the commercial parcel. Traffic Engineering has requested that one of the openings to the parcel be constructed to major entrance standards and also should include a decel lane. He said that the opening to the residential parcel in the southeast corner should also be constructed to major entrance standards, and a decel lane to serve that and parcel 3 should be required at the time of platting.

CHAMBERS said that CPO Council Area "A" recommended 5-1 that the zone change be approved, and voted 6-0 that the C.U.P. amendment be approved, and requested that a combination of berms and landscaping on the south and west boundaries of Parcel 2 should be a requirement.

BAYOUTH said that since this is being down-zoned, he wondered what was the purpose of the decel lane since it was no longer commercial.

GALBRAITH said that the original C.U.P. did not require a decel lane. He said that there were 290 dwelling units that would be built on that parcel with well over 2,000 trips per day using that one driveway, and that was the reason Traffic Engineering said that the decel lane was needed so that traffic could be moved in and out on that major street.

BILL KORBER, surveyor representing the applicant, stated that they were in agreement with everything except the decel lane on Central. When the owner of the shopping center took out a permit two years ago to enlarge the shopping center, Central Inspection said to either reduce the entrance to 30 feet or build

a major type entrance, and nothing was said about a decel lane. The owner said that he would build the major entrance on Central, but did not want to construct the decel lane. KORBER said that on Tyler Road just recently, a community unit plan was platted, and they were allowed five openings and a street intersection which the apartments to the east have access to as well as commercial development, and that no decel lane was required. He said that he could not feel that there was much difference on this side of the street than on the other side. KORBER said that the requirement from CPO and the neighbors wanting the additional landscaping was very agreeable with the applicant.

GARDNER stated that Korber had indicated that along Tyler Road he was agreeable with the major entrance at the southeast corner, and indicated that he would agree with the two points of access on parcel 3, but was reluctant to provide a decel lane, and his reasoning was that no decel lane was required across the street. He said that he was inclined to agree with Korber that an arterial can accommodate both an intersection and a major entrance without a decel lane. He said that he was reluctant to see where this parcel was any different than the one across the street.

CHARLES SCHULTZ, 467 North Westlink, said that one of his concerns had to do with the drainage and any additional drainage that would be put into the Westlink drainageway. He said that there was a real problem with the drainage ditch now, and the only alternative the developers have is to take their drainage to that ditch. SCHULTZ said that he was not in opposition to the apartments, but wanted to make sure that something was done about the drainage before the apartments are in, because then it would be too late. The second concern was the entrance, in that directly across the street was Wilbur Junior High School, and 55 or 75 feet to the north is a crosswalk that has a light, which could be a real traffic hazard. He said that he appreciated the landscaping that had been added in. SCHULTZ requested that he be notified of when the plat for this area would be heard.

GALBRAITH said that the file would be marked to notify Mr. Schultz.

MOTION: Having considered the factors as contained in Policy Statement No. 10; character of the neighborhood, the zoning and uses of nearby properties; the unsuitability of the subject properties for the uses to which it has been restricted and the CPO recommendation for approval; I move that we recommend to the governing body that the zone change be approved subject to the platting of subject property within one year from the date of zone change approval by the Board of City Commissioners or the case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds; and that the Community Unit Plan be approved subject to the following conditions:

- a. A landscaped strip, including berms, shall be required along the west and south boundaries of Parcel 2. A landscape plan shall be prepared and submitted to the Planning Department and Flood Control for their review and approval prior to the issuance of any building permits on Parcel 2.

- b. The following shall be added to General Provision #9.

One opening to Central from Parcel 1 shall be constructed to major entrance standards.

The southern opening to Tyler from Parcel 2 shall be constructed to major entrance standards.

The major openings shall be guaranteed at the time of replatting.

- c. Replatting of subject property prior to the issuance of any building permits and within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- d. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- e. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- f. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial and residential development and be binding upon the present owners, their successors and assigns, unless amended.

Gardner moved, Bayouth seconded and it carried unanimously. Goebel and Hennessy were absent.

CENTRAL INSPECTION DIVISION
PLANS APPROVAL REQUIREMENT

Particulars Associated

Project: Shopping Center

Location: Central

Date Plans Submitted: 11-29-76

The building plans, plans submitted dated 11-29-76, have been reviewed. Items to be included as requirements for this project are listed below. These are written requirements that are conditions overlaid during construction. They are written to be attached to and considered part of the plans. Indicate your preference in the approval box below. If one or more of the items are already included on the plans, no change will be necessary for those already shown. If there is an omission of any requirements on the submitted plans or if an omission occurs during the review of the plans, such omission shall be an acknowledgment of violation of the codes, ordinances or regulations of the City of Wichita. If the plans for this project are required to be certified by a Kansas Licensed Architect or Engineer, all additional submissions or instructions shall bear the architect's or engineer's certification seal. Please contact us if you wish to discuss this matter or if we can be of assistance to you. Final approval of the plans will be withheld until we receive your signed instructions or your additional submissions.

I will change the plans to include item numbers _____ listed below.

Item numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 shall be specific items for the construction of this project without additional changes to the plans.

Drawn: W. J. Baker Date: 11/29/76

Address: Please sign the original and return to this office.

Item No.

1. Roof drainage water shall be carried to the nearest practical approved public drainage way, street gutter, storm sewer or paved alley and shall not flow over adjoining public or private property except to such drainage way. Provide site drainage plan prior to installation of off-street parking.
2. Main approach to shopping center shall be reduced to 30 feet or brought up to the standard for major shopping center approach per request of public authorities.
3. Approved in part only, the materials construction work facilities, uses, occupancies and dimensions work specified and shown on the plans.
4. Any division or addition to this structure now shown on these plans will require an additional building permit. Any division or addition that will require a new occupancy classification must have an address assigned by Public Works. Items (3) copies of the revised plans must be submitted.
5. Provide light and ventilation as per Uniform Building Code Section 1105 amended.

6. Provide sanitary facilities as per Uniform Building Code Section 1105 and 1101 amended.

APPROVED FOR A CONDITIONAL PERMIT ONLY

APPROVED AS NOTED ABOVE.

CENTRAL INSPECTION DIVISION
CITY OF WICHITA

Date: 12-03-76 By: W. J. Baker

These plans were approved under the provisions of the Uniform Building Code 2-22 (4) as amended by Ordinance 111 of the City of Wichita (City Code) and the provisions of the Uniform Building Code shall be complied with in all.

APPROVED
CITY OF WICHITA
Date: 12-03-76 By: W. J. Baker

RECEIVED
CITY OF WICHITA
CITY ENGINEER
DATE: 12-03-76
BY: W. J. Baker

11-273

Page 5 of 5
Shopping Center

7. Provide a drinking facility located outside of restroom for each toilet area.
8. Provide safety glazing per Section 1111.323. Locate impact bars so as to prevent human impact on all window glass panels which are less than 20 inches above the adjacent walking surface and are more than 18 inches in their least dimension.
9. Provide fire extinguishers as required by the code.

August 1, 1980

William Korber
330 Laura
Wichita, Kansas 67211

Re: E-2269 - "AA" to "LC"
West side of Tyler, in an area
between Central & Rolling Hills Dr.
DP-9 - Westlink Center Commercial
CUP - Southwest corner of Central
and Tyler Road

Dear Mr. Korber:

At its regular meeting on July 31, 1980, the Metropolitan Area Planning Commission considered the above-captioned zone change and commercial C.U.P. request. The action of the Planning Commission was to recommend approval of the zone change subject to the platting subject property within one year from the date of zone change approval by the Board of City Commissioners or the case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds. In addition, the action of the Planning Commission was to recommend approval of the C.U.P. subject to the conditions as follows. The Planning Commission did not include a condition requiring a financial guarantee for the replanting of the landscaping along the west boundary of Parcel #1. Requirements for deceleration lanes on Central and Tyler to serve the major entrances were not included in the condition of approval. The conditions of approval are:

- a. A landscaped strip, including berms, shall be required along the west and south boundaries of Parcel 2. A landscape plan shall be prepared and submitted to the Planning Department and Flood Control for their review and approval prior to the issuance of any building permits on Parcel 2.

- b. The following shall be added to General Provision #9.

One opening to Central from Parcel 1 shall be constructed to major entrance standards.

The southern opening to Tyler from Parcel 2 shall be constructed to major entrance standards.

The major openings shall be guaranteed at the time of replatting.

- c. Replatting of subject property prior to the issuance of any building permits and within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
- d. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- e. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- f. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial and residential development and be binding upon the present owners, their successors and assigns, unless amended.

It will be necessary that you submit 10 corrected copies of the C.U.P. by Wednesday, August 13, 1980 in order that they may be forwarded to the Board of City Commissioners for their consideration at their regular meeting on August 26, 1980, this meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that planning items are considered after all other matters of business.

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

Sincerely yours,

Arthur D. Chambers, AICP
Junior Planner

JHG:ADC:sad

cc: J. Ernest Talley, & Talley Investment, 437 South Hydraulic, 67211
Jeff Krehbiel, 1021-1 E. Waterman, 67211
Charles Schultz, 467 North Westlink, Wichita 67212

BCC: Bill McKinley, Assistant Traffic Engineer

August 1, 1980

Louise Olivarez, Senior Planner

Arthur D. Chambers, Junior Planner

DP-9 - Westlink C.U.P. Generally located at the southwest corner of Central and Tyler.

A Mr. Charles Schultz spoke at the MAPC meeting on July 31, 1980 and requested that he be notified of when the plat for this area will be heard by the Subdivision Committee. Mr. Schultz is primarily concerned about drainage problems in this area. His address is 467 North Westlink.

Please notify Mr. Schultz when the plat is scheduled for hearing before the Subdivision Commission.

Arthur D. Chambers, AICP
Junior Planner

ADC:e1

THE CITY OF WICHITA

OFFICE OF Public Works Engineering

DATE July 23, 1980

TO Art Chambers, Junior Planner

FROM Mike Lindebak, Program Development Engineer

SUBJECT Westlink Center CUP

General provision No. 6 refers to earth berms within the 10 foot landscaping area between Parcel 1 and Parcel 2. Construction of earth berms over a sanitary sewer line may require modification of existing manholes. The fence should be constructed such that maintenance equipment would have access to the sewer.

Mike Lindebak

Mike Lindebak
Program Development Engineer

ML:ck

RECEIVED

JUL 25 1980

METROPOLITAN PLANNING

ROUTE *Art*

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 7-31-80

Case No. DP-9 Request: Amendment to the Westlink Center
Z-2269 Commercial Community Unit Plan
Zone Change "AA" to "LC"

Location: Generally located at the southwest corner of Tyler and
Central.

Reason: To permit apartments on a portion of the C.U.P. and to add
another "LC" parcel.

Acres: DP-9 32.3 acres Size: 1300' x 1350' (irregular)
Z-2269 0.8 acres 100' x 205'

	<u>Land Use</u>	<u>Zoning</u>
Existing	Shopping center & undeveloped	"AA"
North	County 4-H Buildings	"AA" & "LC"
East	Bank, carpet store, restaurant & undeveloped	"LC"
South	Single-family & church	"AA"
West	Single-family	"AA"

Platted: History: SCZ-0017 "R-1" & "LC" to "LC"
5-21-69 MAPC Approved in part
DP-9 Yes 5-28-59 BCoC Approved in part
Z-0687 "AA" & "B" to "LC"
Z-2269 No 3-19-65 MAPC Approved
9-07-65 BCC Approved
DP-9 C.U.P.
8-05-65 MAPC Approved

COMMENTS:

1. The following should be considered by the Planning Commission
in making findings of fact:

In compliance with Section 28.04.190 of the Code of the City of
Wichita, an application has been submitted proposing an amend-
ment to an approved Commercial Community Unit Plan (C.U.P.)
located at the southwest corner of Central and Tyler. The
amendment proposes to change the permitted uses for Parcel 2
from shopping center type uses to garden apartments and town-
houses. In addition, a small parcel, with commercial uses

permitted, in the southeast corner of the C.U.P. is being included in this C.U.P. Other changes include revisions of parcel boundaries to reflect current development and ownership.

2. The current C.U.P., approved in August 1965, permitted commercial uses, offices and similar uses, on Parcel 2. Apartments and townhouses were not permitted uses for Parcel 2. The revised Parcel 2 would allow a maximum of 290 apartments at a density of 22 dwelling units per net acre. The required screening and landscaping between Parcel 2 and the commercial parcels is to be installed and maintained by the owner(s) of Parcel 2. Due to existing easements and zoning, the applicants have requested that the masonry wall requirements be waived and a combination of earth berms, wooden fencing and landscaping be permitted. Staff will have the opportunity to review and approve the design of the screening.
3. Parcel 3, approximately .8 acres, has been included in the revised C.U.P. Permitted uses for this parcel include offices; restaurant and retail and service commercial but excludes mini-warehouses and motels. Fencing requirements on the south and west will be the responsibility of the owner(s) of Parcel 2 and the fence on the north will not be required until Parcel 3 develops commercially. The applicant is also requesting the waiver of a landscape strip along Tyler. The zoning policy for Tyler Road is to look with favor on requests for "LC" on the west side of Tyler for 1400 feet south of Central.
4. The balance of the C.U.P. has been brought up to date to reflect existing ownership, the various administrative adjustments granted, and to show existing development. A portion of the landscape strip along the west boundary of Parcels 1 and 4 has been deleted due to the "BB" and "LC" zoning to the west. However, there is still a required landscape strip along a portion of the west boundary of Parcel 1. This strip has been planted but almost all of the plant materials have died and the area is overgrown with weeds. A financial guarantee for the replanting of the landscape strip should be required prior to scheduling these cases before the City Commission.
5. The Traffic Engineer has requested that one of the openings to Central from Parcel 1 be constructed to major driveway standards, and should include a decel lane. Staff concurs with Traffic Engineering that a shopping center of this size should be served with a major entrance. According to the Traffic Engineer the owner of the shopping center in 1976, at the time a building permit was requested, agreed to either reduce the main opening to 30 feet or reconstruct it to major entrance standards. The major entrance and decel lane should be guaranteed at the time of replanting.

The Traffic Engineer has also suggested that Parcel 3 should be served with a decel lane. The decel lane would also serve the major entrance to Parcel 2. MAPD staff is of the opinion that as the single-family area along Tyler is rezoned there will be a definite need for a decel lane along Tyler, from Central to the major entrance for Parcel 2. The decel lane should be constructed at the same time as the major entrance and should be guaranteed at the time of replatting.

6. Should the Planning Commission determine that the proposed rezoning is appropriate, the recommendation of approval should be subject to the platting subject property within one year from the date of zone change approval by the Board of City Commissioners or the case be considered denied and closed; and that the ordinance establishing the zone change not be published until the plat has been recorded with the Register of Deeds.
7. Should the Planning Commission determine that the proposed amendment to the C.U.P. is appropriate, the following are recommended conditions of approval.
 - a. A financial guarantee for the replanting of the landscape strip along the west boundary of Parcel 1 shall be submitted to the City, prior to MAPD scheduling this case with the Board of City Commissioners.
 - b. The following shall be added to General Provision #9.

One opening to Central from Parcel 1 shall be constructed to major entrance standards and shall include a decel lane.

The southern opening to Tyler from Parcel 2 shall be constructed to major entrance standards and shall include a decel lane along Parcel 3.

The major openings and decel lanes shall be guaranteed at the time of replatting.
 - c. Replatting of subject property prior to the issuance of any building permits and within one year from the date of approval by the Board of City Commissioners; or the application be considered denied and closed.
 - d. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of

Page 4
DP-9 & 2-2269
MPC AGENDA
7-31-00

Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

- e. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- f. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial and residential development and be binding upon the present owners, their successors and assigns, unless amended.

Z-2269 &
DP9

11 "Notice to adjoining property owners" (doublestuffed) mailed
7-17-80 for the MAPC meeting for 7-31-80

1 of each (including maps) to GPO Office
1 " " " " " Karen Crook

13 TOTALS OF EACH CASE DOUBLESTUFFED

√ DP-9

212 "Notice to Adjoining Property Owners" mailed 7-17-80 for
the MAPC meeting for 7-31-80

13 as above

225 Complete total for DP-9

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

July 17, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, July 31, 1980, said meeting beginning at 1:30 p.m. the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for amendment to the WESTLINK CENTER COMMERCIAL COMMUNITY UNIT PLAN, for property legally described as follows:

DP-9 - Lot 1, Westlink Center Addition, Wichita, Sedgwick County, Kansas, together with a tract beginning at a point 1161.85 feet south of the N.E. Corner of the NE $\frac{1}{4}$ of Sec. 20, Twp. 27-S, R-1-W; thence west parallel with the north line of said NE $\frac{1}{4}$, 230 feet; thence south parallel with the east line of said NE $\frac{1}{4}$, 205.92 feet to a point 1268 feet north of the south line of said NE $\frac{1}{4}$; thence east parallel with the south line of said NE $\frac{1}{4}$, 230 feet to the east line of said NE $\frac{1}{4}$; thence north 204.65 feet to the point of beginning. Generally located at the southwest corner of Central and Tyler.

The Development Plan of this area, originally approved on August 5, 1975, has been resubmitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The revised Development Plan now on file proposes the following general amendments to the approved plan:

1. Change the permitted uses for Parcel 2 from commercial activities to permit garden apartments or townhouses at a density not to exceed 22 dwelling units per acre, or a maximum of 290 apartments.
2. Addition of a parcel in the southeast corner of the community unit plan permitting offices, restaurant, private club, medical offices, retail and service commercial, but excluding storage warehouse and motel/hotels.
3. Relocation of parcel boundaries to reflect existing ownership and development.

The hearing of the proposed amendments to this development Plan, as provided in Section 28.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

July 17, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a zoning change in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request for a zoning change. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on July 31, 1980 which will commence at 1:30 p.m. You may appear either in person or by agent or attorney if you so desire.

CASE NO. Z-2269

Zone Change from the "AA" One Family Dwelling District
to the "LC" Light Commercial District

Beginning at a point 1161.85 feet south of the N.E. Corner of NE $\frac{1}{4}$ of Sec. 20, Twp. 27-S, R-1-W; thence west parallel with the north line of NE $\frac{1}{4}$, 230 feet; thence south parallel with the east line of NE $\frac{1}{4}$, 205.92 feet to a point 1268 feet north of the south line of NE $\frac{1}{4}$; thence east parallel with south line of NE $\frac{1}{4}$, 230 feet to the east line of the NE $\frac{1}{4}$; thence north 204.65 feet to the point of beginning. Generally located on the west side of Tyler, in an area between Central and Rolling Hills Drive.

The following is a sequence of events in the processing of a request for zone change: Notification of adjoining property owners (this notice); then Neighborhood Citizen Participation Organization CPO meeting; then Metropolitan Area Planning Commission (MAPC) meeting (scheduled above); and then Board of City Commission (BCC) meeting to concur with MAPC action, defer, or refer back to MAPC. On a return of the case to the BCC, they may approve or deny or modify the change requested.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

It should be noted that the MAPC meeting constitutes the 'Public Hearing' on this matter, and therefore the City Commission has adopted the following policy with regard to consideration of zoning change requests:

"All applications for change of zoning or amendments to the zoning text shall be based on the written record of the Planning Commission, including staff recommendations, which shall be forwarded to the City Commission. The Commission may inquire of staff, proponents or opponents for clarification of any matter before the Commission. Requests for introduction of new evidence or facts shall be in writing and filed with the City Clerk prior to the closing of the City Manager's Agenda (by 5:00 p.m., on the Wednesday preceeding the scheduled Tuesday BCC hearing). In all cases where such requests are submitted, the Board of City Commissioners may refer said case to the Planning Commission for rehearing."

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

SUMMARY DESCRIPTION OF CITY OF WICHITA ZONING DISTRICTS

- "AA" One-Family Dwelling District
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" Two-Family Dwelling District
Permits two-family dwellings and uses permitted in "AA".
- "RB" Four-Family Dwelling District
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "R-5" General Residence District
Permits multiple-family dwellings at a density of 17.4 dwelling units per acre, off-street parking areas and uses permitted in "A".
- "R-6" General Residence District
Permits multiple-family dwellings at a density of 29 dwelling units per acre, and uses permitted in "R-5".
- "B" Multiple-Family Dwelling District
Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
- "BB" Office District
Permits apothecaries, clinics, hospitals; medical, business and professional offices; hotels and motels under certain conditions; and all residential uses.
- "LC" Light Commercial District
Permits all purely retail businesses conducted within enclosed buildings; service stations; all residential and office uses.
- "C" Commercial District
Permits all commercial uses and residential and office uses and some fabrication uses.
- "D" Central Business District
Permits all commercial, office, wholesale, manufacturing and residential uses. Prohibits those which constitute a hazard or nuisance from smoke, dust, odor or fire danger.
- "E" Light Industrial District
Permits all manufacturing activities which do not constitute a hazard or a nuisance; and all office and commercial uses. Residential uses are prohibited.
- "F" Heavy Industrial District
Permits all office, commercial and manufacturing uses. Most objectionable manufacturing uses are subject to conditional approval. Residential uses are prohibited.
- "G" Mobile Home District
Permits mobile home parks and associated uses.
- "U" University District
Permits Universities, Colleges, Seminaries and other institutions of learning and related uses.

July 14, 1980

William L. Körber
330 Laura
Wichita, Kansas 67211

Re: DP-9 - Westlink Center C.U.P.
Generally located at the south-
west corner of Central and Tyler

Dear Bill:

We have reviewed the proposed amendment to the C.U.P. at the above location and the following are our comments, as well as those of other City Departments, regarding the project.

Generally, we can support the proposed change in permitted uses for Parcel 2, and we do not object to the rezoning and inclusion of Parcel 3. There are, however, several areas that need to be mentioned at this time although they may not be completely resolved until the area is replatted.

The Flood Control Engineer has indicated that there are problems with the drainage system in this area. There is an unimproved section of the Westlink-Rolling Hills Tributary to Cowskin Creek that acts as a bottleneck and reduces the capacity of the drainage system. Paul Johnston has stated that the additional discharge from the development of Parcel 2 may aggravate the situation and that detention-retention may be required in Parcel 2. I would encourage you to talk to Paul in regard to the need for detention-retention as soon as possible. I have enclosed a copy of his memo to me regarding other areas of concern.

Bill McKinley of the Traffic Engineering Division has indicated that the major entrance to Parcel 1 from Central has never been completed. He has also requested that a decel lane 10 feet wide, extending 200 feet west of the major entrance be required. I concur with his request and feel that the decel lane and major entrance should be guaranteed at the time of platting. You should add the following to Item I under Parcel Description #1:

Page Two
William L. Korber
July 14, 1980

One access point to Central shall be constructed to major entrance standards. The major entrance and a decel lane serving the major entrance shall be guaranteed at the time of platting.

Bill has recommended that Parcel 3 have only one point of access to Tyler unless a decel lane is provided. If a decel lane is provided across the frontage of Parcel 3 and to the entrance to Parcel 2, Traffic Engineering would agree to two openings to Parcel 3. You may wish to talk to Bill about adding wording that would not require the installation of the decel lane until Parcel 3 is developed.

One last item is that 75 feet of right-of-way for a decel lane for Central and an accel lane on Tyler needs to be dedicated for future improvement of the intersection. These can be contingent dedications. Please show all of the above dedications on the plan and make appropriate references to notes in the parcel descriptions.

One last change that needs to be made is the addition of the following to General Provision #7:

The fence, landscaping and berms as described in General Provision #6 shall be in lieu of the required masonry wall along the west and south boundaries of Parcel 3.

These are the comments we have at this time. We have scheduled this case for the July 31, 1980 MAPC meeting and it is necessary that we receive 14 revised copies of the C.U.P. by Thursday, July 17, 1980. If you have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ADC:el
Enclosure

cc: J. Ernest Talley, 7 Talley Investment, 437 S. Hydraulic, 67211
Jeff Krehbiel, 1021-1 East Waterman, 67211

THE CITY OF WICHITA

OFFICE OF Flood Control and Landfill Div. DATE July 11, 1980

TO Jack Galbraith, Chief Planner, MAPD

FROM Paul Johnston, Acting Director

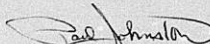
DP-9

SUBJECT - Westlink Center C.U.P. Amendment

Reference is made to your memo of July 3rd requesting review and comments on subject C.U.P. Upon review of the revision, I have the following comments.

- 1) Problems presently exist with the drainage system known as the Westlink-Rolling Hills Tributary to Cowskin Creek. Just downstream from subject C.U.P., an unimproved section serves as a bottleneck to the discharge. With inadequate capacity to convey the discharge and lack of a drainage easement or dedication to improve same, an area susceptible to flooding exists. Additional discharge may aggravate the situation so detention-retention may be required.
- 2) Minimum pad elevations may be required.
- 3) The east 60' of the area shown as Westlink Avenue has been designated as drainage dedication and should be shown as such.
- 4) The 36" pipe shown midway along the east bank of Westlink Avenue is mislabeled. It should read as a 15" or 18" line.
- 5) A sizable, continuous discharge is occurring from the pipe indicated in item 4. This discharge occurs from an underground pipe at the east end of the swale shown. The source of the discharge should be determined so same can best be handled in the drainage plan. Initial indications suggest that it may be from the runoff existing in the curb and gutter along the east side of Tyler being picked up by a curb inlet. If this is the case, a storm drainage easement should be provided. It may be necessary to place the discharge existing in open channel underground by pipe.
- 6) The 10' planting strip indicated on the west side of Cinema West Theatre does not exist. What presently exists is a few semi-alive and several missing or dead trees.

If there are further questions, please advise.



Paul Johnston,
Acting Director
Flood Control and Landfill Division

PJ/glm

cc: Westlink Center Addn. Plat File

THE CITY OF WICHITA



OFFICE OF THE CITY MANAGER
CITY HALL - THIRTEENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4331

June 27, 1980

RECEIVED

JUN 30 1980

METROPOLITAN PLANNING

ROUTE _____

Ms. Judith P. Tracy
11 Rolling Hills Drive
Wichita, Kansas 67212

Dear Ms. Tracy:

You inquired to this office regarding the status of the Westfield bridge and the prospect of retention-detention requirements for developments in the Westlink-Rolling Hills drainage basin.

The Director of Public Works advises that initiation of the Westfield bridge project is tentatively scheduled for the July 22 City Commission agenda. The bridge will then be designed and ready for bid letting by the end of 1980, with construction expected by spring or summer of 1981. We regret that you received conflicting responses to your inquiry about the bridge. The number of such projects, and the staff associated with each project, make such reports possible when the appropriate staff member is not consulted.

The anticipated Community Unit Plan amendment to which you referred will be reviewed by CPO Council "A" prior to MAPC consideration, and it is the Council's prerogative to raise questions and make suggestions regarding the need for drainage control measures. Furthermore, as replatting is a standard condition of CUP approval, the drainage situation in your neighborhood will be addressed in detail during Subdivision Committee review of the revised plat.

At this time, a committee of City staff representatives and local engineering consultants is developing a drainage policy anticipated to be completed in the next three to four months. Following MAPC review, the policy will be considered by the City Commission. Until a policy is formally adopted, we must rely on the procedures mentioned above to address the drainage control needs of each case.

We hope that this letter adequately responds to your concerns.

Sincerely,

A handwritten signature in dark ink, appearing to read "E. H. Denton".

E. H. Denton
City Manager

EHD/pd

cc: R. W. Bruggeman, Director of Public Works
Robert A. Lakin, Director of Planning
Gail Williams, CPO Administrative Aide

THE CITY OF WICHITA

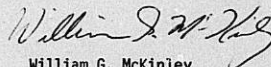
OFFICE OF CITY TRAFFIC ENGINEER DATE July 10, 1980

TO Jack H. Galbraith, Chief Planner - Current Plans
FROM William G. McKinley, Assistant Traffic Engineer
SUBJECT Westlink C.U.P.

Going back in history a little bit, at the time Central was reconstructed from Tyler Road west, the developer of the Westlink Center requested a major entrance be constructed approximately 550 feet west of the centerline of Tyler. The construction plans on Central provided for this major access point but the developer never completed their portion of the plan which required a divided major entrance 80 feet into their site. We believe now is the time to require this major entrance and also request a decel lane for eastbound traffic entering this entrance. This would require dedicating an additional 10 feet of rights-of-way on Central for approximately 200 feet west of the major entrance and guarantee its construction.

On Tyler Road, we would recommend 1 point of access to Parcel 3 or 2 points of access with a continuous decel lane across the frontage of Parcel 3, and to the major entrance to Parcel 2. Again this would require an additional 10 feet of rights-of-way across the affected area.

Since we have 75 feet of half-street rights-of-way on 2 of the quadrants, we recommend the dedication of 75 feet of half-street rights-of-way from this C.U.P. for the intersection of Central and Tyler.



William G. McKinley
Asst. Traffic Engineer

WGM/mrc

cc: R. W. Bruggeman, Dir. of Public Works
Art Chambers, Junior Planner

RECEIVED

JUL 10 1980

METROPOLITAN PLANNING
ROUTE je

July 3, 1980

Dean Sellers, Acting City Engineer
Paul B. Graves, Traffic Engineer
Robert B. Feldner, Superintendent of Central Inspection
Paul Johnston, Acting Director, Flood Control and Landfill.

Jack H. Galbraith, Chief Planner

DP-9 - Westlink Center C.U.P. Generally located at the southwest corner of Central and Tyler.

We have received an application for an amendment to the above captioned C.U.P. The C.U.P. has been brought up to date and reflects existing conditions. Some of the original parcels have been deleted or redesigned. The primary change is to permit garden apartments or townhouses on Parcel 2. Parcel 3 is being rezoned and was not a part of the original C.U.P.

We have tentatively scheduled this item for the July 31, 1980 MAPC meeting and would appreciate any comments you might have regarding access, drainage, density, etc. by July 10, 1980.

Jack H. Galbraith
Chief Planner

JHG:ADC:el

MAP 4847A
Sec 20
1275
R1W

APPLICATION FOR COMMUNITY UNIT PLAN
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE
CITY OF WICHITA, KANSAS

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

*File**
DP-9 Westlink Center
CUP
ask. 2-2269

I. Name of applicant or applicants and/or their agent or agents.

- a. Applicant J. Ernest Talley c/o Talley Investment
Address 437 S. Hydraulic, Wichita, KS. 67211 Phone 263-3171
Agent William L. Korber
Address 330 Laura, Wichita, KS. 67211 Phone 262-7271
- b. Applicant M & B Investment Inc. Attn: Howard Murray
Address 9103 W. Central, Wichita, KS. 67212 Phone 722-6220
Agent William L. Korber
Address 330 Laura 67211 Phone 262-7271
- c. Applicant _____
Address _____ Phone _____
Agent _____
Address _____ Phone _____

(Use separate sheet if necessary for names of additional applicants)

II.A The applicant hereby requests Community Unit Plan approval on property zoned LC and legally described as Lot(s) _____, Block(s) _____, Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

OK for legal same or summary part

See Attached Sheet.

II.B There are 32.3 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) _____.

The general location is (use appropriate section)

- a. at the southwest corner of Central
and Tyler Road; or
- b. on the _____ side of _____ (Ave.,
Street) between _____ (Ave., Street) and
_____ (Ave., Street).

IV. I (we), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (we) realize that this application cannot be processed unless it is completely filled in and accompanied by a current abstractor's certificate as required in the instruction sheet.

[Signature] _____
By _____ By _____
Authorized Agent (if any) Authorized Agent (if any)

By _____ By _____
Authorized Agent (if any) Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at
145 AM, PM) on July, 1980 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ 500.

[Signature] _____ Name
Jr. Planner _____ Title

WILLIAM L. KORBER

JOHN E. LUNDBLADE

JAMES E. JORDAN



BAUGHMAN COMPANY, P.A.
S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

Lot 1. Westlink Center Addition, Wichita, Sedgwick County, Kansas, together with a tract beginning at at a point 1161.85 feet south of the N. E. Corner of the NE $\frac{1}{4}$ of Sec. 20, Twp. 27-S, R-1-W; thence west parallel with the north line of said NE $\frac{1}{4}$, 230 feet; thence south parallel with the east line of said NE $\frac{1}{4}$, 205.92 feet to a point 1268 feet north of the south line of said NE $\frac{1}{4}$; thence east parallel with the south line of said NE $\frac{1}{4}$, 230 feet to the east line of said NE $\frac{1}{4}$; thence north 204.65 feet to the point of beginning.

OWNERSHIP LIST

Lots	Addition	Property owner
Lot 1 except beginning at the NW corner of Lot 1, thence East 331' along the N line of Lot 1, thence S at right angles 220', thence W at right angles to W line of Lot 1, thence Nly along W line of Lot 1 to point of beginning, being in Westlink Center Addition	D	J. Ernest Talley % Talley Investment 437 S. Hydraulic 67211
Lot 1, Block A	Ty-Cen	✓ McDonald's Corp. McDonald's Plaza Oak Brook, Illinois 60521 D
Lot 1, Block C	" "	✓ BFP, Inc. 427 N. St. Francis 67202 D
Lot 1, Block 2	Rolling Hills 4th	X City of Wichita 455 N. Main 67202
SW/4 of NW/4 of Section 21, Township 27 South, Range 1 West except Madonna Addition	D	✓ USD #259 428 S. Broadway 67202
Tract beginning 972.45' S of NE/corner of NE/4 of Section 20, Township 27 South, Range 1 West, thence W 230', thence S 94.7', thence E 230', thence North to point of beginning.	✓	Richard G. Peppard Patricia L. Peppard 10801 Hidden Lakes Rd. 67209
Tract in NE/4 of Section 20, Township 27 South, Range 1 West described as beginning at a point on E line of said NE/4 1243.85' S of NE corner of said NE/4, thence W 230', thence S 123.92', to a point 1268' N of S line of said NE/4, thence E 230' to E line of said NE/4, thence N 122.65' to point of beginning. Subject to E 40' for Tyler Road.	D	J. Ernest Talley % Talley Investment 437 S. Hydraulic 67211
Beginning 1067.15' S of NE corner of NE/4 of Section 20, Township 27 South, Range 1 West, thence W 230', thence South 94.7', thence E 230', thence North to beginning, except E 40' for Road.	✓	Harry Barsamian Alice M. Barsamian 531 N. Tyler 67212
Beginning at a point in E line of NE/4 of Section 20, Township 27 South, Range 1 West & 877.75' S of NE corner of NE/4 of said Section, thence W parallel with N line of said Section 20, 230'; thence S 94.70', thence E 230' to point in E line of Section 20, thence N 94.70' to beginning, Exc. E 40' reserved for road	✓	✓ Elgin T. Rainer (deceased) Alberta Inez Rainer 541 N. Tyler 67212 D

Lots	Addition	Property owner
Beginning 1161.85' S of NE corner of NE/4 of Section 20, Township 27 South, Range 1 West, thence W 230', thence S 82', thence E 230', thence North 82' to beginning.	✓ D	J. Ernest Talley Mary Ann Talley 437 S. Hydraulic 67211
Tract in NE/4 of Section 20, Township 27 South, Range 1 West, beginning at a point in E line 983.6' N of SE corner of NE/4, thence West parallel with S line of NE/4 230', thence N 94.7', thence E 230' to a point in E line, thence S 94.7' to beginning, except E 40' reserved for road.	✓ D	June E. Parsley Barbara Roden Thomas J. Updegrove % 437 N. Tyler 67212
Beginning 1173' N of SE corner NE/4 of Section 20, Township 27 South, Range 1 West, thence W 230', thence S 94.7', thence E 230', thence N 94.7' to beginning, exc. E 40' reserved for road.	✓ D	Edward E. Boyles ✓ Wanda L. Boyles-1920 S. Estelle address unknown 67211
Tract in NE/4 of Section 20, Township 27 South, Range 1 West, described as Beginning at a point in East line of Section 20 888.9' N of SE corner of NE/4 of Sec. 20, thence W parallel with S line of NE/4 Sec. 20, 230'; thence N 94.7', thence E 230' to point in East line of Sec. 20, thence South 94.7' to beg. exc. E 40' reserved for road.	✓	Spencer B. Long Dora E. Long 427 N. Tyler 67212
Beginning 794.2' N of SE corner of NE/4 of Section 20, Township 27 South, Range 1 West, thence W 230', thence N 94.7', thence E 230', thence S 94.7' to point of beginning.	✓	John Paul Moskal Albina Moskal 415 N. Tyler 67212
Beginning 637.5' N of SE corner NE/4 of Section 20, Township 27 South, Range 1 West, thence W 230', thence N 156.7', thence E 230', thence S to beginning, exc. E 50' for road.	✓	Kenneth D. Hauschild Phyllis E. Hauschild 403 N. Tyler 67212
Beginning 495' N of SE Corner of NE/4 of Section 20, Township 27 South, Range 1 West, thence W 230', thence N 142.5', thence E 230', thence S 142.5' to beginning.	✓	John J. Appelhaus Jr. Dorothy Jean Appelhaus 357 N. Tyler 67212
Tract of land described as N 96.05' of S 192.1' of E 226.75' of NE/4 of Section 20, Township 27 South, Range 1 West exc. E 40' for street & N 27.9' of S 220' of E 226.75' of NE/4 of Section 20, Township 27 South, Range 1 West exc. E 40' for street	✓	Marie F. Humphrey 311 N. Tyler 67212
Beginning 783.05' S of NE corner of NE/4 of Section 20, Township 27 South, Range 1 West, thence W parallel with N line of Section 20, 230'; thence S 94.70', thence E 230' to E line of Sec. 20, thence N 94.70' to beginning exc. E 40' for road.	✓	Gilbert F. Fox Rosann C. Fox 545 N. Tyler 67212

Lots	Addition	Property owner
Lot 1, Block 1	Rolling Hills 4th	✓ Carol I. Levy 429 N. Westlink Ave. 67212
Lot 2, Block 1	" " " " "	✓ Michael C. Molz 1 Tonjo Ct. Goddard, Ks. 67052
Lot 3, Block 1	" " " " "	✓ Dale Maxwell & Illena R. Holyoak 409 N. Westlink Ave. 67212
Lot 4, Block 1	" " " " "	✓ Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints 401 N. Westlink Ave. 67212
Lot 5, Block 1	" " " " "	✓ John Blake Gladfelter Leona J. Gladfelter 414 Pamela 67212
Lot 6, Block 1	" " " " "	✓ Dale D. Lott Geraldine B. Lott 420 Pamela 67212
Lots 2, 3, 4, 5, 6, & Lot 7, exc. Beg. at a point on S line of Lot 7, 70'W of SE/cor of Lt 7, thence NWly to pt 25'N & 95' W of SE/cor of Lot 7, thence W parallel to & 25'N of S line of Lt 7 to W line of Lt 7, thence Sly along said W line to SW/cor of Lt 7, thence E to point of beg.all in Block 2	" " " " "	X City of Wichita 455 N. Main 67202
That part of Lot 7, Blk 2, beg. at a pt on S line of Lt 7, 70' W of SE/cor of Lt 7, thence NWly to pt 25'N & 95'W of SE/cor of Lt 7, thence W parallel to & 25'N of S line of Lt 7 to W line of Lt 7, thence Sly along said W line to SW/cor of Lot 7, thence E to point of beg. & all Lot 8, Blk 2	" " " " "	✓ Raymond C. Hemken Venda M. Hemken 354 Wood Lane 67212
Lot 1, Block 3	" " " " "	✓ Lewis M. Edwards Alice M. Edwards 417 Pamela 67212
Lot 2, Block 3	returned - " unknown"	X Russell I. Baker Viola M. Baker address unknown <i>TR4 675 Oliver ST A. 67218</i>
Lot 3, Block 3	" " " " "	✓ Raymond P. Henderson II Kathleen E. Henderson 409 Pamela 67212
Lot 4, Block 3	" " " " "	✓ Michael L. Weimer Marilyn K. Weimer 405 Pamela 67212

Lots	Addition	Property owner
Lot 5, Block 3	Rolling Hills 4th	✓ Ronald G. Ogden Virginia Ogden 401 Pamela 67212
Lot 6, Block 3	" " " " "	✓ Thomas W. Sanders Ramona Sue Sanders 357 Wood Lane 67212
Lot 1, Block A	Rollings Hills 5th	✓ Donald Eugene Williamson Johnnie J. Williamson 556 Caddy Lane 67212
Lot 4, Block A	" " " " "	✓ Van Dee Sammons Rebecca J. Sammons 9510 Tee Lane 67212
Lot 5, Block A	" " " " "	✓ C.D. Tiffin Mildred E. Tiffin 9500 Tee Lane 67212
Lot 6, Block A	" " " " "	✓ John W. Fecher Barbara J. Fecher 534 N. Westfield Ave. 67212
Lot 7, Block A	" " " " "	✓ Romane L. Hollingsworth 528 N. Westfield Ave. 67212
Lot 8, Block A	" " " " "	✓ Jerry Don Hillingsworth Barbara J. Hollingsworth 520 N. Westfield Ave. 67212
Lot 9, Block A	" " " " "	✓ Rolland E. Klaassen Mildred V. Klaassen 516 N. Westfield 67212
Lot 10, Block A	" " " " "	✓ Emmitt D. Smith Betty A. Smith 9400 Shade 67212
Lot 11, Block A	" " " " "	✓ W. Herman Lambdin Bess Marie Lambdin 9326 Shade 67212
Lot 12, Block A	" " " " " <i>Resent 7-73-80</i> <i>521 Pamela 67212</i>	✓ Robert L. Carpenter Jr. Rebecca L. Carpenter 9807 W. 2nd 67203
Lot 13, Block A	" " " " "	✓ Gary Hastie Collene M. Hastie 531 Pamela 67212
Lot 14, Block A	" " " " "	✓ Joseph Edward Todd <i>1811 N. McConae</i> Mary Ann Todd <i>67203</i> address unknown
Lot 15, Block A	" " " " "	✓ Larry G. Miller Beverly A. Miller 734 N. Ridge Road 67212
Lot 16, Block A	" " " " "	✓ Thomas A. Mitchell Elinor Mitchell 9401 Hardtner Ave. 67212

Lots	Addition	Property owner
Lot 17, Block A	Rolling Hills 5th	✓ Joe F. Sanford Ila Pauline Sanford 9421 Hardtner 67212
Lot 18, Block A	" " " " "	✓ Grover C. McLure Jr. Marjorie F. McLure 9429 Hardtner 67212
Lot 19, Block A	" " " " "	✓ Donald R. Hammond Marilyn J. Hammond 9501 Hardtner 67212
Lot 20, Block A	" " " " "	✓ James R. Greenwood Helen Maxine Greenwood 9511 Hardtner 67212
Lot 1, Block B	" " " " "	✓ Wendell B. Hagenmaier Beverly A. Hagenmaier 9325 Hardtner 67212
Lot 2, Block B	" " " " "	✓ William R. Hammond Jr. Martha C. Hammond 546 Pamela 67212
Lot 3, Block B	" " " " "	✓ Norman H. Janzen Betty J. Janzen 538 Pamela 67212
Lot 4, Block B	" " " " "	✓ Herbert Harold Benck Joyce M. Benck 530 Pamela 67212
Lot 5, Block B	" " " " "	✓ William R. Tucker Norma E. Tucker 9300 Shade 67212
Lot 6, Block B	" " " " "	✓ LeRoy J. Goodrick Ruth M. Goodrick 9228 Shade 67212
Lot 7, Block B	" " " " "	✓ Duane L. Kihle Adeline J. Kihle 539 Peterson 67212
Lot 8, Block B	" " " " "	✓ Ken M. Prichard Margaret A. Prichard 1327 N. Scouller 67212
Lot 9, Block B	" " " " "	✓ Merlyn Eugene Taylor Rosalie Smith Taylor 9301 Hardtner 67212
Lot 1, Block C	" " " " "	✓ Robert L. Maloney Martha Lynne Maloney 550 Peterson 67212
Lot 2, Block C	" " " " "	✓ James A. Stone Rosalie H. Stone 546 Peterson 67212
Lot 3, Block C	" " " " "	✓ Douglas L. Ballard Marjorie L. Ballard 9200 Shade 67212

Lots	Addition	Property owner
Lot 4, Block C	Rolling Hills 5th	✓ John E. Glasco Sheila A. Glasco 9128 Shade 67212
Lot 5 exc. NWly 1.5', Block C	" " " " "	✓ Orvin O. Kuhlmann Beverly Kuhlmann 551 N. Westlink 67212
NWly 1.5' of Lot 5, Block C	" " " " " <i>Resent 7-23-80 2554 Yellowstone, 67215</i>	✓ David L. Niedens Genita M. Niedens 9017 Thurman 67212
Lot 1, Block E	" " " " "	✓ Tom J. Castrisos Shirley B. Castrisos 9301 Shade 67212
Lot 2, Block E	" " " " "	✓ Wallace C. French Dorothy J. French 500 Pamela 67212
Lot 3, Block E	" " " " "	✓ Ray E. Griswold Eldena J. Griswold 484 Pamela 67212
Lot 4, Block E	" " " " "	✓ Haskell D. Fogle Barbara J. Fogle (deceased) 3130 Jeanette 67204
Lot 5, Block E	" " " " "	✓ Herbert B. Cockerill Meribel H. Cockerill 472 Pamela 67212
Lot 6, Block E	" " " " " <i>Resent 7-23-80 1915 W. MacArthur 67217</i>	✓ Joseph J. Gittrich (deceased) E. Doris Gittrich 466 Pamela 67212
Lot 7, Block E	" " " " "	✓ Francis W. Maus Mary Kathleen Maus 460 Pamela 67212
Lot 8, Block E	" " " " "	✓ E. Eugene Lambdin Aylene K. Lambdin 454 Pamela 67212
Lot 9, Block E	" " " " "	✗ Raymond D. McCurdy Grace V. McCurdy address <u>unknown</u>
Lot 10, Block E	" " " " "	✓ Don E. Carr Raquel A. Carr 442 Pamela 67212
Lot 11, Block E	" " " " "	✓ Billy E. Henline Cleta M. Henline 401 Peterson 67212
Lot 12, Block E	" " " " "	✓ James H. Saunders Frances K. Saunders 427 Peterson 67212
Lot 13, Block E	" " " " "	✓ Thomas R. Fry Anna J. Fry 435 Peterson 67212

Lots	Addition	Property owner
Lot 14, Block E	Rolling Hills 5th	✓ Daniel W. King Bonnie M. King 443 Peterson 67212
Lot 15, Block E	" " " " "	✓ Richard C. Kancel Sr. Mary Rose Kancel 451 Peterson 67212
Lot 16, Block E	" " " " "	✓ Joseph N. Hein Marilyn B. Hein 459 Peterson 67212
Lot 17, Block E	" " " " "	✓ Leora E. Elmore 465 Peterson 67212
Lot 18, Block E	" " " " "	✓ Glen I. Sauder Lucile Sauder 501 Peterson 67212
Lot 19, Block E	" " " " "	✓ Thomas M. Carr Emma Jean Carr 513 Peterson 67212
Lot 20, Block E	" " " " "	✓ Susan Kaye Chapple 519 Peterson 67212
Lot 1, Block F	" " " " "	✓ G. Max Troub Martha Troub 9201 Shade 67212
Lot 2, Block F	" " " " "	✓ Eugene Merton Sire Lucille M. Sire 518 Peterson 67212
Lot 3, Block F	" " " " "	✓ LaVergne A. Beranek Theresa D. Beranek 510 Peterson 67212
Lot 4, Block F	" " " " "	✓ Westwood Presbyterian Church, Inc. 8007 Maple 67209
Lot 5, Block F	" " " " "	✓ Clifford W. Wolgamott Lola K. Wolgamott 466 Peterson 67212
Lot 6, Block F	" " " " "	✓ Gilbert J. Addison Barbara A. Addison 458 Peterson 67212
Lot 7, Block F	" " " " "	✓ Thomas Douglas Jacobs Cindy S. Jacobs 450 Peterson 67212
Lot 8, & NWly 7' of Lot 9, Block F	" " " " "	✓ Clinton E. Harader Ruth A. Harader 444 Peterson 67212
Lot 9, exc. NWly 7', Block F	" " " " "	✓ Elvin C. Meireis Elaine A. Meireis 436 Peterson 67212
NW 17' Lot 10, Block F	" " " " "	" " " " "

Lots	Addition	Property owner
Part of Lot 11, Blk F, desc. as Beg. at NW corner of Lt 11, th Sly on W line of Lt 11, 30'; th NEly to a point on rear line of Lt 11, 67.5' N of SE/cor of Lt 11, th NWly on rear Line of Lt 11, 32', more or less, to NE cor of Lt 11, Th SWly 147', more or less to point of beg. & Lot 10 exc. NW 17', Block F	Rolling Hills 5th	✓ Delbert Otis Gilliland Nellie Irene Gilliland 430 Peterson 67212
Lot 12 & beg. at SE/cor of Lot 11, th N along rear line of Lt 11, 67.5'; th SWly to a point on front line of Lot 11, 45' N of SW/cor Lt 11, th S along front line Lt 11, to SW/cor Lot 11, th E along S line of Lt 11, to place of beg., Block F	" " " "	✓ Willard L. Haury Marjorie L. Haury 400 Peterson 67212
Lot 13, Block F	Rolling Hills 5th	✓ John W. Shively Mary Lu Shively address unknown
Lot 14, Block F	" " " "	✓ Elizabeth Hayden Adams 447 N. Westlink 67212
Lot 15, Block F	" " " "	✓ William A. Van Steinberg Barbara E. Van Steinberg address unknown <i>443 N. Westlink 67212</i>
Lot 16, Block F	" " " "	✓ F. Charles Schultz Carolyn J. Schultz 467 N. Westlink 67212
Lot 17, Block F	" " " "	✓ Dale E. Greenlee Mary F. Greenlee 513 N. Westlink 67212
Lot 18, Block F	" " " "	✓ James C. Mood Jr. Janet M. Mood 521 N. Westlink 67212
Lot 19, Block F	" " " "	✓ Kenneth E. ^{YEOMAN} Yeeman <i>529 N. Westlink 67212</i> Alice J. Yeeman address unknown
Lot 20, Block F	" " " "	✓ Joseph Daney Barbara A. Valle 9127 Shade 67212
Lot 1, & N 10' of Lot 2	Replat of Part of Block B, Rolling Hills 3rd	✓ Donald L. Brownfield Carol E. Brownfield 479 Pamela 67212
S 70' of Lot 2 & N 45' of Lot 3	" " " "	✓ Paul A. Buller Linda K. Buller 473 Pamela 67212
S 35' of Lot 3 & All Lot 4	" " " "	✓ Daniel R. Valasek Kathleen Iris Valasek 467 Pamela 67212

Lots	Addition	Property owner
Lot 5	Replat of Part of Block B, Rolling Hills 3rd	✓ Fred D. Stockstill Melva C. Stockstill 463 Pamela 67212
Lot 6	" " " " "	✓ <i>try 2602 Bennett 67211</i> Samuel M. Noffsinger Diana S. Noffsinger address unknown
Lot 7	" " " " "	✓ Dennis L. Dierksen Karen K. Dierksen 457 Pamela 67212
Lot 8	" " " " "	✓ Willard L. Haney Berniece M. Haney 453 Pamela 67212
Lot 9	" " " " "	✓ Eldred L. Failing Aloise L. Failing 441 Pamela 67212
Lot 10	" " " " "	✓ Don C. Hampton Dawn E. Hampton 435 Pamela 67212
Lot 11	" " " " "	✓ Richard A. Deaver Carolyn M. Deaver 431 Pamela 67212
Lot 12 exc. W 1½'	" " " " "	✓ Lyle D. Jones Judy D. Jones 427 Pamela 67212
W 1½' of Lot 12	" " " " "	✗ Alexander M. Birch Jr. ✓ address <u>unknown</u>
Lot 13	" " " " "	✓ James G. Morris Eila L. Morris 423 Pamela 67212
Lot 14, Block B	Rolling Hills 3rd <i>Resent 7-23-80 to</i>	✓ Richard A. Clark Patricia Ann Clark 447 Clark 67212 447 PAMELA, 67212
Lot 1, Block B	" " " " "	✓ F. Lee Jones Nancy L. Jones 354 N. Westfield 67212
Lot 2, Block B	" " " " "	✓ Ray N. Martin Naida C. Martin 364 Westfield 67212
Lot 3, Block B	" " " " "	✓ V. Lyle Pyke Ruth L. Pyke 400 N. Westfield 67212
Lot 4, Block B	" " " " "	✓ James R. Cramer Rachel L. Cramer Jennie C. Tasheff 420 N. Westfield 67212
Lot 5, Block B	" " " " "	✗ Frank R. Smith ✓ Norma J. Smith ✓ address <u>unknown</u>

Lots	Addition	Property owner
Lot 6, Block B	Rolling Hills 3rd	✓ Wayne C. Simpson Shirley A. Simpson 460 N. Westfield 67212
Lot 7, Block B	" " " " "	✓ Vanna Lewis 470 N. Westfield 67212
Lot 8, Block B	" " " " "	✓ Ira R. Constad Clelia M. Constad 483 Pamela 67212
Lot 4, Block D	Replat of Block D Rolling Hills 5th	✓ Chester Glen Bercaw Kathy Ann Bercaw 533 N. Westfield 67212
Lot 5, Block D	" " " " "	✓ Carl D. Siegel Box 1358 67201
Lot 6, Block D	" " " " "	✓ James D. Miner Lelia M. Miner 517 N. Westfield 67212
Lot 7, Block D	" " " " "	✓ Louis G. Montre Lorna B. Montre 501 N. Westfield 67212
Lot 1	Rolling Hills	✓ Karl K. Richardson Martin D. Richardson Judith Ann McClard 2 Rolling Hills Dr. 67212
Lot 2	" " "	✓ Richard S. Powelson ✓✓✓ Delma T. Powelson address (unknown)
Lot 3	" " "	✓ Max C. Rankin Isabel N. Rankin 6 Rolling Hills Dr. 67212
Lot 4	" " "	✓ Grover C. Jackson Lucille M. Jackson 8 Rolling Hills Dr. 67212
Lot 5	" " "	✓ Dean J. Staver Loleta M. Staver 10 Rolling Hills Dr. 67212
Lot 6	" " "	✓ M. James Hensler A. LaVonne Hensler 12 Rolling Hills Dr. 67212
Lot 7	" " "	✓ Robert E. Pollock Nancy H. Pollock 14 Rolling Hills Dr. 67212
Lot 8	" " "	✓ Thomas H. Stelovich W. Maxine Stelovich 16 Rolling Hills Dr. 67212
Lot 9	" " "	✓ Ralph P. Lee (deceased) Ruth B. Lee 18 Rolling Hills Dr. 67212

Lots	Addition	Property owner
Lot 17	Rolling Hills	X Jean DeVeryle Pack ✓ address <u>unknown</u>
Lot 18 & that part of Lot 19, beg. at NW corner of Lot 19, thence Ely along N line to a point 8' E of NW corner, thence Sly To SW corner, thence Northerly along West line to point of beg.	" " "	✓ Don B. Stahr Dana D. Stahr 13 Rolling Hills Dr. 67212
Lot 19 exc. that part of Lot 19, beg. at NW corner of Lot 19, thence Ely along N line to a point 8'E of NW corner, thence Sly To SW corner, thence Northerly along West line to point of beg.	" " "	✓ Fred Edward Tracy Judith Pearlman Tracy 11 Rolling Hills Dr. 67212
Lot 20	" " "	✓ George L. Williams Opal F. Williams 4129 E. 47th St. So. 67210
Lot 21	" " "	✓ John Donald Andrews Margaret Andrews 7 Rolling Hills Dr. 67212
Lot 22 & W½ of vac. Wood Lane adj. on E	" " "	✓ Byron Rasmussen Helen Rasmussen 211 N. Byron Rd. 67212 ✓ Randall C. Rasmussen Barbara L. Rasmussen 5 Rolling Hills Dr. 67212
Lot 23 & E½ vac. Wood Lane adj. on said Lot on W	" " "	✓ Maedeene Smith 3 Rolling Hills Dr. 67212
Lot 24	" " "	✓ Roy R. Whetstone Florence T. Whetstone 1 Rolling Hills Dr. 67212
Lot 1,	Rolling Hills 2nd	✓ Robert W. Pearce Erma Starlene Pearce 316 Wood Lane 67212
Lot 4	" " " "	✓ Timothy Wallweber Patricia Lynn Wallweber 309 Wood Lane 67212
Lot 5	" " " "	✓ Eli Richardson Faye Richardson 300 N. Byron Rd. 67212
Lot 1	Rolling Hills 6th	✓ Donald H. Hackett Carol Jean Hackett 624 Caddy Lane 67212

Lots	Addition	Property owner
Lot 2	Rolling Hills 6th	✓ Saylor Construction Co. Inc. % Earl M. Saylor 447 Westfield 67212
Lot 3	" " " " "	✓ Kenneth R. Newton Esther M. Newton 602 Caddy Lane 67212
Lot 4	" " " " "	✓ Alfred Jack Johnson Mary E. Johnson 9500 HARDTNER address-unknown 67212
Lot 5	" " " " "	✓ Dale V. Graham Juanita G. Graham 9454 Hardtner 67212
Lot 6	" " " " "	✓ James Floyd Nauslar Kathleen M. Nauslar 9446 Hardtner 67212
Lot 7	" " " " "	✓ James Lindsay Thayce L. Lindsay 9438 Hardtner 67212
Lot 8	" " " " "	✓ Glenn Q. Stephens Candice Lou Stephens 9430 Hardtner 67212
Lot 9	" " " " "	✓ Felisa Galvan 9422 Hardtner 67212

That part of Lot 1, Beg. at NW corner of said lot, thence E 429' along N property line, thence S 198', thence W 33', thence S 152' to South property line, thence W 396', along South property line, thence North 350' along West property line to point of beginning, in Block 1, Rolling Hills 7th Addition

✗ Kansas Leveraged Properties Inc.
address unknown

Lot 1	Rolling Hills 8th	✓ William J. Peak Clara Ann Peak 1020 Chipper Lane 67212
Lot 2	" " " " "	✓ Derby Refining Co. 900 Colorado Derby Bldg. 202 W. 1st St. 67202
Lot 1	Rolling Hills 9th	D. Kansas Leveraged Properties, Inc. address <u>unknown</u>
Lot 1	Madonna	D. USD #259 428 S. Broadway 67202
Lot 2, Block A	Ty-Cen	D. BFP, Inc. 427 N. St. Francis 67202
Lot 1, Block B	" "	✓ Wichita Federal Savings and Loan Broadway at Waterman 67202

Lots	Addition	Property owner
Lots 2, 3, & 4, & vac. Reca Ave, Blk B & Lot 4, Blk C together with Vac. Reca Ave. from extended E line of Robin Rd. to S line of Central Aven.	Ty-Cen	Northwest Wichita Associates Ltd. ✓ & Ferd Evans 200 W. Douglas Suite 430 67202
Lot 2 & 3, Blk C	" "	D BFP, Inc. 427 N. St. Francis 67202
Lot 1	Higgins-Andeel	✓ Littell Inc. 9007 W. Central 67212
Lot 1	First Place West	✓ 1st National Bank of Wichita 105 N. Main Box 1 67201
Beg. at SW corner of Lot 1, Block A, West Center Addition, thence E 255', thence N 350', thence W 230', thence S100', thence W 25', thence S 250' to point of beginning.		✓ Richard J. Hatstrup 610 N. Tyler 67212
Lot 2, Block A	West Center	✓ Mid Kansas Federal Savings and Loan 230 S. Market 67202
Lot 1 exc. W 135'	Tyler Acres 2nd	✓ Edward T. Neville and Rita A. Neville, Trustees for Gregory Alan Neville and Alvin Leon Neville 9625 Maple 67209
W 135' Lot 1, & All Lot 2	" " " "	✓ Edward T. Neville Rita Ann Neville 9625 Maple 67209
Lot 1	Tyler Acres 4th	D Edward T. Neville Rita Ann Neville 9625 Maple 67209
Lot 1 exc. E 200'	Ascension Lutheran Church	✓ Kansas District of the Lutheran Church, Missouri Synod 842 N. Tyler 67212
Lot 1	4-H Club	X Wichita-Sedgwick County Metropolitan Area Planning Commission 455 N. Main 67202
Lot 1	4-H Club 2nd ✓ <i>Dr. Patricia ch.</i> ✓ <i>Tom Scott</i> ✓ <i>Don Hrogg</i>	Board Of County Commissioners, Sedgwick County, Kansas 455 N. Main 67202
Lot 1	West Heights Methodist Church	✓ West Heights Methodist Church, Inc. 745 N. Westlink 67212

Lots	Addition	Property owner
Beg. at NW corner lot 1, thence E 331' along N line of Lot 1, thence S at right angles 220', thence W at right angles to W line of Lot 1, thence Nly along W line of Lot 1 to point of beginning in Block 1, Westlink Center Addition		M & B Investment Inc. 9103 W. Central 67212
All of S 200' exc. W 850', Blk 31	Westlink Village 2nd	Fidelity Savings Assoc. 229 S. Market 67202
W 450' of S 200' exc. W 250', Blk 31	" " " " "	Ronald D. Cazal Rosalind D. Cazal 2315 Addison Circle 67226
Beginning at NW corner of Block 31, th NEly on N line of said Block 300.38', thence SEly at an interior angle of 87°06' to a point 200' N of S line of Block 31, thence W parallel to S line of Block 31 to a point 150' E of W line of said Block, thence S parallel with W line of said Block, 50', thence W parallel with S line of said Block 150', to West line Block 31, thence N on W line of said Block to beginning, Westlink Village 2nd		City of Wichita 455 N. Main 67202
Lot 1, Block 32 & N 15' at rear of Lot 2 & N 29' at front line of lot 2	Westlink Village 2nd	E.H. Wood Jr. Patricia J. Wood 768 N. Westlink 67212
Lots 2 & 3, Block 32, Westlink Village 2nd Add. exc. that portion of lot 3 desc. as Beg. at SEly corner of Lot 3, thence Nly along Ely line of Lot 3, a distance of 23 feet; thence Wly to a point on Wly line of lot 3, which point is 28' Nly from SW corner of said lot 3; thence Sly along the Wly line of lot 3, a distance of 28' to SW corner of Lot 3; thence Ely along Sly line of said lot 3 to the point of beg; also except that portion of lot 2 desc. as Beg. at NWly corner of said lot 2 thence Sly along Wly line of lot 2; a distance of 29'; thence NEly to a point on Ely line of said Lot 2, which point is 15' Sly from NEly corner of said lot 2; Thence Nly along Ely line of said Lot 2, a distance of 15 feet to NE corner of said lot2; thence SWly along Nly line of lot 2, to the point of beginning.		Russell E. Clark Barbara A. Clark Box 92 67201
Lot 4 & that part of Lot 3 desc. as: Beg. at SE corner of Lot 3, thence North along the rear line of Lot 3, 23'; thence Wly to a point on the front line of Lot 3, 28' Nly from the SW corner of Lot 3; thence Sly 28' to SW corner of Lot 3; thence Ely to beginning, all in Block 32 in Westlink Village 2nd Addition		George L. Sturdy Marjorie E. Sturdy 752 N. Westlink 67212
Lot 5 & NW 18' of Lot 6, Block 32	Westlink Village 2nd	William D. Adams Deborah K. Adams 746 N. Westlink 67212
Lot 6 exc NWly 18' & Lot 7 exc SE 36', Block 32	" " " " "	Bill Nielsen Ramona Nielsen 740 N. Westlink 67212

Lots	Addition	Property owner
SE 36' of Lot 7 & Lot 8 exc. SE 18', Block 32	Westlink Village 2nd	✓ Phillip R. Hay 732 N. Westlink 67212
SE 18' Lot 8 & all Lot 9, Block 32	" " " " " "	✓ James W. Newhouse Yvonne E. Newhouse 726 N. Westlink 67212
Lot 10, Block 32	" " " " " "	✓ Fellowship of Baptists for Home Missions & Paul L. Thomas 814 Century Plaza 67202
Lot 11 & SE 25' of Lot 12, Block 32	" " " " " "	✓ Herman V. Lee Catherine B. Lee 739 Murray 67212
Lot 12 exc. SE 25' & Lot 13 exc. NWly 25', Block 32	" " " " " "	✓ David Robert Hatcher Jan E. Hatcher 745 Murray 67212
NW 25' Lot 13 & all Lot 14	" " " " " "	✓ Virginia A. Haigh 751 Murray 67212
All of Lot 15 & part of Lot 16 desc. as beg. at intersection of Ely line & Sly line of Lot 16, thence SWly on Sly line of Lot 16 to the intersection of said Sly line & Wly line of Lot 16, thence NWly on Wly line of Lot 16, 25', thence NEly to a point on Ely line of Lot 16, said point being 12.89' NWly from the point of beg. thence SEly on on Ely line of lot 16, 12.89' to the point of beg. all in Block 32, Westlink Village 2nd Addition		✓ Helen D. Keller 755 Murray 67212
Lot 16 exc. S 25' at rear line & S 12.89' at front line & the straight line intersecting these 2 point thereof and Lot 17 exc. that part lying NWly of following: beg. at a point on rear line of lot 17, 10' SEly from NWly corner of Lot 17 & running thence NEly to a point in front line of lot 17, 20.11' SEly measured along front line from NEly corner of said Lot 17, being in Block 32, Westlink Village 2nd Addition		✓ Ray Hodge Betty Marlene Hodge 1002 S. Maize Rd. 67209
All lot 18 & that part of Lot 17 lying NWly of following: Beg. at a point on rear line of Lot 17, 10' SEly from NWly corner of Lot 17 & running thence NEly to a point in front line of Lot 17, 20.11' SEly measured along front line from NEly corner of said Lot 17, being in Block 32, Westlink Village 2nd Addition		✓ James D. Westfall Viola M. Westfall (dec) 767 Murray 67212
Lot 1, Block 33	Westlink Village 2nd	✓ Fred K. Masters Hazel Masters 9101 Delano 67212

Lots	Addition	Property owner
Lot 2, Block 33	Westlink Village 2nd	✓ Carl F. Burrows Shirley A. Burrows 9111 Delano 67212
Lot 3, Block 33	" " " " "	✓ Kenneth M. Moore (dec) Sandra A. Moore 9119 Delano 67212
Lot 4, Block 33	" " " " "	✓ Albert L. Lowderman Virginia L. Lowderman 9127 Delano 67212
Lot 5, Block 33	" " " " "	✓ Samuel P. Richmond (dec) Alice M. Richmond 9135 Delano 67212
Lot 6, Block 33	" " " " "	✓ Wayne Joseph Palsmeier Donna S. Palsmeier 9201 Delano 67212
Lot 7, Block 33	" " " " "	✓ Norma L. Patrick 9215 Delano 67212
Lot 8, Block 33	" " " " "	✓ William T. Gough (dec) Twila J. Gough 9225 Delano 67212
Lot 9, Block 33	" " " " "	✓ Olin Ray Haines, JR. 762 Murray 67212
Lot 10, Block 33	" " " " "	✓ Harold A. Long Edna M. Long 758 Murray 67212
Lot 11 & Part of Lot 12, 6½' parallel to and adj. to line of diversion between Lots 11 & 12, Block 33	" " " " "	✓ Samuel G. Widiger Virginia Widiger 754 Murray 67212
Lot 12 exc. NW 6.5' & NW 7' Lot 13, Block 33	" " " " "	✓ Kenneth G. Sharp Marilyn M. Sharp 750 Murray 67212
Lot 13 exc. NWly 7', Block 33	" " " " "	✓ Carl A. Tate Betty J. Tate 9134 Murray 67212
Lot 14, Block 33	" " " " "	✓ Robert G. Witherspoon Delores May Witherspoon 9130 Murray 67212
Lot 15, Block 33	" " " " "	✓ John A. Humphries Lota B. Humphries 9124 Murray 67212
Lot 16, Block 33	" " " " "	✓ Ronald F. Miner Jeannetta L. Miner 9120 Murray 67212
Lot 17, Block 33	" " " " "	✓ William H. Shipley Marilyn V. SHipley 9115 Murray 67212

Lots	Addition	Property owner
Lot 18, Block 33	Westlink Village 2nd	✓ John R. Youngman Elouise Youngman 9117 Murray 67212
Lot 19, Block 33	" " " " " "	✓ David B. Stewart Ann L. Stewart 9123 Murray 67212
Lot 20, Block 33	" " " " " "	✓ Clay C. Cocannouer Syble E. Cocannouer 9129 Murray 67212
Lot 21, Block 33	" " " " " "	✓ Roger C. Hatfield Marilyn C. Hatfield 730 Murray 67212
Lot 22, Block 33	" " " " " "	✓ John M. Papke 728 Murray 67212
Lot 23, Block 33	" " " " " "	✓ Leslie Bruce Dawson Kelly Anne Dawson 724 Murray 67212
Lot 24, Block 33	" " " " " "	✓ William C. Peltzer Mary Kathryn Peltzer 325 S. Socora Dr. 67209
Lots 25 & 26, Block 33	" " " " " "	✓ G. Gordon Dotzour 9100 W. Central 67212
Lots 1, 2, & 3	Jenkins 3rd ✓ <i>TRY. 3100 S. 145th St E (RRS) 67232</i>	Robert J. Keys ✓ Louise L. Keys ✓ address unknown
Lot 1	Rinehart <i>and: 9021 E 71st So. Derby 67037</i>	✓ Robert G. Beard 650 Springdale Rd 67230
Lot 1	R.L.S.	✓ Ray L. Smith & Son ✓ <i>TRY</i> address unknown <i>928 E. 61st Ave 67219</i>
Lot 1	<i>Resent 7-23-80</i> Lark Lane <i>1035 N Emporia 67214 Bus.</i> <i>(home: 33 Rolling Hills 67217)</i>	✗ Paul E. Wakim <i>DO</i> 8520 Overbrook Lane 67206
Lot 1	Lola	✓ Norman Dee Thompson Lola J. Thompson 559 N. Westlink 67212
Lot 1	Joy	✓ Carroll M. Joy Marion L. Joy 549 N. Tyler Rd. 67212

Tract in N $\frac{1}{2}$ of N $\frac{1}{2}$ of NE $\frac{1}{4}$ of Sec. 20, Township 27 South, Range 1 West desc as beg. at a point on S line of N $\frac{1}{2}$ of N $\frac{1}{2}$ of NE $\frac{1}{4}$, 485' E of SW/cor. of N $\frac{1}{2}$ of N $\frac{1}{2}$ of NE $\frac{1}{4}$, thence E on S line 748.9', thence NEly at an interior angle of 151°17', a distance of 78.4', thence NWly at right angles, 254.3' to a point 400' S of N line of NE $\frac{1}{4}$, thence W parallel to the N line of NE $\frac{1}{4}$, 693.1' to a point 485' E of W line of NE $\frac{1}{4}$, thence S 261.1' to point of beginning

Trustees of the Episcopal Diocese of Kansas
Bethany Place
Topeka, Kansas
(found, no zip code for Bethany Place)

Lots	Addition	Property owner
Tract in S $\frac{1}{2}$ of N $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 20, Township 27 South, Range 1 West desc. as: Beg. at the intersection of E line of Peterson Ave. & Nly line of Lot 1, Block C, Rolling Hills 5th Addition, thence NELY at right angles to said E Line of said Peterson Ave., 231.6' to N line of said S $\frac{1}{2}$ of N $\frac{1}{2}$ of NE $\frac{1}{4}$, thence W on said N line of said S $\frac{1}{2}$ of N $\frac{1}{2}$ of NE $\frac{1}{4}$, 314.6' to the intersection of N line of Hardtner Ave. as platted in said Rolling Hills 5th Add. & said N line of said S $\frac{1}{2}$ of N $\frac{1}{2}$ of NE $\frac{1}{4}$, thence SELY on N line of said Hardtner Ave. & E line of said Peterson Ave. to the point of beginning.	Trustees of the Episcopal Diocese of Kansas Bethany Place Topeka, Kansas	
Lot 1	B.J. Watkins	<input checked="" type="checkbox"/> City of Wichita 455 N. Main 67202
S 128' of Lots 2 & 3	Recent "7-23-80" to: 646 Caddy 67212	<input checked="" type="checkbox"/> MS&F Corporation & Tomey Shabshab 9400 E. Lincoln Apt #222-67207
N 122' of Lot 2 & N 72' of S 200' of Lot 3	" " "	<input checked="" type="checkbox"/> George W. McClellan Wanda S. McClellan 5301 N. Hydraulic 67219
N 150' of Lot 3	" " "	<input checked="" type="checkbox"/> Alex W. Graham Betty J. Graham 1212 N. Westlink 67212
N 200' of E 200' of Northeast Quarter of Section 20, Township 27 South, Range 1 West	" " "	<input checked="" type="checkbox"/> Mobil Oil Corporation address unknown S. State <i>August 6, 1980</i>
Part of S $\frac{1}{2}$ of SW $\frac{1}{4}$ of Sec. 16, Twp. 27S, Range 1 West of 6th P.M., desc. as commencing at the NW corner of Lot 1, Block 1, Tyler Acres 1st Addition, thence S along E line of Socora Ave., 84' to the point of curvature of a curve to the right, having a radius of 1651.78'; thence SWly along said curve and through a central angle of 11°44'14", 338.36' to a point of intersection of S line of Lot 1, St. Francis of Assisi Park, extended E for a place of beg.; thence continuing SWly along the last described curve & through a central angle of 7°01'47", 202.66' to the point of tangency of said curve; thence SWly along the tangent of said curve, 160' to the point of curvature of a curve to the left, having a radius of 991.21'; thence Sly along said curve & thru a central angle of 18°59', 328.40' to the point of tangency of said curve; thence S along the tangent of said curve 210.8' more or less to a point on S line of said SW $\frac{1}{4}$; thence W along S line of SW $\frac{1}{4}$, 1158.9' more or less to a point 600' E of SW corner of SW $\frac{1}{4}$, said point being E line of Lot 1, Tyler Acres 4th Addition, extended S; thence N parallel with W line of said SW $\frac{1}{4}$, 600' to NE corner of Lot 1 in said Tyler Acres 4th Addition; thence W parallel with S line of said SW $\frac{1}{4}$, 600' to a point on W line of said SW $\frac{1}{4}$; thence N along the W line of said SW $\frac{1}{4}$, 287.5' more or less to the point of intersection of the S line of Lot 1, Ascension Lutheran Church Addition, extended W; thence E along S line of Lot 1, in said Ascension Lutheran	Edward T. Neville and Rita A. Neville, Trustees for Gregory Allen Neville and Alvin Leon Neville 9625 Maple 67209	

Lots	Addition	Property owner
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	Church Addition & as extended, 766.08'; thence SEly with a deflection angle to the right of 18°46" and continuing along the S line of Lot 1 in said Ascension Lutheran Church Addition, 148.27' to SE corner thereof; thence NEly at right angles and along the Ely line of Lot 1 in said Ascension Lutheran Church Addition, 50.38' to the SW corner of Lot 1, in said St. Francis of Assisi Park; thence E along the S line of Lot 1, in said St. Francis of Assisi Park & extended, 968' more or less to the point of beginning.	
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We hereby certify the foregoing to be a true and correct list of the property owners of:

1000' radius of Lot 1, Westlink Center Addition, Wichita, Sedgwick County, Kansas, together with a tract beginning at a point 1161.85' South of the Northeast corner of the NE $\frac{1}{4}$ of Section 20, Township 27 South, Range 1 West; thence West parallel with the North line of said NE $\frac{1}{4}$, 230'; thence south parallel with the east line of said NE $\frac{1}{4}$, 205.92' to a point 1268' North of the South line of said NE $\frac{1}{4}$, thence East parallel with the South line of said NE $\frac{1}{4}$, 230' to the east line of said NE $\frac{1}{4}$; thence North 204.65' to the point of beginning.

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 13th day of May, 1980 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Mary Hable

Vice President

Order No. 287811
RMK

FORM 25-1

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.
	<u>Planning</u>		

DESCRIPTION	AMOUNT
<i>Amelation 12/27/80</i>	<i>500.00</i>
NAME <i>Talley Investment Co.</i>	
ADDRESS <i>135 S. Hydrant</i>	
FUND <i>110-00-000-4007</i>	DUE DATE <i>1-004</i>
COMMENTS	
DATE <i>July 2 1980</i>	BY <i>Arthur D. Chambers</i>

*

This DP File
Has a Large Drawing
On 35mm Microfilm.

Roll # 1

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