

S/D 67-127 - HUSTON ADDITION, located  
at the northwest corner of Brookside  
Pkwy & Central - K. O. TAYLOR

POSTED  
1-2-68  
SH

# ACTION

	DATE
S/D COMMITTEE	2-1-68
Advised	3-21-68
Advised to Make	4-29-68
S/D (p. column) Approved	3-28-68
(p. map) Approved	4-11-68
S/D MAP.C. (p. column) Approved	4-16-68
Maps (p. map) Approved	
B.C.C. <del>Approved</del>	Approved

Map No. 5848  
Sec. No. 13  
Twp. No. 27  
Range 1E

Subdivision Report and Progress

S/D No.: 67-127

Name: HUSTON  
~~Houston~~ Addition

General Location: Northwest corner Brookside Parkway and Central Ave.

Owner: Richard A. Huston  
Address: 5902 E. Central 67208 Phone: MU 2-8820  
Subdivider: Lindy Andeel 67208  
Address: 4727 E. Central 67208 Phone: MU 3-7511  
Engineer/Surveyor: K. O. Taylor  
Address: 567 W. Douglas Phone: AM 4-4072

Application Received 12-27-67  
Conf. with Applicant 1-24-68  
\* Sketch Plat Received 12-27-67  
Present Zoning AA  
Proposed Zoning BB

Letter of Intent 1-26-68  
S/D Committee 2-1-68 *referred indefinitely*

PREL. PLAT RECEIVED 3-11-68  
S/D Report #1 Prepared 3-15-68  
\*\* S/D Comm. Action 3-21-68  
*approve subj. to MAPC Commissioning*  
Dept. Report on Prel. 3-26-68

TRACING PROGRESS:

Received 4-9-68  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_  
Received \_\_\_\_\_

FINAL PLAT RECEIVED 3-25-68  
Tracing Received 4-9-68  
S/D Report #2 Prepared 3-28-68  
S/D Comm. Action 4-4-68  
*(Approve)*  
Dept. Report on Final 4-5-68

M.A.P.C. ACTION 3/28/68 (Pulim) (Approve)  
*Make (Final) approved 4/11/68*  
Dept. Report on Final 4-12-68  
Letter on Irons Received 4-9-68  
Title/Taxes Rec'd & Reviewed 4-10-68  
Final Review 4-10-68  
Letter to B.C.C. 4-11-68

B.C.C. ACTION 4-16-68 *approved*  
Recorded 4-25-68  
Annexed \_\_\_\_\_

Comments:

Z-0947 Associated case: Richard A. Huston requests change of zone from AA to BB of Lots 1, 12, & 13 in Heller Thomas Sub-Division

Correspondence to: Robert H. Nelson, Atty.  
16 Union Center Bldg.  
Wichita 67202

2-1-68 \* Applicant requests matter to be placed on S/D agenda 2-1-68 referred indefinitely

\*\* 3/21/68 S/D Committee referred Pulim. to MAPC for consideration at their 3/28/68 meeting.

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

HUSTON \_\_\_\_\_ ADDITION WAS

FILED FOR RECORD ON April 25, 1968

Drawer M-1 8-15

4-25-68  
Jo

*Rufus E. Deering*  
REGISTER OF DEEDS

T9-328

August 16, 1973

Mr. Richard Huston  
5902 East Central  
Wichita, Kansas 67208

Subject: S/D 67-127 - HUSTON ADDITION  
(sidewalk cash guarantee)

Dear Mr. Huston:

As you may recall, the above captioned case was approved by the Metropolitan Area Planning Commission on April 11, 1968, and by the Board of City Commissioners on April 16, 1968. One of the conditions of the plat approval was that the applicant guarantee the installation of a sidewalk on the north side of Central. A check in the amount of \$155, issued through the Union National Bank, signed by Lindy Andeel, guaranteeing that the sidewalk would be built on or before April 11, 1970, was submitted to our office to satisfy this requirement of the plat approval.

A visual inspection in the field indicates that the sidewalk has not been constructed. As the completion date of the cash guarantee has passed, we would appreciate your informing our office as to your intent to fulfill this requirement of the plat approval. In the event we do not hear from you by August 24, 1973, we will advise the City Engineer to construct the sidewalk. We are anxious to assist you any way in the completion of this requirement. If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

cc: Lindy Andeel  
4727 East Central, 67208

May 5, 1970

Richard Huston  
5902 East Central  
Wichita, Kansas 67208

Subject: S/D 67-127 - Huston Addition  
(sidewalk cash guarantee)

Dear Mr. Huston:

As you may recall, the above captioned case was approved by the Metropolitan Area Planning Commission on April 11, 1968, and by the Board of City Commissioners on April 16, 1968. One of the conditions of the plat approval was that the applicant guarantee the installation of a sidewalk on the north side of Central. A check in the amount of \$155, issued through the Union National Bank, signed by Lindy Andeel, guaranteeing that the sidewalk would be built on or before April 11, 1970, was submitted to our office to satisfy this requirement of the plat approval.

A visual inspection in the field indicates that the sidewalk has not been constructed. As the completion date of the cash guarantee has passed, we would appreciate your informing our office as to your intent to fulfill this requirement of the plat approval. We are anxious to assist you in any way in the completion of this requirement. If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Planner I

CLN:vjp  
cc: Lindy Andeel  
4727 E. Central 67208

April 12, 1968

Mr. K. O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Subject: S/D 67-127 - Final Plat of  
Huston Addition

Dear Mr. Taylor:

At its regular meeting on April 11, 1968, the Metropolitan Area Planning Commission considered the above-caption plat. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions as stated in our letter of April 5, 1968

As you are aware, this matter is to be scheduled for the Board of City Commission agenda at their regular meeting at 9:00 a.m. Tuesday, April 16, 1968, in Room 201, City Building, 204 South Main.

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

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:js

cc: Richard A. Huston  
5902 East Central  
Wichita, Kansas 67208

Robert H. Nelson  
816 Union Center Bldg.  
Wichita, Kansas 67202

Lindy Andeel  
4727 East Central  
Wichita, Kansas 67208

## SUBDIVISION REPORT

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

## Subdivision Approval

S/D Number	67-127	Name:	Huston Addition
Application Filed:	12-27-67	Sketch Filed:	12-27-67
Preliminary Plat Filed:	3-11-68	Approved by S/D:	3-21-68
Final Plat Filed:	3-25-68	Approved by S/D:	4-4-68
Approved by Metropolitan Area Planning Commission:			4-11-68

DESCRIPTION

General Location: Northwest corner of Brookside Parkway and Central

Surveyor or Engineer: K. O. Taylor  
 Owner: Richard A. Huston  
 Address: 5902 East Central

- |                                           |                                                   |
|-------------------------------------------|---------------------------------------------------|
| 1. Gross Acreage of Plat _____            | 5. Lineal Feet of New Streets:                    |
| 2. Number of Lots:                        | (a) <u>10</u> R/W <u>97.36</u> ft.                |
| Residential _____                         | (b) _____ R/W _____ ft.                           |
| Commercial _____                          | (c) _____ R/W _____ ft.                           |
| Industrial _____                          | (d) Total <u>97.36</u> ft.                        |
| Other <u>1</u>                            | Total Area of New Streets:                        |
| Total <u>1</u>                            | R/W <u>97.36</u> Sq. Ft.                          |
| 3. Minimum Lot Area <u>30,650 sq. ft.</u> | 6. Existing Zoning <u>"AA"</u>                    |
| 4. Minimum Lot Frontage <u>76.97 ft.</u>  | 7. Lot Area Required by zoning <u>N/A</u> Sq. Ft. |

Sidewalk was required adjacent to the north side of Central as well as the improvement of the drainage channel adjacent on the east. The applicant has submitted checks guaranteeing their construction.

## Planning Commission Recommendation:

The Subdivision Committee recommended the approval of this plat, subject to:

- Approval of the plat is subject to the approval of Case Z-0947.
- Recording within 30 days after approval by the Board of City Commissioners.

The action of the Metropolitan Area Planning Commission will be pointed out by the Planning Staff at the meeting of the City Commission on April 16, 1968.

Associated Zone Case: Z-0947, "AA" to "BB"

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

WICHITA-SEDGWICK COUNTY

DATE April 11, 1968

**METROPOLITAN AREA PLANNING DEPARTMENT**

TO Files  
FROM John D. Gist, Planner *JDG*  
SUBJECT S/D 67-127 - Huston Addition

The checks issued through the Union National Bank of Wichita and received on April 10, 1968 from A & J Building Company (signed by Lindy Andeel) in the amounts of \$155 and \$300 guaranteeing the construction of a sidewalk and improvement of the drainage channel respectively, have been cashed and the money placed in a Guarantee Deposit Trust Account (T1-15). The original receipts are attached hereto.

JDG:jmm

Attachments 2



KAHRS, NELSON, FANNING & HITE

ATTORNEYS AT LAW

UNION CENTER BUILDING

WICHITA, KANSAS 67202

TELEPHONE  
AMHERST 2-3777

AUSTIN M. COWAN (1888-1948)  
W. A. KAHRS  
ROBERT H. NELSON  
H. W. FANNING  
RICHARD C. HITE  
DARRELL D. KELLOGG  
ROGER M. SHERWOOD  
RICHARD L. HONEYMAN

April 9, 1968

Mr. Jack Galbraith  
Metropolitan Area Planning Commission  
City Annex Building  
Wichita, Kansas

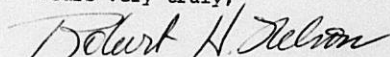
Re: SD 67-127

Dear Mr. Galbraith:

I am enclosing herewith the following documents in connection with the Huston Addition bearing the above number, to-wit:

1. Check in the amount of \$155 from A & J Building Company guarantying the installation of sidewalks adjacent to the north line of Central.
2. Check in the amount of \$300 from A & J Building Company guarantying the payment of the improvements of the drainage channel on the east, the amount having been determined by M. S. Mitchell of the Department of Public Works.
3. Letter, a copy of which has been forwarded to M. S. Mitchell, wherein Mr. Huston agrees to dedicate on Lot 2 as shown on the preliminary plat of the above addition when acquired by him similar dedications as shown on Lot 1 of said plat with additional drainage dedication and ingress and egress easements.
4. Title opinion showing title in Richard A. Huston and Ruth L. Huston, his wife.

Yours very truly,



Robert H. Nelson  
OF KAHRS, NELSON, FANNING & HITE

RHN:cdr  
Enclosures  
cc: Mr. Richard A. Huston

**KAHRS, NELSON, FANNING & HITE**

ATTORNEYS AT LAW

UNION CENTER BUILDING

WICHITA, KANSAS 67202

April 6, 1968

TELEPHONE  
AMHERST 2-3777

AUSTIN M. COWAN (1885-1949)  
W. A. KAHRS  
ROBERT H. NELSON  
H. W. FANNING  
RICHARD C. HITE  
DARRELL D. KELLOGG  
ROGER M. SHERWOOD  
RICHARD L. HONEYMAN

Metropolitan Area Planning Commission  
and  
Board of Commissioners, City of Wichita,  
Wichita, Kansas.

Gentlemen:

This is to certify that I have examined the title to  
the following described real property, to-wit:

Lots 1, 12 and 13 in the Hellar and Thomas  
Subdivision, Sedgwick County, Kansas,

as shown by the accompanying abstract of title containing 93  
entries, together with proceedings had in the District Court  
of Sedgwick County, Kansas, in

Case No. 14258, E. H. Anawalt, plaintiff  
vs A. N. Deming, et al, defendants.

Case No. A-6331, The Hellar and Thomas  
Development Company, Inc., a corporation,  
plaintiff vs Elmer H. DeVore, et al,  
defendants,

all as last certified to by The Security Abstract and Title  
Co., Inc. on the 29th day of March, 1968 at 7:00 o'clock A. M.,  
and from my examination, based upon the correctness of the  
abstract submitted, I find a good and merchantable title to  
the above described real property to be vested in

Richard A. Huston and Ruth L. Huston, his  
wife, with the right of survivorship and not  
as tenants in common

as shown at entry #84, subject, nevertheless to the following:

1. At entry #91, I find a mortgage dated  
July 30, 1964 between Richard A. Huston and Ruth L. Huston,  
his wife, as mortgagors, and The Kansas State Bank of Wichita  
as mortgagee, to secure the sum of \$4500.00 which was recorded

in the office of the Register of Deeds, Sedgwick County, Kansas, on the 3rd day of August, 1964 at 8:05 A. M. in Book 1503 of mortgages at page 157 and is a valid first lien on the above described property.

2- Restriction - None

3. At entry 79 I find a pole line easement, 10 feet wide, in favor of Kansas Gas & Electric extending in a northerly direction through Lots 12 and 13 which begins 255 feet west of and parallel to the east line of said Subdivision.

At entry 87 I likewise find a pipe line easement in favor of Gas Service Company granting said company the right to lay and maintain a pipe line for the transportation of natural gas across Lots 1, 12 and 13, the exact location of which is not shown. RECOMMENDATION. It is suggested that inquiry be made at the office of Gas Service Company to ascertain the exact location of its pipe line .

4. Taxes for the year 1967 and prior years are shown paid.

Respectfully submitted,

*Robert A. Nelson*

of KAHRS, NELSON, FANNING & HITE

RHN:CEM;hm

**KAHRS, NELSON, FANNING & HITE**

ATTORNEYS AT LAW

UNION CENTER BUILDING  
WICHITA, KANSAS 67202

TELEPHONE  
AMHERST 2-3777

AUSTIN M. COWAN (1888-1848)  
W. A. KAHRS  
ROBERT H. NELSON  
H. W. FANNING  
RICHARD C. HITE  
DARRELL D. KELLOGG  
ROGER M. SHERWOOD  
RICHARD L. HONEYMAN

April 8, 1968

Mr. Malcolm Mitchell  
Flood Control  
City Annex Building  
Wichita, Kansas

Mr. Jack Galbraith  
Metropolitan Area Planning Commission  
City Annex Building  
Wichita, Kansas

Re: S/D 67-127  
Final Plat of Huston Addition

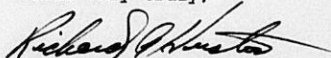
Gentlemen:

I am the owner of Lot 1 Huston Addition.

I anticipate that I am going to acquire what is referred to as Lot 2 which is not included in the final plat of Lot 1, Huston Addition.

Upon my acquisition of said property as set forth in Lot 2 of the preliminary plat, I will agree hereby that I will dedicate the necessary additional right-of-way for drainage purposes and for access and ingress easement in conformity with the dedication made by me on Lot 1.

Yours very truly,



Richard Huston  
5902 East Central  
Wichita, Kansas

RHN:cdr

**THE CITY OF WICHITA**

**OFFICE OF** Flood Control Maintenance      **DATE** April 9, 1968

**TO** Jack Galbraith, Senior Planner

**FROM** M. S. Mitchell, Asst. Supt. Public Works Maint.



**SUBJECT** Final Plat of Huston Addition,  
S/D 67-127

As a requirement for the approval of subject plat, the Sub-Division Committee asked the applicant to dedicate Rights of Way for drainage and for ingress and egress on land which is now legally described as Lots 3 and 14 of the Heller and Thomas Subdivision to Sedgwick County, Kansas. Applicant has agreed to furnish the proper instruments as soon as he is in possession of title.

There is, at the present time, a house located on a portion of the property which will be described as ingress and egress easement. Responsibility for removal of the house from the Right of Way and easement described lies with the applicant, and he has agreed to remove the structure in a manner satisfactory to this office. Since it is not planned to extend drainage improvements into this area until a final plat is filed on the area designated Lot 2 of the preliminary plat of Huston Addition, we do not object to the owner's request that removal of the house may be delayed until final platting of Lot 2 or for a maximum of twelve months from this date, whichever time is the shorter.

I trust this information is sufficient to allow processing of the final plat.

M. S. Mitchell  
Asst. Supt. of  
Public Works Maint.

MSM:ch

cc: G. H. Wilton, Supt. Public Works Maint.  
Huston Addition file  
Robert H. Nelson; Kahrs, Nelson, Fanning & Hite  
Attorneys at Law  
Union Center Building  
Wichita, Kansas



KENNETH O. TAYLOR  
Consulting Engineer

~~1542~~ 1542 So. St. Francis  
WICHITA, KANSAS 67213

April 8, 1968

Wichita-Sedgwick County MAPC  
City Building Annex  
Wichita, Kansas

Gentlemen:

This is to certify that irons have been set at all block corners in  
"HUSTON ADDITION", Wichita, Sedgwick County, Kansas.

*Kenneth O. Taylor*  
Kenneth O. Taylor  
Consulting Engineer



April 5, 1968

Mr. K. O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Subject: S/D 67-127 - Final Plat of  
HUSTON ADDITION

Dear Mr. Taylor:

At its regular meeting on April 4, 1968, the Subdivision Committee of the Metropolitan Area Planning Commission considered the above-captioned plat. The action of the Committee was to recommend this plat be approved subject to the following:

*x.* Approval of the plat is subject to the approval of case Z-0947.

*OK.* The applicant shall dedicate by separate instrument, the additional drainage right-of-way and easement adjacent to the east side of Lot 2, of the preliminary plat. *→ see letter from M.S. Mitchell dated 4-9-68*

*OK.* " " " *Richard Huston " 4-8-68*  
The applicant shall install or guarantee the installation of sidewalk adjacent to the north line of Central. The total estimated construction cost to be in the amount of \$155. *submitted check*

*OK.* The applicant shall construct or guarantee the improvement of the drainage channel adjacent on the east; the total estimated construction cost to be in the amount of \$300.00. *submitted check*

Mr. K. O. Taylor  
April 5, 1968  
Page -2-

*OK* The name on the plat tracing under the signature line provision for the Chairman of the Metropolitan Area Planning Commission, shall be changed to W. Harold Mooney.

*OK* Deleting the name "Clarence Vollmer" from beneath the line provision for the Mayor of the City of Wichita, and provide for the appropriate signature.

*1.* Recording within 30 days after approval by the Board of City Commissioners.

In regard to condition number 2, as outlined above, it will be necessary that the applicant submit a letter which expresses his intent to dedicate the drainage right-of-way and easement upon purchase of the property designated as Lot 2, on the preliminary plat. Said letter shall also reflect that the house which extends into the ingress and egress shall remain no longer than twelve months from the date the plat is approved by the Metropolitan Area Planning Commission.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Metropolitan Area Planning Commission for its consideration on April 11, 1968, at 1:45 P.M. If you have any questions concerning this matter, please call.

Very truly yours,

Jack H. Galbraith  
Senior Planner

JHG:JDG:sa  
Enclosure

cc: Richard A. Huston  
5902 East Central  
Wichita, Kansas 67208

Robert H. Nelson  
816 Union Center Bldg.  
Wichita, Kansas 67202

Lindy Andeel  
4727 East Central  
Wichita, Kansas 67208

*OK*  
*see letter*  
*from M. A.*  
*Mitchell*  
*dated 4/4/68*

  
**THE GAS SERVICE COMPANY**

General Offices - 700 SCARRITT BLDG., KANSAS CITY, MISSOURI 64142

ADDRESS REPLY TO  
WICHITA, KANSAS DIVISION  
127 NORTH MARKET  
WICHITA, KANSAS 67201

April 4, 1968

Metropolitan Area Planning Commission  
104 S. Main  
Wichita, Kansas

Attn: Mr. C. Bickley Foster

Re: Subject Huston Addition

Dear Sir:

This is to advise you that satisfactory arrangements have been completed between Richard A. Huston and The Gas Service Company, relative to our facilities involved in the platting of Huston Addition.


Yours very truly,  
The Gas Service Company

cc: Mr. Richard A. Huston



S. E. Walker, Jr.  
General Supt.

GNE/ms

*Note:*  
4-4-68, K64E and SW Dell  
Telephone expressed their  
verbal OK at the 5/10  
Com. meeting. 

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 67-127 Name HUSTON ADDITION  
Date Application Rec'd. 12-27-67 Preliminary Approval 3-21-68  
Scheduled S/D Meeting 4-4-68

DESCRIPTION

General Location At the northwest corner of Brookside Parkway and Central Avenue.  
Owner Richard. A. Huston  
Surveyor/Engineer K. O. Taylor  
Address 1542 South St. Francis 67211 Phone AM 4-4072

1. Gross Acreage of Plat .91 acres
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other 1
  - Total Number of Lots 1
3. Minimum Lot Frontage 76.97 ft.
4. Minimum Lot Area 30,650 Sq.ft.
5. Existing Zoning "AA"
6. Proposed Zoning "BB"
7. Lineal Feet of New Streets:
  - a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - b. 10 R/W 97.36 ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 97.36 ft.
8. Sidewalk adjacent to all streets? yes X no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. City of Wichita X : Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

1. Approval of the plat is subject to the approval of Z-0947.
2. The applicant shall dedicate by separate instrument, the additional drainage right-of-way and easement adjacent to the east side of Lot 2, of the preliminary plat.
3. The applicant shall install or guarantee the installation of sidewalk adjacent to the north line of Central. The total estimated construction cost to be in the amount of \$155.
4. The applicant shall contact the Gas Service Company, Kansas Gas & Electric, and Southwestern Bell Telephone Company and obtain a letter stating that satisfactory arrangements have been made for their respective utilities, copies of which shall be submitted to the Planning Department.
5. The applicant shall construct or guarantee the improvement of the drainage channel adjacent on the east. The estimated amount of said guarantee to be determined by M.S. Mitchell of the Maintenance Division of the Department of Public Works.
6. The name on the plat tracing under the signature line provision for the Chairman of the Metropolitan Area Planning Commission, shall be changed to W. Harold Mooney.
7. Deleting the name "Clarence Vollmer" from beneath the line provision for the Mayor of the City of Wichita, and provide for the appropriate signature.
8. Recording within 30 days after approval by the Board of City Commissioners.

March 26, 1968

Mr. K. O. Taylor  
1542 So. St. Francis  
Wichita, Kansas 67211

Subject: S/D 67-127 - Preliminary Plat of  
HUSTON ADDITION

Dear Mr. Taylor:

At its regular meeting on March 21, 1968, the Subdivision Committee of the Metropolitan Area Planning Commission considered the preliminary plat of HUSTON ADDITION. The action of the Committee was to forward the preliminary plat to the Planning Commission for its consideration of the proposed deviation in the handling of drainage in this area. If the Commission finds the applicant's proposal for drainage to be satisfactory, then it was the action of the Subdivision Committee to approve the preliminary plat and authorize preparation of the final plat subject to the following conditions:

1. Approval of the plat is subject to the approval of Z-0947.
2. At such time as Lot 2 is submitted as a final plat, it will be necessary that the applicant file for a change of zoning to a classification which is appropriate to the lot being platted.
3. The applicant shall dedicate by separate instrument the additional drainage right-of-way and easement adjacent to the east side of Lot 2.
4. The applicant shall install or guarantee the installation of sidewalk adjacent to the north line of Central. The total estimated construction cost to be in the amount of \$155.

K. O. Taylor  
March 26, 1968  
Page -2-

5. At such time as Lot 2 is submitted as a final plat, it will be necessary that the applicant make satisfactory arrangements to provide City water to serve said lot.
6. The applicant shall contact the Gas Service Company, Kansas Gas & Electric, and Southwestern Bell Telephone Company and obtain a letter stating that satisfactory arrangements have been made for their respective utilities, copies of which shall be submitted to the Planning Department.
7. The applicant shall construct or guarantee the improvement of the drainage channel adjacent on the east. The estimated amount of said guarantee to be determined by M.S. Mitchell of the Maintenance Division of the Department of Public Works.
8. Indicating a 5 foot building setback adjacent to the west line of the plat.
9. Requirements for a final plat (see pages 4, 5 and Section XV of the Subdivision Rules and Regulations).

This preliminary plat will be forwarded to the Metropolitan Area Planning Commission for their consideration of the proposed drainage of subject plat at their regular meeting on March 28, 1968, 1:45 P.M.

Enclosed herewith is a "marked" copy of the preliminary plat for your information and files. If you have any questions concerning this matter, please call.

Very truly yours,

Jack H. Galbraith  
Senior Planner

JHG:JDG:sa  
Enclosure

cc: Richard Huston, 5902 E. Central, Wichita, Kansas 67208  
Lindy Andeel, 4727 E. Central, Wichita, Kansas 67208  
Robert H. Nelson, 816 Union Center Bldg., Wichita, Kansas 67202

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 67-127 Name HUSTON ADDITION  
Date Application Rec'd. 12-27-67 Preliminary Approval  
Scheduled S/D Meeting 3-21-68

DESCRIPTION

General Location At the northwest corner of Brookside Parkway and  
Central Avenue.  
Owner Richard A. Huston  
Surveyor/Engineer K. O. Taylor  
Address 1542 So. St. Francis 67211 Phone AM 4-4072

1. Gross Acreage of Plat 2.14
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other 2
  - Total Number of Lots 2
3. Minimum Lot Frontage 77 ft.
4. Minimum Lot Area 33,000 ft.
5. Existing Zoning "AA"
6. Proposed Zoning "BB"
7. Lineal Feet of New Streets:
  - a. 98 R/W 10 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 98 ft.
8. Sidewalk adjacent to all streets? yes X no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita (Yes-No)
11. Health Department Approval (where applicable) \_\_\_\_\_
12. City of Wichita Yes: Three-Mile Area \_\_\_\_\_

ASSOCIATED ZONE CASE NO. Z-0947, "AA" to "BB"

STAFF COMMENTS:

1. Approval of the plat is subject to the approval of Z-0947.
2. It is the understanding of the Planning Department that the applicant intends to final out lot 1 only. At such time as Lot 2 is submitted as a final plat, it will be necessary that the applicant file for a change of zoning to a classification which is appropriate to the lot being platted.
3. If it is the intent to final out only Lot 1, at this time, the applicant shall dedicate by separate instrument the additional drainage right-of-way and easement adjacent to the east side of Lot 2.
4. The applicant shall install or guarantee the installation of sidewalk adjacent to the north line of Central. The total estimated construction cost to be in the amount of \$155.
5. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Section XV of the Subdivision Rules and Regulations.
6. Requirements for a final plat (see pages 4, 5 and Section XV of the Subdivision Rules and Regulations).

S/D No. 67-127

Map No.: \_\_\_\_\_  
Section No.: \_\_\_\_\_  
Twp. No.: \_\_\_\_\_  
Range: \_\_\_\_\_

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Huston Addition  
General Location: N. Side Central - W. Side Brookside Parkway

Name of Property Owner: RA Huston-5902 E. Central - MO 34681 - EXT. 581  
Address: Floyd Bloom-546 Marcellene HW 22193 Phone: \_\_\_\_\_  
Name of Subdivisor: Orville Bloom 5920 E Central - MO 57784  
Address: Subdivisor - Lindy Andeal & Robert Nelson Vain Phone: Center - AM 23777  
Name of Agent/Surveyor: WOT Taylor Phone: AM 44072  
Address: 1542 S. St. Francis  
Date of Application: 3-11-68

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 2.14
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other 2
3. Minimum Lot Frontage 77 ft.
4. Minimum Lot Area 3300 ft.
5. Existing Zoning A-A
6. Proposed Zoning B-B

7. Lineal Feet of New Streets:
  - a. 98 R/W 10 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 98 ft.
8. Sidewalk adjacent to all streets? yes  no

9. Public Water Supply  (Yes-No), Name City of Wichita
10. Public Sanitary Sewers  (Yes-No), Name " " "
11. Health Department Approval (where applicable) No (Yes-No)
12. City of Wichita  Three-Mile Area

The owner herein agrees to comply with the Subdivision Rules and Regulations for the Wichita-Sedgwick County Metropolitan Area, as amended, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto including petitions for improvements such as streets, sewer, sidewalks, etc. with the register of deeds as well as all costs of publication of initiating resolutions approving any petition for improvements shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Engineer's Signature: WOT Taylor

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by Jack Galbraith  
Date 3-11-68 By [Signature]  
Fee Submitted 453.09



Form 223-021

**PAYMENT NOTICE**  
City of Richmond

Bldg & Elev.	Elec.	Plum.	Extn. Fees
Hee. Nvr.	Hee. Moving	Signs	Mech.
Oil Well	Pay. Cuts	Trailer	Plbg. Cert.
Sanitation	Sewer		Sidewalk
Street			

**PAY AT TREASURER'S OFFICE - FIRST FLOOR**

DESCRIPTION

AMOUNT

<i>Hunter Subdivision</i> <i>R. C. Galloway</i> <i>S. Taylor</i> <i>R-71-C</i>	<i>3-11-68</i>
-----------------------------------------------------------------------------------------	----------------

Date *3-11-68*

By *[Signature]*

February 2, 1968

Mr. Richard A. Huston  
5902 E. Central  
Wichita, Kansas 67208

Subject: S/D 67-127 - Sketch Plat of  
HUSTON ADDITION

Dear Mr. Huston:

At its regular meeting on February 1, 1968, the Subdivision Committee of the Metropolitan Area Planning Commission considered the above-captioned plat. At the applicant's request, the action of the Subdivision Committee was to defer this matter to enable the applicant and/or his attorney and engineer sufficient time to meet with M.S. Mitchell of the Maintenance Division of the Department of Public Works, relative to discussing an alternate solution to the drainage problem associated with subject plat.

Please contact our office at such time as you have additional information so it can be determined whether or not it is necessary to reschedule this Sketch Plat before the Subdivision Committee.

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

Very truly yours,

Jack H. Galbraith  
Senior Planner

JHG:JDG:sa

cc: K. O. Taylor  
567 West Douglas  
Wichita, Kansas 67213

Robert H. Nelson  
Attorney at Law  
816 Union Center Bldg.  
Wichita, Kansas 67202

Lindy Andeel  
4727 E. Central  
Wichita, Kansas 67208

WICHITA-SEDEWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION  
City Building Annex, 104 South Main, Wichita, Kansas 67202  
AM 2-8211

January 26, 1968

TO: Utility Advisory Committee  
FROM: Jack H. Galbraith, Senior Planner  
SUBJECT: S/D 67-127, Sketch Plat of HUSTON ADDITION

The attached Sketch Plat has been reviewed by the Planning Department staff as well as various representatives of the Department of Public Works. The unique problem as it relates to this property originated with the existing plat of Heller Thomas Addition where lots are existing which have no direct access to a public street, and also exists a significant drainage problem where adequate drainage rights-of-way have been provided North of 9th Street and South of Central.

In our discussion with representatives of the Public Works Department, the necessary drainage right-of-way was determined to be 22 feet if there is a 50 foot adjacent right-of-way for street purposes. In the event it is determined that 30 feet of half-street right-of-way is more logical on the west side of the plat, then 37 feet of drainage right-of-way is necessary.

Since these requirements were not satisfactory to the applicant, this matter has been placed on the Subdivision Committee Agenda for your next regular meeting as requested.

JHG:sa  
Attachment

January 26, 1968

Mr. Richard A. Huston  
5902 East Central  
Wichita, Kansas 67208

Subject: S/D 67-127 -  
Sketch Plat of Huston Addition

Dear Mr. Huston:

As you are aware, we have been reviewing the above-captioned plat and its relation with the Kretchmar Addition to the east and the unplatted land to the north and west. As we discussed in our office, we would authorize the preparation of the preliminary plat subject to being submitted with the same conditions required of the Kretchmar Addition.

The unique problems as they relate to your land are the original plat itself (Hellar Thomas Subdivision), with lots having no direct access to a public street and the significant drainage problem where adequate rights-of-way have been provided north of 9th Street and south of Central.

In our discussion with representatives of the Public Works Department, the necessary drainage right-of-way was determined to be 22 feet, if there is a 50-foot adjacent right-of-way for street purposes. In the event it is determined that 30 feet of half-street right-of-way is more logical on the west side of the plat, then 37 feet of drainage right-of-way is necessary.

Mr. Richard A. Huston  
January 26, 1968  
Page 2

For your information, we have marked the normal building setbacks in addition to both drainage and street right-of-way on the attached copy of the Sketch Plat.

Since these requirements for the preparation of the preliminary plat are not satisfactory, this matter has been placed on the Subdivision Committee Agenda for their next regular meeting as you requested. Attached is an agenda for that meeting.

If you have any further questions concerning this matter, please call.

Very truly yours,

Jack H. Galbraith  
Senior Planner

JHG:jh

cc: K. O. Taylor  
567 West Douglas  
Wichita, Kansas 67213

Lindy Andeal  
4727 East Central  
Wichita, Kansas 67208

Robert H. Nelson  
Attorney at Law  
816 Union Center Building  
Wichita, Kansas 67202

Enclosures 2

Changed per request of Mr. Taylor

Map No.: 5848  
Section No.: 13  
Twp. No.: 27  
Range: 1E

S/D No. 67-127

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: HUSTON Addition  
General Location: NW Cor. Brookside Parkway and Central Ave.  
Name of Property Owner: Richard A. Huston m. 2-8820  
Address: 204 N. Pinecroft - 5902 E. Central Phone: AM 3977  
Name of Subdivider: Lindy Andeel  
Address: 4727 E. Central Phone: MU 3-7511  
Name of Agent/Surveyor: K.O. Taylor  
Address: 567 W. Douglas Phone: AM 4-4022  
Date of Application: Dec. 26, 1967

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat .98
2. Number of Lots:
  - Residential 1
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
3. Minimum Lot Frontage 75 ft.
4. Minimum Lot Area 30,650 ft.<sup>2</sup>
5. Existing Zoning AA
6. Proposed Zoning BB
7. Lineal Feet of New Streets:
  - a. 10' R/W 75' ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL \_\_\_\_\_ ft.
8. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) No (Yes-No)
12. City of Wichita  Three-Mile Area

The owner herein agrees to comply with the Subdivision Rules and Regulations for the Wichita-Sedgwick County Metropolitan Area, as amended, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto including petitions for improvements such as streets, sewer, sidewalks, etc. with the register of deeds as well as all costs of publication of initiating resolutions approving any petition for improvements shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Engineer's Signature: K.O. Taylor

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by James Smith  
Date 12-27-67  
Fee Submitted none