

COMMITTEE

M.A.P.C. *Approved sub to 3-13-80*
Admission
C.C.C./B.C.C. *Approved to 4-15-80*
Rebanned

DP-12 - BELLOWS HALL - GIP - Approved
File #6 - Northwest corner of
Kellors & Rock Road

ACTION

DATE

COMMITTEE _____

M.A.P.C.

*Approved sub to
budget*

3-13-80

B.C.C./B.CO.C.

*Approved on
recommnd*

4-15-80

*POSTED
2-27-80
PH*

DP-12 - KAYOGS MILL CIP Resub
File #6 - Northwest corner of
KAYOGS & Rock Road
1/2

Map No. 5947
 Sec. 19
 Twp. 27S
 Range 2E

DATA SHEET

DP- 12

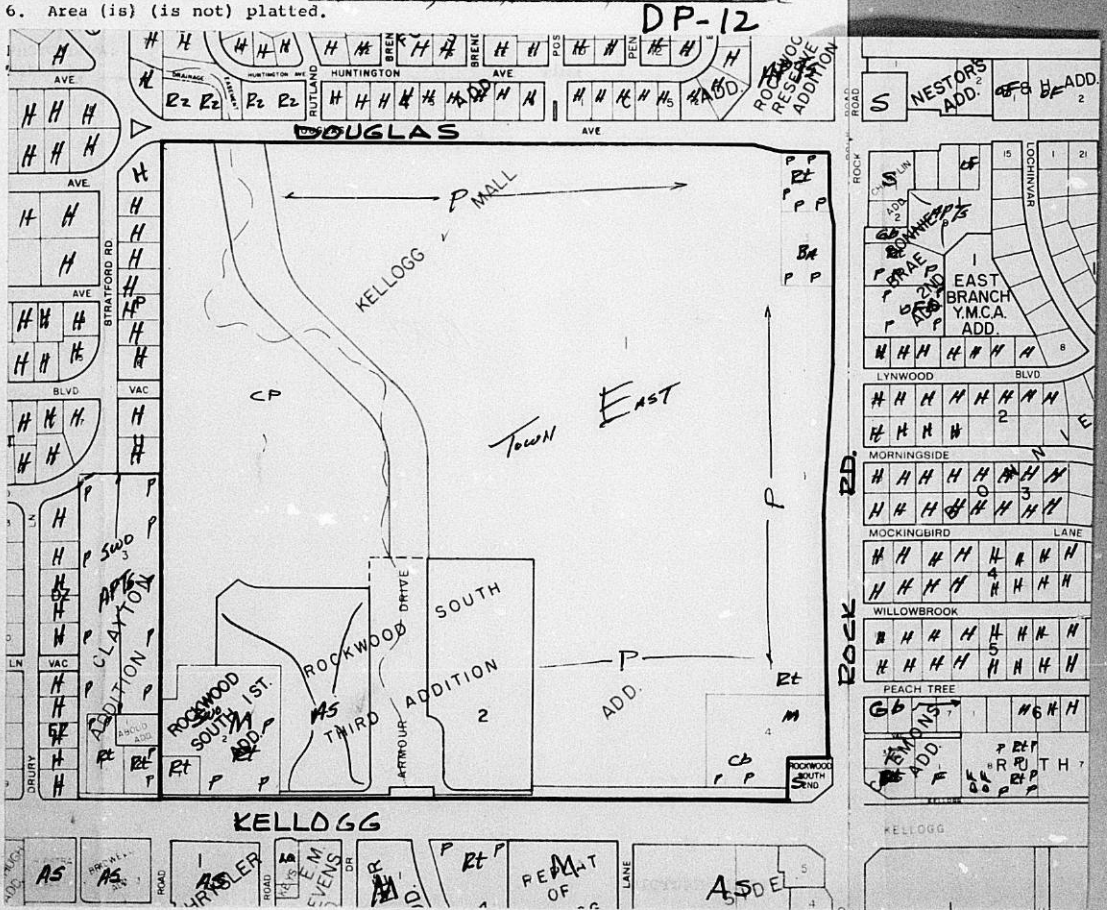
KELLOGG MALL CUP - AMENDED FILE Filed 2-6-80
 #6

APPLICATION DATA:

- Applicant: Robert Moore
 Address 400 N. Walker, Oklahoma City, Ok. 73102 Phone _____
- Agent: Robson, Kuhnelt and Spangenberg - Architects
 Address 7701 E. Kellogg, 67207 Phone 685-4234
- General Location: Northwest corner of Kellogg and Rock Road.
 Address _____
- Proposed Use: _____

AREA DATA:

- Acres: ~~8.2~~ 15.10 (IRREGULAR) 2540 ft. by 2600 ft.)
- Existing Zoning: "LC" & "C"
- Land Use: East SINGLE FAM. OFFICE SEEN. STAT. south AUTO DEALER, MOTEL
 West SINGLE FAM. RESTAURANT north SINGLE F. MULTI FAM.
- Sketch Plan Land Use is for: _____
- Present Land Use is for: AUTO DEALER, MOTEL, RESTAURANT & SHOPPING CENTER
- Area (is) (is not) platted: _____



WNB

WARNER • NEASE • BOST ARCHITECTS, INCORPORATED
2701 ROCKCREEK PKWY. SUITE 108 NORTH KANSAS CITY, MO. 64116 (816) 283-3731

February 26, 1986

Sent Via Ad Com Express

City of Wichita
Central Inspection Division
455 North Main
Wichita, Kansas 67202

Attn: Mr. Max Barker

RE: J.J. Tippin's Restaurant and Pie Pantry
Towne East Shopping Center
Wichita, Kansas

Dear Mr. Barker,

Please find enclosed copies of Sheets A-1 and A-2 of the Working Drawings which have been revised in accordance with Items 5 and 9 of your January 13, 1986, Plans Approval Requirement memo addressed to Tom Martin Construction Co., and in accordance with the enclosed February 20, 1986, letter from Mr. Michael E. Lindebak. You will note that we have relocated the parking area north of the building so that it no longer encroaches into the required green space along Douglas Avenue and that a screen wall, 6'8" high, will be constructed behind the curb as noted. The screen wall is illustrated in Details 3 on Sheet A-1, and 14 on Sheet A-2. In addition, the wall around the Loading Area has been changed to masonry and stucco construction as shown in Details 1 on Sheet A-1; and 4, 7, 8 and 12 on Sheet A-2.


We understand that these changes were necessary to obtain a building permit. To the best of my knowledge we have complied with the other plan review comments you have noted.

With respect to Item 4 regarding panic hardware on exit doors, we have three exterior doors, two of which are accessible to the public. The third door, No. 9, provides access to the Loading Area from the Kitchen. Panic hardware is not installed on this door, however, it will be equipped with a "quick-unlock" device. We assume this is acceptable since this door is not actually a required exit, although it can be used as such by occupants of the Kitchen.

Please advise if further information is required in order to obtain the permit. Thank-you for your assistance.

Cordially,

WARNER-NEASE-BOST ARCHITECTS, INC.


Garrett R. Warner, AIA

GRW/slw
Enclosures

cc: Mr. Jim Kerwin
Mr. Mike Lindebak
Mr. Charlie Martin

RECEIVED

MAR 03 1986

METROPOLITAN PLANNING
ROUTE ~~Lindebak~~
 ~~Jack~~

OK
Max Barker was
advised 2-28-86

February 20, 1986

Garett R. Warner, AIA
2701 Rockcreek Parkway, Suite 108
North Kansas City, Missouri 64116

DP-12 RE: Request for C.U.P. adjustments for J. J. Tippin's Restaurant
at Towne East, Wichita, Kansas.

Dear Mr. Warner:

We have reviewed your request for adjustments in the Towne East C.U.P. with regard to the 50-foot buffer along Douglas and the screening wall required around the rear and service areas of buildings. We will not agree to a five-foot encroachment of parking into the 50-foot buffer. Your revised site plan dated 2-8-86 demonstrates that the site can be designed to comply with the current requirements.

The screening wall required when the rear of the building faces Douglas may be constructed for only the width of the building rather than the full width of the site, however, the wood fence construction which you have proposed for this as well as the screening of the service area is unacceptable. A more solid fence, or wall, is required. To be in keeping with your building, you should consider a stone wall or at least a stucco wall with rough sawn trim.

Please submit alternate screening wall plans to us for review prior to commencing construction on this site.

Sincerely,


Michael E. Lindebak
Interim Director of Planning

MEL/LO:blw

cc: Monty Robson, Superintendent of Central Inspection
Max Barker, Plans Examiner, Central Inspection



WARNER • NEASE • BOST ARCHITECTS, INCORPORATED
8701 ROCKCREEK PRKWAY. SUITE 108 NORTH KANSAS CITY, MO. 64116 (816) 283-3731

February 11, 1986

City of Wichita
Planning Department
455 North Main, 7th Floor
Wichita, Kansas 67202

Attn: Mr. Mike Lindebak
Director of Planning

RE: J.J. Tippin's Restaurant and Pie Pantry
Towne East Shopping Center
Wichita, Kansas

Dear Mr. Lindebak,

The above-referenced project was submitted in early December for a building permit and I have enclosed a copy of the comments we recently received from the Central Inspection Division. As you can see, two items, Nos. 5 and 8, must be resolved prior to issuance of a building permit.

Item No. 5 deals with the parking area north of the building, which was originally shown as encroaching into the fifty foot planting area required along Douglass. Our intention was to simply continue the existing parking area, located east of our site, behind our building and we were unaware that it was not in compliance with the ordinance. I have enclosed, for your information, a copy of our original site plan, Sheet A-1, as well as a revised site plan showing the parking relocated so that it will comply.

Item No. 9 advises of the requirement for a screening fence north of our building. Although I understand that the fence is to be constructed of masonry and should extend across the entire north side of the site I have been advised that you might consider alternative installations in some cases. Because all sides of our building are designed in what we believe to be an attractive manner and since the loading area is already completely screened we request that you consider allowing this fence to be constructed only behind our building as shown on the enclosed revised site plan and similar to the fence constructed behind Joe Kelly's Oyster Dock just west of our site. In addition, we request that the fence be constructed of wood as shown in Details 4, 5 and 9 on Sheet A-2 which is also enclosed. This fence design is not only consistent with the appearance of our building but it also is a very effective visual screen. For your information, I have enclosed drawings of our building elevations.



Mr. Mike Lindebak, director of planning
Page 2 - February 11, 1986

We certainly appreciate your consideration in this matter. Please advise if you have any questions or if further information would be helpful to you.

Cordially,

WARNER-NEASE-BOST ARCHITECTS, INC.


Garrett R. Warner, AIA

GRW/slw
Enclosures

cc: Mr. Max Barker
Mr. Jim Kerwin

CITY OF WICHITA, KANSAS
CENTRAL INSPECTION DIVISION
PLANS APPROVAL REQUIREMENT

Tom Martin Construction
4700 Roe Parkway Box 616
Shawnee Mission, KS 66201

Project: J. J. Tippin's Restaurant

Location: 7700 E. Kellogg #1909

Date Plans Submitted: 12-3-85

The building plans, plans revisions, dated 11-20-85 have been reviewed. Items to be included as requirements for this project are listed below. These are routine requirements that are sometimes overlooked during construction. You may add these requirements to the plans or you may authorize the list of requirements below for specifications to be attached to and considered part of the plans. Indicate your preference in the appropriate 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 requirement on the submitted plans or if an omission occurs during the review of the plans, such omission shall in no way authorize any 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 _____ listed below shall be specifications for the construction of this project without additional changes to the plans.

Date: _____ Signed: _____ Title: _____

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

Item No.

1. Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without receiving inspection approval by Central Inspection. In addition to required electrical, mechanical and plumbing inspections, the building permit holder or his agent shall request Central Inspection to make the following called building construction inspections:
 - a. Foundation inspection prior to the pouring of concrete
 - b. Frame inspection after pipes, chimneys and vents are installed but prior to concealing the framework
 - c. Lath and wallboard inspection
 - d. Final inspection prior to occupancy of the building.
2. A set of building plans and specifications approved by Central Inspection shall be kept on the project during construction until final inspection approval has been made.
3. Changes made during construction of a project, that are not shown on the approved plans, shall be submitted to CID Plans Examination in duplicate for review and approval. Verbal instructions do not constitute official approval.
4. All doors required for egress (exit doors) shall be installed with approved hardware as listed below:
 - a. Exit doors serving Group A, Division 3 occupancies shall not be provided with a latch or lock unless it is panic hardware, UBC Section 3316(a), other exit doors shall be operable from the inside without the use of a key or special knowledge or effort. For exception see UBC 3303(C).

ZONE LC OCCUP. A3 CONST. TYPE SN

- APPROVED
 APPROVED AS NOTED

CENTRAL INSPECTION DIVISION
CITY OF WICHITA

Subject to Section 303 (c) Uniform Building Code

Date _____ By _____

Titles 19 (Electrical), 21 (Plumbing & Gas Fitting Code) & 22 (Air Conditioning, Refrigeration and Warm Air Heating Code) of the Code of the City of Wichita, Kansas shall be complied with in full.

RECEIVED
JAN 1 1986
TOM MARTIN
CONSTRUCTION CO., INC

PLANS REVIEWED
FIRE PREVENTION BUREAU
CITY OF WICHITA

DATE 1/13/86 BY J. K. Kates

Tippin's Restaurant
E. Kellogg #1909
3-85
the building plans
Page 2

- *5. The parking area north of the building encroaches five feet, more or less, into the fifty foot wide planting area along Douglas Avenue. This encroachment is in violation of the Community Unit Plan and redesign of the site plan to eliminate the encroachment into the planting area is required.
6. Wood shingle roofing shall comply with UBC Standard No. 32-7 or UBC Standard No. 32-14 per UBC Section 1704 Par. 3.
7. Materials exposed within ducts or plenums shall have a flame spread rating of not more than 25 and a smoke-developed rating of not more than 50.
8. Provide Class III flame-spread wall finish and Class III flame-spread ceiling finish. Finish materials shall be no more toxic than burning of untreated wood and smoke density shall be no greater than 450.
- *9. A 5 foot to 8 foot solid or semi-solid wall of brick, stone, masonry, architectural tile or similar material shall be constructed within one foot of the interior side of the 50 foot shelter belt adjacent to Douglas Ave. This screening fence is required by the Community Unit Plan, DP-12, General Provision No. 5. The fence should extend along the entire north side of the site.
10. Table and chairs cannot extend into required width of exit way at northeast exit.
11. Post address and unit number.
12. Post capacity card.

* Provide prior to issuance of building permit.

Max Barber
Plans Examiner

Jan 13 1986
Date

MB:bg

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: January 8, 1986

TO: Monty Robson, Superintendent of Central Inspection
FROM: Louise Olivarez, Senior Planner, Current Plans Division
SUBJECT: DP-12 - Parcel 1: Proposed J. J. Tippin's Restaurant

Last week we were asked by your office to review the plans for screening the service area along the north side of the proposed J. J. Tippin's Restaurant at Towne East to see if they complied with the C.U.P. requirement. General Provision #5 of the C.U.P. states that a 5' to 8' solid or semi-solid wall of brick, stone, masonry, architectural tile or similar material shall be constructed within one foot of the interior side of the 50-foot shelter belt adjacent to Douglas...if the service area, storage area, or rear of the commercial development faces an "AA", "A", "RB", or "B" district; even if separated by an alley, public way or street. The plans submitted for our review show a wooden fence around the service area only. The Planning staff does not think that the material or the location of this fence is adequate to meet the C.U.P. requirements.

Monday, I went out to the site to compare the proposed fence with the existing screening provided on Joe Kelly's and on Willie C's restaurants. Along the north side of Joe Kelly's and just south of the 50-foot shelter belt is a wood fence which runs from the northeast to the northwest corner of the building. This is in addition to a wood fence around two sides of the trash receptacle area. A paved driveway about 30 feet wide separates the two fences. I don't know how these wood fences got approved. Our files indicate that on August 18, 1983, we notified by letter a representative of Joe Kelly's that we would not waive the C.U.P. requirement for a wall, as they had requested, but would consider alternatives if plans were submitted for our review. No plans were ever submitted to us.

There is no fence or wall along the north side of Willie C's because the north elevation is not the rear or service area. There are, however, two signs on the north side of Willie C's which I think are advertising signs but which might be construed as "architectural embellishment". One advertises "tasty blue plate specials" and the other "cold beer". Each is large (I would guess about 4' x 8'), framed, and prominently displayed beneath two lights attached to the building. There is a very large "ICE" label painted on the north side of the structure which seems unnecessary but I'm not sure if that could be construed as an advertising sign. There were also two portable signs just south of Douglas, one on each side of the major entrance between Willie C's and Joe Kelly's. General Provision #2 of this C.U.P. prohibits commercial advertising signs along Douglas Avenue.

Getting back to the specific screening for J. J. Tippin's, we would expect to see a wall, as specified in General Provision #5, along the entire north line of this building since it is obviously designed as the rear of the

Monty Robson RE: DP-12
January 8, 1986
Page 2

structure. The wall needs to be placed so as to adequately screen the trash collection and other service areas. We would be glad to review any revised plans for a wall for the J. J. Tippin's Restaurant.

Please call if you have any questions regarding this C.U.P. or our comments on the walls.

Sincerely,

Louise Olivarez
Senior Planner

LO:blw



AINA NUI CORPORATION

November 12, 1985

RECEIVED

NOV 15 1985

METROPOLITAN PLANNING
ROUTE LINDBERGH
 GALBRAITH

Metropolitan Area
Planning Department
City of Wichita
455 N. Main
Wichita, KS 67202

Gentlemen:

Rockwood South - Fifth Addition to Wichita,
Sedgewick County, Kansas: Authorization to Obtain
Formal Approval of Automobile Sales Use of Lot 1, Block 1

Aina Nui Corporation, a corporation duly incorporated under the laws of the State of Hawaii, hereby appoints Michael C. Weigand and/or Everett C. Fettis, to act on its behalf, in seeking approval of the Wichita Board of Zoning Appeals for automobile sales use of Lot 1, Block 1, Rockwood South, Fifth Addition to Wichita, Sedgewick County, Kansas. Lot 1 is designated parcel 12 on the Revised Kellogg Mall Community Unit Plan. Mr. Weigand and/or Mr. Fettis, shall be our appointed agents for purposes of obtaining such approval.

If you have any questions regarding this matter, please feel free to call us.

Sincerely,

AINA NUI CORPORATION

By: 
Its President

jo:06551

IMPORTANT MESSAGE

FOR Jack
DATE 10-7 TIME 10:13 ^{A.M.} ~~P.M.~~

WHILE YOU WERE AWAY
Scott Fitchie III

OF _____
PHONE No. 267-4375

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RETURNED YOUR CALL	<input type="checkbox"/>

MESSAGE Re: Fellogg Mall
Community Unit (4th floor)

SIGNED Lynda

10-85

Scott Ritchie and Sandy Polson

Discussion as to amending Parcel 8 to permit a Vista Burger with a drive up walkway path. Was found to not be a permitted use on Parcel 8. Jones checked past CUP amendments and found that it came about in 1978 on Amendment #5. The Campbell Estate filed it that way and it apparently resulted from previous meetings with CPO's.

Advised him that the original intent was that Town East not become "drive-in restaurant row". That Central Digestion probably erred in the issuance of Permit that with a drive up walkway.

Ownership Lot - all within the CUP + 1000' from Parcel 8.

Each ownership in Parcel 8 should be reflected as a sub parcel, or new parcel. Wanted to reflect clearly all the so far as each ownership was permitted to have.

Did not encourage the proposed use.

Regulatory is required

JHS

10-85

TARGET 97,200# on 1st
2929# MEZZ
100,129#

401 SPACES REQD. 1/250#
588 SPACES PROVIDED.
187 EXTRA SPACES.

BANK 3844# BLDG

15 SPACES REQD. 1/250#
33 SPACES PROVIDED.

SHOW BIZ. 10,064# BLDG. HAD 268 REQD 1/5 OF 325 CAPACITY. +
142 PROVIDED.
74 EXTRA SPACES

RED LOBSTER 9311#
WILL HAVE.

WITH A POTENTIAL FOR 380 CAPACITY.
BUT ONLY PLAN 294.
SO MAXIMUM 76 REQD. SPACES.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: September 9, 1985

TO: Monty Robson, Superintendent of Central Inspection
FROM: Jack H. Galbraith, Chief Planner, Current Plans
SUBJECT: DP-12: Adjustment of firelane easement in Parcel 11.

On September 3, 1985, the City Commission approved the vacation of the platted 30-foot firelane and access easement along the north line of Lot 2, Rockwood South Third Addition (V-1342). This lot coincides with Parcel 11 of the Kellogg Mall C.U.P. which also designated a 30-foot firelane easement along its north line. Since the vacation application was reviewed and approved by the Subdivision Committee, the Planning Commission, and the City Commission, the C.U.P. should be adjusted to delete this firelane requirement. The 35-foot building setback line from the firelane easement was not changed and therefore still remains as a 65-foot setback line from the north line of Lot 2 (Parcel 11).

Please make a notation on your copies of this C.U.P. that the firelane easement on the north 30 feet of Parcel 11 is no longer required. If you have any questions regarding this matter, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG/LO:blw

August 29, 1985

Mr. William E. Gray, A.I.A., Vice President
DI Leonardo International, Inc.
2346 Post Road
Warwick, Rhode Island 02886-2242

RE: DP-12 Outdoor Food Service in Parcel 8

Dear Mr. Gray:

I have reviewed your request for an interpretation of the provisions of DP-12 regarding outdoor food service. As I read the C.U.P., Parcel 8 is allowed to have restaurants as long as they are not so-called "fast food" types which we interpret to mean drive-in restaurants where food is delivered to the car, or restaurants with a drive-up window where food orders are picked up by the driver of the car. General Provision #6 which prohibits "outdoor food service" applies only to Parcels 1, 2, 3, 4 and 5 and not to Parcel 8 where you propose the Red Lobster.

Therefore, since your proposal is not for a "fast food" type of restaurant, I believe it is a permitted use within Parcel 8 subject to compliance with all applicable building and food service codes, including alcoholic beverage codes.

Sincerely,

Michael E. Lindebak
Interim Director of Planning

MEL/LO/lw

cc: Monty Robson, Superintendent of Central Inspection
Dolores Mast, Central Inspection Division
Jay Woodward, Central Inspection Division

August 21, 1985

Mr. Mike Lindebak
Acting Director of Planning
Planning Department
City Hall - Tenth Floor
455 North Main Street
Wichita, Kansas 67202

Re: Interpretation; CUP DP-12

Dear Mr. Lindebak:

We met today with Dolores Mast and Jay Woodward of the Central Inspection Division to review preliminary plans for conversion of the existing Show Biz Pizza property on Parcel 8 along Armour Drive to a Red Lobster (Floor plan enclosed). We have proposed outdoor food service at the "outdoor deck", which the building officials indicate will require your interpretation of CUP DP-12, General Note No. 6.

We have noted no residential adjacencies to the property, and the proposed outdoor food service area will be created by demolition of the south east corner of the existing building and converting the space to outdoor use. We understand application for similar interpretation was made for a nearby restaurant property, and that outdoor food service was allowed.

We will await your reply.

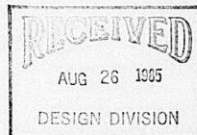
Very truly yours,

DI LEONARDO INTERNATIONAL, INC.

William E. Gray, A.I.A.
William E. Gray, A.I.A.
Vice President

Enclosure (Preliminary Floor Plan)

cc: Dolores Mast, Central Building Division
Jay Woodward, Central Building Division
Harry Meeth III, Red Lobster
Bob Rogers, Red Lobster
Nelson Marchioli, Red Lobster



RECEIVED

AUG 26 1985
METROPOLITAN PLANNING
ROUTE _____

DI LEONARDO INTERNATIONAL, INC.
HOTEL & RESTAURANT DESIGN

2346 Post Road, Warwick, Rhode Island 02886-2242 401-732-2900 800-556-7408

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: May 20, 1985

TO: Monty Robson, Superintendent of Central Inspection


FROM: Robert A. Lakin, Director of Planning


SUBJECT: DP-12: Outdoor Food Service (Parcel 1)

We have been asked by Bill Rowe of Willie C's Cafe and Bar at Towne East to permit the construction and use of a covered patio for dining purposes associated with that restaurant. The C.U.P. currently permits restaurants but excludes outdoor food service (see General Note #6). I believe the reason for that was two-fold: the litter usually associated with outdoor eating and the potential noise generated by a close congregation of people, especially if musical entertainment is provided.

Because the proposed dining area is on the south side of the restaurant away from nearby residences, will be partially enclosed by the restaurant walls with the balance of the perimeter being fenced, and will have a canvas roof over the entire dining area, I do not interpret this as the kind of "outdoor food service" which was specifically prohibited by this development plan. The walls, fence and roof should help keep noise and blowing litter to a minimum. However, I would caution Mr. Rowe to be extremely careful about allowing jukeboxes or live entertainment in or near this dining area which would disturb the adjoining properties.

If you agree with this interpretation that the type of dining area proposed to be added to Willie C's is not specifically prohibited by the C.U.P. because it is not "outdoor" dining in the strict sense of the word, our signatures below will indicate to Mr. Rowe that his proposed restaurant addition may be permitted, subject to compliance with all applicable building and parking codes, health codes, and regulations governing the sale of alcoholic beverages.


Robert A. Lakin
Director of Planning


Monty Robson
Superintendent of Central
Inspection

RAL/LO:blw

cc: Bill Rowe, Willie C's Cafe & Bar, 7700 East Kellogg, Wichita, KS. 67207

2-6-85

- Jay Woodward of C.I.D. asked about Parcel #11 and whether or not the access points to Kellogg Drive and to Armeur Drive had to be as shown on the C.U.P. The site plan approved for Parcel 11 as per the adjustment dated 5/15/84 shows other locations for drives.
- (1) In connection to Parcel 1 required? The CUP Transmittal letter to C.I.D. dated 4-24-80 said that a site circulation plan is required for Parcel 11 and "access agreements allowing ingress and egress to Parcel 1 shall be included as part of the circulation plan." Can parking be allowed in the platted firelane along north line of Parcel 11?
- (2)
- (3)

After reviewing the file and discussing this with Jack, I told Jay the following:

- (1) The approved site plan accompanying the May 15, 1984 adjustment was intended to address the square footage of buildings only — not the number or location of access points or the location of parking.
- (2) The working about access agreements meant that, if agreements were obtained, copies should be submitted with the circulation plan.
- (3) Parking cannot be permitted in the platted firelane easement. Applicant needs to vacate this easement. They have been advised of this several times since 1980.

Louise Plouffe,

September 26, 1984

Lynn N. Woodward,
Managing Partner
C & W Enterprises
310 West Central, Suite 210
Wichita, Kansas 67202-1094

RE: DP-12 - Request for administrative adjustment of the parking requirement for Parcel 6 (Lot 12, Block 1, Rockwood South Fifth Addition).

Dear Mr. Woodward:

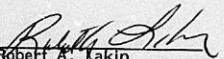
We have reviewed your request for an adjustment of the parking requirement on Parcel 6 of the Kellogg Mall C.U.P. to reduce the number of spaces from 98 to 88 for a 24,490 square-foot building. You state in your letter that, based on your experience with condominium offices, they require less parking than tenant offices. You believe that one parking space for every 280 square feet of gross building area is sufficient rather than one space per 250 square feet.

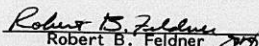
We have no facts from other sources to either confirm or challenge your figures but are willing to let you try a 10% reduction in number of parking spaces for Parcel 6 subject to the following conditions:

- a. The maximum size of the office building shall be 25,000 square feet;
- b. The reduction in parking spaces shall be no greater than 10%;
- c. The reduction in parking spaces shall be valid only if the office units are condominiums.

Our signatures below will indicate that we believe this reduction in the parking requirement is not a substantial deviation of the original intent of the C.U.P. and is hereby administratively granted subject to the previously listed conditions.

Sincerely,


Robert A. Lakin
Director of Planning


Robert B. Feldner
Superintendent of Central Inspection

RAL:LO:blw

received
9-25-84
1:25pm

The
QUARTERS
BUSINESS CONDOMINIUMS

September 13, 1984

To: Bob Lakin, Director, Metropolitan Area Planning Department
From: Lynn N. Woodward, Managing Partner, C&W Enterprises
Re: Request for Administration Ruling - Reduced Parking
Rockwood South 5th Addition
Lots 12, 11, 10, 9, and N 69' of Lot 8

REQUEST:

Frank Carney and I request an administrative ruling to allow a reduced parking requirement on lot 12 for building A.

Requirement	Provided	Required
Plans are submitted:		
Lot 12	Building A 88	24,490 sf gross 20,625 sf useable 82
Lot 11,10	Building B 73	19,600 sf gross 16,570 sf useable 66
Lot 9,8(part)	Building C 57	14,500 sf gross 12,140 sf useable 48

According to the plan, we are under ten spaces on a gross square footage basis on lot 12.

1. Presently, The Quarters, Business Condominiums, at 310 W. Central, averages 282 gross sf per present employee. That is 11.3% less needed spaces than the 250 sf per parking space (assumed to relate to an employee). Office condominiums tend to be professional businesses using larger offices and more space per staff member than tenant buildings. The present building with which we have experience has oil, attorneys, CPAs, insurance, psychology, and real estate offices. We feel any future office condominium will have a similar mix of professional offices except with fewer attorneys. Office condominiums should not have assigned parking spaces. Consistent with national studies our experience indicates 20% to 30% are not parking on the site because of vacations, off-site client visits, and flexible hours of professionals. The downtown average for office space per employee is in the range of 160 sf per employee vs. office condominium experience of about 280 sf per employee. We did not believe the demand for parking is as great for office condominiums as tenant offices.

What about visitor parking?

PRIMARY BROKERS
AMERICAN REAL ESTATE ANALYSTS, INC.
310 W. CENTRAL AT WACO, #210 / 67202-1094
262-3321
Dr. Lynn N. Woodward SRPA, MAI
REAL ESTATE CONTINUUM, INC.
310 W. CENTRAL AT WACO, #209 / 67202-1094
267-7400
Alan B. Steh

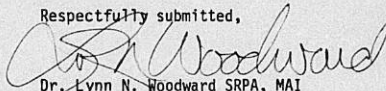
310 WEST CENTRAL AT WACO
WICHITA, KS 67202-1094 / 262-3521
Offices From 750-3,000 Sq. Ft. Available

EXCLUSIVE SALES AGENTS:
BRANSON & ASSOCIATES, INC.
J. P. WELSH & SONS
RAY TRIMBLE & ASSOCIATES
CARSON & COMPANY
LEO A. GOSSELAND REALTORS
PROFESSIONAL MGMT. SERVICES

2. Building A is definitely planned for office condominiums. Once the first unit is sold the building must be a condominium. We have already sold suites in building A. Building B is being delayed for one year approximately until the demand of office condominiums is determined in the area. If Building B becomes an office condominium we request a similar administrative ruling. If building B becomes a tenant building we will redesign the parking spaces on the presently submitted plan or ask for a variance based on changes in tenant building parking demand. Building C parking will be redesigned to provide the additional parking space required.

We request an administrative ruling to clarify that the plan meets the requirements for the reduced demand for office condominium parking on lot 12.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Lynn N. Woodward".

Dr. Lynn N. Woodward SRPA, MAI
Managing Partner, C&W Enterprises

<u>suits</u>	<u>gross \$</u>	<u>pres. Employees</u>	<u>type of bus</u>
121	1511	5	oil
119 117	1741	7	ins
111	1055	4	atty
108	1431	4	atty
214	1729	8	oil
212	1066	3	psychology
209	2024	7	R.E.
205	1446	4	atty
202	1783	7	no
201	902	3	CPA
	<u>14,678</u>	<u>52</u>	

282/sf per employee.

11.2%

87 What about
visitor parking?

Analysis of parking
requirements at 310 W. Central
provided by Woodward.

The
QUARTERS
BUSINESS CONDOMINIUMS

Superseded

September 13, 1984

To: Bob Lakin, Director, Metropolitan Area Planning Department

From: Lynn N. Woodward, Managing Partner, C&W Enterprises

Re: Request for Administration Ruling - Reduced Parking
Rockwood South 5th Addition
Lots 12, 11, 10, 9, and N 69' of Lot 8

REQUEST:

Frank Carney and I request an administrative ruling to allow a reduced parking requirement.

<u>Requirement</u>	<u>Provided</u>	<u>Required</u>	
Lot 12 Building A	88	24,490 sf gross 20,625 sf useable	98 10% 82
Lot 11,10 Building B	78 ⁷³	19,600 sf gross 16,570 sf useable	78 62% 66
Lot 9,8(part) Building C	57	14,500 sf gross 12,140 sf useable	58 2% 48

According to the plan, we are under ¹⁶eleven spaces on a gross square footage basis and are over twenty-seven spaces on a useable square footage basis.

1. The Quarters, 310 West Central, was approved on a useable sf basis.
2. Presently, The Quarters averages 266 useable sf per potential working space employee and 288 sf per useable sf per presently hired employee. That is 6.4% and 15.2% less needed spaces than the 250 sf per parking space (assumed to relate to an employee). Office condominiums tend to be professional businesses using larger offices and more space per staff member than tenant buildings.
3. Parking spaces are one half foot larger than required by ordinance and one foot larger than compact space (20% of the total spaces) required by ordinance. If we went to the smaller space, we could easily make the CUP requirement on even the gross sf basis.

PRIMARY BROKERS
AMERICAN REAL ESTATE ANALYSTS, INC.
310 W. CENTRAL AT WACO, #210 / 67202-1094
262-3321
Dr. Lynn N. Woodward SRPM, MAI
REAL ESTATE CONTINUUM, INC.
310 W. CENTRAL AT WACO, #209 / 67202-1094
267-7400
Alan B. Stein

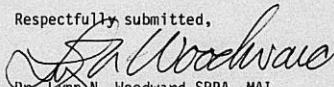
310 WEST CENTRAL AT WACO
WICHITA, KS 67202-1094 / 262-3321
Offices From 750-3,000 Sq. Ft. Available

EXCLUSIVE SALES AGENTS:
BRANSON & ASSOCIATES, INC.
J. P. WEIGAND & SONS
RAY TRIMBLE & ASSOCIATES
CARSON & COMPANY
LEO A. GOSSELAND REALTORS
PROFESSIONAL MGMT. SERVICES

4. Landscaping has removed over thirteen spaces ^{where?} that we would much rather maintain than remove to meet the parking that may never be used. At each eastern corner of the building and at the entrance, we are planting larger trees to soften the view and corners of the buildings so that they do not stand out starkly as free-standing buildings. We believe this effect is extremely important. In my studies I have found landscaping adds five times its cost to the value of a property and we believe the extra landscaping will be beneficial to the neighborhood.

In summary, we have met the parking requirements on a useable sf basis and could easily make the requirements on a gross sf basis if we did the things ordinary planners would consider satisfactory for the project -- greatly reduced landscaping and much smaller parking spaces. We request an administrative ruling to clarify that the plan meets the requirements and intent for parking which will allow the plan to proceed.

Respectfully submitted,


Dr. Lynn N. Woodward SRPA, MAI
Managing Partner, C&W Enterprises

After discussing this request with Galbraith and Lakin, I called Lynn Woodward 9-19-84 and told him we would reconsider an adjustment of the parking if he rewrites the request and commits to condominium sales of the offices and justifies why he thinks condo offices need less parking than tenant offices. Our adjustment would be conditioned upon the offices being condos. Tenant offices would have to provide the required parking or seek a variance thru BEA. We cannot justify reduced parking because of increased landscaping. Reduction must be based on need for less.

Laurie

September 19, 1984

Mr. Lynn N. Woodward
Managing Partner
C & W Enterprises
310 West Central, #210
Wichita, Kansas 67202-1094

RE: DP-12: Request for administrative adjustment of the gross floor area on Parcels 6 and a portion of 7.

Dear Mr. Woodward:

We have reviewed your request for permission to construct 58,590 square feet of office buildings on land described as Lots 12, 11, 10, 9 and the north 69 feet of Lot 8, Rockwood South Fifth Addition. Lot 12 corresponds to Parcel 6 of the CUP and the other lots constitute a portion of Parcel 7. According to figures furnished by you from Lowell High, the amount of land in Lots 11, 10, 9, and the north 69 feet of Lot 8 is 81,594 square feet. This is 32% of the total land in Parcel 7 (255,719 square feet).


Parcel 7 as a whole is allowed 150,000 square feet of gross floor area. Thirty-two percent of that area is 48,000 square feet. Parcel 6 is allowed 15,000 square feet of gross floor area. The total allowable floor area of all lots in your description equals 63,000 square feet. Your 58,590 square feet of building is well within the 63,000 square feet allowed on the above-described lots. The adjustment involves a shift of building square footage between Parcels 6 and 7. If we allow Parcel 6 to have 25,000 square feet rather than 15,000 square feet, then the square footage on your lots in Parcel 7 shall be reduced by 10,000 square feet (or from 48,000 to 38,000). Your proposed square footage of buildings in Parcel 7 totals 34,100 square feet which would be within the 38,000 square feet allowed.

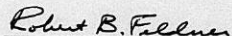
Our signatures below indicate that we consider the shift of gross building area from Parcel 7 to Parcel 6 to not be a substantial deviation of the original intent of the C.U.P. The adjustment of this building area allocation is granted subject to the following:

Mr. Lynn N. Woodward
Page Two
September 19, 1984

- a. The percentage of building coverage for Parcel 6 shall be no greater than 30% and the percentage of building coverage for your portion of Parcel 7 shall be no greater than 30%;
- b. The increase of gross floor area on Parcel 6 from 15,000 square feet to 25,000± square feet is conditioned upon an equivalent reduction of the gross floor area on that portion of Parcel 7 described as Lots 11, 10, 9, and the north 69 feet of Lot 8, from 48,000 square feet to 38,000± square feet.
- c. The increase of gross floor area on Parcel 6 from 15,000 square feet to 25,000 square feet is conditioned upon the building being used for offices only and NOT for a savings and loan, bank, or other financial institution. For an office building, no curb cuts to Douglas are allowed and will be so noted on the CUP.

Sincerely,


Robert A. Lakin
Director of Planning


Robert B. Feldner
Superintendent of Central
Inspection

RAL:LO:blw

cc: Aina Nui Corp.
Suite 500
828 Fort Street Mall
Honolulu, Hawaii 96813

cc Feldner

The
QUARTERS
BUSINESS CONDOMINIUMS

September 13, 1984

To: Bob Lakin, Director, Metropolitan Area Planning Department

From: Lynn N. Woodward, Managing Partner, C&W Enterprises

Re: Request for Administration Ruling
Rockwood South 5th Addition
Lots 12, 11, 10, 9, and N 69' of Lot 8

site plan for all 3. Arch. plans for bldg on Lot 12 only.

Attached are plans for three buildings by David Haines, architect, and a landscape plan for Lot 12 and exterior of other lots prepared by Carolyn Abel.

			Gross <i>550</i>	Useable	C.P. 21,512
<i>Parcel 6</i>	Lot 12	Building A	24,490 sf	20,625 sf	15,000 sf
	Lot 11,10	Building B	19,600	16,570	
	Lot 9,8(part)	Building C	14,500	12,140	
			58,590 sf	49,335 sf	

Site by survey (Lowell High, surveyor)

Lot 12	66,269 sf	
11	24,255	} 21,512
10	23,177	
9	22,260	
8 N 69'	11,902	
	147,863 sf	

REQUEST:

Frank Carney and I request a ruling to allow 58,590 sf of building to be built. This would meet the overall intent of the building and land ratios in the integrated parcels, which is a maximum of 62,512 sf.

PRIMARY BROKERS
AMERICAN REAL ESTATE ANALYSTS, INC.
310 W. CENTRAL AT WACO, #210 / 87202-1094
262-3521
Dr. Lynn N. Woodward SRPP, MAI

REAL ESTATE CONTINGUUM, INC.
310 W. CENTRAL AT WACO, #209 / 87202-1094
267-7400
Alan B. Stein

310 WEST CENTRAL AT WACO
WICHITA, KS 67202-1094 / 262-3521
Offices From 750-3,000 Sq. Ft. Available

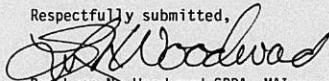
EXCLUSIVE SALES AGENTS:
BRANTSON & ASSOCIATES, INC.
J. P. WICKLAND & SONS
RAY TRIMBLE & ASSOCIATES
CARSON & COMPANY
LEO A. GOSSELAND REALTORS
PROFESSIONAL MGMT. SERVICES

Page 3 Lakin, September 13, 1984

The intent of Lot 12 from the hearings and CUP seems to be to allow a financial institution with added ingress/egress on Douglas Avenue. We do not request access to Douglas Avenue but do request office use, which should generate less traffic than a financial institution. Southwest Federal National Bank branch has already located in the area.

Our intent, shown by the landscaping plan, is to preserve and improve the 35' west side easement with plantings and trees and preserve and improve the "hedgerow" on the north side of the site. Included in the plan are trees and berms to the east which will create a campus with first class, colorful, and complete landscaping. It should be an asset to the area in price, design, and overall presentation.

Respectfully submitted,



Dr. Lynn N. Woodward SRPA, MAI
Managing Partner
C&W Enterprises

Enclosures

July 5, 1984

Meeting with David Hamis Jim Woodard
Fabian, Dalbraith.

Plat Rosewood South Fifth Addition
They are interested in how much of the
permitted 150,000 sq ft does each lot
receive. Parcel 7 of the CUP.
Lots 2-11

Area and the square footage permitted on
each lot -

2	33,582
3	24,691
4	21,266
5	21,250
6	30,260
7	33,490
8 except N70'	21,750
N70' of 8	12,338
9	22,301
10	23,218
11	24,436
	<u>250,244</u>

N69' Lot 8 = 12,164 sq ft

S 56' Lot 8 = 9,586 sq ft

21,750

Lot 8 TOTAL

82,119 sq ft on Lots 11, 10, 9, N69' Lot 8. This is 32% of Parcel 7. 32% of 150,000 is 48,000.

They can build 48,410 sq ft
on the above 3 1/2 lots -

There interest is would we permit them
to borrow from this figure and
add to the sq footage permitted on lot 12
Parcel 6?

I've suggested that when they request the
administrative adjustment that they contact
Howard Fullington to the north and advise
him as to what they are doing.

Jahn advised them that they request
to increase the gift on Parcel 16
from 15,000 to 24,000 he for office
only and not to include a driveway
& loan so that the signs drive
from Douglas no longer be permitted.

They also propose to request a
reduction of parking by about 16 spaces.

Rockwood South CUP 1967

Every parcel ^{except RS 7} (RS) listed
"Gross Area Per Floor"

RS 7 107,000 gft Floor.

Kellogg Small CUP 1972

Parcel 1 1,300,000

All of the RS Parcels still
list "Gross Area Per Floor"

All new parcels list Gross Floor Area

Kellogg Small CUP 1978

Parcel 6 15,000

no longer listed per floor -
changed from multiple floors to
single floor - Finnan.

Parcel 7 150,000

Parcel 12 created at this time -
Amendment of the CUP couldn't
~~not~~ change the criteria of the CUP
15,000 per floor.

Kellogg Small CUP 1980
Amended Parcel 11

Parcel 7

Square Footage of ^{256,242} ~~256,242~~ Area ²⁴² ~~242~~ taken
from the plot is 284,268 sq ft.

Parcel 7 on the CUP lists 288,725

Lots 9, 10, 11 and 70' of lot 8 pro rate
their share of the ~~254,558~~ permitted
150,000 sq ft of developable area -
48,141
43,286 sq ft

63,
58,590

Developer apparently wants to develop
34,100
~~58,590~~ sq ft

Parcel 6

15,000 is maximum
permitted.

Amend the CUP if there is a need
to develop more floor area.

Request an administrative adjustment.

Show plans + required parking
no variance of ~~street~~ parking
will be authorized by staff -
Letter from Howard Fullerton

Overage list 1,000 sq ft from
parcels to be amended -

Parad 7 - To be allocated a greater percentage of the 150,000 than the permitted 43,286

- Amend the Plan -

- Request Administrative Adjustment - Plans -

Letters from other owners agreeing to a lesser amount.



Clyde White, Jr.
Regional Construction
Engineer

Pizza Hut, Inc.
11880 College Blvd., Suite 550
Overland Park, Kansas 66210
Telephone: (913) 492-6844

On June 19, 1984, Clyde White came in to ask if a drive-up window could be constructed as part of the restaurant on Parcel 4. (The Seasons restaurant is to be converted to a Pizza Hut). I checked the CUP and saw that "outdoor food service" is prohibited in this parcel. I interpreted this as meaning a Sonic Drive-In type use or a Taco Tico type facility, which has tables and children's play equipment outside the building. I told him I saw nothing on the CUP to prohibit a drive-up window.

The next day I checked with Galbraith to confirm my interpretation. He was a little concerned about what assurances the neighborhood to the east may have been given in previous years about the type of restaurant uses which would be permitted. However, after discussing the CUP wording with Dolores Mast in C.I.D., we all agreed that over

"outdoor food service" did not include
drive-up windows.

Lance Oliva

6-18-84

Monte Rehon inquired about reducing the 35-foot bldg. setback from Arman on 2/5-0568 (with part of lot 2). Need to vacate and need CUP adjustment.

Must comply with parking and all other CUP and zoning requirements. If cannot comply, will probably not get an adjustment which would allow a larger building. Neither would a parking variance likely be approved.

Jack & Louise met with him this date in MAPD Conf. Room.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

May 31, 1984


TO: Robert B. Feldner, Superintendent of Central Inspection
FROM: Robert A. Lakin, Director of Planning
SUBJECT: DP-12 - KELLOGG MALL C.U.P. - Request for
Administrative Interpretation of uses permitted in
Parcel 1.

We are in receipt of a letter from Max Eberhart requesting an administrative interpretation of the uses allowed in Parcel 1 of the KELLOGG MALL C.U.P. Current permitted uses include regional shopping centers and filling stations. Sears and Budget Rent-a-Car wish to include a car and small truck rental agency in the existing free-standing Sears Automotive Center building just east of Armour Drive. Outdoor storage of the vehicles would be required.

After reviewing the permitted uses in Parcel 1 and the existing uses in Parcel 1, particularly within and adjacent to the building in question, I believe the car rental agency is a legitimate use within a regional shopping center, although an exception to the use regulations of the "LC" zoning district will need to be approved by the Board of Zoning Appeals for the outdoor vehicular storage. Your signature of approval on this memorandum will indicate that you concur in this interpretation.

Mr. Eberhart will be notified of our interpretation by copy of this memorandum. I would remind Mr. Eberhart that approval by the Board of Zoning Appeals will be required before building or occupancy permits can be issued. BZA Case 34-84 requesting this exception has been filed.


Robert A. Lakin
Director of Planning


Robert B. Feldner
Superintendent of Central
Inspection

RAL:LO:blw

cc: Max E. Eberhart, 125 North Market, Suite 1400, Wichita, KS. 67202
Glen Lytle, BZA Assistant Secretary, MAPD

REGAN & McGANNON

ATTORNEYS AT LAW

1400 KANSAS STATE BANK BUILDING

125 NORTH MARKET STREET

WICHITA, KANSAS 67202

May 25, 1984

TELEPHONE
AREA CODE 316
265-7741

PATRICK J. REGAN
JAMES J. MCGANNON
MAX E. EBERHART
DAVID S. ELKOURI
THOMAS R. DOCKING
TIMOTHY P. O'SULLIVAN
DEBRA A. MASON

Mr. Robert Lakin
Director of Planning
City Hall
455 North Main
Wichita, Kansas 67202

Re: Administrative interpretation of
Kellogg Mall C.U.P.

Dear Mr. Lakin:

Reference is made to the Revised Kellogg Mall Community Unit Plan Parcel No. 1 and the permitted uses thereunder. The undersigned represents Sears, Roebuck and Co., as owner, and Budget Rent a Car of Kansas, Inc., as lessee, with respect to the real estate described in the Zoning Description prepared by Baughman Company (enclosed) which real estate (a portion of Lot 1, Kellogg Mall Addition) as located with said Parcel No. 1.

The uses permitted under Parcel No. 1 include "Regional Shopping Center, offices, restaurants, theaters, etc." Sears has an existing tire, battery, and accessory store in an existing building shown on the enclosed real property description. Sears used to sell gasoline to the public from pumps located to the South of said building; this service is now discontinued but Sears services its delivery vehicles at these pumps.

Sears and Budget desire to rent automobiles and small trucks, in accordance with their national program, in and from the described real estate and submit that this should be a permitted use in Parcel No. 1 of the Revised Kellogg Mall C.U.P.

The rental business described is not specifically permitted nor is it specifically prohibited. We submit that the current permitted use of the location involved (i.e. tires, batteries, accessories, and fuel) together with the proposed use (rental automobiles and small trucks) are both similarly related to transportation services and that transportation services is the broad use that would seem to be favored and permitted for this location. In addition, we submit that such rental vehicle activity has been, and is, perceived by the public to be part of the services the public expects to find in a full service regional shopping center.

May 25, 1984
Mr. Robert Lakin
Page -2-

It is our understanding that you have the authority to make administrative interpretations regarding use clarifications under Community Unit Plans.

We submit that a use of renting automobiles and small trucks is within the broad intentions of the listed permitted uses under Parcel No. 1 and would respectfully request your favorable administrative interpretation confirming this.

We would be happy to answer any questions or supply any additional information you may request. Thank you.

Yours truly,

Max E. Eberhart

Max E. Eberhart

MEE:hb
Enclosures

WILLIAM L. KOSBER, L.S.
 JOHN E. LINDBLADE, L.S.
 AL BERRY WOOTEN, P.E.

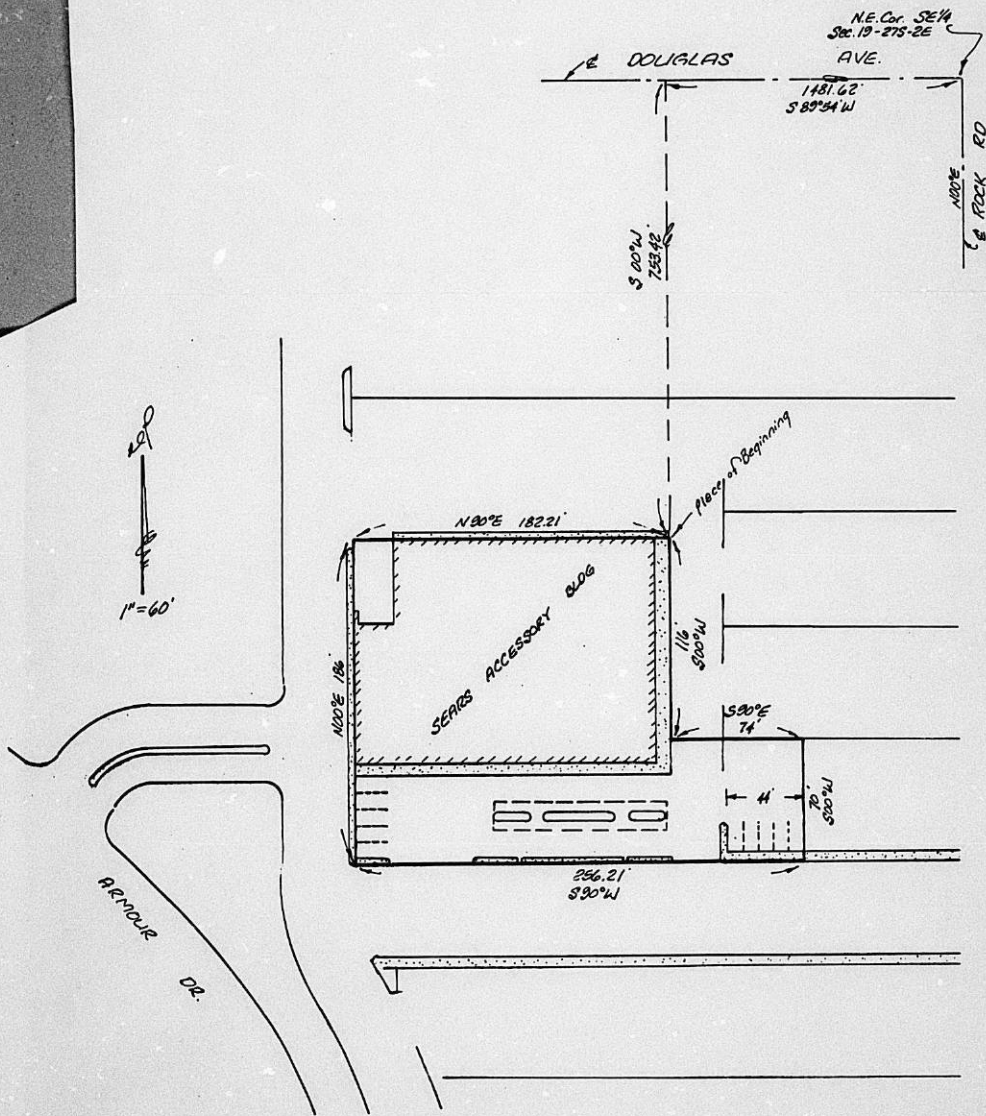


BAUGHMAN COMPANY, P.A.
 SURVEYING & ENGINEERING
 316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

April 20, 1984

ZONING DESCRIPTION

A tract in Lot 1, Kellogg Mall Addition, Wichita, Kansas, described as commencing at the N.E. Corner of the SE $\frac{1}{4}$ of Sec. 19, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas; thence west, along the north line of said SE $\frac{1}{4}$, 1481.62 feet; thence south, parallel with the east line of said SE $\frac{1}{4}$, 753.42 feet for a place of beginning; thence continuing south, along the last described line, 116 feet; thence east at right angles, 74 feet; thence south at right angles, 70 feet; thence west at right angles, 256.21 feet; thence north at right angles, 186 feet; thence east at right angles, 182.21 feet to the place of beginning.



Revised Kellogg Mall
Community Unit Plan
Wichita, Kansas

Parcel No. 1

Total net area - 84.7 acres 3,689,100 Sq. Ft.
Maximum land covered by building 30%
Maximum height 4 Stories
Parking ratio Amended to five (5) parking spaces per 1000 sq. ft. G.L.A.
Building setback lines 200 feet from Rock Road future R. O. W.
85 feet from Douglas Avenue future R. O. W.
75 feet from Kellogg Street future R. O. W.
35 feet from Westerly property line (armour Drive)

Uses Permitted under L.C. zoning

Proposed uses Regional shopping center, offices, restaurants, theaters, ect. per l.c. zoning Ordinances. See general note #8.
Gross floor area 1,300,000 sq. ft. G.L.A.
Signs Advertising signs permitted in setback area and control of Rock Road 30 ft. maximum height, except on the So. 300 ft, where a 55 ft. maximum sign shall be permitted upon approval by the Board of City Commissioners.

Access

Maximum three (3) points of ingress-egress from Rock Road and maximum two (2) points of ingress-egress from Douglas Avenue East of Armour Drive, three (3) points from Armour Drive and two (2) points from Kellogg Drive (service rd).

Additional Requirements

1. 10' planting strip along East Property Line.

Parcel No. 2

Total net area - 0.9 acres 39,200 sq. ft.
Maximum land covered by building 30%
Maximum height 2 stories
Parking ratio as required under l.c. zoning
Building setback lines 35 Feet from Rock Road future R. O. W.
35 Feet from Douglas Avenue future R. O. W.
10 Feet from West and 15 feet from South property lines.

Proposed used

Drive-in bank, office building, service station, automotive sales- (not including new and used car lots or body and fender shops), tire-batteries accessories sales, and other compatible uses.
See general note #6.

Gross floor area

16,000 sq. ft.

Signs

Advertising signs as permitted by code

Access

Maximum two (2) points of ingress-egress from Rock Road and two (2) points from Douglas Avenue subject to approval of City of Wichita Engineering Division.

There shall be 40 feet of complete access control in each direction from the intersecting right-of-way lines at Douglas Avenue and Rock Road.

10 foot planting strip to be maintained on Douglas Avenue.

Additional requirements

See general notes.

Parcel No. 3

Total net area

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

May 15, 1984

TO: Robert B. Feldner, Superintendent of Central Inspection
FROM: Robert A. Lakin, Director of Planning
SUBJECT: DP-12 - KELLOGG MALL COMMERCIAL C.U.P.
Request for an Administrative Adjustment for Parcel 11.

A copy of a letter and accompanying site plan from Everett C. Fettis is attached for your review. Mr. Fettis is requesting that we administratively adjust the floor area provisions under Parcel 11. The approved C.U.P. currently permits 200,000 square feet of floor area for office and commercial uses. A maximum of 25% (50,000) of the permitted 200,000 square feet may be used for retail sales. Mr. Fettis's clients wish to develop a 102,500 square foot shopping center in lieu of office buildings.

We have furnished copies of the proposed site plan to Bill McKinley, City Engineer and the Regional Manager for Melvin Simon and Associates who own the Towne East Mall. Bill has indicated that the proposed shopping center would have approximately the same impact as a 200,000 square foot office development. He did not foresee any traffic problems with the proposed site plan.

Scott Mumphrey, Regional Manager for Melvin Simon and Associates has indicated that they are not opposed to competition but feel that the retail market in the Towne East Mall is saturated. Mr. Mumphrey also stated that they will not grant access to their property, Parcel 1, from the shopping center.

After reviewing Mr. Fettis's letter, the site plan for the shopping center and the C.U.P., I do not feel that it would be a substantial deviation from the intent and purpose of the C.U.P. provisions. My opinion is based upon the similar traffic impacts of the proposed shopping center and the permitted office uses and the commercial uses in the area. My approval is conditioned upon providing a minimum 410 parking spaces.

-2-

Your signature of approval will indicate that you concur that, permitting a shopping center with a maximum floor area of 102,500 square feet in Parcel 11 is not a substantial deviation from the intent and purpose of the C.U.P. provisions. Your signature will also indicate that you concur in granting Mr. Fettis's request subject to the following:

- a. A maximum floor area of 102,500 square feet be developed for either offices or retail sales.
- b. The shopping center shall be constructed in accordance with the site plan dated April 4, 1984.
- c. A minimum of 410 parking spaces shall be provided for the shopping center.

Mr. Fettis and others will be notified of our joint action approving his request. If you have any questions, please call.

Robert A. Lakin
Director of Planning

APPROVED:



Robert B. Feldner
Superintendent of Central Inspection

RAL:ADC:blw

cc: Everett C. Fettis, 120 South Market, Suite 504, Wichita, KS. 67202
Scott Mumphy, Regional Manager, Melvin Simon and Associates,
Merchants Plaza, P.O. Box 7033, Indianapolis, Indiana 46207

**MELVIN SIMON
& ASSOCIATES, INC.**



Merchants Plaza
P.O. Box 7033
Indianapolis, IN 46207
Phone: (317) 636-1600
Writer's Direct Dial: _____

May 2, 1984

RECEIVED

MAY 4 1984

METROPOLITAN PLANNING
ROUTE Jack

Mr. Arthur D. Chambers, AICP
Senior Planner
Metropolitan Area Planner
455 N. Main St.
Wichita, KS

RE: DP-12 Kellogg Mall
Commercial C.U.P.

Dear Mr. Chambers:

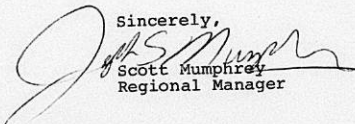
Thank you for your recent letter indicating the potential administrative adjustment to Parcel 11 of the above referenced C.U.P., which would allow 102,000 square feet of floor area for commercial use.

Naturally, as commercial real estate developers and owners of a large retail facility adjacent to the proposed site, we would prefer the balance in use which would be provided by an office building development rather than additional retail in a currently saturated market. The addition of an office building would compliment the existing development in the area while retail development would further fragment the existing market. I might add that we are not opposed to competition and feel that in some cases, the addition of retail can expand the market base of an area and work to everyone's benefit. It is questionable whether this proposed development would accomplish this.

I should also point out that the proposed entrance onto Towne East Square's parking lot from the proposed development would not be allowed by us. The current 4.0 parking ratio will prove to be insufficient at times, and we are not interested in providing spillover parking for a competing project.

Once again, we appreciate your letter and would be interested in your decision regarding the proposed development in Parcel 11.

Sincerely,



Scott Mumphy
Regional Manager

cmf

cc: Don Boelke, Vice President - Development
Stephen Kroll, Vice President - Property Management

LAW OFFICES
FETTIS & McCLURE
120 SOUTH MARKET
SUITE 504
WICHITA, KANSAS 67202
316-267-7251

EVERETT C. FETTIS
DAVID R. McCLURE

KEITH M. CURFMAN
OF COUNSEL

April 18, 1984

Jack H. Galbraith, Chief Planner
Metropolitan Area Planning Department
455 North Main
Wichita, Kansas 67203

RE: Robert W. Moore
Kellogg and Armour Property


Dear Jack:

I furnished to you the other day copies of site plans and drawings regarding the Bob Moore property located immediately west of Towne East. You will recall that we have discussed this amendment to the C.U.P. Originally, I understand this was to be for an automobile dealership with substantial square footage. Subsequently, they amended to provide for 50,000 square feet retail space and a six story office complex.

They now desire to amend it further to provide for approximately 102,000 square feet of retail office space as referred to in the drawings I furnished to you. As I recall, there was some possibility you thought that this might be done administratively since the change is not all that significant.

If you need anything else, please advise.

Very truly yours,


EVERETT C. FETTIS

ECF/dbs

RECEIVED
APR 19 1984
METROPOLITAN PLANNING
ROUTE

Wm. Stewart
Lyle + JWS

Feb 10, 1984

Administration interpretation that Auto
Rental Agency is permitted on the parcel.

Written explanation of what they want to
do. Legal description

Location and number of cars.

Location of Signs

Site Plan

* Ownership list of all property owners
within the CUP.

If favorable interpretation is made - submit an
Application for rezoning thru the BZA.
\$200 fee

* Ownership list

Agreement of Stewart's Association

Furnished Register Application

James "Jack" Graham, President
Budget
Budget Rent a Car of Kansas, Inc.
333 South Emporia
Wichita, Kansas 67202
(316) 265-8555
Sears Rent a Car

Lewis & Washington
Non conforming P.D.C.
4-2-80
Mr. Graham (Sears)
Budget rent-a-car
265-8555
Wants app. Thurs. or
Fri.
9-26-83
Met Oberhat - Graham, another
man from Budget & Sears, Little
& Sedwath, discussed. Advised
of Adm. interpretation required on the
DUP. Inquire thru BZA.
Ownership list of all those owners in
the entire CUP. Site plan &
legal description. They are now
occupying the Sears Auto Center.
Parts in area of gas pumps.

"LC" Zoned

All articles for sale, rent, display, storage or hire must be kept within an enclosed bldg.

Auto rental where cars are stored outdoors are not permitted in "LC"

28.04.183 Vehicle equipment rental may be permitted
Page in the "LC" district by the BZA -
1062-3 subject to conditions -
No signs?
No repair work on the premises

Application application #200 fee
- Legal Description All of Sears Roebuck
- Agreement of Merchants Association
- Site Plan Approval for how many cars.
What is next - Penney, Target, ?
Trailer rental
Equipment rental

What is the legal description where it is desired that these cars be stored and where is the office operation to occur.

August 18, 1983

Andy Anders
Kelly Construction Co.
701 Northwest 63rd Street
Oklahoma City, Oklahoma 73116

Re: Request of Waiver of required
wall on the Towne East Kellogg
Mall C.U.P.

Dear Mr. Anders:

Upon receipt of your letter yesterday, we reviewed the conditions of the Community Unit Plan to determine whether or not it was appropriate to make an administrative adjustment and not require a wall adjacent to Douglas, north of your Oyster Dock project. We also discussed the matter with Central Inspection, who apparently has already issued you a permit, and we also inspected the site.

The conditions of the C.U.P. that address the wall are as follows:

A 5ft.-8ft. solid or semi-solid wall of brick, stone, masonry, architectural tile or similar material shall be constructed within one foot of the interior side of the indicated 50 foot shelter belt adjacent to Douglas, if the service area, storage area, or rear of the commercial building faces an "AA", "A", "RB" or "B" district.

Another condition of the C.U.P. that I believe has been overlooked by your plans is the condition that requires the 50 foot shelter belt to be maintained. It reads as follows:

The north 50 feet of the shelter belt adjacent to Douglas Avenue shall be improved and maintained as a landscape buffer under the supervision of the Parks Department, except for access points approved by the Engineering Division.

Your plans forwarded to us for assisting us in making a determination are difficult to scale; they lack appropriate dimensions, and they do not indicate the property line adjacent to Douglas. The dimension of the building from Douglas appears to be from the curb line.

Page Two
Andy Anders
August 18, 1983

Douglas has 50 feet of half-street right-of-way dedicated on the plat. The C.U.P. requires an 85 foot building setback from the street right-of-way line which is the north property line. The north 50 feet of the shelter belt is to be maintained as a landscape buffer. What that means is that the north 50 feet of the 85 foot setback is not to be encroached on by any paving, and I believe that your driveway extends into that area. It is not permitted to do so and therefore, your plans need to be corrected.

Back to your request that we not require the wall on the north side of the building, it would appear that this is definitely the service area of the restaurant and that the design should take into consideration the intent of the C.U.P., that the normal activity of a service area not be directly viewed from Douglas. There are a number of screening techniques that I suppose could be suggested. One would be that screening walls be designed nearer the building that screens off the rear entrance service area activity, with the circulation driveway being on the outside of the wall. We are certainly willing to examine other alternatives. We will not make a final determination on the wall until we have the revised site plans as mentioned above.

One last condition that should be called to your attention is that advertising signs shall not be located along Douglas Avenue. Would you please indicate on the revised plans where signs are intended to be placed.

If you have any questions, please call me at (316) 268-4404.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

cc: Robert B. Feldner, Superintendent of Central Inspection
Delores Mast, Plans Examiner, Central Inspection



Kelly Construction Co.

August 16, 1983

Mr. Jack H. Galbraith, Chief Planner
Park Plans Division
Wichita, Sedgwick County Metropolitan Planning Dept.
City Hall - 10th Floor
455 North Main
Wichita, Kansas 67202

Dear Mr. Galbraith:

Attached are the building elevations of our Oyster Dock to be located at 7700 E. Kellogg Drive, Towne East Mall.

We strive to keep the same theme on all sides of our building by using the exact building material. Our dumpster will have walls and the same siding as the rest of our building. The gates that totally enclose the dumpster will not be a see-through type, but will compliment our building. Therefore, we feel that this design will not offend any of our new neighbors or anyone traveling on Douglas.

Your consideration of our design for an administrative adjustment would be greatly appreciated.

Looking forward to becoming a part of your fine community.

Yours very truly,

Andy Anders
Andy Anders

AA/dm

Enclosure: Building Elevations - Oyster Dock

March 3, 1983

Robert B. Feldner, Superintendent of Central Inspection
Robert A. Lakin, Director of Planning

DP-12 Kellogg Mall Commercial C.U.P. Request for
Administrative Interpretation

We are in receipt of a letter from Heil C. Pettit requesting an administrative adjustment so that a third bridge can be constructed over the drainage ditch in the above referenced C.U.P. The bridge would provide his client's property access to Amour Drive. Mr. Pettit has discussed this with representatives of the Engineering Department who have generally concurred in the location of the bridge.

After reviewing the C.U.P. provisions I feel that a third bridge is permitted according to General Provision No. 9. That provision does not specifically limit the number of bridges. It does however, state that bridges are to be installed at the developer's expense. Therefore, I feel that construction of a third bridge would not be a substantial deviation from the intent and purpose of the C.U.P. provisions.

Your signature of approval will indicate that you concur that a third bridge may be constructed and is not a substantial deviation from the intent and purpose of the C.U.P. provisions. Mr. Pettit will be notified of our joint action on his request by copy of this memorandum.

I would point out that the Engineering Department will have to review and approve the bridge design and location. They will also need to provide inspection. Mr. Pettit should contact them directly.

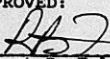


Robert A. Lakin, Director of Planning

RAL:ADC:vn

cc: Heil C. Pettit, P.O. Box 2726, Wichita, 67201
Ray Bruggeman, Director of Engineering

APPROVED:



Robert B. Feldner, Superintendent of
Central Inspection, City of Wichita



RECEIVED

FEB 17 1983

METROPOLITAN AREA PLANNING COMMISSION
ROUTE 10

Dettit & Bullinger, P.A. Architects

FEBRUARY 16, 1983

MR. ROBERT A. LAKIN, DIRECTOR
METROPOLITAN AREA PLANNING COMMISSION
455 NORTH MAIN
WICHITA, KS. 67202

MR. ROBERT B. FELDNER
SUPERINTENDENT OF CENTRAL INSPECTION
CITY OF WICHITA
455 NORTH MAIN
WICHITA, KS. 67202

RE: TOWNE EAST
COMMUNITY UNIT PLAN

GENTLEMEN:

ON BEHALF OF OUR CLIENT, THE SOUTHWEST NATIONAL BANK, WE RECENTLY WORKED WITH FORREST NAGLEY AND CHRIS BREITENSTEIN ON A LOT SPLIT PROCEDURE FOR LOT 2 OF BLOCK 2 OF ROCKWOOD SOUTH FIFTH ADDITION. OUR CLIENT IS IN THE PROCESS OF PURCHASING THE LAND FOR A PROPOSED NEW BANK FACILITY. THE ATTACHED DRAWING WAS PRESENTED AT THAT TIME, AND WE DISCUSSED THE PROPOSED BRIDGE TO GIVE THE BANK ACCESS TO ARMOUR DRIVE. WE HAD PREVIOUSLY DISCUSSED THIS WITH BILL MCKINLEY OF TRAFFIC ENGINEERING AND DON SCHNEIDER OF THE DEPARTMENT OF ENGINEERING.

FORREST NAGLEY INFORMED US OF THE INCLUSION OF ONLY TWO (2) BRIDGES IN THE COMMUNITY UNIT PLAN. HE SUGGESTED THAT WE ADDRESS A LETTER TO YOU AND TO BOB FELDNER REQUESTING AN "ADMINISTRATIVE ADJUSTMENT" TO THE C.U.P. TO ALLOW FOR THE PROPOSED BRIDGE. THIS LETTER IS INTENDED TO BE SUCH A REQUEST.

THE DRAWING IS A PRELIMINARY SITE PLAN OF THE PROPOSED FACILITY AND SHOWS THE RELATIONSHIP OF ADJACENT TRAFFIC FLOW ONTO ARMOUR DRIVE. AS YOU CAN SEE, THE PROPOSED BRIDGE TRAFFIC IS APPROXIMATELY EQUADISTANT FROM WHITTIER ST. AND THE ENTRANCE TO TOWNE EAST. IN VISITING WITH THE ENGINEERING DIVISIONS, THIS SEEMED TO BE SATISFACTORY TO AVOID A "4-WAY" TRAFFIC INTERSECTION.

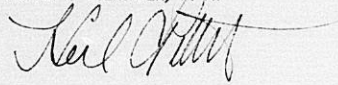
P.O. BOX 2726 □ 1202 EAST FIRST □ WICHITA, KS. 67201 □ (316) 262-7435

MR. ROBERT A. LAKIN
MR. ROBERT FELDNER
PAGE TWO
FEBRUARY 16, 1983

PLEASE REVIEW THIS MATERIAL AND ADVISE OF ANY ADDITIONAL DATA NEEDED
TO GRANT THE REQUESTED ADMINISTRATIVE ADJUSTMENT.

SINCERELY,

PETTIT & BULLINGER, P. A.

A handwritten signature in cursive script, appearing to read "Heil C. Pettit", with a long horizontal flourish extending to the right.

HEIL C. PETTIT, PRESIDENT

HCP/MT
ENCLOSURE

CC: MR. GORDON JOHNSON
MR. ROBERT MINTER

April 29, 1980

Robert B. Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DP-12 - KELLOGG MALL C.U.P. Generally located in the northwest corner of Kellogg and Rock Road.

The Board of City Commissioners on April 15, 1980, considered the above captioned CUP. Their action was to approve the CUP subject to the following conditions:

- a. The following should be added to the parcel description for Parcel #1:

Floor area utilized for commercial activities shall not exceed 25% of the maximum floor area.

and:

Access controls as indicated on the plan.

- b. Prior to the issuance of any building permits on Parcel #11, a circulation plan for Parcel #11 shall be submitted to the Traffic Engineer for review and approval. Access agreements allowing ingress and egress to Parcel #1 shall be included as part of the circulation plan.
- c. 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.
- d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- e. 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 development and be binding upon the present owners, their successors and assigns, unless amended.

Page Two
Robert B. Feldner
April 29, 1980

Please note that prior to the issuance of any building permits, and in accordance with condition "b" above, a circulation plan for Parcel #11 must be approved by the Traffic Engineer.

Attached for your information and files are two approved copies of the CUP.

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

Jack H. Galbraith
Chief Planner

JHG:ADC:e1
Attachments

RECEIVED

MAR 12 1980

METROPOLITAN PLANNING
ROUTE _____

118 Penrose
Wichita, KS 67206
March 8, 1980

Wichita-Sedgwick County
Metropolitan Area Planning Commission
City Hall
455 N. Main St.
Wichita, KS 67202

Re: Amending the Development Plan for Parcel #11
Kellogg Mall - Towne East

Dear Sirs:

Your February 28 letter came too late (the day before our CPO meeting) so we were unable to attend that, as were others who no doubt were interested, as we were, so we are taking this method of letting you know how we feel about this matter.

Having lived in Benjamin Hills, and having "fought" the 21st and Amidon Intersection, we are highly desirous that we avoid at all costs building up a high traffic flow either between Douglas and Kellogg on Armour Drive, or at the intersections on Rock Road and Douglas, and Rock Road and Kellogg.

As you know, the new TARGET Store going in on Armour Drive between Douglas and Kellogg is going to draw many many cars - it being the only "supermarket - discount" type store in that vicinity. We feel this will draw many who would not be coming to Towne East at all. We, therefore prefer that anything going in on Parcel # 11 be low-traffic. The proposed changes do not seem to us to be those which would cut down on traffic. Now is the time to take the action which will produce good traffic-flow and uncongested conditions for the future. It would seem to us that the "automotive services" which is presently assigned would cause less traffic flow.

If high-traffic flow facilities keep on going in at the Towne East-area, it is quite possible that Armour Drive may have to be enlarged to four lanes -- a possibility which we Rockwood residents would not care for. Anything you can do to cut down, or hold down, the flow of traffic and keep the Mall from getting uglier, will be appreciated.

Thanks for listening.

Very sincerely yours,

Perry T. Fleagle
Marcia M. Fleagle
Perry T. Fleagle
Marcia M. Fleagle
(Rockwood Addition)

cc City Commissioners

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR APPROVAL OF AMENDED COMMERCIAL
COMMUNITY UNIT PLAN

CASE NO. DP-12

CONSIDERED BY MAPC: 3-13-80

REQUEST FOR: Approval of Amended Kellogg Mall C.U.P.

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To develop Parcel 11 with two six story office buildings and two one story commercial buildings."

GENERAL LOCATION: Northwest corner of Kellogg and Rock Road.

LEGAL DESCRIPTION:

All of the Kellogg Mall Addition, Rockwood South 1st Addition, Rockwood South 3rd Addition, and Rockwood South 5th Addition.

APPLICANT: Robert Moore, 400 N. Walker, Oklahoma City, OK.

AGENT FOR APPLICANT: Mel Kuhnel, Architect, 7701 E. Kellogg.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North, "AA", "A", "B"; East, "AA" & "LC"; South, "LC"; West, "B" & "C" & Eastborough zoning.

LAND USE: Existing, Auto dealer, motel, restaurant & shopping center; North, Single family & Multi-family; East, Single family, office & service station; South, Auto dealer & motel; West, Single family, Eastborough Apts., Restaurants, KG&E substation.

CPO RECOMMENDATION: CPO Council Area "H" voted 8-0 to recommend approval of the amendment.

PLANNING COMMISSION RECOMMENDATION:

That the amended Community Unit Plan be approved subject to conditions as shown in the excerpt from Planning Commission minutes of March 13, 1980. Cole moved, Gardner seconded and it carried unanimously. Goebel, Jones and Lofton were absent.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area Planning Commission and approve the Community Unit Plan subject to the recommended conditions; or

2. Return the application to the Metropolitan Area Planning Commission for its reconsideration. The City Commission states the following reasons for its action.

EXCERPT FROM PLANNING COMMISSION MINUTES OF MARCH 13, 1980

17. Case No. DP-12 - Robert Moore requests approval of amended Kellogg Mall (Towne East) Community Unit Plan for all of the Kellogg Mall Addition, Rockwood South 1st Addition, Rockwood South 3rd Addition, and Rockwood South 5th Addition. Generally located at the northwest corner of Rock Road and Kellogg.

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

COMMENTS:

- I. In 1966, the "LC" Light Commercial District and accompanying Community Unit Plan (DP-12, then known as "Rockwood South") was approved on approximately 160 acres of land located at the northwest corner of Kellogg and Rock Road. That plan, now known as Kellogg Mall developed with Towne East Square, restaurants and auto sales, was subsequently amended on February 27, 1967 and August 8, 1972, and was approved for further amendment on July 2, 1974; however, the 1974 amendments were ultimately denied and closed because of a failure to plat within the allotted time. The last amendment to the C.U.P. was approved on September 26, 1978. A general retail store of approximately 90,000 square feet is currently under construction to the north of the Ford dealership.
2. The applicant has requested changes to Parcel 11 only which include the following:
- Change in proposed uses from automotive sales and services to general retail stores and offices.
 - An increase in floor area from 117,010 square feet to 200,000 square feet.
 - An increase in maximum height from 2 stories to six stories.

The remaining portions of the C.U.P. have been updated to reflect current plats and development.

3. According to a preliminary site plan furnished to MAPD by the applicant, Parcel #11 is to be developed with two, 75,000 square foot, 6 story office buildings and two, 25,000 1-1/3 story general commercial buildings. This is almost a doubling of the originally approved maximum square feet for the parcel. Staff feels that although the development of offices is suitable for this site the proposed commercial development, combined with the office buildings, would result in a high intensity development that may not be suitable. In particular staff questions the need, and future viability, for an additional 50,000 square feet of commercial development in close proximity to Towne East, Eastgate and other retail establishments in the area. Another concern is that if the proposed office development is not constructed, the entire 200,000 square feet could be developed with commercial activities. MAPC may wish to consider approving a maximum floor area of less than 200,000 square feet.
4. Some concern has been expressed about the impact of the proposed development on traffic circulation in the area. The Traffic Engineering Division has indicated that the

existing City street system should be able to adequately handle the additional traffic generated by this development. However, they did caution that if this was a medical office complex, as compared to general offices, the traffic generation rate would be much higher. They also requested a total site development plan showing access and circulation between this parcel and the Towne East Shopping Center.

5. There is some question of whether the existing fire lane easement, on the north boundary of Parcel #11, is still needed. It appears that the entrance to Towne East was not constructed on the easement as originally intended. Staff has suggested to the applicant that private access agreements be obtained from the Kellogg Mall Associates (Towne East) and the fire lane be vacated.
6. Access control has been granted as shown on the preliminary development plan. These should be shown on the C.U.P.
7. Should the Planning Commission and the Board of City Commissioners determine that the proposed amendment to the Development Plan are acceptable, the following are suggested conditions of approval.
 - a. The following should be added to the parcel description for Parcel #11.

Floor area utilized for commercial activities shall not exceed 25% of the maximum floor area.

and:
Access controls as indicated on the plan.
 - b. Prior to the issuance of any building permits on Parcel #11 a circulation plan for Parcel #11 shall be submitted to the Traffic Engineer for review and approval. Access agreements allowing ingress and egress to Parcel #1 shall be included as part of the circulation plan.
 - c. 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.
 - d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
 - e. 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 development and be binding upon the present owners, their successors and assigns, unless amended.

GALBRAITH stated that the last amendment on this C.U.P. was in 1978 purposely for the Target Store, and the applicants platted office lots that backed into the City of Eastborough to the west. He said that they are now asking for a change of uses on Parcel 11. They no longer desire to use this for automotive sales and services

and have asked that it be changed to general retail stores and offices, and have also asked for an increase in their floor area from 117,000 square feet to 200,000 square feet and an increase in proposed height of structures. GALBRAITH said that the staff was concerned about the impact of traffic on Armour Drive, Kellogg and Rock Road with the increase of the floor area, however, the Traffic Engineering Division is satisfied that traffic can be accommodated. He said that the staff recommended approval of the amendments to the C.U.P. CPO Council Area "H" voted 8-0 to recommend approval of the amendment. The Council members felt that the proposed retail/office use is preferable to the automotive uses now allowed on the parcel. GALBRAITH said that he had received a letter from Mr. Perry T. Fleagle, and a number of telephone calls emphasizing concern of traffic congestion in the area.

There was no one present in opposition to the request.

MEL KUHNEL, Architect, representing the applicant, stated that they would be willing to live with the conditions as outlined in the staff report.

MOTION: Having considered the factors as contained in Policy Statement No. 10; and that there was no opposition from the neighborhood, and the recommendation of approval of staff; I move that we recommend to the governing body approval of the C.U.P. subject to the following conditions:

- a. The following should be added to the parcel description for Parcel #11.

Floor area utilized for commercial activities shall not exceed 25 percent of the minimum floor area.

and:

Access controls as indicated on the plan.

- b. Prior to the issuance of any building permits on Parcel #11 a circulation plan for Parcel #11 shall be submitted to the Traffic Engineer for review and approval. Access agreements allowing ingress and egress to Parcel #1 shall be included as part of the circulation plan.
- c. 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.
- d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- e. 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 development and be binding upon the present owners, their successors and assigns, unless amended.

Cole moved, Gardner seconded and it carried unanimously. Goebel, Jones and Lofton were absent.

March 27, 1980

Mel Kuhnel
Robson, Kuhnel and Spangenberg
7701 East Kellogg
Wichita, Kansas 67207

Re: Case No. DP-12

Dear Mr. Kuhnel:

Our letter to you dated March 14, 1980, advised you that the above-captioned case would be considered by the City Commission on April 8, 1980. We were just advised by the Manager's Office that the City Commission will not consider Planning items on that date and, therefore, this is to advise you that the case will be scheduled for consideration at their next regular meeting of April 15, 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 need additional time to submit the revised C.U.P., copies may be submitted as late as April 4th, to meet the April 15th, City Commission meeting.

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

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sad
cc: Robert Moore, 400 N. Walker, Oklahoma City, Oklahoma 73102
Perry T. Fleagle, 118 Penrose, Wichita, Kansas 67206

March 14, 1980

Mel Kuhnel
Robson, Kuhnel and Spangenberg
7701 East Kellogg
Wichita, Kansas 67207

Re: Case No. DP-12

Dear Mr. Kuhnel:

At its regular meeting on March 13, 1980, the Metropolitan Area Planning Commission considered the above-captioned case. It was the action of the Planning Commission to recommend the approval of the C.U.P. subject to the following conditions:

- a. The following should be added to the parcel description for Parcel #11.
Floor area utilized for commercial activities shall not exceed 25% of the maximum floor area.
and:
Access controls as indicated on the plan.
- b. Prior to the issuance of any building permits on Parcel #11 a circulation plan for Parcel #11 shall be submitted to the Traffic Engineer for review and approval. Access agreements allowing ingress and egress to Parcel #1 shall be included as part of the circulation plan.
- c. 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.
- d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.

- e. 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 development and be binding upon the present owners, their successors and assigns, unless amended.

Please provide us 10 corrected copies of the C.U.P. by March 28th so that subject case can be scheduled for consideration by the Board of City Commissioners on April 8, 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,

Jack H. Galbraith
Chief Planner

JHG:sad

cc: Robert Moore, 400 N. Walker, Oklahoma City, Oklahoma 73102
Perry T. Fleagle, 118 Penrose, Wichita, Kansas 67206

THE CITY OF WICHITA
OFFICE OF , CITIZEN PARTICIPATION

DATE March 5, 1980

TO Jack Galbraith, Chief Planner

FROM Bill Morris, CPO Administrative Aide

SUBJECT DP-12 (Northwest Corner of
Rock Road and Kellogg)

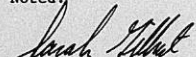
On March 3, 1980, CPO Council "H" considered the captioned case. Ronald Spangenberg was present as a representative of the applicant. One resident of the notification area was present.

Council "H" voted 8-0 to recommend approval of the amendment. The Council members felt that the proposed retail/office use is preferable to the automotive uses now allowed on the parcel. In addition, the Council noted the apparent lack of citizen opposition to the amendment, which is likely due to the parcel's distance from residential development.


Bill Morris
CPO Administrative Aide

BM:ml

Noted:


Sarah Gilbert
Assistant CP Coordinator

RECEIVED

MAR 7 1980
METROPOLITAN PLANNING
ROUTE _____

RECEIVED

MAR 12 1980

METROPOLITAN PLANNING

ROUTE

118 Penrose
Wichita, KS 67206
March 8, 1980

Wichita-Sedgwick County
Metropolitan Area Planning Commission
City Hall
455 N. Main St.
Wichita, KS 67202

Re: Amending the Development Plan for Parcel #11
Kellogg Mall - Towne East

Dear Sirs:

Your February 28 letter came too late (the day before our CPO meeting) so we were unable to attend that, as were others who no doubt were interested, as we were, so we are taking this method of letting you know how we feel about this matter.

Having lived in Benjamin Hills, and having "fought" the 21st and Amidon Intersection, we are highly desirous that we avoid at all costs building up a high traffic flow either between Douglas and Kellogg on Armour Drive, or at the intersections on Rock Road and Douglas, and Rock Road and Kellogg.

As you know, the new TARGET Store going in on Armour Drive between Douglas and Kellogg is going to draw many many cars - it being the only "supermarket - discount" type store in that vicinity. We feel this will draw many who would not be coming to Towne East at all. We, therefore prefer that anything going in on Parcel # 11 be low-traffic. The proposed changes do not seem to us to be those which would cut down on traffic. Now is the time to take the action which will produce good traffic-flow and uncongested conditions for the future. It would seem to us that the "automotive services" which is presently assigned would cause less traffic flow.

If high-traffic flow facilities keep on going in at the Towne East area, it is quite possible that Armour Drive may have to be enlarged to four lanes -- a possibility which we Rockwood residents would not care for. Anything you can do to cut down, or hold down, the flow of traffic and keep the Mall from getting uglier, will be appreciated!

Thanks for listening.

Very sincerely yours,

Perry T. Fleagle
Marcia M. Fleagle

Perry T. Fleagle
Marcia M. Fleagle
(Rockwood Addition)

cc City Commissioners

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 3-13-80

Case No. DP-12 Request: Approval of Amended
Kellogg Mall (Towne
East) C.U.P.

Location: Northwest corner of Kellogg and Rock Road

Reason: To develop Parcel 11 with two six story office build-
ings and two one story commercial buildings.

Acres: 151.0 Size: 2540' x 2600' (irregular)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Auto dealer, motel, restaurant & shopping center	"LC" & "C"
North	Single-family & Multi-family	"AA", "A", "B"
East	Single-family, office & service station	"AA" & "LC"
South	Auto dealer & motel	"LC"
West	Single-family, Eastborough apartments & restaurants, K&E substation	"B" & "C" Eastborough zoning

Platted: Yes - Rockwood South 1st Addition, Rockwood South 3rd
Addition, Rockwood South 5th Addition & Kellogg Mall
Addition

History: Z-0350 "AA" to "LC" Deferred indefinitely at
applicant's request 10-61

Z-0408 "AA" to "LC"
10-04-62 MAPC Approved
10-30-62 BCC Denied

Z-0427 "AA" to "LC" CUP
1-17-63 MAPC Approved "BB" for Lot 2,
except S 330' thereof, Rock-
wood South First Addition
CUP was deferred
2-05-63 BCC Approved north portion
for "BB"

Z-0557
7-02-64 MAPC Approved
7-21-64 BCC Approved

Page 2
DP-12
MAPC AGENDA
3-13-80

DP-1	7-21-64	MAPC Approved
DP-12	1-20-66	MAPC Deferred indefinitely
	6-16-66	MAPC Approved
	6-28-66	BCC Approved
DP-12 Amendment to increase sign height	2-09-67	MAPC Approved
	2-28-67	BCC Approved
DP-12 Amendment to increase gross floor area and adjust building setbacks	6-08-72	MAPC Refer to Subdivision Committee
	6-29-72	S/D Approve subject to conditions
	7-13-72	MAPC Approve subject to conditions
	8-08-72	BCC Approve subject to conditions
DP-12 Amendment to change uses, increase floor area, amend heights.	6-13-74	MAPC Approve subject to conditions
	7-02-74	BCC Approved subject to amendment and conditions
	9-26-75	Denied and closed, failure to plat
DP-12 Amendment to permitted uses, increase floor area and the substitution of a planting strip in lieu of a screening wall	8-17-78	MAPC Defer 2 weeks
	8-31-78	MAPC Approved
	9-26-78	BCC Approved

COMMENTS:

1. In 1966, the "LC" Light Commercial District and accompanying Community Unit Plan (DP-12, then known as "Rockwood South") was approved on approximately 160 acres of land located at the northwest corner of Kellogg and Rock Road. That plan, now known as Kellogg Mall developed with Towne East Square, restaurants and auto sales, was subsequently amended on February 27, 1967 and August 3, 1972, and was approved for further amendment on July 2, 1974; however, the 1974 amendments were ultimately denied and closed because of a failure to plat within the allotted time. The last amendment to the C.U.P. was approved on September 26, 1978. A general retail store of approximately 90,000 square feet is currently under construction to the north of the Ford dealership.

2. The applicant has requested changes to Parcel 11 only which include the following:
 - a. Change in proposed uses from automotive sales and services to general retail stores and offices.
 - b. An increase in floor area from 117,010 square feet to 200,000 square feet.
 - c. An increase in maximum height from 2 stories to six stories.

The remaining portions of the C.U.P. have been updated to reflect current plats and development.

3. According to a preliminary site plan furnished to MAPD by the applicant, Parcel #11 is to be developed with two, 75,000 square foot, 6 story office buildings and two, 25,000 1-1/3 story general commercial buildings. This is almost a doubling of the originally approved maximum square feet for the parcel. Staff feels that although the development of offices is suitable for this site the proposed commercial development, combined with the office buildings, would result in a high intensity development that may not be suitable. In particular staff questions the need, and future viability, for an additional 50,000 square feet of commercial development in close proximity to Towne East, Eastgate and other retail establishments in the area. Another concern is that if the proposed office development is not constructed, the entire 200,000 square feet could be developed with commercial activities. MAPC may wish to consider approving a maximum floor area of less than 200,000 square feet.
4. Some concern has been expressed about the impact of the proposed development on traffic circulation in the area. The Traffic Engineering Division has indicated that the existing City street system should be able to adequately handle the additional traffic generated by this development. However, they did caution that if this was a medical office complex, as compared to general offices, the traffic generation rate would be much higher. They also requested a total site development plan showing access and circulation between this parcel and the Towne East Shopping Center.
5. There is some question of whether the existing fire lane easement, on the north boundary of Parcel #11, is still needed. It appears that the entrance to Towne East was not constructed on the easement as originally intended. Staff has suggested to the applicant that private access agreements be obtained from the Kellogg Mall Associates (Towne East) and the fire lane be vacated.

6. Access control has been granted as shown on the preliminary development plan. These should be shown on the C.U.P.
7. Should the Planning Commission and the Board of City Commissioners determine that the proposed amendment to the Development Plan are acceptable, the following are suggested conditions of approval.
 - a. The following should be added to the parcel description for Parcel #11.
Floor area utilized for commercial activities shall not exceed 25% of the maximum floor area.
and: Access controls as indicated on the plan.
 - b. Prior to the issuance of any building permits on Parcel #11 a circulation plan for Parcel #11 shall be submitted to the Traffic Engineer for review and approval. Access agreements allowing ingress and egress to Parcel #11 shall be included as part of the circulation plan.
 - c. 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.
 - d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
 - e. 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 development and be binding upon the present owners, their successors and assigns, unless amended.

DP-12 - 523 "Notice to Adjoining Property Owners" mailed 2-29-80
for the MAPC meeting for 3-13-80

1 including map to CPO Office

524 TOTAL

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

February 28, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, March 13, 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 KELLOGG MALL (Towne East) COMMERCIAL COMMUNITY UNIT PLAN, for property legally described as follows:

DP-12 - All of the Kellogg Mall Addition, Rockwood South 1st Addition, Rockwood South 3rd Addition, and Rockwood South 5th Addition. Generally located at the northwest corner of Rock Road and Kellogg.

The Development Plan of this area, originally approved on September 26, 1978, 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 to amend only the parcel description for Parcel #11, and the following are the amendments to the approved plan.

1. Change in proposed uses from automotive services to general retail stores and offices.
2. An increase in floor area from 117,010 square feet to 200,000 square feet.
3. An increase in maximum height from 2 stories to 6 stories.

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

February 21, 1980

Maury Breidenthal
Robson, Kuchnel and Spangenberg
7701 East Kellogg
Wichita, Kansas 67207

Re: DP-12 - Kellogg Mall (Towne East)
Commercial C.U.P. Generally located
at the northwest corner of
Kellogg and Rock Road.

Dear Mr. Breidenthal:

We have reviewed the proposed amendments for the above captioned C.U.P., and the following are our comments, as well as those of other City Departments, regarding the project.

The primary reservation that I still have with the proposed amendment is the intensity of development for this site. I am especially concerned about the need for an additional 50,000 square feet of retail commercial in close proximity to Towne East, Eastgate and other retail establishments in the area. The request for high rise office buildings does appear to be justified and I believe I could support an increase in floor area from 110,000 square feet to 150,000 square feet. However, I find it difficult to wholeheartedly support a doubling of the permitted floor area.

The Traffic Engineering Division has indicated that the city street system should be able to adequately handle the additional traffic generated by this development. However, they did state that if this was to be a doctor's office complex, as compared to general offices, the traffic generation rate would be much higher. They also requested a total site development plan showing the relationship of joint access rights between Parcel 11 and the existing Towne East Shopping Center. I would suggest that you contact Bill McKinley of the Traffic Engineering Division regarding this matter since it will probably be a condition of final approval.

Page Two
Maury Breidenthal
February 21, 1980

Another item mentioned by the Traffic Engineering Division is the fire lane easement on the north property line of Parcel 11. As Art Chambers discussed with you earlier, the easement should be vacated and a joint access agreement made with Towne East. Since there is an existing curb cut and drive at this location, there is no reason to widen the drive. The area could be utilized for additional parking.

The Traffic Engineering Division has recommended that there should be only one access opening along the frontage road and only one access opening along Armour Drive East. Complete access control should be shown from the frontage road opening to the Armour Drive East opening. These should be shown on the plan (see attached "marked" copy).

The Flood Control Engineer has commented that it appears that the existing storm sewer system for Towne East was sized to handle the drainage from Parcel 11. He stated that it would be advisable to design the storm sewer system for Parcel 11 in such a manner as to tie in with an existing manhole or inlet. If you have any questions regarding this matter, contact Yash DeSai of the Public Works Department or Paul Johnston of the Flood Control and Landfill Division.

One item that needs to be updated is the area west of Armour Drive and north of Rusty Eck Ford. The lots platted as Rockwood South Fifth Addition should be "dashed" in to reflect current conditions. Robert D. Friesen was the engineer and the plat was recorded on September 19, 1979. Dimensions shown on the plat should be accurately reflected on the C.U.P. All plat names should be "shaded" on the plan.

These are the comments we have at this time. We have scheduled this item for consideration by the Planning Commission on March 13, 1980, and it is necessary that we receive fourteen (14) amended copies of the plan by February 28, 1980. If you have any questions, please call me or Art Chambers.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ADC:el
Enclosure
cc: Continued on Page Three

Page Three
Maury Breidenthal
February 21, 1980

cc: Robert Moore, 400 N. Walker, Oklahoma City, Ok. 73102
M&N Investment, 150 N. Market, 67202
E.Y. and Doreen M. Yingling, 24 Via Roma, 67230
Kellogg Mall Associates, 1712 N. Meridian St.,
Indianapolis, Indiana 46200
Estate of James Campbell, Suite 500, 828 Fort Street Mall,
Honolulu, Hawaii 96813
Estate of James Campbell, % Phil Frick, Foulson, Siefkin,
Powers and Eberhardt, Fourth Financial Center,
100 N. Broadway, 67202

THE CITY OF WICHITA

OFFICE OF Flood Control and Landfill Div. DATE February 19, 1980

TO Jack Galbraith, Chief Planner, MAPD

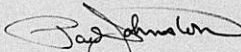
FROM Paul Johnston, Flood Control Engineer

SUBJECT - Kellogg Mall Commercial C.U.P. -
Amendment to Parcel 11 (DP-12)

Reference is made to your memo of February 8th requesting review and comments on subject C.U.P. Upon review of the proposed amendment to subject C.U.P. I make the following comments:

- 1) It appears that the existing storm sewer system for Towne East was sized to handle the drainage from Parcel 11. With the use of reinforced concrete pipe, it would be advisable to direct the storm sewer layout for Parcel 11 in a manner as to tie in at an existing manhole or inlet.
- 2) Flow line elevations should be checked for the existing sanitary and storm sewer system. To tap into the existing sanitary sewer will probably require tunneling under the storm sewer. It appears that capacity exists in the sanitary sewer system for the proposed amendment.
- 3) The western half of the revised Kellogg Mall C.U.P. as shown does not represent what was approved. If a correct drawing is preferred, changes will be required.

If there any further questions, please advise.



Paul Johnston, Flood Control Engineer
Flood Control and Landfill Div.

PJ/glm

cc: Kellogg Mall C. U. P. Addn. Plat File
Rockwood South 3rd Addn. Plat File

RECEIVED

FEB 20 1980

METROPOLITAN PLANNING
ROUTE _____

THE CITY OF WICHITA

OFFICE OF Central Inspection Division

DATE February 12, 1980

TO Jack Galbraith, Chief Planner

FROM James H. Jorgensen, Plans Examiner

SUBJECT Amendments to DP-12, Parcel 11

I have no comments regarding the above referenced CUP amendment.

James H. Jorgensen
James H. Jorgensen
Plans Examiner

JHJ:bg

RECEIVED

FEB 15 1980

METROPOLITAN PLANNING

ROUTE 13

THE CITY OF WICHITA
OFFICE OF CITY TRAFFIC ENGINEER

DATE February 12, 1980

RECEIVED

FEB 14 1980

TO Jack Galbraith/Current Plans, M.A.P.D.
FROM Bill McKinley, Assistant Traffic Engineer

METROPOLITAN PLANNI

ROUTE #

list

SUBJECT DP-12 (Rockwood South,
3rd Addition - Parcel 11)

We would like to suggest to the developer that he establish complete access control to the Kellogg frontage road from Armour Drive around the curves to his proposed entrance on the Kellogg frontage road. This recommendation is mainly for safety, since it would be hazardous to introduce a driveway in this curvilinear alignment. Also, we would recommend access control on Armour Drive east from the Kellogg frontage road north to the proposed driveway on Armour Drive. Then, again, we would recommend complete access control from this point north. We are a little uncertain as to the developer's intent at the north end of the plat on Armour Drive. It looks like he is widening existing Towne East driveway by an additional 30 feet and also calling this a fire lane easement. We strongly discourage the widening of the major entrance to Towne East and question the need for the fire lane at this location. We would also like to see a total site development plan which shows the relationship of the joint access rights between this parcel and the existing Towne East Shopping Center. Hopefully, these points of access will be introduced at a proper location where traffic can be handled in the most expeditious manner.

With regard to generation rates, assuming that this commercial venture generates the same rate of traffic as the Towne East Shopping Center, we would anticipate 1,000 cars being generated to the Center and 1,000 cars generated away from the Center; in other words, an influence of 2,000 cars into and out of this proposed commercial development. It should be pointed out that these generation rates could be extremely low depending upon the actual commercial development which occurs. It was indicated to us these would be specialty shops which possibly could generate the 20 trips per thousand which is presently generated to the Towne East Shopping Center on an average day. General office space could generate up to 10 trips per thousand square feet and thereby adding an additional 1,500 cars to this site. This figure could swell considerably if this was a doctors' office complex. In that case, the generation rate would probably be in the neighborhood of 5 to 10 times the general office generation rate.

Hopefully, this information will be beneficial to your analysis of Rockwood's 3rd Addition.

Bill McKinley
Bill McKinley
Assistant Traffic Engineer

WGM:jt

cc: R. W. Bruggeman, Director of Public Works

from: *Chambers* date: *2/5/80*

admin. adv. plans cur. plans social

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| | <input type="checkbox"/> nagley | | <input type="checkbox"/> harvey | <input type="checkbox"/> garmon |
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| <input type="checkbox"/> stafford | <input type="checkbox"/> chambers | | <input type="checkbox"/> pharris | |
| <input type="checkbox"/> garland | <input type="checkbox"/> bechtel | | <input type="checkbox"/> ipes | |
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| <input type="checkbox"/> | <input type="checkbox"/> swander | | | |
| <input type="checkbox"/> crook | <input type="checkbox"/> | | | |
| <input type="checkbox"/> commer | | | | |
| <input type="checkbox"/> vinson | | | | |
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- | | |
|--|---|
| <input type="checkbox"/> note & return | <input checked="" type="checkbox"/> signature |
| <input type="checkbox"/> handle | <input type="checkbox"/> library |
| <input type="checkbox"/> all staff | <input checked="" type="checkbox"/> information |
| <input type="checkbox"/> comment | <input type="checkbox"/> files |

remarks: *Discussion on CAP not present*
to development plan - unverified
Who your memo says is the CAP
page 10? ^{is referred to} Check with Lamm. Hand book

February 8, 1980

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

Jack H. Galbraith, Chief Planner

✓ DP-12 - KELLOGG MALL COMMERCIAL C.U.P. - at the northwest corner of Rock Road and Kellogg.

Attached is a copy of a proposed amendment to the above captioned C.U.P. The proposed amendment proposes to change the permitted uses, maximum floor area and maximum height only for Parcel 11 and has not proposed any changes for any other parcels. However, the applicant has updated the entire C.U.P. by showing existing development.

A preliminary development plan is also attached, showing the locations of two 25,000 square foot retail buildings, and two six-story 75,000 square foot office buildings. The amendment proposes to increase the maximum height from 2 stories to 6 stories, and to increase the maximum floor area from 117,000 square feet to 200,000 square feet.

The primary concern I have at this time is the proposed intensity of development resulting from the doubling of the maximum floor area. If the site is developed according to the preliminary development plan, the increase in traffic, combined with potential traffic from the Target store and existing development, may overload the streets and private circulation system in this area. It may be advisable to prepare a traffic analysis to determine what effects the proposed development will have.

I would appreciate any comments you may have regarding drainage, impact on water and sanitary sewer systems, access, etc., by February 15, 1980.

Jack H. Galbraith
Chief Planner

JHG:ADC:el
Attachments

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

MAP
5947
SEC 19
T27S
R2E

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

Kellogg Mall (Towne East) DP-12

I. Name of applicant or applicants and/or their agent or agents. *amend #6*

a. Applicant ROBERT MOORE

Address 100 N. WALKER - OKLAHOMA CITY, K. Phone 73102

Agent BROOK KUNNEL AND SPANGENBERG - ARCHITECTS

Address 7701 E. KELLOGG, WICHITA, KS. 67207 Phone 685.4234

b. Applicant _____

Address _____ Phone _____

Agent _____

Address _____ Phone _____

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 L.C. 8C and legally described as Lot(s)

LOT 2, Block(s) _____
KELLOGG MALL ADDITION AND ROCKWOOD SOUTH THIRD, FIRST, FIFTH ADDITIONS Addition.

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

OK for legal
Kellogg Mall Addition, Rockwood South 1st Addition, Rockwood South 3rd Addition and Rockwood South 5th Addition
NW cor of Kellogg & Rock Rd. road 11

II.B There are 8.2 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 NORTHEAST corner of KELLOGG
and ARMOUR DRIVE; 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.

ROBSON, KUNNEL, AND SPANGENBERG _____

By m. b. i. to Q 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
4:00 (AM, PM) on Feb 14, 1980 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ 400.

Arthur D. Chamber Name
Junior Chamber Title

*Kallogg, Mall
(Towne East)
DP-12
amend # 6*

OWNERSHIP LIST

Lot 1, Block 1	Bonnie Brae	✓ Dean O. & Corlie O. Mason 8002 E. Lynwood Blvd. 67207
Lot 2, Block 1	" " "	✓ Wilford F. & Emily Z. Courtright 8008 E. Lynwood Blvd. 67207
Lot 3, Block 1	" " "	X Elmer R. & Diane E. Olson address <i>unknown not in C D</i>
Lot 4, Block 1	" " "	✓ Arthur E. & Darlene Graves Coltrin 8020 E. Lynwood Blvd. 67207
Lot 5, Block 1	" " "	✓ Harris C. & Patricia Ann Boughton 8026 E. Lynwood Blvd. 67207
Lot 6, Block 1	" " "	✓ Robert Peters, Trustee 1106 N. Armour St. 67206
Lot 7, Block 1	" " "	✓ Charles P. & Frankie A. Vanderbeke 8108 E. Lynwood Blvd. 67207
Lot 8, Block 1	" " "	✓ Robert E. & Erralene McClintick 145 Lochinvar 67207
Lot 9, Block 1	" " "	✓ Edgar L. & Ruth L. Moore 139 Lochinvar 67207
Lot 10, Block 1	" " "	✓ Marion M. & Stella J. Corson 133 Lochinvar 67207
Lot 11, Block 1	" " "	✓ Hassan H. & Delores M. Jabara 127 Lochinvar 67207
Lot 12, Block 1	" " "	X James G. & Caryl K. Woodall address <i>unknown not in C D</i>
Lot 13, Block 1	" " "	✓ Alfred J. & Mary Agnes Angulo 115 Lochinvar 67207
Lot 14, Block 1	" " "	✓ Clarence M. & Dolores B. Carroll 107 Lochinvar 67207
Lot 15, Block 1	" " "	✓ Anna Lee Halbower (Scholle) 101 Lochinvar 67207
Lot 1, Block 2	" " "	✓ John D. & Dorothy V. Dye 8002 Morningside 67207
Lot 2, Block 2	" " "	✓ Donald W. & Patricia B. Anderson 8008 Morningside Dr. 67207
Lot 3, Block 2	" " "	✓ John H. & Veenetia B. Johntz 8014 Morningside 67207
Lot 4, Block 2	" " "	✓ Donald Thomas & Eileen M. Blasi 8020 Morningside 67207
Lot 5, Block 2	" " "	✓ Roy H. & Shirley L. Taylor, Jr. 8026 Morningside 67207

Lot	Addition	Property Owner
Lot 6, Block 2,	Bonnie Brae	✓ Richard M. & Elizabeth A. Murray 8102 E. Morningside 67207
Lot 7, Block 2	" " "	✓ Donald J. & Mary Ellen Vande 8108 Morningside 67207
Lot 8, Block 2	" " "	✓ Donald D. & Sharen J. Powers 8114 Morningside 67207
Lot 9, Block 2	" " "	✓ Maynard C. Kitchen & Laretta Kitchen 8120 Morningside 67207
Lot 10, Block 2	" " "	✓ Robert E. & Sally Lou W. LaPierre 8126 Morningside 67207
Lot 14, Block 2	" " "	✓ James D. & Hilaria M. Corrigan 151 Lochinvar 67207
Lot 15, Block 2	" " "	✓ William A. & Helen N. Turpen 8121 E. Lynwood 67207
Lot 16, Block 2	<i>X. no other add.</i> " " "	<i>X</i> Hans H.G. Leissing & Antonia F. Leissing 8115 E. Lynwood 67207
Lot 17, Block 2	" " "	✓ James D. & Georgia M. Pagel 8107 E. Lynwood 67207
Lot 18, Block 2	" " "	✓ Francis Lee & Tina Mae Johnson 8101 E. Lynwood 67207
Lot 19, Block 2	" " "	Dorothy Dent ✓ Bryan John Schillinger Dent, a minor 8027 E. Lynwood 67207
Lot 20, Block 2	" " "	✓ James Rudolph & Elaine E. Otwell 8021 E. Lynwood 67207
Lot 21, Block 2	" " "	✓ James R. & Susan E. Ockerman 8015 Lynwood 67207
Lot 22, Block 2	" " "	✓ Charles C. & G. Lillian Forsyth 8007 E. Lynwood 67207
Lot 23, Block 2	" " "	✓ Sterl A. & Genevieve L. Smith 8001 E. Lynwood 67207
Lot 1, Block 3	" " "	✓ Bobby John & Janice L. Nelson 1426 Murray Ct. 67212
Lot 2, Block 3	" " "	✓ William A. & Elizabeth M. Skinner 8008 Mockingbird Lane 67207
Lot 3, Block 3	" " "	<i>X</i> Margaret W. Buzzi <i>not in p. 6</i> <i>address unknown not in CD</i>
W 90' of Lot 4, Block 3	" " "	✓ Herman A. & Geraldine M. Osment Jr. 8020 Mockingbird 67207
E 8' of Lot 4 & all Lot 5, Block 3	" " "	✓ Eugene Keith & Lorene A. Thomas 8026 Mockingbird 67207
Lot 6, Block 3	" " "	✓ Tommie J. & Marilyn M. Cunningham 8102 Mockingbird 67207

Lot	Addition	Property Owner
Lot 7, Block 3	Bonnie Brae	Edward Wayne & Mary Margaret Weeks 8108 Mockingbird 67207
Lot 8, Block 3	" " "	Mohammad Shahri & Monir (Coutzari) Shahri 8114 Mockingbird 67207
Lot 9, Block 3	" " "	H.B. & Ardevina Moriconi 8120 Mockingbird 67207
Lot 12, Block 3	" " "	James H. & Gertrude M. Childers 8121 E. Morningside 67207
Lot 13, Block 3	" " "	Thomas R. Draper 8115 Morningside 67207
Lot 14, Block 3	" " "	Orland J. & Jean E. Peterka 8107 Morningside Dr. 67207
Lot 15, Block 3	" " "	Warren S. & Rita G. DeArmond 8108 Morningside 67207
Lot 16, Block 3	" " "	Kenneth E. & Floydine McGee 8027 Morningside 67207
Lot 17, Block 3	" " "	Paul L. & Mildred L. Irwin 8021 Morningside 67207
Lot 18, Block 3	" " "	Eli S. & Ramona L. Rush 8015 Morningside 67207
Lot 19, Block 3	" " "	Marlyn L. & Vera L. Matz address <u>unknown</u> <i>inst w/ p. 6 net in CD</i>
Lot 20, Block 3	" " "	Tommy G. Johnson & Jerie J. Johnson 8001 Morningside 67207
Lot 1, Block 4	" " "	George & Diana R. Lopez 8000 Willowbrook 67207
Lot 2, Block 4	" " "	Key W. Shibley & Patricia G. Shibley 16669 Kavalcade <i>no such street and not listed at Calvascade Lane</i>
Lot 3, Block 4	" " "	G. William & Lenora A. Miller 8014 Willowbrook 67207
Lot 4, Block 4	" " "	Robert O. & Dorothy D. Wall 8020 Willowbrook 67207
Lot 5, Block 4	" " "	Elon B. & Frances D. Boyers 8102 Willowbrook 67207
Lot 6, Block 4	" " "	Donald C. Farr & Amanda S. Farr 8108 Willowbrook 67207
Lot 7, Block 4	" " "	Paul A. Slicker & Roxy Ellen Slicker 8114 Willowbrook 67207
Lot 8, Block 4	" " "	Daniel L. & Lois P. Goldschmidt 8120 Willowbrook 67207
Lot 9, Block 4	<i>Resent: 8126 Willowbrook 67207</i>	Bernard E. & Alberta F. Nichols 8145 E. Zimmerly St. 67207
Lot 11, Block 4	" " "	H.M. Pack & Miriam C. Pack 8121 Mockingbird 67207

Lot	Addition	Property Owner
Lot 12, Block 4	Bonnie Brae	✓ Kenneth L. & Bonnie M. Epley 8115 Mockingbird 67207
Lot 13, Block 4	" " "	✓ Ronald E. & Mildred L. Stevens 8107 Mockingbird 67207
Lot 14, Block 4	" " "	✓ Lynn W. & Mildred K. Whiteside 8101 Mockingbird 67207
Lot 15, Block 4	" " "	✓ Jørgen J. & Margaret E. Jørgensen 8021 Mockingbird 67207
Lot 16, Block 4	" " "	✓ Bobby J. & Delores J. Thomas 8015 Mockingbird 67207
Lot 17, Block 4	" " "	✓ William J. & Pamela A. Hamrick 8007 Mockingbird 67207
Lot 18, Block 4	" " "	✓ Bernard B. & Okla M. Fairchild 8001 Mockingbird 67207
Lot 1, Block 5	" " "	✓ Theodore B. Van Zant & Cleota T. Van Zant 8002 Peach Tree Lane 67207
Lot 2, Block 5	" " "	✓ W.P. McMillan & Martha E. McMillan 8008 Peach Tree 67207
Lot 3, Block 5	" " "	✓ E. Eugene & Helen L. Lawler 8014 Peach Tree 67207
Lot 4, Block 5	" " "	✓ Carl F. & Clara J. Newman Jr. 8020 Peach Tree 67207
Lot 5, Block 5	" " "	✓ Lynn R. & Mary Ann Ikerd 8102 Peach Tree 67207
Lot 6, Block 5	" " "	✓ Roy C. & Tillie M. Lindell 8108 Peach Tree 67207
Lot 7, Block 5	" " "	✓ Thomas B. & Norma C. Campbell 8114 Peach Tree 67207
Lot 8, Block 5	" " "	✓ Kemper C. & Winona G. Willcut 8120 Peach Tree 67207
Lot 9, Block 5	" " "	✓ James B. & Sharry L. Crowe 8126 Peach Tree 67207
Lot 10, Block 5	" " "	✓ Lyman E. & Mary I. Cavin 8127 Willowbrook 67207
Lot 11, Block 5	" " "	✓ Maurice R. Connolly 8121 Willowbrook 67207
Lot 12, Block 5	" " "	✓ Thomas W.W. Hewlett Jr. Constance S. Hewlett 8115 Willowbrook 67207
Lot 13, Block 5	" " "	✓ J.F. Kemper & Olive E. Kemper 8107 Willowbrook 67207
Lot 14, Block 5,	" " "	✓ Joseph F. Moos & Doris R. Moos 8101 Willowbrook 67207
Lot 15, Block 5	" " "	✓ David F. Bryan & M. Evaleene Bryan 8021 Willowbrook 67207

Lot	Addition	Property Owner
Lot 16, Block 5	Bonnie Brae	✓ Benjamin W. Barker 8015 Willowbrook 67207
Lot 17, Block 5	" " "	✓ Andrew J. & Betty J. Progar 8007 Willowbrook 67207
Lot 18, Block 5	" " "	✓ Robert A. & Carol L. McMillen 8001 Willowbrook 67207
Lot 1, Block 6	" " "	✓ Lambert Lawrence & Marie J. Honton 8021 Peach Tree 67207
Lot 2, Block 6	" " "	✓ Jimmy R. & Geneva B. Wallis 8101 Peach Tree 67207
Lot 3, Block 6	" " "	✓ Willie C. & Evelyn M. Unruh 8107 Peach Tree 67207
Lot 4, Block 6	" " " <i>no other add.</i>	✓ Lloyde Elmer & Patsy R. Golden 427 N. Bluff 67208
Lot 5, Block 6	" " "	✓ Andrew & Mathilda Small 8121 Peach Tree 67207
Lot 6, Block 6	" " "	✓ Robert R. & Susanne J. Sands 8127 Peach Tree 67207
Lot 1, Block 14	" " "	✓ Luther C. Gartin 102 Lochinvar 67207
Lot 2 & N 3' of Lot 3, Block 14	" " "	✓ Wm. James & Diane Lukeman Behring 108 Lochinvar 67207
Lot 3 Exc. N3' Block 14	" " "	✓ Gerald P. & Sharon L. Younger 114 Lochinvar 67207
Lot 4, Block 14	" " "	✓ William J. & Oretta E. Schmidt 120 Lochinvar 67207
Lot 5, Block 14	" " "	✓ Bill J. & Mary Alice Hawks 126 Lochinvar 67207
Lot 6, Block 14	" " "	✓ Benjamin Giles 132 Lochinvar 67207
Lot 7, Block 14	" " "	✓ Cecil J. & Lavone M. Lagerquist 138 Lochinvar 67207
Lot 8, Block 14	" " "	✓ Ompal S. & Cynthia L. Chauhan 144 Lochinvar 67207
Lot 16, Block 14	" " "	✓ Neil J. & Dolores B. Coady 133 Bonnie Brae 67207
Lot 17, Block 14	" " "	✓ Cary N. & Marilyn N. Swink 127 Bonnie Brae 67207
Lot 18, Block 14	" " "	✓ Timothy M. & Toni J. Turpen 121 Bonnie Brae 67207
Lot 19, Block 14	" " "	✓ Edwin H. & Sandra R. Hooper 115 Bonnie Brae 67207
Lot 20, Block 14	" " "	✓ Glavin D. & Marjorie N. Homolka 107 Bonnie Brae 67207
Lot 21, Block 14	" " "	✓ Levada Ruth Armstrong 101 Bonnie Brae 67207

Lot	Addition	Property Owner
Lot 1	<i>present: 200 S. Rock Rd. 67207</i> X Bonnie Brae Second	Rock Road Investment Co. % Robert C. Brim, Jr. 7054 E. Keittog - 67207
Lots 2 & 3	" " " " "	Caliendo Investment Corp. 400 N. Woodlawn Suite 1a 67208
Lot 6	" " " " "	Willard W. & Regina B. Watson 8017 E. Douglas 67207
Lots 7 & 8	" " " " "	O'Donnell Corp. % Blair, Matlack, Rogg, Foote & Scott, P.A. 301 N. Market 67202
All that part of Lot 9 in Bonnie Brae Second lying S of an East-West line beginning at the NE corner of Lot 3 of said addition, thence E parallel to N line of said Lot 9 to the E line of said Lot 9.		Rock Road Investment Co. % Robert C. Brim, Jr. 7054 E. Keittog - 67207
All that portion of Lot 9 in Bonnie Brae Second Addition lying N of an East-West line beginning at NE corner of Lot 3 of said addition, thence E parallel to N line of said Lot 9 to E line of said Lot 9.		Savina Builders, Inc. 352 N. Broadway Rm 208 67202
Lot 1	Champlin	Champlin Petroleum Company address unknown <i>not in CD</i>
Lot 2	<i>present: 132 " S. Rock Rd 67207</i> X	Grove's Schwinn Cyclery Inc. 5600 E. Lincoln 67218
Lot 1	East Branch Y.M.C.A.	Young Men's Christian Assoc. 8025 E. Douglas 67207
Lot 1	Clemons	Irvin Kallman address unknown <i>not in CD</i>
E 44' Lot 2 & E 44' of S 75' Lot 3 & S 20' of N 40' of Lot 3	" "	Neil W. Murney & Cleo B. Murney 820 Dublin 67206
Lot 2 exc. E 44' & Lot 3 exc. E 44' of S 75' & exc. S 20' of N 40' and all of lots 4,5,6 & 7	" "	Fred D. & Nona C. Clemons 60 S. Stratford Rd. 67207
W 100' of Lot 8	Ruth <i>X no other add.</i>	Morco, Inc. % Betty Joyce Morgan 530 Edgewater 67230
E 30' of W 130' of Lot 8	" "	" " " "
E 170' of Lot 8	" "	Graham-Michaelis Drilling Co. 211 N. Broadway Rm 301 67202

Lot	Addition	Property owner
E 125' & E 95' of W 175' of Lot 7 exc. S 140'	Ruth	Mayerick Development Co. Inc. 250 N. Rock Rd. Suite 150 67206
W 80' of W 175' of Lot 7	" " <i>Recent: 8509 Huntington 67206</i>	Michael C. Foley 3900 N. Woodlawn 67220
W 85' of E 220' of S 140' Lot 7	" "	W.A. aka William A. & Deanna Foshee 201 Morningside 67218
Lot 1 exc. N 360' of W $\frac{1}{2}$ NW $\frac{1}{4}$ of Sec. 29, T27S, R2E (Being part of Lot 1, Block 1 & Lot 1, Block 6) & all of Lots 2,3,4,5,6,7,8,9,10, Block 1	Eastmoor	Levitt Jewelry Co. Inc. 7930 E. Harry 67207
N 360' of W $\frac{1}{2}$ NW $\frac{1}{4}$ Sec. 29, T27S, R2E (being part of Lot 1, Block 1 & Lot 1, Block 6)	" "	F.M. & Nellie Brady 26 Lakeside Blvd. 67207
Lot 1, Block 2	" "	M.I. & Patricia Joy Neher, Jr. address unknown <i>not info not in CD</i>
Lot 2, Block 2	" "	Larry Lee & Nima J. McKee 103rd St. South Clearwater, Kansas 67226
Lot 3, Block 2	" "	Wava L. Thompson 8013 E. Orme 67207
Lot 4, Block 2	" "	Herbert & Lila Lee Berger 340 N. Stratford Rd. 67206
Lot 5, Block 2	" "	Mary Jane McCarty 3137 Mascot 67204
Lot 19, Block 2	" "	Jane S. Eulberg 8008 E. Indianapolis 67207
Lot 20, Block 2	" "	Nancy J. Flock 8002 E. Indianapolis 67207
Lot 1	East Side Center	Victor H. Scholfield James Richard Scholfield % 626 Rutland Rd. 67206
Lots 4 & 5	" " " "	Transamerican Investment Properties, Inc. 200 W. Douglas Suite 430 67202

Lot	Addition	Property Owner
Lot 2,	East Side Center together with a non-exclusive permanent reciprocal easement for ingress and egress over & across the following desc. tract which abuts and provides access to Rock Road beginning at the SW corner of Lot 3 of East Side Center Add. thence N along W line of Lot 3, for 30'; thence E parallel to the S line of Lot 3 for 360' to the Eastern line of Lot 3; thence S along Eastern line of Lot 3 for 30'; thence W to point of beg. as desc. in Book 16 Page 923 & corrected by instrument recorded in Book 20, Page 710.	East Side Financial Property, Inc. % The Corporation Co. Inc. 1st National Bank Building Topeka, Kansas 66603
Lot 3,	East Side Center together with a non-exclusive permanent reciprocal easement for ingress and egress over & across beginning at NW corner of Lot 2 of East Side Center Add. thence S along W line of Lot 2 for 376' for point of beg.; thence E from point of beginning parallel to N line of Lot 2, for 385' to eastern line of Lot 2; thence S along eastern line of Lot 2 for 21'; thence E 20'; thence S along eastern line of Lot 2 for 5'; thence W parallel to N line of Lot 2 for 405' to western line of Lot 2; thence N along said western line of Lot 2 for 26' to point of beginning.	Wichita Properties Inc. % Max F. Eberhart 1400 Vickers KSB&T Bldg. 67202
Lot 1	East Side Center 2nd	Scholfield Properties % Scholfield Bros. Pontiac 7633 E. Kellogg 67207
Block 4,	Eastridge 8th Addition, except that part desc. as beginning at SE corner thereof; thence N along E line of said Block 4, 105.98' to a point 36.24' N of NW corner of said Lot 2, Block 1 of Replat of Block 1, Kellogg Crest Add.; thence W parallel with the N line of said Lots 2 & 3, Blk 1, Replat of Block 1, Kellogg Crest Add, 31.51'; thence Southwesterly 41.68' to the southwesterly line of said Block 4 to a point 87.17' northwesterly from the place of beg.; thence southeasterly along the southwesterly line of said Block 4, 87.17' to the place of beginning.	Robert S. Lightner & Gwendolyn H. 26 Cypress Dr. 67206 Eugene W. Lightner 2201 S. Hillside 67211
Lots 2 & 3,	Block 1, Replat of Block 1, Kellogg Crest Addition to Wichita, Sedgwick County, Ks. & that part of Block 4, Eastridge 8th Add., desc. as beginning at the SE corner thereof; thence N along E line of said Blk 4, 105.98' to a point 36.24' N of NW corner of said Lot 2, Blk 1; thence W parallel with N line of said Lots 2 & 3, Blk 1, 31.51'; thence southwesterly 41.68' to the southwesterly line of said Block 4 to a point 87.17' northwesterly from the place of beg.; thence southeasterly along the southwesterly line of said Block 4, 87.17' to the place of beg.	James R. Scholfield Victor H. Scholfield dba Scholfield Properties, a partnership % Scholfield Bros. Pontiac 7633 E. Kellogg 67207
Lots 2 & 3,	Block 1	Eastridge 8th
Lot 4,	Block 1	" " "
Lot 5,	Block 1	" " "
		Robert S. Lightner 26 Cypress Dr. 67206 Eugene W. Lightner 2201 S. Hillside 67211
		Thomas Forster & Marcella M. Forster 548 Calhoun Dr. 67207
		Carl L. & Margaret K. Burrows 554 Calhoun Dr. 67207

Lot	Addition	Property Owner
Lot 1	Replat of Block 1, Kellogg Crest	D Victor H. Scholfield James Richard Scholfield 7633 E. Kellogg 67207
Lot 4, Block 2	Eastridge 11th	D Victor H. Scholfield James R. Scholfield 7633 E. Kellogg 67207
Lot 5, Block 2	" " "	✓ Koakish W. & Glenysse M. Cleaton 7604 E. Orme 67207
Lot 1 & W 2' Lot 2, Block 4	" " "	✓ Eugene O. & Kiyoko Schenck 7503 E. Orme 67207
Lot 2 exc. W 2' Block 4	" " "	X Carter & Mozelle W. Hart, Jr. address unknown <i>not in pb</i>
Lot 3, Block 4	" " "	✓ Valerian J. & Margaret A. Greiving 7515 E. Orme 67207
Lot 4, Block 4	" " "	✓ Walter A. & Martha L. Guillaume Jr. address unknown <i>not in pb</i>
S 4' Lot 5 & all Lot 6, Block 4	" " "	✓ Robert B. & Nadine Walker 609 Longfellow 67207
Lot 5 exc. S 4' Block 4	" " "	✓ Marcelline A. Wright 603 Longfellow 67207
Lot 7 & N 2.5' Lot 8, Block 4	" " "	✓ Lowell K. Ferris & Katherine L. Ferris 615 Longfellow 67207
Lot 8 exc. N 2.5' Block 4	" " "	✓ Thomas S. Shireman & Corliss J. Shireman 7610 E. Indianapolis 67207
W 0.75' Lot 9 & All Lot 10, Block 4	" " "	✓ Barry L. Matthews & Lana Martenia Matthews 7516 E. Indianapolis 67207
Lot 9 exc. W 0.75' Block 4	" " "	✓ Jean Brodier 844 San Pablo 67207
Lot 11, Block 4	" " "	✓ Sam & Laura A. Heinze 7510 E. Indianapolis 67207
Lot 12, Block 4	" " "	✓ Sam A. & Mildred J. Lessley 7504 E. Indianapolis 67207
Lot 1, Block 5	" " "	✓ Edna S. Voth 600 Longfellow 67207
Lot 2, Block 5	" " "	✓ Thomas James Brock 608 Longfellow 67207
Lot 3, Block 5	" " "	✓ James Everett & Justine Russell 614 Longfellow 67207
Lot 4, Block 5	" " "	✓ Robert E. & Margaret M. Haynes 622 Longfellow 67207
Lot 5, Block 5	" " "	✓ Vaughn O. & Grace I. Stevens 220 Lochinvar 67207

Lot	Addition	Property Owner
Lot 6, Block 5	Eastridge 11th	Joseph & Mozelle Mizenko ✓ 7720 E. Indianapolis 67207
Lot 7, Block 5	" " "	Gerald L. & Velma E. Davey ✓ 1114 Royal Rd. 67207
Lot 8, Block 5	" " "	Paul A. Callaway & Anita L. Callaway ✓ 7808 E. Indianapolis 67207
Lot 9, Block 5	" " "	Clève C. & Marion Holland, Jr. ✓ 7814 E. Indianapolis 67207
Lot 10, Block 5	" " "	Dinh H. Dao & Trinh T. Mai ✓ 1544 S. Bleckley Dr. 67218
Lot 11, Block 5	" " "	Patrick S. Bean & Gail A. Bean ✓ 7902 E. Indianapolis 67207
Lot 12, Block 5	" " "	Eugene V. & Carol M. Moser ✓ 7908 E. Indianapolis 67207
Lot 13, Block 5	✓ <i>Revert: 7914 E. Indianapolis 67207</i> " " "	Charles W. & Luella V. Switzer ✓ 421 N. Chautauqua 67214
Lot 14, Block 5	" " "	James Russell & Ruth R. Harris ✓ 7920 E. Indianapolis 67207
Lot 1, Block 2	Eastridge 8th	Monzo C. & Shirley J. Smith Sr. ✓ 602 Calhoun 67207
Lot 2, Block 2	" " "	Edmund Arthur & Lucila Woodcox ✓ 7309 E. Orme 67207
Lot 3, Block 2	" " "	Chester C. & Betty J. Ramsey ✓ 7315 E. Orme 67207
Lot 4, Block 2	" " "	Robert D. & Betty L. Mickelson ✓ 7321 E. Orme 67207
Lot 5, Block 2	" " "	Edward L. & Mauricia Radell ✓ 7327 E. Orme 67207
Lot 6, Block 2	" " "	Helen Y. White ✓ Lois Tefft % 609 S. Armour Dr. 67207
Lot 7, Block 2	" " "	Lawrence E. & Helen L. Lybarger ✓ 2214 S. Rutan 67218
Lot 8, Block 2	" " "	Sidney L. & Ruth Helen Foulston Jr. ✓ 625 S. Armour 67207
Lot 9, Block 2,	" " "	Jeannette M. Nikkel ✓ 7332 E. Indianapolis 67207
Lot 10, Block 2	" " "	Randy & Linda Divine ✓ 7326 E. Indianapolis 67207
Lot 11, Block 2	" " "	Terence J. & Doris J. Scanlon 12 Stagecoach Rd. 67230
Lot 12, Block 2	" " "	Howard & Rose A. DeMoure ✓ 7314 E. Indianapolis 67207

Lot	Addition	Property owner
Lot 13, Block 2	Eastridge 8th	Judith L. Black Julia D. Black ✓ 7308 E. Indianapolis 67207
Lot 14, Block 2	" " "	Judi A. Olenberger ✓ 618 Calhoun 67207
Lot 1, Block B	Eastridge 6th	Frank L. Seten and Vivian Seten Robert Ray Seten ✓ 602 Whittier 67207
Lot 2, Block B	" " "	Daryl D. Anderson ✓ 2930 E. Harry 67211
Lot 3, Block B	" " "	Lee G. & M. Johnie Craddy ✓ 614 Whittier 67207
Lot 4, Block B	" " "	Cecil I. & Betty R. Peterson ✓ 620 Whittier 67207
Lot 5, Block B	" " "	Charles T. & Gertrude J. Eads ✓ 626 Whittier 67207
Lot 6, Block B	" " "	Charles Herbert & Neva R. Jamis, Jr. ✓ 632 Whittier 67207
Lot 17, Block B	" " "	✓ Donald F. & Marilyn L. Gattis 633 Calhoun 67207
Lot 18, Block B	" " "	✓ Virgil & Sylvia L. Kelly 627 Calhoun 67207
Lot 19, Block B	" " "	✓ John P. & Leora K. Redman 621 Calhoun 67207
Lot 20, Block B	" " "	✓ Elaryce J. Simon 4325 E. Lewis 67218
Lot 21, Block B	" " "	✓ Billy R. & Wilma D. Popchoke 607 Calhoun 67207
Lot 22, Block B	" " "	✓ Charles V. Lambertz 601 Calhoun 67207
Lot 1, exc. W 16' Block A	" " "	✓ Charles W. & Vera A. London 4805 E. 24th St. N. 67220
Lot 2, exc. W 16' Block A	" " "	✓ Jon M. Tiger 2502 W. 29th St. N. 67204
Lot 3, exc. W 16' Block A	" " "	✓ William Stephen Timmerman 614 S. Gouverneur Rd. 67207
Lot 4, exc. W 16' Block A	" " "	✓ Suzanne E. Mohney 620 S. Gouverneur 67207
Lot 5, exc. W 16' Block A	" " "	✓ Charles W. & Vera A. London 4805 E. 24th St. N. 67220
Lot 6, exc. W 16' Block A	" " "	✓ Harvey E. & Avis A. Deck 632 S. Gouverneur 67207
Lot 23, Block A	" " "	✓ Lloyd W. & Olive Cameron 633 Whittier 67207

Lot	Addition	Property Owner
Lot 24, Block A	Eastridge 6th	✓ Frank J. & Margaret Schneller 627 Whittier 67207
Lot 25, Block A	" " "	✓ Kelly E. & Diana Conner 621 Whittier 67207
Lot 26, Block A	" " "	✓ Robert Scott & Jena Kay Lysen 615 Whittier 67207
Lot 27, Block A	" " "	✓ David A. Cherry 6535 Randall 67219
Lot 28, Block A	" " "	✓ Walter L. & Lorene B. Johnson, Jr. 601 Whittier 67207
Lot 1, Block 1	✓ <i>resort: 5201 Tamarack Dr 67206</i> Eastridge 5th	✓ Edward J. & DeLoise Campbell 6939 E. Orme 67207 200
Lot 2, Block 1	" " "	✓ Marvin T. & Vivian V. Mapes 6939 E. Orme 67207
Lot 3, Block 1	" " "	✓ Lawrence E. Pierce Jr. Eugene & Patricia J. Pierce Jr. 7007 E. Orme 67207
Lot 4, Block 1	" " "	✓ Mary Ann Simion 7013 E. Orme 67207
Lot 5, Block 1	" " "	✓ Ray W. & Monica M. Goscha 7019 E. Orme 67207
Lot 6, Block 1	" " "	Warren W. & Freda J. Cochran ✓ Linda F. Middleton 7025 E. Orme 67207
Lot 7, Block 1	✓ <i>no other add.</i> " " "	✓ Esther L. Marshall 7031 E. Orme 67207
Lot 8, Block 1	" " "	✓ Donald L. & Ruth H. Broyles 3108 Elpyco 67210
Lot 9, Block 1	" " "	✓ Milton J. & Judith L. Welsh Jr. 7044 E. Gilbert 67207
Lot 10, Block 1	✓ <i>resort: 15304 W. Kellogg Blvd 67052</i> " " "	✓ Ronnie L. & Mary C. Troy 7038 E. Gilbert 67207
Lot 11, Block 1	" " "	✓ Vernon S. & Evelyn M. Anderson 1714 Floberta 67208
Lot 12, Block 1	" " "	✓ Ram Copol Kakkar & Saroj Kakkar 7026 E. Gilbert 67207
Lot 13, Block 1	" " "	✓ Timothy L. & Charlene K. Dreher 7020 E. Gilbert 67207
Lot 14, Block 1	" " "	✓ John E. & Kay E. Herndon 7014 E. Gilbert 67207
Lot 15, Block 1	" " "	✓ David Eugene & Sandra Y. Wilson 7008 E. Gilbert 67207
Lot 16, Block 1	" " "	✓ Phyllis A. Billings 7002 E. Gilbert 67207

Lot	Addition	Property owner
Lot 1, Block 2	Eastridge 5th	✓ Myrtle Browning 502 S. Mission Rd. 67207
Lot 2, Block 2	" " "	✓ Della A. Defeur ✓ Dessie Bollinger ✓ Lillian Hall % Rumsey & Richey 1041 N. Waco 67203
Lot 3, Block 2	" " "	✓ Marjorie G. Randall 514 S. Mission 67207
Lot 11, Block 2	" " "	✓ George R. & Patricia L. Andrews 521 Drury Lane 67207
Lot 12, Block 2	" " "	✓ Marc C. & Pamela S. Schaffer 5431 Plaza Lane 67208
Lot 13 & S 1.5' of Lot 14, Block 2	" " "	✓ Ronald R. & Carol A. Roberts 511 Drury Lane 67207
Lot 14 exc. S 1.5' Block 2	" " "	✗ M. Aileen Moss Nancy E. Holden <i>no other add</i> 507 Drury 67207
Lot 15, Block 2	" " "	✓ George I. & Martha Rorabaugh 503 Drury 67207
Lot 2, Block 3 <i>present: 7007 E. Gilbert 67207</i>	" " "	✗ Michael D. & Brenda G. Klein 840 S. Mission 67207
Lot 3, Block 3	" " "	✓ Jerald D. & Ilene A. Godsey 7013 E. Gilbert 67207
Lot 4, Block 3	" " "	✓ Carol Lynn & Terry L. Poague 7019 E. Gilbert 67207
Lot 5, Block 3	" " "	✓ Ronald D. & Wilma J. Chippeaux 7025 E. Gilbert 67207
Lot 6, Block 3	" " "	✓ Donald D. & Karyn C. Ziegler 7031 E. Gilbert 67207
Lot 7, Block 3	" " "	✓ Ernest F. & June Matlock 7037 E. Gilbert 67207
Lot 8, Block 3	" " "	✓ Twila M. Nelson 7043 E. Gilbert 67207
Lots 1 & 2, Block A	Lightner	D Robert S. Lightner 26 Cypress 67206 D Eugene W. Lightner 2201 S. Hillside 67211
Lots 1 & 2	Keys	Pizza Hut, Inc. ✓ 9111 E. Douglas 67207
Lot 4,	" "	✗ Frank W. & Meriam Jane Buchholz, Jr. address unknown <i>not in 67207</i>

Lot	Addition	Property Owner
S 50' Lot 5	Keys <i>X no order add - X</i>	Nevets, Inc. 905 Stratford 67206
Lot 1 & W 37' of Lots 2 & 3	Keys 2nd	Elizabeth Horning ✓ Opal Ramsdall % 542 Whittier 67207
Lot 2 exc. W 37'	" "	✓ Eddys Toyota of Wichita, Inc. 7333 E. Kellogg 67207
Lot 3 exc. W 37'	" "	✓ James Isaac & Georgia L. Kelly Brooks address unknown <i>not in pb</i>
Lot 1	E.M. Stevens 2nd	✓ Nevets, Inc. 905 Stratford 67206
Lot 1	Chrysler	✓ MKO Properties Inc. One Northfield Plaza Troy, Michigan 48098
Lots 1, 2 & 3, Block A	Bridwell	✓ Walter Morris Investment Co. Inc. 128 S. Dellrose 67218
Lot 1	Ripstra	✓ J.C. Ripstra Trustee of Ripstra Trust Fund #3 % Joseph Ripstra 61 S. Stratford 67207
Lot 1, Block A	McHugh	Blount, Barfell Dennehy Inc. & Richard R. Bailey, Trustee ✓ McClelland, Collins Sheehan, Bailey, Bailey & Belt 600 Hightower 105 No. Hudson Oklahoma City, Oklahoma 73102
Lots 1, 2 & 3	East Mission	✓ Evangelical Lutheran Church of the Reformation 6909 E. Kellogg 67207
W 65' of Lot 1, Block 10	Eastridge	✓ Bertina Warner Beschka & Joe E. Beschka 6902 E. Orme 67207
E 19' of Lot 1 & W 41' of Lot 2, Block 10	" "	✓ George E. & Cora G. Meade address unknown <i>not in pb</i>
E 39' of Lot 2 & W 21' of Lot 3, Block 10	" "	✓ Evangelical Lutheran Church of Reformation Inc. 6909 E. Kellogg 67207
E 59' of Lot 3 & W 1' of Lot 4, Block 10	" "	✓ Duane Edward & Jana B. Kippes 6920 E. Orme 67207
E 23' of Lot 4 & W 33' of Lot 5, Block 10	" "	✓ Corinne Blanche Squire 6932 E. Orme 67207
E 56' of W 57' of Lot 4, Block 10	" "	✓ Una Matheny & Gwenda Faye Matheny address unknown <i>not in pb</i>
E 47' of Lot 5 & W 9' of Lot 6, Block 10	" "	✓ Amber & E. Louise Dial 6938 E. Orme 67207
E 56' of W 65' of Lot 6, Block 10	" "	✓ Gerald W. & Lutie Dee Edwards 455 Courtleigh 67218

Lot	Addition	Property Owner
E 15' of Lot 6 & W 41' of Lot 7, Block 10	Eastridge	X Lloyd N. & E. Sue Shenk address <u>unknown</u> <i>not in pb not in cd</i>
E 39' of Lot 7 & W 17' of Lot 8, Block 10	" "	✓ V.L. & Wanda L. Durrington 546 Trig Ave. 67207
E 56' of W 73' <i>✓ present</i> of Lot 8, Block 10 <i>8608 Travis 67210</i>	" "	X Steven A. & Jane E. Hildebrand 7020 E. Orme 67207
E 7' of Lot 8 & W 49' of Lot 9, Block 10	" "	✓ Curtis L. & Louise A. Jeffers 1130 Royal Road 67207
E 31' of Lot 9 & W 25' of Lot 10, Block 10	" "	X Ronald L. & Edna J. Tannehill address <u>unknown</u> <i>not in pb not in cd</i>
Lot 10 exc. W 25' Block 10	" "	✓ Joyce E. Martin 6407 Rockwood Rd. 67206
E 60' of Lot 8, Block 1	" "	X Celia M. Jenkins <i>not in pb not in cd</i> address <u>unknown</u>
A tract in NW/4 of Section 30, T27S, R2E, desc. as beginning at a point on S line of Kellogg St. aka HW 54, 914.5' W & approximately 64.10' S of NE cor. of said NW/4 of Sec. 30; thence W along S side of Kellogg St. a distance of 250'; thence S parallel to E line of said NW/4 a distance of 280'; thence E parallel to Kellogg St., a distance of 250'; thence N 280' to point of beginning.		✓ Andeel & Andeel Properties 5900 East Central 67208
Lot 1, Block AZ	Eastborough 3rd	✓ Earl Dennis & Mary Louise Parsons 66 Mission 67207
Lot 2, Block AZ	" " "	✓ F.E. & Dorothy L. Kappelman 11 Drury Lane 67207
Lot 3, Block AZ	" " "	✓ Hugh H. Boyle 68 Mission Rd. 67207
Lot 4, Block AZ	" " "	✓ Pauline M. Abraham 13 Drury 67207
Lot 5, Block AZ	" " "	✓ William P. & Kathy R. Matchette 15 Drury 67207
Lot 6, Block AZ	" " "	✓ D.M. & Adaline M. Quinn 70 Mission Rd. 67207
Lot 7, Block AZ	" " "	✓ David & Shirley McElhiney 17 Drury 67207
Lot 8 exc. S 25' Block AZ	" " "	✓ Vincent L. & Rea M. Scott 72 S. Mission 67207
Lot 9 exc. S 25' Block AZ	" " "	✓ Julius & Norma Kenway Jacobson 19 Drury Lane 67207
Lot 1 & S½ vac. Morgan St., Block EZ	" " "	✓ Albert & Maria Causey 12 Drury Lane 67207

Lot	Addition	Property owner
Lot 3, Block EZ	Eastborough 3rd	✓ X. Reed & Dollie D. Hatfield 14 Drury Lane 67207
Lot 5, Block EZ	" " "	✓ Robert A. & Mary F. Buckingham 16 Drury Lane 67207
Lot 7, Block EZ	" " "	✓ Robert M. Ulrich & Ellen C. Lin 18 Drury 67207
Lot 9, exc. S 25' Block EZ	" " "	✓ Richard L. & Beverly A. Holstead 20 Drury 67207
Lot 1, exc. S 15' Block DZ	" " "	✓ Loper Electric Co. Inc. 914 E. Gilbert 67211
S 15' Lot 1 & all Lot 4, Block DZ	" " "	✓ Guy D. & Linda S. Harris 4 Drury Lane 67207
Lot 6, Block DZ	" " "	✓ Carl F. & Mary L. Cannon 6 Drury 67207
Lot 8, Block DZ	" " "	✓ Eugene L. & Marguerita West 8 Drury 67207
Lot 10 & N½ vac. Morgan Lane, Block DZ	" " "	✓ Pelmar A. & Rose M. Kuhlman 10 Drury 67207
Lot 5, Block Y	" " "	✓ Thos. H. & Alice D. Allan 12 Willowbrook Rd. 67207
Lot 4, Block Y	" " "	" " " " " " "
Lot 6, exc. S 10' Block Y	" " "	✓ Thomas C. & Doris V. Raum, Jr. 71 Mission 67207
S 10' of Lot 6 & all Lot 7, Block Y	" " "	X Luella L. Malone address unknown <i>not in cd</i>
Lot 8, Block Y	" " "	✓ W. Dean Vickery & Sarah C. Vickery 75 Mission Rd. 67207
Lot 9, Block Y	" " "	✓ L.J. & Mary B. Pracht Jr. 77 Mission 67207
Lot 10, Block Y	" " "	✓ Phyllis J. Weyand 79 Mission 67207
Lot 11, Block Y	" " "	Kirk M. & Jean S. Ward ✓ 81 Mission 67207
Lot 12, Block Y	" " "	✓ Lorraine H. West 83 Mission 67207
Lot 13 exc. S 25' Block Y	" " "	James B. McKinney & Evelyn E. McKinney ✓ Byron L. Adkison % 89 Mission 67207
Lot 1, Block Z	" " "	✓ Jeff H. King Jr. & Marian Nadine King 58 Mission 67207
W½ Lot 2, Block Z	" " "	✓ J.H. King Jr. 58 Mission 67207

Lot	Addition	Property Owner
½ Lot 2 & all Lot 3, Block Z	Eastborough 3rd	✓ Robert S. & Mary F. Wise 4 Willowbrook 67207
Lot 4, Block Z	" " " "	✓ Larry O. & Florence Steenrod 60 Mission 67207
Lot 5, Block Z	" " " "	✓ William T. & Regina M. West 3 Drury Lane 67207
Lot 6, Block Z	" " " "	✓ Charles B. & Jeanne D. McIlwaine 5 Drury Lane 67207
Lot 7, Block Z	" " " "	✓ Robert M. & Katherine E. Lee 62 Mission Rd. 67207
Lot 8, Block Z	" " " "	✓ Douglas D. & Dalene K. Johnson 7 Drury Lane 67207
Lot 9, Block Z	" " " "	X Merle & Eleanor Kneyt address unknown <i>not in pb</i>
Lot 10, Block Z	" " " "	✓ Earl E. & Barbara E. Leshar 9 Drury 67207
Lot 1, Block T	" " " "	✓ Alfred G. & Violet G. Pitzner 11 E. Lynwood Blvd 67207
Lot 2, Block T	" " " "	✓ Edward J. & Helen B. Healy 13 E. Lynwood Blvd 67207
Lot 3, Block T	" " " "	✓ Jay K. & Isabel F. Wisdom 15 E. Lynwood Blvd 67207
Lot 4, Block T	" " " "	X Joan I. Peterson address unknown <i>not in pb</i>
Lot 5, Block T	" " " "	✓ Amos C. Small 19 E. Lynwood Blvd. 67207
Lot 6, Block T	" " " "	✓ Paul W. Fleeger & Nedra Evans Fleeger, Trustees 21 E. Lynwood 67207 Union National Bank, Successor Trustee 150 N. Main 67202
Lot 7, Block T	" " " "	✓ Robert R. & Lila M. Arnold 23 E. Lynwood 67207
Lot 8, Block T	" " " "	X Herman A. & Louise L. Asment address unknown <i>not in pb</i>
Lots 9 & 10, Block T	" " " "	✓ Jeff H. & Mildred C. King 9 Willowbrook 67207
Lots 11 & 12, Block T	" " " "	✓ Dwane L. & Velma L. Wallace 5 Willowbrook 67207
Lot 13, Block T	" " " "	✓ Warner & Maxine Moore 1 Willowbrook 67207
Lot 14, Block S	" " " "	✓ Benton & Leslie P. Silloway Jr. 67 Mission 67207
Lot 1, Block O	" " " "	✓ Alfred James III & Elizabeth F. James 50 Mission Rd. 67207
Lot 2, Block O	" " " "	✓ James L. & Marilyn H. Deckinger 3 English 67207

Lot	Addition	Property owner
Lot 3, Block 0	Eastborough 3rd	✓ G.H. Steve & Evelyn E. Jordan 5 English 67207
Lot 4, Block 0	" " " "	✓ Mary Lynn Oliver 7 English 67207
Lot 5, Block 0	" " " "	✓ Victor N. & Lola B. Harris 9 English 67207
Lot 6, Block 0	" " " "	✓ Morris D. McCreedy 11 English 67207
Lot 7, Block 0	" " " "	✓ Wilbur H. & Marjorie H. Weedin 13 English 67207
Lot 8, Block 0	resort: 15 English Ave 67207	✓ James Charles & Janice Kay Manion 3415 Country Club Pl. 67208
Lot 9, Block 0	" " " "	✓ Dwight J. Wilson 52 Mission 67207
Lot 10, Block 0	" " " "	✓ Darrell H. Leason 18 E. Lynwood Blvd 67207
Lot 11, Block 0	" " " "	D Ralph S. Lightner 20 E. Lynwood Blvd 67207
Lot 12, Block 0	" " " "	✓ John H. Songer & Roslyn A. Songer 22 E. Lynwood 67207
Lot 13, Block 0	" " " "	✓ Donald J. & Agnes M. Robinson 24 E. Lynwood 67207
Lot 14, Block 0	" " " "	✓ Lawrence W. & M. Grace Shannon 26 E. Lynwood 67207
Lot 15, Block 0	" " " "	D J.G. Ripstra 61 S. Stratford 67207
Lot 1, Block W.M.G.	" " " "	✓ Olive Ann Beech 48 Mission 67207
W 155' of Lot 2, Block W.M.G.	" " " "	✓ James R. & Mary Boyd 13 E. Douglas 67207
E 81.74' Lot 2 & W 78.74' Lot 3, Block W.M.G.	" " " "	✓ Cora Armstrong, Harriett Ann Griffith & Barbara Jean Wydman, as trustees of the Cora H. Armstrong Revocable Trust dated June 29, 1979 15 E. Douglas 67207
E 158' Lot 3, Block W.M.G.	" " " "	✓ Frank R. & Lorraine F. Solomon 17 E. Douglas 67207
Lot 4, Block W.M.G.	" " " "	X William H. & Hazel B. Avery address unknown not on job
Lot 5, Block W.M.G.	" " " "	D Olive Ann Beech 48 Mission 67207
Lot 6 exc W 115' Block W.M.G.	" " " "	✓ Robert L. & Frances E. Burns 2116 Fairview 67203
E 78.74' Lot 7 & W 79.26' Lot 8, Block W.M.G.	" " " "	✓ Theodore A. Hiebert, Trustee of Kathryn S. Hiebert, Trust & Theodore A. Hiebert Trustee of Theodore A. Hiebert, Trust 12 English 67207

Lot	Addition	Property owner
W 115' Lot 6 Block W.M.G.	Eastborough 3rd	Glenn D. & Dee Anne Byer ✓ 4 English 67207
W 158' Lot 7 Block W.M.G.	" " " "	Katharine H. Knorr ✓ #10 English 67207
E 157.48' Lot 8 Block W.M.G.	" " " "	Luis A. & Vera J. Casado ✓ 14 English 67207
<p>Lot 3, Block A, Clayton Addition and Commencing at intersection of Nly line of Kellogg Drive with the Wly line of Clayton Addition, thence E along N line of Kellogg Drive a distance of 60'; thence N along a line parallel with Wly line of Lot 1, Block A in said Clayton Addition to N line of said Lot 1; thence Wly along Nly line of said Lot 1 & Nly line of said Lot as extended to the intersection of Nly line of said Lot 1; as extended with Wly line of Clayton Addition; thence S along Wly line of Clayton Addition to point of beginning.</p>		<p>Windsor at Eastborough ✓ 1/2 Donald Whidden 7030 E. Kellogg St. 67207</p>
<p>All of Lots 1 & 2, Block A, Clayton Addition except W 130'6" of Lot 1 & exc N 120' of Lot 2 & N 120' of E 19.6' of Lot 1 together with easement for common driveway purposes & public ingress & egress as follows: 1) over a strip of land 12'6" wide & abutting upon above-described land immediately to W thereof & 2) over a strip of land 30' wide, consisting of N 30' of S 155' of E 100'6" of W 130'6" of Lot 1, Block A, in said Clayton Addition</p>		<p>X W.R. & Ada J. Azim address unknown <i>not in pb</i></p>
<p>Lot 1 exc. E 19.6' & except above described tract owned by W.R. Azim in block A, Clayton Add.</p>		<p>Philip F. & Gloria E. Farha ✓ 557 N. Armour 67206</p>
Lot 1	Aboud	Eloyd J. & Jeanne G. Ellis ✓ 8020 University 67209
Lot 1, Block U	Eastborough 3rd	✓ Richard H. & Eunice H. Barton 72 S. Stratford 67207
Lot 2, Block U	" " " "	✓ Philip W. & Suzanne G. Russell 74 S. Stratford 67207
Lot 1, Block P	" " " "	✓ Austin B. & Mildred E. Craig 56 S. Stratford 67207
Lot 2, Block P	" " " "	✓ William A. Hensley III & Carla A. Hensley 58 Stratford 67207
Lot 3, Block P	" " " "	✓ Wona Clemons 60 S. Stratford 67207
Lot 4, Block P	" " " "	✓ Mercedes E. Wright 62 S. Stratford 67207
Lot 5, Block P	" " " "	✓ George R. & Elizabeth Temple 64 S. Stratford 67207
Lot 6, Block P	" " " "	✓ Jane B. Manka 66 S. Stratford 67207
Lot 7, Block P	" " " "	✓ Robert M. & Florence L. Smith Sr. 68 S. Stratford 67207
Lot 8, Block P	" " " "	✓ George A. Angle 70 S. Stratford 67207

Lot	Addition	Property owner
Lot 2, Block K	Eastborough 2nd	✓ James E. & Sarah E. Winter 127 Bonnie Brae 67207
Lot 3, Block K	" " " "	✓ Orville & Opal Glick 15 Huntington 67206
Lot 4, Block K	" " " "	✓ George R. & Martha Sue Jones 17 Huntington 67206
Lot 5, Block K	" " " "	✓ Paul S. & Lynda S. Bowen 19 Huntington 67206
Lot 6, Block K	" " " "	✓ Bruce D. & Claire B. Voorhees 21 Huntington 67206
Lot 7 & W 10' Lot 8, Block K	" " " "	✓ Robert A. & Gertrude L. Finney 23 Huntington 67206
Lot 8 exc. W 10' & W 15' Lot 9, Block K	" " " "	✓ Howard C. & Mary Louise Menne 25 Huntington 67206
Lot 9 exc. W 15' Block K	✓ <i>Acct: 27 Huntington 67206</i> " " " "	✓ Henri L. & Karen L. Van Dam 1113 Gouverneur Ct. 67207
Lot 11, Block K	" " " "	✓ Richard V. & Ruth Sardou 14 E. Douglas 67206
Lots 12 & 13, Block K	" " " "	✓ Robert M. & Nancy R. Smith #16 Douglas 67206
Lot 14, Block K	" " " "	✓ Hugh S. Edgerton 20 Douglas 67206
Lot 15, Block K	" " " "	✓ Virgil L. & Nola Moody 22 Douglas 67206
Lot 16, Block K	" " " "	Nora M. Mergen ✓ Ruth M. Cox % 24 Douglas 67206
Lot 17, Block K	" " " "	✓ Mont C. Darper III & La Rena Draper 26 E. Douglas 67206
Lot 18, Block K	" " " "	✓ Maryrose N. Bauslaugh 28 E. Douglas 67206
Lot 1, Block J	" " " "	✓ James E. & Mary S. Colburn 6 Park Ave. 67206
Lot 2, Block J	" " " "	✓ Wallace M. & Judith K. Stromberg 4 Park Ave. 67206
Lot 3, Block J	" " " "	✓ Curtis Harvey & Betty Sager Jones 32 Park 67206

That part Lot 5, beg. at NE cor of Lot 5, thence SWly 172.6' along lot line to SE cor of Lot 5, thence NWly 45' to a point being common to corner of Lots 2,3,5 & 10 thence NEly to point on front lot line of lot 5 which point is 50' NWly of the point of beginning thence SEly along front lot line of Lot 5, 50' to point of beginning, being in Eastborough 2nd, Block J

✓ H.M. & Norma A. VanAuken
9 High Dr. 67206

Lot	Addition	Property owner
W $\frac{1}{2}$ of Lot 5 except a triangular tract of land lying within this described as beginning at SE corner of Lot 3, Block J, thence Nly along rear line of Lot 3, 80', thence SEly 50', thence SWly 60' to point of beginning being in Block J, Eastborough 2nd		X Mildred M. Powers <i>not in pg 6</i> address unknown
A triangular tract of land lying within following described as Beginning at SE corner Lot 3, Block J, thence Nly along rear line Lot 3, 80', thence SEly 50', thence SWly 60' to beginning, being part of W $\frac{1}{2}$ of Lot 5, Block J, Eastborough 2nd		✓ Roy Thomas & Mary Elizabeth Orr 550 W. Central Apt 1403 67203
Lot 7, Block J	Eastborough 2nd	✓ Joe G. Jones Jr. 15 High Dr. 67206
Lot 8, Block J	" " " "	John Hered & Barbara A. Hered ✓ 20 Huntington 67206
Lot 9, Block J	" " " "	Raul E. Brito ✓ 18 Huntington 67206
Lot 10, Block J	" " " "	✓ Herbert A. & Virginia Maxine Jones 16 Huntington 67206
Lot 4, Block H	" " " "	✓ Ealon S. & Marcelle R. Hocutt 33 S. Stratford 67207
Lot 5, Block H	" " " "	✓ Charles B. & Lucia Jean Jenney 12 Brookfield Rd. 67206
Lot 6 & SE 35' Lot 7, Block H	" " " "	George H. & Maxine A. Vandenberg ✓ 10 Brookfield 67206
NWly 65' Lot 7, Block H	" " " "	M.W. Hellar ✓ 6 Brookfield 67206
Lot 5, Block I	" " " "	✓ Karin McDonald Maloney 34 Stratford 67206
Lot 4, Block I	" " " "	Richard Caliendo ✓ 400 N. Woodlawn 67208
Lot 3, Block I	" " " "	✓ Jimmie Lee & Jane M. Kuhlmann 38 S. Stratford 67206
Lot 2, Block I	" " " "	Reba L. Angle ✓ 40 N. Stratford 67206
Lot 1, Block I	" " " "	✓ Richard A. & Kathleen S. Lynn 42 N. Stratford 67206
Lot 7 exc. S 20' Block I	" " " "	✓ Peggy Steele Meyer Chloe Cory Steele 44 S. Stratford 67206
Block L	" " " "	✓ Frank E. & Cynthia C. Caliendo 400 N. Woodlawn 67208
Lot 7, Block 1	Rockwood 3rd	X Mary Ann Skolant <i>not in pg 6</i> address unknown

Lot	Addition	Property owner
Lot 8, Block 1	Rockwood 3rd	✓ Fred E. & Neoma Sue Fruhauf 201 N. Armour 67206
Lot 9 exc. W 20' Block 1	" " "	✓ James P. Keller & Donna J. Keller 155 N. Armour 67206
W 20' Lot 9 & W 20' of N 9.8' Lot 10, Block 1	" " "	✓ Jimmie Lee & Jane M. Kuhlmann 38 S. Stratford 67206
W 20' of S 80.2' of Lot 10 & W 20' of N 19.8' of Lot 11, Block 1	" " "	✓ Reba L. Angle 40 N. Stratford 67206
Lot 10 exc. W 20' Block 1	" " "	✓ Clyde Niernberger & Ruth E. Niernberger 145 N. Armour 67206
S 70.2' of W 20' of Lot 11, Block 1	" " "	✓ Union National Bank of Wichita 150 N. Main 67202
Lot 11 exc. W 20' Block 1	" " "	✓ Guilford Jones Jr. & Elizabeth E. Jones 120 N. Westfield 67212
Part of Lot 12, Block 1, Rockwood 3rd Addition described as commencing at a point on N line of said Lot, 19.6' W of N.E. corner thereof; Thence S parallel with E line of said Lot, 25.8' for a place of beginning; thence continuing S parallel with E line of said Lot 73.96'; thence W at right angles 29.77'; thence S at right angles 2'; thence W at right angles 15.93 feet; thence N at right angles 75.96'; thence E at right angles 45.7' to beginning together with an undivided 1/12th interest in common areas	✓ Norman K. Pullman & Bette Pullman 501 Longford Lane 67206 <i>Recent: 3007 E. Central 67214</i>	
Part of Lot 12, Block 1, Rockwood 3rd described as commencing at a point on N line of said Lot, 19.6' W of N.E. corner thereof; thence S parallel with the E line of said Lot, 25.8'; thence W at right angles 45.7' for a place of beginning; thence S at right angles 73.96'; thence W at right angles 28.75'; thence S at right angles 2'; thence W at right angles 17'; thence N at right angles 75.96'; thence E at right angles 45.75' to beginning, together with an undivided 1/12th interest in common areas	✓ Luann H. Weigand 12 Colonial 67207	
Part of Lot 12, Block 1, Rockwood 3rd Addition described as commencing at a point on N line of said lot 19.6' W of NE corner thereof; thence S parallel with E line of said Lot 99.76'; thence W at right angles 14.32'; thence S at right angles 67.31' for a place of beginning; thence continuing S on last described line extended, 29.87'; thence E at right angles 2'; thence S at right angles 16.25'; thence W at right angles 82.74'; thence N at right angles 24.5'; thence E at right angles 3.3'; thence N at right angles 3'; thence E at right 14.7'; thence N at right angles 7'; thence E at right angles 5.31'; thence N at right angles 11.62'; thence E at right angles 57.43' to beginning together with an undivided 1/12th interest in common areas	✓ Betty S. Innes 105 N. Armour 67206	

Lot	Addition	Property owner
	Part of Lot 12, Block 1, Rockwood 3rd Addition described as commencing at a point on N line of said Lot 19.6' W of N.E. corner thereof; thence S parallel with E line of said Lot 99.76'; thence W at right angles 63.75' for a place of beginning; thence continuing W on last described line extended, 10.7'; thence S at right angles 2'; thence W at right angles 19.13'; thence N at right angles 2.83'; thence W at right angles 16.3'; thence S at right angles 52.3'; thence E at right angles 14.82'; thence S at right angles 23.67'; thence E at right angles 3.3'; thence S at right angles 10.8'; thence E at right angles 14.7'; thence N at right angles 7'; thence E at right angles 5.31'; thence N at right angles 11.62'; thence E at right angles 8'; thence N at right angles 67.31' to beginning together with an undivided 1/12th interest in common areas	Joseph A. Dondlinger & Mary Alice Dondlinger 111 N. Armour St. 67206
	Part of Lot 12, Block 1, Rockwood 3rd Addition described as commencing at a point on N line of said Lot, 19.6' W of N.E. corner thereof; thence S parallel with E line of said Lot, 25.8' for a place of beginning; thence continuing S parallel with E line of said Lot 73.96'; thence W at right angles 29.77'; thence S at right angles 2'; thence W at right angles 15.93'; thence N at right angles 75.96'; thence E at right angles 45.7' to beginning, together with an undivided 1/12th interest in common areas	Leslie J. Rudd 125 N. Armour 67206 resent: 3641 N. Hillside 67219
	Lot 12, Block 1, Rockwood 3rd Addition, except above last 5 described tracts	Union National Bank of Wichita 150 N. Main 67202
	Part of Lot 13, Block 1, Rockwood 3rd Addition described as commencing at a point on W line of said Lot, 121.15' N of SW corner thereof; thence E parallel with S line of said Lot, 100.08'; thence S at right angles 25.2'; thence E at right angles 45.4' for a place of beginning; thence continuing east on last described line extended 45.7'; thence S at right angles 75.95'; thence W at right angles 16.27'; thence N at right angles 2'; thence W at right angles 29.43'; thence N at right angles 73.95' to beginning together with an undivided 1/12th interest in common areas	Gladys L. Levitt 7118 E. Douglas 67206
	Part of Lot 13, Block 1, Rockwood 3rd Addition described as commencing at a point on W line of said Lot, 121.15' N of SW corner thereof, thence E parallel with S line of said Lot, 54.75' for a place of beginning; thence continuing E parallel with S line of said Lot, 45.33 feet; thence S at right angles 74.65'; thence W at right angles 29.58'; thence S at right angles 2'; thence W at right angles 15.75'; thence N at right angles 76.65' to beginning, together with an undivided 1/12th interest in common areas	Howard N. Fullington 7108 E. Douglas 67206

Lot	Addition	Property owner
<p>Part of Lot 13, Block 1, Rockwood 3rd Addition described as commencing at a point on W line of said Lot, 121.15' N of SW corner thereof; thence E parallel with S line of said Lot, 11' for a place of beginning; thence continuing E parallel with S line of said Lot 43.75'; thence S at right angles 74.65'; thence W at right angles 27.45'; thence S at right angles 2'; thence W at right angles 16.3'; thence N at right angles 76.65' to beginning, together with an undivided 1/12th interest in common areas</p>		<p>✓ L. Doyle Gerhardt & Winona D. Gerhardt 7104 E. Douglas 67206</p>
<p>Part of Lot 13, Block 1, Rockwood 3rd Addition described as commencing at a point on W line of said Lot, 121.15' N of SW corner thereof; thence E parallel with S line of said Lot, 100.08' thence S at right angles 25.2' for a place of beginning; thence E at right angles 45.4'; thence S at right angles 75.95'; thence W at right angles 15.82'; thence N at right angles 2'; thence W at right angles 29.58'; thence N at right angles 73.95' to beginning, together with an undivided 1/12th interest in common areas</p>		<p>✓ Walter T. Elnen 7114 E. Douglas Ave. 67206</p>
<p>Lot 13, Block 1, Rockwood 3rd Addition, except above last 4 described tracts</p>		<p>✓ Union National Bank of Wichita 150 N. Main 67202</p>
<p>Part of Lot 14, Block 1, Rockwood 3rd Addition described as commencing at a point on S line of said Lot, 214.52' W of SE corner thereof; thence N parallel with E line of said Lot 38.6' for a place of beginning; thence continuing N parallel with E line of said Lot, 45.7'; thence E at right angles 74.02'; thence S at right angles 29.4'; thence E at right angles 2'; thence S at right angles 16.3'; thence W at right angles 76.02' to beginning, together with an undivided 1/12th interest in common areas</p>		<p>✓ Payne H. & Cliffe D. Ratner 7211 Huntington 67206</p>
<p>Part of Lot 14, Block 1, Rockwood 3rd Addition described as commencing at a point on S line of said Lot, 214.52' W of SE corner, thereof; thence N parallel with E line of said Lot, 84.3' for a place of beginning; thence continuing N parallel with E line of said Lot, 45.78'; thence E at right angles 49.3'; thence S at right angles 2'; thence E at right angles 24.72'; thence S at right angles 28'; thence E at right angles 2'; thence S at right angles 15.78'; thence W at right angles 76.02' to beginning, together with an undivided 1/12th interest in common areas</p>		<p>✓ Helen M. Canzoneri 7203 Huntington 67206</p>
<p>Part of Lot 14, Block 1, Rockwood 3rd Addition described as commencing at a point on S line of said Lot, 20' W of SE corner thereof; thence N parallel with E line of said Lot, 44.7' for a place of beginning; thence continuing N parallel with E line of said Lot, 75.86'; thence W at right angles 16.3'; thence S at right angles 2'; thence W at right angles 27.9'; thence S at right angles 24.68'; thence W at right angles 1.57'; thence S at right angles 49.18'; thence E at right angles 45.77' to beginning, together with an undivided 1/12th interest in common areas</p>		<p>✓ Kathryn Davis 7227 Huntington 67206</p>

Lot	Addition	Property owner
Part of Lot 14, Block 1, Rockwood 3rd Addition described as commencing at a point on S line of said Lot, 20' W of SE corner thereof; thence N parallel with E line of said Lot 35.5'; thence W at right angles to E line of said Lot, 36.35' for a place of beginning; thence continuing W along the last described line extended, 32.2'; thence South at right angles 12.4'; thence W at right angles 52.7'; thence N at right angles 15.5'; thence E at right angles 2.75'; thence N at right angles 16.3'; thence W at right angles 2'; thence N at right angles 12.2'; thence E at right angles 25.83'; thence N at right angles 2'; thence E at right angles 48.9'; thence S at right angles 24.4'; thence E at right angles 9.42'; thence S at right angles 9.2' to beginning, together with an undivided 1/12th interest in common areas		X Thelma Wallingford address unknown <i>not on pg 6</i>
Lot 14, Block 1, Rockwood 3rd Addition, except above last 4 described tracts		1) Union National Bank of Wichita 150 N. Main 67202
Lot 7, Block 2	Rockwood 3rd	✓ Fred E. & Anita J. Fox 220 N. Armour 67206
Lot 8, Block 2	" " "	✓ Harold E. & Frances N. Ramsey 210 N. Armour 67206
Lot 9 & N2' Lot 10, Block 2	" " "	✓ Kenneth S. & Dena G. Martin 200 N. Armour 67206
Lot 10 exc. N 2' Block 2	" " "	✓ Robert R. & Elizabeth W. Thurston 154 N. Armour 67206
Lot 11, Block 2	" " "	✓ James D. & Dorothy A. Cavanaugh 144 N. Armour 67206
Lot 12, Block 2	" " "	✓ Larry B. & Valerie B. Spikes 134 N. Armour 67206
Lot 13, Block 2	" " "	✓ Gale W. & Esther L. Doner 124 N. Armour 67206
Beginning at SE corner of Lot 14, thence W along front line 10'; thence Nly parallel with E line of said Lot, 70'; thence Nly 75' more or less to NEly corner Lot 14, thence S 144' to beginning & all Lot 15, Block 2, Rockwood 3rd Addition		X Philip & Carol A. Friedman address unknown <i>not on pg 6</i>
Lot 14 except that part beginning at SE corner of Lot 14, thence W along front line, 10'; thence Nly parallel with E line said Lot, 70'; thence Nly 75' more or less to NEly corner of Lot 14, thence S 144' to beginning, Block 2, Rockwood 3rd Addition		✓ John M. & Marcella S. Roberts 104 N. Armour 67206
Lot 16, Block 2	Rockwood 3rd	✓ Glen E. & Joan M. Seaton 105 Rutland Rd. 67206
Lot 17, Block 2	" " "	✓ Randall P. & Reeve M. Anderson 115 Rutland Rd. 67206

Lot	Addition	Property owner
Lot 18, Block 2	Rockwood 3rd	✓ Terry J. & Sally I. Sutcliffe 135 Rutland 67206
Lot 19, Block 2	" " "	✓ Kenneth C. & Jane A. Mattley 145 Rutland 67206
Lot 20, Block 2	" " "	✓ W. Nolan & H. Irene Scimeca Artz 155 Rutland 67206
Lot 21, Block 2	" " "	✓ H.B. Walls 201 Rutland Rd. 67206
Lot 22, Block 2	" " "	✓ Hugh D. & Janet F. Wallace 211 Rutland Rd. 67206
Lot 23, Block 2	" " "	✓ I. Fred & Ruth A. Muenchrath 221 Rutland 67206
Lot 1, Block 1	Rockwood 4th	✓ Wm. G. & Patricia J. Schopf 7302 Pagent Lane 67208
Lot 2 & W 0.25'	" " "	✓ Norris H. & Doris W. Madden 7316 Pagent Lane 67206
Lot 3, Block 1	" " "	✓ Donna Vee Kidwell 7328 Pagent Lane 67206
Lot 3 exc. W 0.25' Block 1	" " "	✓ Robert B. & Betty J. Meeker 7400 Pagent Lane 67206
Lot 4 & beginning at SWly corner of Lot 5, thence to NW corner, thence along rear line 2½', thence to SWly corner at beginning, Block 1, Rockwood 4th		✓ Sheldon J. & Alice N. Miller 108 Rutland 67206
Lot 1, Block 2	Rockwood 4th	✓ Roger E. & Patricia L. Riepe 122 N. Rutland 67206
Lot 2, Block 2	" " "	✓ Richard M. & Hannah R. Kerschen 1204 S. Gouverneur Ct. 67207
Lot 3, Block 2	<i>Reent: 144 Rutland 67206</i>	✓ Gary M. & Suzanne S. Hanssen 154 Rutland Rd. 67206
Lot 4, Block 2	" " "	✓ Frank A. & Lorene M. Addis 200 Rutland Rd. 67206
Lot 5, Block 2	" " "	✓ James V. & T. Arline Kice 7301 Pagent Lane 67206
Lot 6, Block 2	" " "	✓ Ray R. & Nahia L. Farha 7315 Pagent Lane 67206
Lot 7, Block 2	" " "	✓ Fred C. & Harriett E. BanBebber 7329 Pagent Lane 67206
Lot 8, Block 2	" " "	✓ Charles E. & Susan F. Henning 7401 Pagent Lane 67206
Lot 9, Block 2	" " "	✓ P.K. Smith Jr. & Wanda L. Smith 7405 Pagent Lane 67206
Lot 10, Block 2	" " "	✓ Ronald L. & Jo Ann Wickham 7409 Pagent Lane 67206
Lot 11, Block 2	" " "	✓ Robert L. & Maribel B. McCroskey 7413 Pagent Lane 67206
Lot 12, Block 2	" " "	

Lot	Addition	Property owner
Lot 13, Block 2	Rockwood 4th	Sanford & Ellen M. Fitzig ✓ 243 Post Rd oak St. 67206
Lot 14, Block 2	" " "	✓ Jo Ann B. Schovee 225 Post Rd oak St. 67206
Lot 15, Block 2	" " "	✓ Richard D. & Elinor J. Martens 217 Post Rd oak 67206
Lot 16, Block 2	" " "	✓ John P. & Lois P. Hawkins 201 Post Rd oak 67206
Lot 17, Block 2	" " "	✓ Burl D. & Alice Mae Greer 171 Post Rd oak St. 67206
Lot 18, Block 2	" " "	✓ Claude R. & Sue B. Kimbrel 157 Post Rd oak 67206
Lot 19, Block 2	" " "	✓ Gerald D. & J. Diane Haag 143 post Rd oak 67206
Lot 20, Block 2	" " "	✓ John H. & Georgia R. Haeberle 125 Post Rd oak 67206
Lot 21, Block 2	" " "	✓ Elizabeth N. Cambrill address unknown <i>not in pg 6</i>
Lot 22, Block 2	" " "	✓ R.S. & Vere M. Huston 110 Brendonwood Ct. 67206
Lot 23, Block 2	" " "	✓ Elbie G. & Phyllis B. McNeil 118 Brendonwood Ct. 67206
Lot 24, Block 2	" " "	✓ Richard T. & Carol Sue Foster 126 Brendonwood Ct. 67206
Lot 25, Block 2	" " "	✓ F.W. & Shirley G. Shelton Jr. 134 Brendonwood Ct. 67206
Lot 26, Block 2	" " "	✓ Willis H. & Melva B. Webster 142 Brendonwood Ct. 67206
Lot 27, Block 2	" " "	✓ Frank L. & Martha W. Yancey 150 Brendonwood Ct. 67206
Lot 28, Block 2	" " "	✓ John E. & Karol Schlicher 139 Brendonwood Dr. 67206
Lot 29, Block 2	" " "	✓ Gerald W. & Elenor R. Carr 131 Brendonwood Dr. 67206
Lot 30, Block 2	" " "	✓ Bill E. & Clara J. Gravley 123 Brendonwood 67206
Lot 31, Block 2	" " "	✓ W. Philip Buck Jr. 115 Brendonwood Dr. 67206
Lot 32, Block 2	" " "	✓ Glenn E. & Eleanor M. Smith 107 Brendonwood 67206
Lot 1, Block 3	" " "	✓ Roger D. & Nancy J. Farrow 106 Brendonwood 67206
Lot 2, Block 3	" " "	✓ Jack G. & Christine F. Paulsen 114 Brendonwood 67206

Lot	Addition	Property owner
Lot 3, Block 3	Rockwood 4th	✓ Warren E. & Dorothy P. Meyer 130 Brendonwood 67206
Lot 4, Block 3	" " "	✓ Max R. & Penelope A. Moss 133 Brendonwood 67206
Lot 5 exc S 5' Block 3	" " "	✓ J.C. Phipps M.D. & Dorothy E. Phipps 117 Brendonwood 67206
S 5' Lot 5 & all Lot 6, Block 3	" " "	✓ Joseph A. & Hazel Ruth Bulger 109 Brendonwood Ct. 67206
Lot 1, Block 4	" " "	✓ Jack S. & Alice R. Stevens 7301 Huntington 67206
Lot 2, Block 4	" " "	✓ William R. & Patricia Coughenour 7315 Huntington 67206
Lot 3, Block 4	" " "	✓ Ann Valerius Petrie 7329 Huntington 67206
Lot 4, Block 4	" " "	✓ Willard L. Momsen Jr, & Carol A. Momsen address unknown <i>not in file</i>
Lot 5, Block 4	" " "	✓ Albert H. & Odetta Howard 7409 Huntington 67206
Lot 6, Block 4	" " "	✓ Dr. Randall S. Ramsey 7417 Huntington 67206
Lot 7, Block 4	" " "	✓ Brian E. & Miriam E. Romalis 7507 Huntington 67206
Lot 8 exc E 2' Block 4	" " "	✓ Velma Jean Cragg 7515 Huntington 67206
E 2' Lot 8 & all Lot 9, Block 4	" " "	✓ James C. & Sandra Kay Price 7523 Huntington 67206
Lot 2, Block 1	Rockwood 5th	✓ Walter S. & Pauline M. Gick 216 Posthoak 67206
Lot 3, Block 1	" " "	✓ Homer G. Nester 212 Posthoak St. 67206
Lot 4, Block 1	" " "	✓ James B. Connelly & Isabelle M. Connelly 206 Posthoak St. 67206
Lot 5, Block 1	" " "	✓ Thomas O. Griffin & Sharon S. Griffin 200 Posthoak St. 67206
Lot 6, Block 1	" " "	✓ Harry J. & Kathryn A. Frieze 130 Posthoak St. 67206
Lot 7, Block 1	" " "	✓ Albert A. & Katherine J. Crawford 124 Posthoak 67206
Lot 8, Block 1	" " "	✓ Russell W. & Elizabeth Ann Campbell 116 Posthoak 67026

Lot	Addition	Property owner
Lot 9, Block 1	Rockwood 5th	✓ Jack E. & Margie E. Smith 110 Postoak 67206
Lot 10, Block 1	" " "	✓ Louise L. Yost 104 Postoak 67206
Lot 11, Block 1	" " "	✓ Francis Fredreck & Dorothy Ann Lynch 101 Penrose Dr. 67206
Lot 12, Block 1	" " "	✓ Berniece L. Oliver 109 Penrose Dr. 67206
Lot 13, Block 1	" " "	✓ James H. & Joan G. Reeder 117 Penrose Dr. 67206
Lot 14, Block 1	" " "	✓ Cletus T. & Viola M. Burgardt 125 Penrose 67206
Lot 15, Block 1	" " "	✓ Robert & E. Jerrine Namisnak 133 Penrose 67206
Lot 16, Block 1	" " "	✓ Charles L. & Carol J. Wood 141 Penrose 67206
Lot 17, Block 1	" " "	✓ Norbert Wilfrid & Mary A. Frische 2940 Mitchell 67210
Lot 18, Block 1	" " "	✓ Raymond H. & Hazel Blair Davis 209 Penrose 67206
Lot 19, Block 1	" " "	✓ Robert N. & Ray C. McNiel 217 Penrose 67206
Lot 4, Block 2	" " "	✓ Lawrence E. & Pauline B. Hall 216 Penrose 67206
Lot 5, Block 2	" " "	✓ Charles F. & Nancy Ellen Squire 208 Penrose 67206
Lot 6, Block 2	" " "	✓ James H. & Roberta M. Steele 200 Penrose 67206
Lot 7, Block 2	" " "	✓ Arthur J. & Donna Robinson 142 Penrose 67206
Lot 8, Block 2	" " "	✓ John N. Ryan Jr. 134 Penrose 67206
Lot 9, Block 2	" " "	✓ A. James & Alma Jane King 126 Penrose 67206
Lot 10, Block 2	" " "	✓ Perry T. & Marcia M. Fleagle 118 Penrose 67206
Lot 11, Block 2	" " "	✓ Lawrence A. & Annabelle H. Gittrich 110 Penrose 67206
Lot 12, Block 2	" " "	✓ Thomas R. & Melinda M. Lentz 102 Penrose 67206
Lot 5, Block 1	Rockwood 6th	✓ Thomas H. & Pamela B. Hanner 219 Burr Oak Rd. 67206

Lot	Addition	Property owner
Lot 6, Block 1	Rockwood 6th	✓ Walter E. & Dorris A. Ferguson 213 Burr Oak Rd. 67206
Lot 7, Block 1	" " "	✓ Leon J. & Jule M. Marano 207 Burr Oak Rd. 67206
Lot 8, Block 1	" " "	✓ John R. Carnahan 201 Burr Oak 67206
Lot 9, Block 1	" " "	✓ James R. & Rebecca S. Mott 131 Burr Oak 67206
Lot 10, Block 1	" " "	✓ Charles E. & Patricia B. Ramsey 123 Burr Oak 67206
Lot 11, Block 1	" " "	✓ Robert T. & Janet K. High 119 Burr Oak 67206
Lot 12, Block 1	" " "	✓ W. Gary & Joan M. Poss 111 Burr Oak 67206
Lot 13, Block 1	" " "	✓ Earl W. & Kathryn M. Johnson 7722 Huntington 67206
Lot 7 exc N 2' Block 2	" " "	✓ James L. & Cynthia A. Burgess 253 Live Oak Lane 67206
Lots 8 & 9, Block 2	" " "	✓ Dorothy Compton Morton & Richard B. Hammond, Trustees Box 1118 67201
Lot 10, Block 2	" " "	✗ D.J. & C. Susan Hampton <i>no other</i> 550 W. Central 67203 <i>add</i>
Lot 11, Block 2	" " "	✓ William L. & Clara A. Poitevint 205 Live Oak 67206
Lot 12, Block 2	" " "	✓ Terry O. & Barbara A. Everson 204 Burr Oak Road 67206
Lot 13, Block 2	" " "	✓ Dennis W. & Peggy E. Yockey 208 Burr Oak Rd. 67206
Lot 14, Block 2	" " "	✓ Alvin L. & Barbara J. Smith 212 Burr Oak Ct. 67206
Lot 1, Block 4	" " "	✓ Samuel A. & Grace M. Baker 244 Live Oak Lane 67206
Lot 2, Block 4	" " "	✓ William J. & Mary Lou Ervin 236 Live Oak 67206
Lot 3, Block 4	" " "	✓ Daniel A. & Elly S. Derr 228 Live Oak 67206
Lot 4, Block 4	" " "	✓ Raymond E. & Marie E. Holstad 224 Live Oak Lane 67206
Lot 5, Block 4	<i>parent: 216 Live Oak, 67206</i>	✗ Dirk W. & Margaret T. Vink 752 N. Mission Rd. 67206
Lot 6, Block 4	" " "	✓ Patrick F. & Ann M. Regan 210 Live Oak Lane 67206
Lot 7, Block 4	" " "	✓ Ralph Edward & Dorothy E. Umbarger 124 Burr Oak Rd. 67206

Lot	Addition	Property owner
Lot 8, Block 4	Rockwood 6th	✓ Robert O. & Elaine M. Cyphert 116 Burr Oak Rd. 67206
Lot 9, Block 4	" " "	✓ Cecil L. & Diane E. McClaren 110 Burr Oak 67206
Lot 10, Block 4	" " "	✓ W. Mike & Marilyn K. Campbell 104 Burr Oak Rd. 67206
Lot 11, Block 4	" " "	✓ Larry W. & Marlene M. Robinson 100 Burr Oak 67206
Lot 12 exc W 2' Block 4	" " "	✓ Wilbur B. & Dorothy A. Harrison 7721 Huntington 67206
W 2' Lot 12, Block 4	" " "	✓ John Hale Jr. & Margaret Hale 7711 Huntington 67206
Lot 5, Block 3	Rockwood 5th	✓ " " " " " " " " " "
Lot 4, Block 3	" " "	✓ William H. & Peggy Ann Mitchell 7701 Huntington 67206
Lot 3, Block 3	" " "	✓ Charles J. Woodin 4th Financial Center % Foulston, Siefkin, Powers & Eberhardt 67202 <i>100 N. Broadway 67202</i>
Lot 2, Block 3	" " "	✓ Roy K. & Donna C. Steeby 7615 Huntington 67206
Lot 1, Block 3	" " "	✓ Hilaire J. & Charlotte B. Lavigne Jr. 7601 Huntington 67206
Lot 1	Rockwood Reserve A	✓ The Prudential Insurance Co. of America 6901 W. 63rd St. Overland Park, Kansas 66202
Lot 1, Block A	Rockborough	✓ Travelers Insurance Co. 600 Colorado Derby Bldg. 67202
Lot 2, Block A	" " "	✓ Windsor at Rockborough 3310 Harrison St. Topeka, Ks. 66600
Lot 1	B & H	✓ Merle J. & Harvey W. Hefley 7701 Dublin St. 67206
Lot 2	<i>Revised: 564 N. Broadwood Ave. 67206</i>	✓ J. Victor & Helen M. Benton 8501 Shannon Way 67206 Harvey W. & Merle J. Hefley D 7701 Dublin St. 67206
Lot 1, Block A	Nestor's	✓ Capitol Federal Savings & Loan Assoc. 700 Kansas Ave. Topeka, Ks. 66603
Lot 2, Block A	" "	✓ Nestor R. Weigand Jr. 12 Colonial 67207 Karl Solomon ✓ 1102 Whitfield Lane 67218

Lot	Addition	Property owner
	Beginning at a point 50' E & 40' N of SW corner NW $\frac{1}{4}$ of Section 20, T27S, R2E, thence N parallel with W line of said quarter section 175'; thence E parallel with S line said quarter section, 175'; thence S parallel to West line said quarter section, 175' thence W to beginning	X J.A. Vickers address unknown <i>not in pb</i>
Lot 1	Rockwood South 1st	✓ M & N Investment, a partnership 150 N. Market 67202
Lot 2	" " " " "	✓ E. Y. Yingling, Jr. & Doreen M. Yingling 24 Via Roma 67230
Lot 2, Rockwood South 3rd except that part deeded to the City of Wichita, Kansas		Robert W. Moore 400 N. Walker Oklahoma City, Oklahoma 73102
Lots 2, 3 & 4	Kellogg Mall	✓ Kellogg Mall Associates 1712 North Meridian St. Indianapolis, Ind. 46200
Lot 1, Kellogg Mall Addition, except that part described as commencing at a point 1790.35' S & 60' W of NE corner of SE $\frac{1}{4}$ of Sec. 19, T27S, R2E; thence Wly parallel with U.S. HW 54 r-o-w, 23.25' to E line of said Lot 1 & a place of beg.; thence continuing Wly parallel with said HW, 176.75'; thence Sly parallel with E line of said SE $\frac{1}{4}$, 350'; thence Ely parallel with said HW, 183.1' to E line of said Lot 1; thence Nly along E line of said Lot 1, 350.07' to place of beginning.		✓ Estate of James Campbell Suite 500 828 Fort Street Mall Honolulu, Hawaii 96813
Part of Lot 1, Kellogg Mall Addition described as commencing at a point 1790.35' S & 60' W of NE corner of SE $\frac{1}{4}$ of Section 19, T27S, R2E; thence W parallel with U.S. HW 54 r-o-w, 23.25' to E line of said Lot 1 & a place of beginning; thence continuing W parallel with said HW 176.75'; thence S parallel with E line of said SE $\frac{1}{4}$, 350'; thence E parallel with said HW 183.10' to the E line of said Lot 1, thence N along E line of said Lot 1, 350.07' to place of beginning		✓ Kellogg Mall Associates 1712 North Meridian St. Indianapolis, Ind. 46200
A tract located in SE $\frac{1}{4}$ of Section 19, T27S, R2E, described as beginning at a point on W line of Armour Drive as platted in Rockwood South 3rd add. said point being 80' N of NE corner of Lot 1 in said Addition; thence W parallel with N line of said Lot 1, 429.67' to a point of curvature of a curve to the right having a central angle of 90°00' and a radius of 50'; thence along said curve 78.54' to the point of tangency of said curve; thence along tangent of said curve 279.99' to the point of curvature of a curve to the right having a central angle of 90°00' and a radius of 50'; thence along said curve 78.54' to the point of tangency of said curve; thence E along tangent of said curve and parallel with N line of said Lot 1, 426.59' to W line of said Armour Drive extended N; thence S along said Armour Drive extended N, 380' to beginning.		✓ Fred E. Trotter, H.C. Eichelberger, and Wade H. McVay, as Trustees under the will and of the estate of James Campbell (not as individuals) % Phil Frick 4th Financial Center Foulston, Siefkin, Powers & Eberhardt <i>100 N. Broadway, 67202</i>

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Lot	Addition	Property owner
Beginning 8' E & 465' N of SW corner SE $\frac{1}{4}$ of Sec. 19, T27S, R2E, thence E 50', thence N 100', thence W 50' thence S 100' to beginning.		✓ Kansas Gas and Electric Company 120 E. 1st st. 67202
A tract beginning 465' N of SW corner of SE $\frac{1}{4}$ Sec. 19, T27S, R2E; thence E 8'; thence N 100'; thence E 50'; thence N 65'; thence W 58' to W line of SE $\frac{1}{4}$; thence S along W line 165' to point of beginning.		D Kansas Gas and Electric Company 120 E. 1st St. 67202
Lots 1 thru 12, Block 1 and Lots 1 & 2, Block 2	Rockwood South 5th	Fred E. Trotter, H.C. Eichelberger, and Wade H. McVay, as Trustees under the will and of the estate of James Campbell (not as individuals) D % Phil Frick 4th Financial Center Foulston, Siefkin, Powers & Eberhardt
Beginning 630' N of SW corner of SE $\frac{1}{4}$ of Sec. 19, T27S, R2E, thence E 58', thence S 35.29' more or less, to N line of Lot 2, Rockwood South 1st Addition, thence E 50'; thence N 120'; thence W 108' to W line of SE $\frac{1}{4}$, thence S along W line of SE $\frac{1}{4}$, 84.45', more or less to point of beginning		D Kansas Gas and Electric Company 120 E. 1st St. 67202

We hereby certify the foregoing to be a true and correct list
of the property owners of:

1000' radius of SE $\frac{1}{4}$ of Section 19, Township 27
South, Range 2 East of 6th P.M., Sedgwick County,
Kansas, except Rockwood South Second Addition

as shown by the last deeds of record on file in the Office of the Register of Deeds of
Sedgwick County, Kansas, on this 23rd day of January, 1980 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

Order No. 284970
wh

By:

Mary Hall

Vice President

FORM 29 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.

Planning

DESCRIPTION

AMOUNT

C.P. amount of \$1,000.00

DEPT

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY

FEDERAL EXPRESS

PLEASE COMPLETE ALL INFORMATION IN THE 5 BLOCKS OUTLINED IN ORANGE
SEE BACK OF FORM SET FOR COMPLETE PREPARATION INSTRUCTIONS

AIRBILL NUMBER
560268100



00731 YOUR FEDERAL EXPRESS ACCOUNT NUMBER **0731-0751-2**

FROM (Your Name)
Andy Anders

COMPANY **KELLY-JOHNSTON ENTERPRISES** DEPARTMENT/FLOOR NO

STREET ADDRESS
701 NORTHWEST 63RD ST 2ND FLR

CITY **OKLAHOMA CITY** STATE **OK**

DATE **8/16/83**

TO (Recipient's Name)
Jack H. Galbraith, If Not For Pick-Up or Saturday Delivery, Recipient's Phone Number

COMPANY **Chief Planner** DEPARTMENT/FLOOR NO

Park Plans Division-City Hall-10th Fl

STREET ADDRESS (P.O. BOX NUMBERS ARE NOT DELIVERABLE)
455 North Main **Metropolitan Planning Div.**

CITY **Wichita** STATE **Kansas**

AIRBILL NO. **560268100** ZIP ACCOUNT ZIP CODE REQUIRED FOR OVERNIGHT DELIVERY **67210**

YOUR NOTES/REFERENCE NUMBERS (FIRST 12 CHARACTERS WILL ALSO APPEAR ON INVOICE)

PAYMENT Bill Shipper Bill Recipient's F.E.C. Acct. Bill 3rd Party F.E.C. Acct. Bill Credit Card

Cash In Advance Account Number/Credit Card Number

SERVICES CHECK ONLY ONE BOX		DELIVERY AND SPECIAL HANDLING CHECK SERVICES REQUIRED		PACKAGES	WEIGHT	DECLARED VALUE	BS	EMP. NO.	DATE	FEDERAL EXPRESS USE
<input type="checkbox"/> PRIORITY 1 OVERNIGHT LETTER	<input type="checkbox"/> HOLD FOR PICK-UP AT FOLLOWING:	<input type="checkbox"/> 1 FEDERAL EXPRESS LOCAL DELIVERY IN SERVICE GUIDE, RECIPIENT'S PHONE NUMBER REQUIRED		7	2					ADVANCE ORIGIN
<input type="checkbox"/> COURIER PAK	<input type="checkbox"/> DELIVER	<input checked="" type="checkbox"/> 2 SATURDAY SERVICE REQUIRED (See Reverse Side and Guide for delivery)								ADVANCE DESTINATION
<input checked="" type="checkbox"/> 3 OVERNIGHT AIR (See 3, 4, 5, 6, 7, 8, 9)	<input type="checkbox"/> 3 RESTRICTED ARTICLES SERVICE (P-1 and Division and Package info. and charges)	<input type="checkbox"/> 4 555 Signature Security Service (Protects, insures, delays, delays)		TOTAL	TOTAL	TOTAL				OTHER
<input type="checkbox"/> 4 OVERNIGHT TIME (See 3, 4, 5, 6, 7, 8, 9)	<input type="checkbox"/> 5 DELIVERY TO RECIPIENT'S DOOR	<input type="checkbox"/> 6 DELIVERY TO RECIPIENT'S DOOR (REGULAR STOP)		RECEIVED AT						TOTAL CHARGES
<input type="checkbox"/> 5 STANDARD AIR (See 3, 4, 5, 6, 7, 8, 9)	<input type="checkbox"/> 6 DELIVERY TO RECIPIENT'S DOOR (REGULAR STOP)	<input type="checkbox"/> 7 DELIVERY TO RECIPIENT'S DOOR (ON CALL STOP)		RECEIVED BY (Signature)						
	<input type="checkbox"/> 7 OTHER SPECIAL SERVICE	<input type="checkbox"/> 8 DELIVERY TO RECIPIENT'S DOOR (REGULAR STOP)		Federal Express Corporation Employee No. X						
	<input type="checkbox"/> 9	<input type="checkbox"/> 9		DATE/TIME For Federal Express Use 8/16/83						
				DATE/TIME RECEIVED						

OVERNIGHT IS NEXT BUSINESS DAY (MONDAY THROUGH FRIDAY), TWO DAYS FROM ALASKA/HAWAII, SATURDAY DELIVERY AVAILABLE IN CONTINENTAL U.S. SEE "SPECIAL HANDLING"

RECIPIENT COPY (AFFIXED TO PACKAGE GIVEN TO EMPLOYEE AT DELIVERY)

PARTY 2041730751
FEC 5-0751 01/01/8
REVISION DATE
7/82 GFE
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