

DP-64 (File #2) - WESTWOOD LAKE
(formerly Zoo Blvd) RESIDENTIAL
CUP - North side of 13th St. North
between Zoo Blvd. & I-235.

*POSTED
2-22-79*

ACTION

DATE

COMMITTEE

M.A.P.C. *Approved under the conditions* 3-15-79

B.C.C./B-60-C. *Approved* 4-17-79

Map No. 5149
Sec. 11
Twp. 27
Range 1W

DATA SHEET
COMMUNITY UNIT PLAN

AMENDED FILE #
DP 64
Z-
Filed 1-31-79

APPLICATION REQUEST: Approval of proposed planned WESTWOOD LAKE (formerly Zoo Blvd.) CUP-RESIDEN. development.

1. Applicant Sheffield Place, Inc. et al
Address 1901 W. 13th St., 67203 Phone 262-1169
2. Agent Bill G. Yung Design
Address 1355 N. Waco, 67203 Phone 264-0676
3. General Location North side of 13th St. North between Zoo Blvd.
and I-235 Address _____
4. Proposed Use _____

AREA DATA

1. Acres 20.16 (_____ ft. by _____ ft.)
2. Existing Zoning "R-5" Proposed Zoning _____
3. Area (is) (is not) platted. _____ Addition _____
4. Existing R/W _____ ft. _____ ft.
_____ St. _____ St.
Proposed R/W _____ ft. _____ ft.
_____ St. _____ St.

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date	Action
<u>3-15-79</u>	<u>Approved sub to condition</u>
_____	_____
_____	_____

2. Governing Bcdy

Date	Action
<u>4-17-79</u>	<u>Approved</u>
_____	_____
_____	_____

SHARON WILSON ANGLES
LORAIN ST. BERKELEY, CALIF. 94704
No. 2153C
Simplic

Map No. 5149
Sec. 11
Twp. 27
Range 1W

DATA SHEET

AMENDED FILE #2
DP- 64
Filed 1-31-79

APPLICATION DATA:

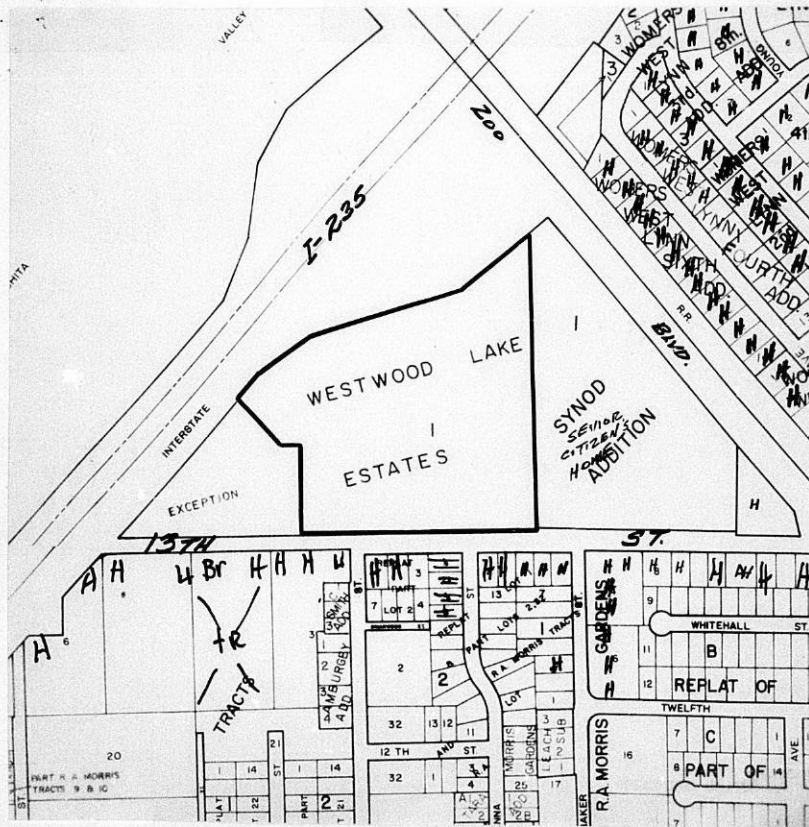
1. Applicant: Sheffield Place, Inc., et al
Address 1901 W. 13th St. 67203 Phone 262-1169
2. Agent: Bill G. Yung Design
Address 1355 N. Waco, 67203 Phone 264-0676
3. General Location: North side of 13th St. North, between Zoo Blvd. and I-235 Address _____
4. Proposed Use: _____

AREA DATA:

1. Acres: 20.16 (IRREGULAR) (1140 ft. by 1150 ft.)
2. Existing Zoning: "R-5
3. Land Use: East SENIOR CITIZENS HOME South I-235
West UNDEVELOPED North SINGLE FAM
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: UNDEVELOPED
6. Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time DP-64



June 20, 1979

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

DP-64 - Westwood Lake (formerly Zoo Blvd.) Residential C.U.P.
amended File #2. - on the north side of 13th Street, in an
area west of Zoo Blvd.

The Board of City Commissioners on April 17, 1979, considered
the above captioned C.U.P. Their action was to approve the
C.U.P. subject to the following conditions:

- A. Replatting of subject property within one year from the date of approval by the City Commission; or the application be considered denied and closed.
- B. 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 residential development and be binding upon the present owners, their successors and assigns, unless amended.
- C. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, 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 being resubmitted to the Planning Commission and City Commission for their consideration.

Please note that prior to issuance of any building permits, and in accordance with condition "A" above, the property must be replatted.

Attached for your information and files are two approved copies of the amended C.U.P. We would recommend that you mark "void" on the copy of DP-64 in your files, which was previously approved on April 16, 1974.

Page Two
Robert B. Feldner, Superintendent of Central Inspection
June 20, 1979

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

Jack H. Galbraith
Chief Planner

JHG:CLN;el

Attachments

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR AMENDMENT OF RESIDENTIAL CUP

CASE NO. DP-64

CONSIDERED BY MAPC: 3-15-79

REQUEST FOR: Amendment of Residential Community Unit Plan

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

None stated.

GENERAL LOCATION: North side of 13th Street North between Zoo
Boulevard and I-235.

LEGAL DESCRIPTION:

Lot 1, Westwood Lake Estates Addition to Sedgwick County,
Kansas.

APPLICANT: Sheffield Place, Inc., et.al, 1901 W. 13th St.

COUNSEL FOR APPLICANT: Bill G. Yung, architect, 1355 N. Waco.

PROTESTORS (LIST COUNSEL) IF ANY: None

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

LAND USE: Existing, Undeveloped; North, I-235; East, Presbyterian Manor;
South, Single Family; West, I-235 & Undeveloped.CPO RECOMMENDATION: CPO Council Area "M" voted 5-3 to take no action
because the applicants were not present at the meeting.

PLANNING COMMISSION RECOMMENDATION:

That this application be approved subject to conditions as shown in the
excerpt from Planning Commission minutes of 3-15-79. Bayouth moved,
Barrier seconded and it carried unanimously. Hennessy, Jones and Taylor
were absent.

ACTION: 1. Approve the CUP as recommended by the Metropolitan Area
Planning Commission, subject to the recommended conditions; or
2. Return the application to the Metropolitan Area Planning Com-
mission for reconsideration. The City Commission states the following
reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF MARCH 15, 1979:

24. Case No. DP-64 - Sheffield Place, Inc., et al requests amendment to a Residential Community Unit Plan for Lot 1, Westwood Lake Estates Addition to Sedgwick County, Kansas. Generally located on the north side of 13th Street North between Zoo Boulevard and I-235.

GALBRAITH showed slides of the area and surrounding area and reviewed the following staff report:

COMMENTS:

1. On April 16, 1974, the Board of City Commissioners approved a change to the "R-5" General Residence District and associated residential Community Unit Plan for subject property located on the north side of 13th Street North in an area between I-235 and Zoo Boulevard. The development plan originally approved was for one parcel of approximately 150 multi-family units to be clustered around a lake site.
2. As permitted under the Residential CUP provisions of the zoning ordinance, the applicant has submitted a revised residential development plan for review and recommendation by the Planning Commission. In order for the Planning Commission to recommend approval of a residential CUP, it must find specific evidence and facts showing that the proposed development plan meets the following conditions:
 - a. That the value of the buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
 - b. That such plan is consistent with the intent and purpose of this Chapter (28.04.190.A) to promote public health, safety, morals and general welfare.
 - c. That the buildings shall be used only for residential purposes and the usual accessory uses, such as automobile parking areas, garages and community activities, including churches; and provided that an "LC" district can be established through the regular channels.
 - d. That the average lot area per family contained in this site, exclusive of the area occupied by streets, shall be not less than the lot area per family required by the district in which the development is located.
3. The revised development plan now on file proposes the following general amendments to the approved plan:
 - a. A change in name from Zoo Boulevard C.U.P. to Westwood Lake C.U.P.
 - b. A reduction of the total number of dwelling units permitted on the site from 150 units to 120 units.
 - c. The addition of single family and duplexes as permitted uses under the plan in addition to the multiple family units currently permitted under the approved plan.
 - d. The creation of five parcels as opposed to one parcel permitted under the approved plan.
4. Although subject property was platted in conjunction with the approval of the original development plan, the public street system and individual lotting arrangements as proposed in the revised plan will necessitate replatting of the property.

5. Should the Planning Commission determine that the proposed plan amendments are appropriate and find that the four conditions listed in comment #2 have been satisfied, the following are recommended conditions of approval:
- a. Replatting of subject property within one year from the date of approval by the City Commission; or the application be considered denied and closed.
 - b. 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 residential development and be binding upon the present owners, their successors and assigns, unless amended.
 - c. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, 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 being re-submitted to the Planning Commission and City Commission for their consideration.

GALBRAITH stated that there has always been a drainage problem in this area, and originally, in 1974, when this property was platted, they attempted an on-site retention by a proposed lake. He said the lake is existing, the hole was dug, but it was never really graded properly or landscaped because the property did change ownerships. The applicants still desire to have an on-site retention pond, but probably not as deep as it presently is. GALBRAITH related that the staff believes that this is a superior CUP to the one previously approved in 1974, and are supportive of the CUP. He added that CPO Council Area "M" voted 5-3 to take no action because the applicants were not present at the meeting.

BILL YUNG, architect representing the applicant, stated that he regretted that they did not meet with the CPO Council, but that Ken Bengtson did meet with the CPO Council later and had gone into detail what the proposals were, and YUNG felt that many of the questions were resolved at that meeting. YUNG pointed out that the drainage on this project was an internal system, and the big hole that is there now will be substantially filled in and utilized as a detention facility which will improve the appearance of the neighborhood.

FRANK FEAR, Committee member of the Presbyterian Manor, stated that the drainage has been under study for quite awhile, and the paving of 13th Street west of Zoo Boulevard is waiting on the drainage study. He asked if the proposed pond took care of the drainage area.

YUNG stated that all of the drainage problems they had within their property would be handled by that pond, but it would not solve the whole neighborhood drainage problem.

ADALINE FARRELL, Administrator, Presbyterian Manor, said their main concern was the drainage, but with the redesign and reducing the number of units from 150 to 120, their concern was that nothing could be created that would put any more water on them than they have, and they would like to be protected in that manner.

TERRAL L. WITGOW, 5001 West 13th, stated he could not say he was really opposed to the plan, but the street that was proposed dumps right into his driveway, and he wondered if there was anyway to keep that from happening. He mentioned that they were not on City water, and did not know if there were plans for City water.

YUNG stated that when the pond was filled in it would be a grassy swale, and most of the time it would be dry. He said that it was designed to accommodate a 100-year design storm.

LAKIN commented on the question of the street, and stated that that was one of the things that should be looked into at the time of platting, because if the street offsets, they would want it to offset at least 125 feet off of the centerline so that there would not be a jog.

KATHERINE FORREST, 4700 West 13th, commented that Mr. Bengtson did not meet with the CPO Council Area "M" the night that they held their meeting, it was with some of the neighborhood people who lived on both sides of 13th Street. She said that 13th Street was the dividing line between Area "M" and Area "O", and some of the people who were in Area "M" did attend the CPO meeting in which the applicant did not appear, so they asked Mr. Bengtson to talk to them that night about the development. She felt the neighbors were in favor of the development if the drainage problems could be taken care of. Their real concern was doing something with 13th Street, which was not the problem with this Commission. She said that if the developers carry through as planned, it might be advantageous to the neighborhood.

CONNIE D. GAHMAN, 4821 West 13th, said that the homeowners would like to have some sort of guarantee that this was not a low income housing project being put across the street from them.

CHAIRMAN GREIDER, remarked that the Planning Commission could not address that issue as far as the CUP was concerned it was not within their scope.

YUNG commented that the price of the dwelling units would be from 95,000 to 100,000 dollars, which the cost of the land almost dictates that you would have to be in that price range.

MOTION: That the Planning Commission recommend to the City Commission that this application be approved subject to the following conditions:

- A. Replatting of subject property within one year from the date of approval by the City Commission; or the application be considered denied and closed.
- B. 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 residential development and be binding upon the present owners, their successors and assigns, unless amended.
- C. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, 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 being resubmitted to the Planning Commission and City Commission for their consideration.

Bayouth moved, Barrier seconded and it carried unanimously. Hennessy, Jones and Taylor were absent.

March 22, 1979

Curtis Newby and Louis Olivarea, Junior Planners
Jack H. Galbraith, Chief Planner

DF 64 - Zoo Boulevard CUP

At last week's Planning Commission Meeting on March 15, 1979, there were several people speaking in concern of drainage and the paving of 13th associated with the above C.U.P. They wanted the street paved.

Specifically, when the replat is filed and scheduled for consideration, make sure the following person is notified of the Subdivision Committee meeting and that he receives any follow-up correspondence:

Terral L. Wittgow
5001 W. 13th
Wichita, Kansas 67212

Jack L. Galbraith
Chief Planner

JHG:bh

March 19, 1979

Bill G. Yung
1355 N. Waco
Wichita, Kansas 67203

Re: DP-64 Westwood Lake Residential
Community Unit Plan - north side
of 13th St. North between 100
Blvd. & I-235

Dear Mr. Yung:

At its regular meeting on March 15, 1979, the Metropolitan Area Planning Commission considered the above-captioned Community Unit Plan application. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

- a. Replatting of subject property within one year from the date of approval by the City Commission; or the applications be considered denied and closed.
- b. 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 residential development and be binding upon the present owners, their successors and assigns, unless amended.
- c. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, 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.

Bill G. Yung
March 19, 1979
Page Two

- d. Any major changes in this development plan being resubmitted to the Planning Commission and City Commission for their consideration.

It is necessary that we receive ten (10) additional copies of the C.U.P. by April 2, 1979 for this matter to appear on the City Commission agenda of April 17, 1979. This meeting will 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:bbc

cc: Frank Fear, Jr., 1231 Mulberry 67212
Adaline Farrell, Administrator, Presbyterian Manor,
4700 W. 13th 67212
Terral L. Wittgow, 5001 W. 13th 67212
Katherine Forrest, 4700 W. 13th 67212

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE March 8, 1979



TO Jack Galbraith, Chief Planner
FROM Sarah Gilbert, CPO Administrative Aide

SUBJECT DP-64 (North side of 13th Street,
between Zoo Blvd. and I-235)

The applicant and agent were invited to the March 7 meeting of CPO Area "M" Council to discuss the above application and had indicated they would attend. They did not come to the meeting and the Council discussed the case with six area residents.

The Council voted 5-3 to take no action on the application because the applicant was not present and had not provided a site plan of the development.

The members requested that you inform the MAPC of the reason for their lack of action when the case is considered on March 15.

Sarah Gilbert
Sarah Gilbert
CPO Administrative Aide

SG:al

Noted:

Evelyn Pittman
Evelyn Pittman
Assistant CPO Coordinator

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 3-15-79

Case No. DP-64	Request: Amendment of Residential Community Unit Plan	
Location: North side of 13th Street North between Zoo Boulevard and I-235		
Acres: 20.16	Size: 930' x 950' (irregular)	
	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-5"
North	I-235	"AA"
East	Presbyterian Manor	"B"
South	Single Family	"A2"
West	I-235 & Undeveloped	"AA"
Adequate street rights-of-way to be secured at time of platting.		
Platted: Yes	History:	Z-1602 "AA" to "R-5"
		DP-64
		MAPC 3-28-74 approve
		BCC 4-16-74 approve

COMMENTS:

- On April 16, 1974, the Board of City Commissioners approved a change to the "R-5" General Residence District and associated residential Community Unit Plan for subject property located on the north side of 13th Street North in an area between I-235 and Zoo Boulevard. The development plan originally approved was for one parcel of approximately 150 multi-family units to be clustered around a lake site.
- As permitted under the Residential CUP provisions of the zoning ordinance, the applicant has submitted a revised residential development plan for review and recommendation by the Planning Commission. In order for the Planning Commission to recommend approval of a residential CUP, it must find specific evidence and facts showing that the proposed development plan meets the following conditions:

Page 2
Case No. DP-64
MAPC AGENDA
3-15-79

- a. That the value of the buildings and the character of the property adjoining the area included in such plan will not be adversely affected.
 - b. That such plan is consistent with the intent and purpose of this Chapter (23.04.190.A) to promote public health, safety, morals and general welfare.
 - c. That the buildings shall be used only for residential purposes and the usual accessory uses, such as automobile parking areas, garages and community activities, including churches; and provided that an "LC" district can be established through the regular channels.
 - d. That the average lot area per family contained in this site, exclusive of the area occupied by streets, shall be not less than the lot area per family required by the district in which the development is located.
3. The revised development plan now on file proposes the following general amendments to the approved plan:
- a. A change in name from 500 Boulevard C.U.P. to Westwood Lake C.U.P.
 - b. A reduction of the total number of dwelling units permitted on the site from 150 units to 120 units.
 - c. The addition of single family and duplexes as permitted uses under the plan in addition to the multiple family units currently permitted under the approved plan.
 - d. The creation of five parcels as opposed to one parcel permitted under the approved plan.
4. Although subject property was platted in conjunction with the approval of the original development plan, the public street system and individual lotting arrangements as proposed in the revised plan will necessitate replatting of the property.
5. Should the Planning Commission determine that the proposed plan amendments are appropriate and find that the four conditions listed in comment #2 have been satisfied, the following are recommended conditions of approval:

000836

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Case No. DP-64
MAPC AGENDA
3-15-79

- a. Replatting of subject property within one year from the date of approval by the City Commission; or the applications be considered denied and closed.
- b. 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 residential development and be binding upon the present owners, their successors and assigns, unless amended.
- c. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission, 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 being re-submitted to the Planning Commission and City Commission for their consideration.

DP-64 - 80 - "Notice to Adjoining Property Owners" mailed 3/1/79
for the MAPC meeting for 3/15/79

1 (including map) to CPO Office

81 TOTAL

1 Keith Clark, 1340 Baker, 67212 (mailed 3-9-79)

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

March 1, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, March 15, 1979, 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, Wichita, Kansas, will consider an application for amendment to the WESTWOOD LAKE RESIDENTIAL COMMUNITY UNIT PLAN (formerly Zoo Boulevard C.U.P.) for property legally described as follows:

DP-64 - Lot 1, Westwood Lake Estates Addition to Sedgwick County, Kansas. Generally located on the north side of 13th Street North between Zoo Boulevard and I-235.

The Development Plan of this area, originally approved on April 16, 1974, has been resubmitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

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

1. A change in name from Zoo Boulevard C.U.P. to Westwood Lake C.U.P.
2. A reduction of the total number of dwelling units permitted on the site from 150 units to 120 units.
3. The addition of single family and duplexes as permitted uses under the plan in addition to the multiple family units currently permitted under the approved plan.
4. The creation of five parcels as opposed to the one parcel permitted under the approved plan.

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 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 20, 1979

Mr. Bill Yung
Bill Yung Design
1355 N. Waco
Wichita, Kansas 67203

Re: DP-64 Westwood Lake Residential
Community Unit Plan - North side
of 13th Street North between Zoo
Boulevard and I-235

Dear Mr. Yung:

We have reviewed the proposed amendments to the 20 acre residential Community Unit Plan located on the north side of 13th Street North in an area west of Zoo Boulevard. The following comments are a result of that review, as well as consultation with other City Departments regarding this matter.

Both the Maintenance/Flood Control Division and the Engineering Division of the Department of Public Works have noted that the design of the plan may be altered by the detention system designed on parcel one and covered by general provision #8. The paving of the streets also depends on the ultimate drainage system approved at time of platting and Flood Control has stated the letter, from the State Highway Department approving the dumping of water on their property, which was required on the previous plat needs to be updated to cover the current plan should the drainage system design necessitate the discharge of water onto State Highway Department rights-of-way.

The Central Inspection Division of the Department of Public Works has requested that the Plan reflect hydrant location and statements regarding the priority of installation of sidewalks, streets, and hydrants be established in the general provisions to the Plan.

In addition to the above comments, the following additions/changes should be made on the Plan:

Page 2
February 20, 1979
Bill Yung
Re: DP-64

1. General provision #10 shall be expanded to add the following:

"Sidewalks as depicted on the approved sidewalk plan shall be installed prior to issuance of occupancy permits on the residential structures".
2. An additional general provision shall be added as follows:

"Fire hydrants, as depicted on the plan, shall be installed and streets shall be paved for each phase of construction prior to the issuance of building permits".
3. General provision #8 shall be expanded to add the following:

"At the time of platting, the applicant shall obtain a letter of approval from the State Highway Department if it is proposed to allow runoff onto the I-235 right-of-way".
4. Clarify where the one access point is proposed to 13th Street (to parcels 5, 6, or 2).

These are the comments which we have at this time. A sketch depicting proposed hydrant locations is included in order that such may be added to the Plan. We have scheduled this item for consideration at the March 15, 1979 meeting of the Metropolitan Area Planning Commission and it is necessary that we receive fourteen (14) revised copies of the Plan by Friday, March 2, 1979.

Should you have questions or desire to meet regarding this matter, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:MM:bhc
Enclosure

cc: Sheffield Place, Inc., 1901 W. 13th St. 67203
Thurman and Judy Smith, 11216 W. Maple 67209
Dennis Niedens, 2823 Wilmoor 67223

WICHITA-SEDGWICK COUNTY

DATE

February 2, 1979

METROPOLITAN AREA PLANNING DEPARTMENT

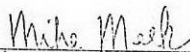
Dick Linn, City Engineer
Max Green, Flood Control Engineer
Paul Graves, Traffic Engineer
Robert Feldner, Superintendent of Central Inspection

TO

FROM Mike Meek, Senior Planner

SUBJECT DP-64 Westwood Lake Community Unit Plan Amendment
(formerly Zoo Boulevard C.U.P.)

Attached is a copy of proposed amendments to the Zoo Boulevard Community Unit Plan located on the north side of 13th Street North, in an area west of Zoo Boulevard. The name has been changed to Westwood Lake Community Unit Plan and the development from clusters of townhouses to a duplex and fourplex proposal on individual lots. Please return any comments which you might have by Friday, February 16, 1979. Thanks for your assistance.



Mike Meek
Senior Planner

MM:bbc
Attachment

ROUTE SLIP
(PLEASE CIRCLE DESTINATION)

- | | | |
|----------------------------------|-----------------------------|----------------------------|
| Administration | Federal Aid Coord. | Planning Department |
| Auditing & Accounts | Local Housing Auth. | Graphics |
| Budget | Community Facilities | Manpower Coord. |
| Data Processing | Building Services | Police Department |
| Personnel | Community Arts | Motor Pool |
| Public Information | Omnisphere | Public Works |
| Purchasing | Credit Union | Administration |
| Duplicating | Economic Development | Central Inspection |
| Ret. & Insurance | E.E.D. | Engineering |
| Safety Office | Energy Resource | Flood Control |
| Treasury | Industrial Dev. | Maintenance |
| Airport Authority | Fire Department | Sanitation |
| Art Museum | Grievance Office | Traffic Engr. |
| City Manager | Health Department | Urban Renewal |
| C.P.O. | Law Department | Water Department |
| City Clerk | Library | Accounting |
| Civil Rights & E.E.O. | Metropolitan Transit | Engineering |
| Community Development | Municipal Court | Filter Plant |
| Administration | Park Department | Mains & Services |
| Community Action | Forestry | Water Pol. Control |
| Community Services | Recreation | |

For: Mike Maude
For your information For your comments

MESSAGE:

Greenfield 2-6-79
Control.

500-013

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

February 2, 1979

TO Dick Linn, City Engineer
Max Green, Flood Control Engineer
Paul Graves, Traffic Engineer
Robert Feldner, Superintendent of Central Inspection

FROM Mike Meek, Senior Planner

SUBJECT DP-64 Westwood Lake Community Unit Plan Amendment
(formerly Zoo Boulevard C.U.P.)

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Mike Meek
Mike Meek
Senior Planner



MM:bbc
Attachment

Mike -

2/5/79

*They need to comply with Item 3 of
the General Provisions. If they plan to
dump any water onto State Hwy, probably
should get update of previous letter -*

SP

Received

FEB 5 1979

ROJTE SLIP
(PLEASE CIRCLE DESTINATION)

Administration	Federal Aid Coord.	Planning Department
Auditing & Accounts	Local Housing Auth.	Graphics
Budget	Community Facilities	Manpower Coord.
Data Processing	Building Services	Police Department
Personnel	Community Arts	Motor Pool
Public Information	Omnisphere	Public Works
Purchasing	Credit Union	Administration
Duplicating	Economic Development	Central Inspection
Ret. & Insurance	E.E.D.	Engineering
Safety Office	Energy Resource	Flood Control
Treasury	Industrial Dev.	Maintenance
Airport Authority	Fire Department	Sanitation
Art Museum	Grievance Office	Traffic Engr.
City Manager	Health Department	Urban Renewal
C.P.O.	Law Department	Water Department
City Clerk	Library	Accounting
Civil Rights & E.E.O.	Metropolitan Transit	Engineering
Community Development	Municipal Court	Filter Plant
Administration	Park Department	Mains & Services
Community Action	Forestry	Water Pol. Control
Community Services	Recreation	

For: Mike Med
_____ For your information _____ For your comments

MESSAGE:

Signed
000-013

Date 2-12-79

2-12-79

To: Mike Meek, Senior Planner
From: Mike Lindelink
Subject: Westwood Lake CUP

- (1) Drainage Plan - A design of the detention system will be required. The existing "hole" has slopes too steep for safety & maintenance. It appears that flattening the banks is the intent of the developer, but we will need to approve his plans. He may lose some lots.
- (2) Sanitary Sewer - Sewer is available in the area, but will have to be extended to each lot.
- (3) Streets - Paving streets will depend on the being able to drain them into the detention lake.



Meek

THE CITY OF WICHITA

OFFICE OF Central Inspection Division

DATE February 7, 1979

TO Mike Meek, Senior Planner

FROM Robert B. Feldner, Superintendent of Central Inspection

SUBJECT DP-64 Westwood Lake Community Unit
Plan Amendment
(formerly Zoo Boulevard C.U.P.)

In answer to your memo of February 2, 1979, the following is suggested:

1. Fire hydrants are required as shown on plan & approved by Chief Tom Page. The fire hydrants should become part of this C.U.P. & installed prior to issuance of building permits. (see attached)
2. The dedicated streets must be paved for access for the fire department equipment and installed prior to the start of construction of the site.
3. Item #10 of the General notes should establish the priority for installation of sidewalks.

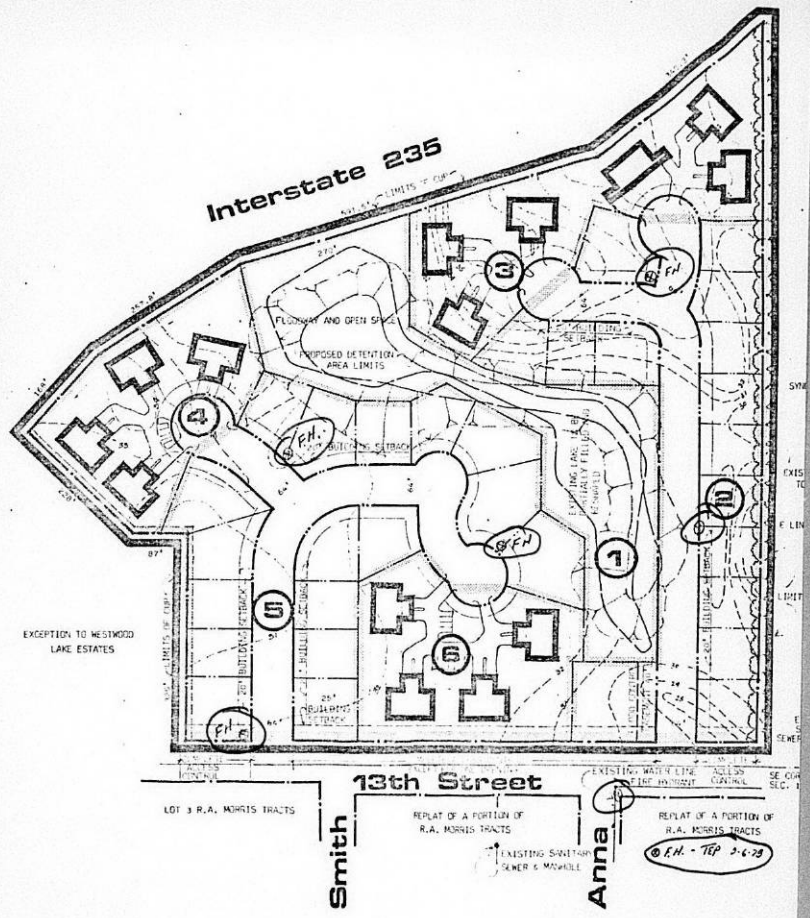
Robert B. Feldner

Robert B. Feldner
Superintendent of Central Inspection

RBF:bg



DP-64 F.H. LOCATIONS



Community Unit Plan

February 2, 1979

Dick Linn, City Engineer
Max Green, Flood Control Engineer
Paul Graves, Traffic Engineer
Robert Feldner, Superintendent of Central Inspection

Mike Meek, Senior Planner

DP-64 Westwood Lake Community Unit Plan Amendment
(formerly Zoo Boulevard C.U.P.)

Attached is a copy of proposed amendments to the Zoo Boulevard Community Unit Plan located on the north side of 13th Street North, in an area west of Zoo Boulevard. The name has been changed to Westwood Lake Community Unit Plan and the development from clusters of townhouses to a duplex and fourplex proposal on individual lots. Please return any comments which you might have by Friday, February 16, 1979. Thanks for your assistance.

Mike Meek
Senior Planner

MM:bbc
Attachment

5149
11-27-1W

DP-64
5149
file # 2
EAST B
WEST AA
SOUTH AA

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

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

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

a. Applicant Sheffield Place Inc.

✓ Address 1901 W. 13th St. Wichita, KS 67203 Phone 262-1169

Agent Bill G. Yung Design

✓ Address 1355 N. Waco, Wichita, Kansas 67203 Phone 264-0676

b. Applicant Thurman and Judy Smith

✓ Address 11216 W. Maple, Wichita, KS 67203 Phone 722-8317

Agent Bill G. Yung Design

▷ Address 1355 N. Waco, Wichita, Kansas 67203 Phone 264-0676

c. Applicant Dennis Niedens

✓ Address 2823 Wilmoir, Wichita, KS 67223 Phone 772-8541

Agent Bill G. Yung Design

▷ Address 1355 N. Waco, Wichita, Kansas 67203 Phone 264-0676

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

II.A The applicant hereby requests Community Unit Plan approval on property zoned R-5 and legally described as Lot(s)

Lot 1, Block(s) N/A

Westwood Lake Estates Addition.

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

(see attached sheet)

II.B There are 20.16 acres (round to nearest tenth) in the above described property.

Use for Legal

III. This property is located at (address) N/A.

The general location is (use appropriate section)

a. at the N/A corner of N/A
and N/A; or

b. on the North side of 13th Street (Ave.,
Street) between ~~State~~ Zoo Blvd (Ave., Street) and
Denia T-235 (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.

Bill G. Yung Design

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

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

V. OFFICE USE ONLY

This application was received at the Planning Department at
3:25 (AM, PM) on January 31, 1979 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ 400⁰⁰.

J. Lynn Shirley Name
J. Planner Title

Lot 1, Westwood Lake Estates, except beginning at the SW corner thereof; thence North along the West line of Lot 1 and extended 435.6 feet; thence East parallel with the South line of said Lot 1, 400 feet to a point 500 feet west of the East line of said Lot 1; thence North parallel with the East line of said Lot 1; 406.94 feet to the North line of said Lot 1; thence NEly along the North line of said Lot 1 to the NE corner of said lot; thence West 900 feet to the point of beginning

Beginning at the SW corner of Lot 1, Westwood Lakes Estates, thence North along the west line of said Lot 1 and extended, 435.6 feet; thence East parallel with the south line of said Lot 1, 400 feet; thence South parallel with the west line of said Lot 1, 435.6 feet to the south line of said Lot 1; thence west 400 feet to beginning

Lot 1, Westwood Lake Estates, except for two above descriptions

OWNERSHIP LIST

Lot	Addition	Property Owner
	Lot 1, Westwood Lake Estates, except beginning at the SW corner thereof; thence North along the West line of Lot 1 and extended 435.6 feet; thence East parallel with the South line of said Lot 1, 400 feet to a point 500 feet west of the East line of said Lot 1; thence North parallel with the east line of said lot 1; 406.94 feet to the North line of said lot 1; thence NEly along the North line of said lot 1 to the NE corner thereof; thence South to the SE corner of said lot ; thence West 900 feet to the point of beginning	D Sheffield Place, Inc. 1901 West 13th Street 67203
	Beginning at the SW corner of lot 1, Westwood Lake Estates, thence North along the west line of said lot 1 and extended, 435.6 feet; thence east parallel with the south line of said lot 1, 400 feet; thence South parallel with the west line of said lot 1, 435.6 feet to the south line of said lot 1; thence west 400 feet to beginning.	D Dennis Niedens and Rosemary 2833 Wilmoehr 67223
	Lot 1, Westwood Lake Estates, except two above described tracts	D Thurman W. Smith and Judy A. Smith 11216 West Maple 67209
Lot 1	Synod Addition	Wichita Presbyterian Manor Inc. ✓ 4700 West 13th St. 67212
lot 6, Blk 1	Womers West Lynn 4th Add.	✓ William L. Tabing and Donna J. Tabing 1638 Harlan 67212
lot 7, Blk 1	Same	✓ Verne D. Bussart and Dorothy M. Bussart 1632 Harlan 67212
lot 8, Blk 1	Same	✓ William R. Crow and Betty Lou Crow 1628 Harlan 67212
lots 1,2,3,5 Block 1	Same	✓ West Lynn Inc. 2252 Bella Vista 67203
lot 4, Blk 1	Same	✓ John D. Belt & Paddy D. 2858 N. Edwards 67204
lot 1, Blk 3	Same	D West Lynn Inc. 2252 Bella Vista 67203
lots 1 thru 12 inclusive	Womers West Lynn Sixth Addition	D West Lynn Inc. 2252 Bella Vista 67203

Lot	Addition	Property Owner
lot 1	Carl Smith Addition	✓ Sally A. Strom 1159 N. Terrace 67208
lots 2 & 3	Same	✓ Carl F. Smith and Ruth M. 1630 Lynnhurst 67212
lots 1,2,3,4	Amburgey Addition	✓ Jack R. Amburgey and Patricia A. Amburgey 4409 West 10th 67212
lot 3	Leach Subdivision	✓ Gerald F. Skoch & Elsie J. 414 S. Mt. Carmel 67213
Beginning at the NE corner of lot 3, R. A. Morris Tracts, thence West 107 feet, South 126 feet, East 107 feet, North 126 feet to the point of beginning		✓ Terral L. Wittgow and Swana L. Brooks 5001 West 13th 67212
N½ of the West 66 ft. of East 173 feet of lot 3, R. A. Morris Tracts		✓ Daisy Painter and Cleo 5021 West 13th 67212
N½ of the West 132 ft lot 3, R. A. Morris Tracts		✓ Clarence E. Walters 5315 N. Broadway 67219
S½ of lot 3 except that portion platted as Amburgey Addition		✓ Jack R. Amburgey and Patricia A. Amburgey 4409 West 10th 67212
lot 4	R. A. Morris Tracts	✓ Melville J. Sites Ellen Elizabeth Sites 5111 West 13th 67212
South 400 ft of W½ lot 5, R. A. Morris Tracts		✓ Raymond R. Chapman and Lucille Chapman 1655 N. Sheridan 67203
South 132 ft of E½ lot 5, R. A. Morris Tracts		✓ Ellen Sites, Marvin L. Sites Melvin E. Sites and Milton G. Sites 5111 West 13th 67212
East half of lot 5 except South 132 feet R. A. Morris Tracts		X James E. Buswell and Cora E. both deceased
North 66 ft. lot 21, R. A. Morris Tracts, except that portion platted as Amburgey Add.		✓ Jack R. Amburgey and Patricia A. Amburgey 4409 West 10th 67212
East 105 ft of West 210 ft of the North half of lot 32, R. A. Morris Tracts		✓ La Verne Unrush & Marsha R. 8350 N. Oliver 67220
West 105 ft of the North half of lot 32, R. A. Morris Tracts, except South 30 ft		✓ John Yocom & Virginia 2320 E. McArthur-Lot 52 67216

Lot	Addition	Property Owner
	Beg. at a point 900 ft. West of the SE corner of the SW $\frac{1}{4}$ of Section 11-27-1W, thence North parallel with east line said SW $\frac{1}{4}$, 360 feet; thence west parallel with the south line of said SW $\frac{1}{4}$, 87 ft; thence with an angle to the right of 42°50' a distance of 228 feet, more or less, to the SEly row line of I-235, thence SWly along said row 702 feet, more or less to South line of said SW $\frac{1}{4}$ thence East 730.2 feet, more or less to pob.	Westwood Development Co Inc. 2926 Columbine 67204
	North 230 ft of West half of lot 5, R. A. Morris Tracts	Glenn Rasler & LuVena Rasler 5217 West 13th 67212
	The North 75 ft of the South 240 ft of the West 239 ft of lot 2, R. A. Morris Tracts	Louella M. Lee 1328 Smith St. 67212
	The North 75 ft of the South half of the West 239 ft lot 2, R. A. Morris Tracts	Clinton A. Renollet 3245 W. 47th St. South 67217
	The North 90 ft of the South 165 ft of the West 239 ft lot 2, R. A. Morris Tracts	Leo W. Wengler and Mona M. Wengler 1314 Smith 67212
	The South 75 ft of the West 239 ft of lot 2, R. A. Morris Tracts	Allan C. Harrison and Muriel E. Harrison 2003 E. 2nd St. 67214
lot 1, Blk 1	Replat of lot 1 and Part of Lots 2 & 32 R. A. Morris Tracts and Lot 5, R. A. Morris Gardens	Gerald F. Skoch and Elsie J. Skoch 1301 Baker 67212
lot 2, Blk 1 S 25' lot 3, Blk 1	Same	Leo A. Wilhelm and Josephine M. Wilhelm 1315 Baker 67212
	The North 45 feet of lot 3, Block 1 and part of lot 4, Block 1, described as: Beg. at the SE corner of said lot 4; thence West 140 feet more or less to the NW corner of lot 3 in said Blk 1; thence North along the west line of said lot 3 extending 33 feet; thence East parallel with the south line of said lot 4, 34.9 feet to a point 105 feet west of the east line of said lot 4; thence North 20 feet; thence East 105 feet; thence South 53 feet to beginning, all in Replat of lot 1 and part of lots 2 and 32, R. A. Morris Tracts and Lot 5, R. A. Morris Gardens	John A. Stowers and Nancy L. Stowers 2366 Hood 67204 <i>Notice returned on 3-15-79 - Day of meeting</i>

Lot	Addition	Property Owner
	All of lot 5, Block 1 and lot 4, Block 1, except a tract described as: Beg. at the SE corner of said lot 4; thence West 140 feet more or less to the NW corner of lot 3; in said Block 1; thence North along the West line of said lot 3, extended, 33 feet; thence East parallel with the South line of said lot 4, 34.9 feet to a point 105 feet West of the East line of said Lot 4, thence North 20 ft; thence East 105 feet; thence South 53 feet to beg., all in Replat of Lot 1 and Part of Lots 2 and 32, R. A. Morris Tracts and Lot 5, R. A. Morris Gardens	✓ David N. Ferb & Amy L. Ferb 1329 Baker 67212
	lots 6 & 7, Blk 1, Replat of Lot 1 and Parts of Lots 2 and 32, R. A. Morris Tracts and Lot 5, R. A. Morris Gardens	✓ James H. Lubbers and Mary Beth Lubbers 1341 Baker 67212
lot 8, Blk 1	Replat of Lot 1 and Parts of lots 2 & 32, R. A. Morris Tracts and Lot 5, R. A. Morris Gardens	✓ Keith McFall & Rhoda McFall ✓ 4801 West 13th 67212
lot 9, Blk 1	Same	✓ Charles A. O'Hara & Carol E ✓ 4815 W. 13th St. 67212
lot 10, Blk 1	Same	✓ David A. Gahman & Connie D. ✓ 4821 West 13th 67212
lot 11, Blk 1	Same	✓ Stanley Duane Bennett and ✓ Karen G. Bennett 4827 West 13th 67212
lot 12, Blk 1	Same	✓ Donald K. Jacobs and ✓ Sandra Kay Jacobs 1360 N. Anna 67212
lot 13, Blk 1	Same	✓ Richard M. Banister and ✓ Jo Ann M. Banister 1354 N. Anna 67212
lot 14, Blk 1	Same	✓ Betty J. aka Betty Jeane ✓ McLaughlin, 1348 N. Anna 67212
lot 15, Blk 1 N 5' lot 16, Blk 1	Same	✓ Southwest National Bank, ✓ Trustee for Florence C. Benson, 1st at Emporia 67202
lot 16 exc N 5' Block 1	Same	✓ Dale T. Franz and Ellen M. ✓ 1336 N. Anna 67212
lot 17, Blk 1	Same	✓ Robert D. Powell and ✓ Regina M. Powell 1330 N. Anna 67212
lot 18, Blk 1	Same	✓ Glen O. Hardon & Peggy Ann ✓ 1324 N. Anna 67212

Lot	Addition	Property Owner
lot 19, Blk 1	Same	✓ Jack Roderic Koelling and Susan Diane Koelling 1318 N. Anna 67212
lot 20, Blk 1	Same	✗ Jerry W. Harper & Mary E. Address Unknown
lot 21, Blk 1	Same	✓ Sharlou M. Plank 1306 N. Anna 67212
lot 1, Blk 2	Same	✓ Donald Pyle and Janice 1355 N. Anna 67212
lot 2, Blk 2	Same	✓ Jonathan R. Wertz & Patricia 1345 N. Anna 67212
lot 3, Blk 2	Same	✓ Leo D. Simpson & Linda C. 1339 N. Anna 67212
lot 4, Blk 2	Same	✓ Livia Le Wen Cheng Fang and Le Chung Cheng Address Unknown <i>1915 Croyden Circle 67226</i>
lot 5, Blk 2	Same	✓ Robert G. Brunton & Betty L. 2251 Westport 67203
lot 6, Blk 2	Same	✓ Donald E. Bush & Terri L. 1325 N. Anna 67212
lot 7, Blk 2	REplat of Lot 1 and part of lots 2 and 32, R. A. Morris Tracts and lot 5, R. A. Morris Gardens	✓ Stephen P. Coberley and Margie J. Coberley 1319 N. Anna 67212
lot 8, Blk 2	Same	✓ David Spradling and Beth M. Spradling 1315 N. Anna 67212
lot 9, Blk 2	Same	✓ Dale E. Germeroth and Constance J. Germeroth 1309 N. Anna 67212
lot 10, Blk 2	Same	✓ Steven M. Harrell & Danice 1305 N. Anna 67212
lot 12, Blk 2	Same	✓ Charles E. Reynolds and Jacqueline P. Reynolds 1727 Hood 67203
lot 13, Blk 2	Same	✓ Jared R. Cook and Stephennie A. Spencer 4912 West 12th 67212

Lot	Addition	Property Owner
lots 1 thru 7 inclusive	Replat of Part of Lot 2, R. A. Morris Tracts	✓ Don K. Blackwell and Nola Beth Blackwell 4935 West 13th 67212
South 71 ft of West 218 ft lot 4	R. A. Morris Gardens	✓ Carl Trotter & Pauline V. 1450 N. Clarence-Apt. 107 67203
East 72 ft of West 218 ft North 150 ft lot 4	Same	✓ Ralph Brumbach and Virginia Brumbach 2544 Coolidge 67204
West 74 ft of North 150 ft lot 4	Same	✓ Terrance Clyde Childs and Sharon K. Childs 4647 West 13th 67212
East 72 ft of West 146 ft of North 150 ft lot 4	Same	✓ Chester P. Gentet and Marjorie E. Gentet 4641 West 13th 67212
North 71.5 ft of South 142.5 ft of West 218 ft lot 4	Same	✓ Gordon A. Wainscott and Maxine D. Wainscott 1318 N. Sheridan 67203
South 75 ft of North 150 ft of West 200 ft lot 6	Same	✓ Rodney E. Andersen and Marcia E. Andersen 1310 N. Baker 67212
South 75 ft of North 225 ft of West 200 ft lot 6	Same	✓ John H. Wilson 1306 N. Baker 67212
West 200 ft lot 6 exc. North 225 ft	Same	✓ Glenn Wiley 1302 N. Baker 67212
North 75 ft West 200 ft lot 6	Same	✓ Ted A. Goodwin & Betty June 1320 N. Baker 67212
lot 4, Blk A	Replat of Part of R. A. Morris Gardens	✓ Daniel J. Edwards and Karen K. Edwards 4523 West 13th 67212
lot 5, Blk A	Same	✓ Gerald L. McDow Sr. and Bonnie L. McDow 4523 West 13th 67212
lots 6 & 7, Block A	Same	✓ DElbert P. Leivian and Regina M. Leivian 4621 West 13th 67212
lot 8, Blk A	Same	✓ William C. Routon Jr. and Merri C. Routon 4627 W. 13th 67212
lots 9 & 10 Block A	Same	✓ Garry Lee Dietsch and Barbara June Dietsch 4636 Whitehall 67212
lots 11 & 12, Block A	Same	✓ Dfury L. Forinash and Jacqueline B. Forinash 4626 Whitehall 67212

(Wanda) called for correction
Security Keith Clark
1314 N. Baker
HO
Resent: 518 N. Young 67212

Lot	Addition	Property Owner
lot 13, Blk A	Replat of Part of R. A. Morris Gardens	✓ Adolph T. Jacobelli and Louise M. Jacobelli 4614 Whitehall 67212
lot 8, Blk B	Same	✓ Craig A. Gilstrap & Cathie 4621 Whitehall 67212
lot 9, Blk B	Same	✓ Donald L. Keimig & Deanna L 4627 Whitehall 67212
lot 10, Blk B	Same	✓ Howard C. Nance & Ruie A. 1620 N. Waco 67203
lot 11 exc E 6' Block B	Same	✓ Lucinda Mahaffey and Peggy L. Steelby 4630 West 12th St. 67212
lot 12, Blk B	Same	✓ Garland E. Kane & Beverly 4636 West 12th 67212
lot 13, Blk B	Same	✓ Howard C. Nance & Ruie A. 1620 N. Waco 67203
East 6' lot 11 Block B	Same	✓ Lloyd D. Watson 4614 West 12th 67212

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

All lots and tracts lying within a 750 foot radius of: Lot 1, Westwood Lake Estates, Wichita, Sedgwick County, Kansas

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 25th day of January, 1979 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

Mary Gable

Vice President

Order No. 273312
wh

FORM 2-1

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
CVP Amendment	400 ⁰⁰

NAME *Sheffield Place, Inc.*

ADDRESS *1901 W. 13th St.*

FUND *110-40071-003-000-000*

DUE DATE

COMMENTS

DATE *1/31/79*

BY *[Signature]*

*

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

Roll # 1

*