

PLAT NO. S/D 68-55 MAP NO. 5450

NAME McCoskey Addition

LOCATION Southwest corner of 29th St. & Park Pl.

ENGINEER: Campbell & Castle

OWNER Walter Palmer III

APPLICATION FILED 5-24-68

SKETCH PLAT FILED N/A

PRELIMINARY FILED N/A

S/D ACTION N/A

FINAL FILED 5-24-68 / REVISED 7-11-68

\* S/D ACTION 6-6-68 Approved/7/18/68 Reapproved

MPC ACTION 6-13-68 approved

BCC ACTION 7-25-68 re-approved

RECORDED 4.4.73

REMARKS

\* S/D Com 3-2-72 Reapprove

MPC 3-9-72 Approve

BCC 3-6-73 Approved

\* SID 3-2-15-73 Approved subj to conditions

MPC 2-22-73 Approved subj to conditions  
*the easement increase to 10ft.*

S/D 68-55 - MCCOSKEY ADDITION, SW  
corner of Park Place & 29th St. by  
Walter Palmer III, Campbell & Castle

# ACTION

P. STD  
6-3-68

COMMITTEE	DATE
S/D	Approved 6-6-68
"	Reapproved 11/18/68
M.A.P.C.	Approved 6-13-68
M.A.P.C.	Re-approved 7-28-68
B.C.C. [REDACTED]	Approved 11-12-68

S/D Com, 3-2-72 Reapprove

M.A.P.C. 3-9-72 Approve

S/D 2-15-73 Approved subj to original conditions plus easement increase to 100 ft in width

M.A.P.C. 2-22-73 Approved subj to conditions

B.C.C. Approved 3-6-73

Recorded 4-4-73

Map No. 5450  
Sec. No. 5  
Twp. No. 27  
Range 1E

Subdivision Report and Progress

S/D No.: 68-55

Name: McCoskey Addition

General Location: On the southwest corner of 29th St. & Park Place.

Owner: Walter Palmer III  
Address: 101 W. 29th St. North <sup>OH</sup> Phone: TE 84141  
*DAENT* ~~Address: same - ARTIE E. VAUGHN ATTY.~~  
Address: 301 W. Central <sup>62262</sup> Phone: AM 5-5227  
Engineer/Surveyor: Campbell & Castle  
Address: 509 N. Emporia Phone: FO 35044

Application Received 5-24-68  
Conf. with Applicant None  
Sketch Plat Received n/a  
Present Zoning B  
Proposed Zoning C (Z-0886)  
Letter of Intent N/A

\*FINAL PLAT RECEIVED 5-24-68  
Tracing Received 8-27-68  
S/D Report #2 Prepared 5-26-68  
S/D Comm. Action 6-6-68 approved  
7/18/68 Reapproved  
Dept. Report on Final 6-7-68/7-22-68

PREL. PLAT RECEIVED not required  
S/D Report #1 Prepared N/A  
S/D Comm. Action N/A  
Dept. Report on Prel. N/A

M.A.P.C. ACTION Approved, 6-13-68  
7-25-68 approved  
Dept. Report of Final 6-13-68/7-26-68  
Letter on Irons Received 6-21-68  
Title/Taxes Rec'd & Reviewed 7-8-68  
Final Review 11-6-68  
Letter to B.C.C. \_\_\_\_\_

TRACING PROGRESS:

Received 8-27-68  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_  
Received \_\_\_\_\_

B.C.C. ACTION 11-12-68 Approve  
2-6-73 approved  
Recorded 4.4.73  
Annexed \_\_\_\_\_

Comments:

\* Revised final filed 7-11-68  
\*\* S/D Com. 3-2-72 Reapprove  
M.A.P.C. 3-9-72 Approve  
B.C.C. 3-6-73 Approved  
S/D 2-15-73 (final) Approved subj to conditions  
plus easement increase to 10 feet in width  
‡ M.A.P.C. 2-22-73 (final) Approved subj to conditions  
\* Called Artie Vaughn for pick-up of plat tracing for recording (2/29/73)

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

*Jack*  
*F*  
*11/5/73*

Mc Coskey

ADDITION was

filed for record on April 4, 1973

S-3 2-21  
82  
vh

*John Jack*

Register Of Deeds

T9-328

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	68-55	Name	McCOSKEY ADDITION	
Application Filed:	5-24-68	Sketch Filed:		N/A
Preliminary Plat Filed:	N/A	Approved by S/D:		N/A
Final Plat Filed:	7-11-68	Approved by S/D:		2-15-73
Approved by Metropolitan Area Planning Commission:				2-22-73

DESCRIPTION

General Location: Southwest corner of 29th Street  
and Park Place

Surveyor or Engineer: Campbell & Castle  
Owner: Walter Palmer III  
Address: 101 W. 29th St. No. 67204

- |                          |                 |                                |           |
|--------------------------|-----------------|--------------------------------|-----------|
| 1. Gross Acreage of Plat | 1.62            | 5. Lineal Feet of New Streets: |           |
| 2. Number of Lots:       |                 | a. 10 R/W                      | 677.5 ft. |
| Residential              |                 | b. R/W                         | ft.       |
| Commercial               | 1               | c. R/W                         | ft.       |
| Industrial               |                 | d. R/W                         | ft.       |
| Other                    |                 | e. R/W                         | ft.       |
| Total Number of Lots:    | 1               | TOTAL                          | 677.5 ft. |
| 3. Minimum Lot Frontage: | 112.5 ft.       | 6. Existing Zoning:            | "B"       |
| 4. Minimum Lot Area      | 63,562.5 sq.ft. |                                |           |

This plat was considered by the Board of City Commissioners on November 12, 1968. The action of the Governing Body at that time was to approve the petitions for the paving of Park Place between 28th and 29th Streets North, and for sidewalks adjacent to the south side of 29th Street and the west side of Park Place; and approve the plat and to instruct the Planning Department to withhold release of the plat tracing for recording until a sign located in street right-of-way for 29th Street has been removed.

Planning Commission Recommendation:

That this plat be reapproved subject to:

- A. The sign located in street right-of-way for 29th Street shall be removed prior to release of the plat tracing for recording; or, the applicant apply and receive approval of a minor street permit to allow said sign to remain until reimprovement of 29th Street to the extent that it would require removal of the sign.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- Harrison moved, Rising seconded and it carried unanimously.

NOTE: The applicant has now obtained a minor street permit for the sign. Associated zone Case Z-0886, "B" to "C" was approved by the Board of City Commissioners subject to platting.

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

VAUGHN, UPDEGRAFF & ALLISON  
ATTORNEYS AT LAW  
301 WEST CENTRAL  
WICHITA, KANSAS 67202

February 26, 1973

ARTIE E. VAUGHN  
MARTIN E. UPDEGRAFF  
LYNN D. ALLISON  
RALPH WINTERS, JR.

AREA CODE 816  
AMHERST 5-5227

Mr. Jack Galbraith  
Wichita Area Planning Commission  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Re: S/D 68-55 - Final Plat  
of McCoskey Addition

Dear Jack:

I received a copy of your letter of February 23, 1973, addressed to Campbell & Castle Engineers. It is my understanding that everything has been done to comply with the requirements of the planning commission and secondly, the fully completed and signed tracing of the subdivision has been provided to the planning department. Please let me know if anything else needs to be done to complete and finalize the above matter once and for all.

Thanking you in advance, I remain,

Very truly yours,

VAUGHN, UPDEGRAFF & ALLISON

By *Artie E. Vaughn*

AEV:mlp  
cc: Bud Palmer



February 23, 1973

Campbell & Castle, Engineers  
P. O. Box 1835  
Wichita, Kansas 67201

Re: S/D 68-55 - Final Plat of  
McCOSKEY ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 22, 1973, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of February 16, 1973.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

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

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Walter Palmer III, 101 West 29th Street North 67204  
Artie E. Vaughn, Attorney, 301 West Central 67202

February 16, 1973

Campbell & Castle Engineers  
P. O. Box 1835  
Wichita, Kansas 67201

Subject: S/D 68-55 - Final Plat  
of McCOSKEY ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 15, 1973, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to the original conditions and in addition, increasing the 8-foot utility easement indicated along the east line of the plat to 10 feet in width on the final plat tracing.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 22, 1973, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

cc: Walter Palmer, III, 101 West 29th Street North, 67204  
Attorney Artie E. Vaughn, 301 West Central, 67202

VAUGHN, UPDEGRAFF & ALLISON  
ATTORNEYS AT LAW  
301 WEST CENTRAL  
WICHITA, KANSAS 67202

ARTIE E. VAUGHN  
MARTIN E. UPDEGRAFF  
LYNN D. ALLISON  
RALPH WINTERS, JR.

AREA CODE 316  
AMHERST 5-5227

February 7, 1973

Jack H. Galbraith  
Chief Planner  
Metropolitan Area Planning Department  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Re: S/D 68-55 Final Plat of  
McCoskey Addition

Dear Mr. Galbraith:

This letter is to advise that I have examined the abstract to the above captioned property and find that the fee title owner of the same is Walter Palmer III and that the taxes for 1972 and all prior years have been paid.

Please let me know if anything additional is needed in connection with title evidence.

Very truly yours,

VAUGHN, UPDEGRAFF & ALLISON

By *Arthur Vaughn*

AEV:ns



VAUGHN, UPDEGRAFF & ALLISON  
ATTORNEY AT LAW  
301 WEST CENTRAL  
WICHITA, KANSAS 67202

ARTIE E. VAUGHN  
MARTIN E. UPDEGRAFF  
LYNN D. ALLISON  
RALPH WINTERS, JR.

January 31, 1973

AREA CODE 516  
AMHERST 5-5227

Jack H. Galbraith  
Chief Planner  
Metropolitan Area Planning Department  
City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

Re: S/D 68-55 Final Plat of  
McCoskey Addition

Dear Jack:

The City granted a minor street privilege on the above property in connection with the street sign. I would appreciate it very much if you would send me your letter setting out what additional steps are needed to finalize the above zoning application. Thanking you in advance, I remain,

Very truly yours,

VAUGHN, UPDEGRAFF & ALLISON

*Artie E. Vaughn*

AEV:ns



VAUGHN, UPDEGRAFF & ALLISON  
ATTORNEYS AT LAW  
301 WEST CENTRAL  
WICHITA, KANSAS 67202

March 14, 1972

AREA CODE 816  
AMHERST 5-5227

ARTIE E. VAUGHN  
MARTIN E. UPDEGRAFF  
LYNN D. ALLISON  
RALPH WINTERS, JR.

Mr. Bud Palmer  
101 West 29th Street North  
Wichita, Kansas

RE: S/D 68-55 - Final Plat of McCoskey Addition

Dear Bud:

Please find enclosed a copy of a letter from Jack Galbraith dated March 10, 1972. I have made arrangements for the minor street privilege application to be filed.

It appears to me at this time that the only thing remaining for you to do is to have Campbell & Castle, Engineers submit the fully completed tracing of the sub-division to the Metropolitan Area Planning Department.

I do not understand exactly what Jack Galbraith means in paragraph numbered 1, when he says compliance with the requirements of the Metropolitan Area Planning Commission.

The only things remaining to be done that I know of are the obtaining of the minor street privilege and the submission of the fully completed tracing.

If anything additionally is needed to be done, I am asking Mr. Galbraith by copy of this letter to let me know.

Very truly yours,

VAUGHN, UPDEGRAFF & ALLISON

By Artie E. Vaughn

AEV/bh  
enclosure



March 10, 1972

Mr. Artie E. Vaughn  
Attorney at Law  
301 West Central  
Wichita, Kansas 67202

Re: S/D 68-55 - Final Plat of  
MCCOSKEY ADDITION

Dear Mr. Vaughn:

At the regular meeting of the Metropolitan Area Planning Commission on March 9, 1972, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of March 3, 1972.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

- 1. Compliance with the requirements of the Metropolitan Area Planning Commission.
- 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

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

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Walter Palmer, 101 West 29th Street North 67204  
Campbell & Castle, Engineers, 509 North Emporia 67214

VAUGHN, UPDEGRAFF & ALLISON  
ATTORNEYS AT LAW  
301 WEST CENTRAL  
WICHITA, KANSAS 67202

ARTIE E. VAUGHN  
MARTIN E. UPDEGRAFF  
LYNN D. ALLISON  
RALPH WINTERS, JR.

March 3, 1972

AREA CODE 316  
AMHERST 5-5227

Mr. John D. Gist  
Metropolitan Area Planning Department  
City Building  
Wichita, Kansas

RE: S/D 68-55 - Final Plat of McCoskey Addition

Dear John:

I am writing at this time to ask that you send me a letter setting out exactly what it is Mr. Palmer needs to do to get his plat tracing released for recording in the above matter.

If any forms are needed for the filing of a limited use application, I would appreciate it if you would send me those forms.

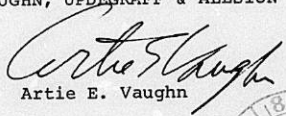
Also, if you have forms for any other action that is needed to be taken, please send those forms.

Thanking you in advance, I remain

Very truly yours,

VAUGHN, UPDEGRAFF & ALLISON

By

  
Artie E. Vaughn

AEV/bh



March 3, 1972

Artie E. Vaughn  
Attorney at Law  
301 West Central  
Wichita, Kansas 67202

Subject: S/D 68-55 - Final Plat  
of MCCOSKEY ADDITION

Dear Mr. Vaughn:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 2, 1972, the above captioned plat was considered. The action of the Committee was to recommend that this plat be reapproved, subject to the same conditions as established by the Committee on July 18, 1968, except that condition #1 be amended as follows:

"The sign located in street right-of-way for 29th Street shall be removed and a letter submitted to the Planning Department stating that the same has been accomplished prior to the plat tracing being released for recording;" or,

the applicant apply and receive approval of a minor street privilege to allow said sign to remain until reimprovement of 29th Street to the extent that it would require the removal of the sign.

The reapproval by the Committee was also subject to:

- 1. Amending the final plat tracing to provide for reapproval with current dates and signatures by the Planning and City Commissions.
- 2. Furnishing an updated and current attorney's opinion as to fee title being vested in the plattor and that all taxes for 1971 and prior years have been paid in full.

Page 2  
March 3, 1972

It is recommended that you proceed to contact the Administration Division of the Department of Public Works as soon as possible regarding the minor street privilege. While it would not be necessary to have this matter resolved prior to the Planning Commission's consideration of the plat, it needs to be completed along with the other items prior to forwarding the plat on to the City Commission.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 9, 1972, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist  
Principal Planner

JDG:rme

Enclosure

cc: Walter Palmer, 101 West 29th Street North, 67204  
Campbell & Castle, Engineers, 509 North Emporia, 67214

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

February 25, 1972

**TO** Subdivision and Utility Advisory Committee Members  
**FROM** John D. Gist, Principal Planner  
**SUBJECT** S/D 68-55 - Final Plat of McCoskey Addition, generally located on the southwest corner of 29th Street & Park Place.

In May of 1967, the applicant filed an application for a change of zoning from "B" to "E" (Z-0886) for property on the west side of Park Place between 28th and 29th Streets (amended to "C") in order to expand his existing business. The application was recommended for approval in part, subject to platting, and the recommendation was concurred in by the City Commission. The above-captioned plat was then submitted which was considered and approved by the Subdivision Committee on June 6, 1968. It was then revised in so far as right-of-way being dedicated for Park Place, and the revised final plat was reapproved by the Committee on July 18, 1968, following the effective date of new Subdivision Regulations. Subsequently, the plat received like approvals from both the Planning and City Commissions.

A condition of the plat's approval, is as follows:

"The sign located in street right-of-way for 29th Street shall be removed and a letter submitted to the Planning Department stating that the same has been accomplished prior to the plat tracing being released for recording."

The sign has never been removed and both the zone case (Z-0886) and the plat remain as open, incompletd files.

On February 10, 1972, the Metropolitan Area Planning Commission considered another request for change in zoning (Z-1357) by the same applicant on adjacent property to the west. The Commission's consideration included discussion regarding the applicant's other cases back in 1968, and the possibility of not making the removal of the sign a condition of plat approval. The Planning Commission took unanimous action to reschedule the plat of McCoskey Addition for Subdivision Committee consideration.

JDG:rme

cc: Walter Palmer, 101 West 29th Street North, 67204  
Artie E. Vaughn, Attorney, 301 West Central, 67202

*Shirley  
Ford*

**VAUGHN, UPDEGRAFF & ALLISON**  
ATTORNEYS AT LAW  
301 WEST CENTRAL  
WICHITA, KANSAS 67202

**ARTIE E. VAUGHN**  
**MARTIN E. UPDEGRAFF**  
**LYNN D. ALLISON**  
**RALPH WINTERS, JR.**

AREA CODE 316  
AMNHST 5-5227

February 2, 1972

Jack Galbraith  
City of Wichita  
Metropolitan Area Planning Commission  
104 South Main Street  
Wichita, Kansas 67202

Re: Bud Palmer Property  
101 West 29th Street North  
Wichita, Kansas

Dear Jack:

Pursuant to our telephone conversation of Tuesday, February 1, 1972, I am writing at this time to request that you send me a letter setting out the exact reasons as to why the zoning application on the above property has not been completed and finalized by the City.

Thanking you in advance, I remain,

Very truly yours,

VAUGHN, UPDEGRAFF & ALLISON

By *Artie E. Vaughn*  
(pp)

AEV:pjv

Cc: Bud Palmer



February 2, 1972

Mr. Artie Vaughn  
301 West Central  
Wichita, Kansas 67202

Subject: S/D 68-55 McCoskey Addition  
and Z-0886 - "B" to "C"

Dear Mr. Vaughn:

In reply to your inquiry this date as to the status of the above captioned cases, I am enclosing herewith Xerox copies of our last correspondence to you.

It should be pointed out that inasmuch as it has been over three years since the plat was approved by the Board of City Commissioners, it will be necessary that 29 copies of the Final Plat be submitted to this office for rescheduling and reapproval by the Subdivision Committee, Planning Commission and City Commission. If any additional improvements have been placed on the area being platted as McCoskey Addition, it will also be necessary that your engineer locate new structures and submit 10 copies of a sketch locating these improvements along with copies of the final plat.

Unless your client is willing to remove the sign that is approximately 10 feet north of the right-of-way being dedicated for 29th Street, it would appear to be a futile effort inasmuch as it will be our position that the tracing not be released for recording until the sign has been removed.

Although these cases have remained open since 1968, we are anxious to assist you in the approval of the plat and the effectuating of the zone change. If you are desirous of continuing the plat, the necessary copies should be submitted to our office by 5:00 p.m. on February 7, 1972 in order to schedule the plat for hearing by the Subdivision Committee on February 17, 1972.

Page 2 - Artie Vaughn  
February 2, 1972

If you have any questions concerning this matter or desire a meeting to review the files, please contact either John Gist or me.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ls  
Attachments  
cc Walter Palmer III, 101 West 29th Street North 67204

January 13, 1969

Mr. Artie Vaughn  
301 West Central  
Wichita, Kansas 67202

Subject: S/D 68-55 McCoskey Add. and  
Z-0886

Dear Mr. Vaughn:

John Gist has advised me that upon answering your inquiry as to the status of the above captioned plat and zone change that he received a call from your client, Mr. Palmer, stating that he was not agreeable to removing the sign as required as a condition of plat approval. Apparently in the discussion with Mr. Gist he pointed out as a result of a certain court hearing, that the jury found him not guilty. Upon receiving this information from Mr. Gist I checked the matter further with Mr. John Dekker, Director of Law, and he concurred in my opinion that the condition of plat approval had nothing to do with the decision of the jury.

As I recall, there was some discussion about a sign being located a few inches into public right of way. Based on this plat, which dedicates an additional ten feet of right of way on 29th Street, it would appear that there would be no question that the existing sign is located approximately ten feet into street right of way. Therefore, as Mr. Gist pointed out, it is necessary that this sign be removed from the 50 feet of half street right of way on 29th St. prior to us releasing the tracing for recording.

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

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:js

cc: Walter Palmer, III, 101 W. 29th Street North, Wichita, Kansas

1-7-69

City Clerk's office advised us this date that the CERTIFICATE was returned to their office with proper notary thereon, & said form has been recorded on 11-20-68, misc. bk. 632, p. 509.

January 3, 1969

Mr. Artie Vaughn  
301 West Central  
Wichita, Kansas 67202

Subject: Z-0886 and S/D 68-55  
Final Plat of MC COSKEY ADDITION

Dear Mr. Vaughn:

In reply to your inquiry dated December 31, 1968, the Board of City Commissioners on September 12, 1967, approved the above captioned zone change request for "C" zoning except the south 150 feet, subject to replatting of the property. The action of the Commission was to:

Approve the recommendation of the MAPC, place the Ordinance effectuating the change on first reading and instruct the City Clerk to withhold publication until such time as the plat has been recorded.

The Board of City Commissioners on November 12, 1968, considered and approved the associated replat entitled McCoskey Addition. The action of the Commission included instructing the Planning Department to withhold releasing the plat tracing for recording until the sign located in street right-of-way for 29th Street had been removed.

As of this date, no evidence has been provided that the sign has been removed, nor have we received the form entitled "Certificate" which was returned to Mr. Palmer for lack of notarization. Once these two matters have been satisfactorily completed, this office will release the tracing to Mr. Palmer or yourself. It is then the responsibility of the applicant to see that the plat is recorded with the Register of Deeds, and upon such recording, the City Clerk will publish the ordinance effectuating the zone change.

Page 2

Mr. Artie Vaughn  
January 3, 1968

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

Very truly yours,

John D. Gist  
Planner III

JDG:vjp

cc: Walter Palmer, III  
101 West 29th Street North  
Wichita, Kansas 67204

November 8, 1968

Mr. Artie Vaughn  
301 West Central  
Wichita, Kansas 67202

Subject: S/D 68-55 - Final Plat of  
McCoskey Addition

Dear Mr. Vaughn:

This is to advise you that since we received the correctly signed petitions, the above captioned plat has been placed on the agenda of the City Commission for their next regular meeting on November 12, 1968. One of the conditions of approval which has still not been complied with is the removal of the sign from street right of way. Our suggested action to the City Commission is that they approve the plat as recommended by the Planning Commission and instruct the Planning Department not to release the tracing for recording until the sign has been removed from street right of way and we are notified to this effect by letter.

Last week we also returned a Certificate to Mr. Palmer to be notarized. I know that you are anxious, as we are, to complete this plat so that the ordinance effectuating the zone change can be published. We would appreciate you seeing that the notarized Certificate is returned to our office by Tuesday morning and that the sign is removed as quickly as possible.

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

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:js

Mr. Artie Vaughn  
November 8, 1968  
Page 2

cc: Walter Palmer, III  
101 West 29th St. North  
Wichita, Kansas 67204

Campbell and Castle  
509 N. Emporia  
Wichita, Kansas 67203

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	68-55	Name	McCoskey Addition		
Application Filed:	5-24-68	Sketch Filed:		None	
Preliminary Plat Filed:	None	Approved by S/D:		N/A	
Final Plat Filed:	5-24-68	Approved by S/D:		7-18-68	
Approved by Metropolitan Area Planning Commission:				7-25-68	

DESCRIPTION

General Location: Southwest corner of 29th Street and Park Place

Surveyor or Engineer: Campbell & Castle  
Owner: Walter Palmer III  
Address: 101 West 29th Street North

- |                          |                 |                                |           |
|--------------------------|-----------------|--------------------------------|-----------|
| 1. Gross Acreage of Plat | 1.62            | 5. Lineal Feet of New Streets: |           |
| 2. Number of Lots:       |                 | a. 10 R/W                      | 122.5 ft. |
| Residential              |                 | b. 5 R/W                       | 565 ft.   |
| Commercial               | 1               | c. R/W                         | ft.       |
| Industrial               |                 | d. R/W                         | ft.       |
| Other                    |                 | e. R/W                         | ft.       |
| Total Number of Lots:    | 1               | TOTAL                          | 687.5 ft. |
| 3. Minimum Lot Frontage: | 112.5 ft.       | 6. Existing Zoning:            | "B"       |
| 4. Minimum Lot Area:     | 63,562.5 sq.ft. |                                |           |

Petitions have been submitted for the paving of Park Place from the south line of 28th Street to the south line of 29th Street, and for sidewalks adjacent to the north and east sides of the plat. A "certificate" has also been submitted certifying the petitions.

Planning Commission Recommendation:

TROUT moved and BLEDSOE seconded that the Planning Commission recommend to the Board of City Commissioners that this plat be approved subject to:

- The sign located in street right-of-way for 29th Street shall be removed and a letter submitted to the Planning Department stating that the same has been accomplished prior to the plat tracing being released for recording.
- Recording within 30 days after approval by the Board of City Commissioners.

Associated Zone Case: Z-0886 - "B" to "C"

Vote of Planning Commission: Unanimous

ACTION: Approve the petitions and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the certificate with the Register of Deeds, the publication and filing of which shall be without cost to the City; and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign; and instruct the Planning Department to withhold releasing the plat tracing for recording until the sign has been removed from street right-of-way.

1962

CASE NO. Z-0886

1. Zoning application, from "B" to "E", filed on May 16, 1967.
2. MAPC hearing - June 22, 1967 - recommended approval of "E" except south 150 feet subject to platting, dedicating additional rights of way, and establishing appropriate setbacks. (~~5-80%~~ protest petitions filed) (15.80%)
3. BCC hearing - July 18, 1967 - applicant's attorney amended the application to request "C" Commercial zoning. BCC referred back to MAPC for rehearing.
4. Planning Department report dated August 10, 1967, recommended again the approval of "C" zoning subject to platting, setbacks, dedications, etc.
5. MAPC rehearing - August 24, 1967 - recommended "C" zoning except the south 150 feet subject to platting, street rights of way, setbacks, etc.
6. BCC rehearing - September 12, 1967 - approved as recommended.
7. Planning Department correspondence - September 18, 1967 - letter to Mr. Vaughn, copy to Mr. Palmer, advising of City Commission action and informing them that their next step was to contact an engineer relative to the preparation of a re-plat.

S/D 68-55

May 24, 1968, application was filed with correct number of final plats.

- 6-6-68 Subdivision Committee approved *sub to conditions*
- 6-7-68 Follow up letter to applicants engineer and copy to Mr. Palmer.
- 6-13-68 MAPC approved *sub to conditions*
- 6-13-68 Follow up letter to applicants engineer & copy to Mr. Palmer.
- 7-11-68 Letter from applicant's engineer with 27 copies of revised Final Plat requesting a rehearing.
- 7-18-68 Subdivision Committee re-approved *sub to conditions*
- 7-22-68 Follow up letter to applicant's engineer with copy to Mr. Palmer.
- 7-25-68 MAPC reapproved *sub to conditions*
- 7-26-68 Follow up letter to engineer and Mr. Palmer.

Sometime in October of this year, Mr. Vaughn stopped me in the courthouse and asked that I check the file to determine what was still necessary to complete the file.

10-21-68 Letter to Mr. Vaughn from John Gist from Planning Dept. advising the requirements necessary to complete the case - Copies to Mr. Palmer and the applicant's engineer.

NOTE: 153 plats filed since September, 1967.

October 21, 1968

Mr. Artie Vaughn  
301 West Central  
Wichita, Kansas 67202

Subject: S/D 68-55 - Final Plat of  
MC COSKEY ADDITION

Dear Mr. Vaughn:

As per our telephone conversation of this afternoon, this is to inform you of the status of the final plat of McCoskey Addition and to point out those items which need to be completed prior to this plat being forwarded to the Board of City Commissioners. Enclosed you will find copies of letters addressed to Campbell and Castle with carbon copies to Walter Palmer, III which were mailed following action being taken on the plat by the Subdivision Committee and Metropolitan Area Planning Commission.

Those items remaining which need the attention of the applicant are as follows:

OK The sidewalk petitions for 29th Street and Park Place need to be picked up from the Planning Department office, and properly signed by Walter Palmer, III as indicated by the attorney's title opinion and as shown on the face of the plat.

OK The paving petition for Park Place also needs to be picked up and properly signed, coupled with a certified list of abutting property owners from an abstract company as outlined on the accompanying instruction sheet, circulated for sufficient number of abutting property owners

Page 2

Mr. Artie Vaughn  
October 21, 1968

signatures; and then taken to the City Clerk's office for signing of the attached affidavit before the City Clerk or his Deputy.

It would then be necessary that all such petitions be delivered to Jim Tandy of the Engineering Division of the Department of Public Works for review and processing before being forwarded to the Planning Department.

Enclosed you will also find a form entitled "CERTIFICATE" which needs Mr. Palmer's signature, notarization, and return to the Planning Department which will accompany the petitions when forwarded to the Board of City Commissioners.

In regard to requirement No. 1 of the letter dated July 22, 1968, the sign will need to be removed and a letter submitted to the Planning Department stating that same has been accomplished, prior to us releasing the plat tracing for recording.

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

Very truly yours,

John D. Gist  
Planner III

JDG:vjp

Enclosures 3

cc: Walter Palmer, III  
101 West 29th Street North  
Wichita, Kansas 67204

Campbell and Castle  
509 N. Emporia  
Wichita, Kansas 67203

A-12308 through  
A-12311  
Walter Palmer III  
101 St 29<sup>th</sup> St North

**TREASURER'S OFFICE**

Sedgwick County, Kansas

Wichita, Kansas, <sup>1967</sup> 7-10 1968

This is to Certify that the 1967 taxes were paid on Receipt No. <sup>1352</sup> 635281 <sup>2000/12</sup> 163659 on the following described property:

635280	163658
635289	163657
635295	163636

Lots 1-3-5-7 Block C

Add Lots 9 to 15 Inc Block C

Lots 17-19 Block C

Add Lots 21 to 45 Inc Block C

Montrose Park add

1967 Tax Paid

Ronald G. Miller  
By: Oscar Taylor

County Treasurer

July 26, 1968

Campbell and Castle  
509 North Emporia  
Wichita, Kansas 67203


Subject: S/D 68-55 - Final Plat  
of McCoskey Addition

Gentlemen:

At its regular meeting on July 25, 1968, the Metropolitan Area Planning Commission considered the Final Plat of McCoskey Addition. 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 July 22, 1968.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for its consideration.

1. Compliance with the requirements of the Metropolitan Area Planning Commission.

 Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

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

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:js

cc: Walter Palmer III  
101 W. 29th St. North

July 22, 1968

Campbell and Castle  
509 North Emporia  
Wichita, Kansas 67203

Subject: S/D 68-55 - Final Plat  
of MC COSKEY ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 18, 1968, the above-captioned plat was considered. The action of the Committee was to recommend this plat be reapproved, subject to:

1. The sign located in street right-of-way for 29th Street shall be removed and a letter submitted to the Planning Department stating that the same has been accomplished prior to the plat tracing being released for recording.

The applicant shall install or guarantee the installation of sidewalks adjacent to both streets. Total estimated construction cost to be in the amount of \$1,695.

The applicant shall obtain a paving petition from the Engineering Division of the Department of Public Works for the paving of Park Place to 40 feet in width, and attempt to procure the necessary signatures between 28th and 29th Streets.

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

*petition  
submitted and  
sent to  
Engineering  
8-23-68*

Page 2

Campbell and Castle

July 22, 1968

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 Thursday, July 25, 1968, at 1:45 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

Jack H. Galbraith  
Senior Planner

JHG:JDG:vjp

Enclosure

cc: Walter Palmer III  
101 West 29th Street North  
Wichita, Kansas 67204

CAMPBELL & CASTLE  
ENGINEERS  
PHONE FD 3-5044 • 509 NORTH EMPORIA  
P. O. BOX 1835  
WICHITA, KANSAS 67201

July 11, 1968

Wichita-Sedgwick County  
Metropolitan Area Planning Commission  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Re: Walter F. Palmer Replat  
Lots 1 thru 45, Block C  
Montrose Park Addition  
Sedgwick County, Kansas  
McCoskey Addition  
S/D 68-55  
Our File No. 6729

Gentlemen:

We are enclosing 27 copies of the final plat in connection with the above referenced project. This differs from our submission on May 24 in our dedication of Park Place. At that time we had dedicated a 40 foot half street and on this plat we have reduced this dedication to 35 feet to reflect the ordinary street dedication for commercial areas in accordance with the new subdivision regulations.

Very truly yours,

CAMPBELL & CASTLE

  
Geo. F. Campbell, P.E.

C/i  
Enclosures

cc: Walter F. Palmer  
Artie E. Vaughn

LAW OFFICE OF  
ARTIE E. VAUGHN

AMHERST 5-5227

301 WEST CENTRAL

WICHITA, KANSAS 67202

July 3, 1968

Wichita - Sedgwick County  
Metropolitan Area Planning Commission  
City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

Re: S/D 68-55 - Final Plat  
of McCoskey Addition

LEGAL DESCRIPTION:

Odd Lots 1 through 45 inclusive,  
Block C, Montrose Park Addition  
to Wichita, Sedgwick County, Ks.

Gentlemen:

I have examined the abstract to the above captioned property and am submitting this letter as certification that fee title is vested in the plattor, Walter Palmer III, and that the holder of the mortgage on said property is Mid Kansas Federal Savings and Loan Association of Wichita, Kansas. The original consideration for this mortgage dated September 14, 1962, was the sum of \$50,000.00.

Very truly yours,

*Artie E. Vaughn*  
ARTIE E. VAUGHN

AEV:sh

cc: Campbell and Castle



CAMPBELL & CASTLE  
ENGINEERS  
PHONE FD 3-5044 • 509 NORTH EMPORIA  
P. O. BOX 1835  
WICHITA, KANSAS 67201  
June 20, 1968

Wichita-Sedgwick County Metropolitan  
Area Planning Commission  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Re: McCoskey Addition  
S/D 68-55  
Our File No. 6729

Gentlemen:

This is to certify that Geo. F. Campbell of Campbell & Castle,  
Engineers has placed the irons at the four corners of the above  
referenced plat.

Very truly yours,

CAMPBELL & CASTLE

*Geo. F. Campbell*  
Geo. F. Campbell, P.E.

C/i

cc: Walter F. Palmer



June 13, 1968

Campbell and Castle  
509 North Emporia  
Wichita, Kansas 67214

Subject: S/D 68-55 - Final Plat of  
McCoskey Addition

Gentlemen:

At its regular meeting on June 13, 1968, the Metropolitan Area Planning Commission considered the Final Plat of McCoskey Addition. 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 June 7, 1968.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for its consideration.

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- OK 3. Certification by an attorney that fee title is vested in the plattor.
- OK 4. Certification that all taxes due and payable have been paid.
- OK 5. Certification that the irons have been set as required by the Subdivision Rules and Regulations of the Metropolitan Area Planning Commission.

Campbell and Castle  
June 13, 1968  
Page 2

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

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:js

cc: Walter Palmer III  
101 West 29th Street North  
Wichita, Kansas 67204

June 7, 1968

Campbell and Castle  
509 North Emporia  
Wichita, Kansas 67214

Subject: S/D 68-55 - Final Plat of  
MC COSKEY ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 6, 1968, the above captioned plat was considered. The action of the Committee was to recommend this plat be approved, subject to:

1. The sign located in street right-of-way for 29th Street shall be removed and a letter submitted to the Planning Department stating that the same has been accomplished prior to the plat tracing being released for recording.

The applicant shall install or guarantee the installation of sidewalks adjacent to both streets. Total estimated construction cost to be in the amount of \$1,695.

3. Access to 29th Street shall be limited to one opening with the notations made on the face of the plat and in the platator's text, the proper language of which may be obtained from the Planning Department
4. The applicant shall obtain a paving petition from the Engineering Division of the Department of Public Works for the paving of Park Place, and attempt to procure the necessary signatures between 28th and 29th Streets.

*Attorney Vaughn  
stated that he  
desired to do  
sidewalks with  
the B.C.C. 6-24-68  
J.H.S.*

Page 2

Campbell and Castle

June 7, 1968

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

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 Thursday, June 13, 1968, at 1:45 p.m. If you have any questions concerning this matter, please call.

Very truly yours,

John D. Gist  
Planner III

JHG:JDG:vjp

Enclosure

cc: Walter Palmer III  
101 West 29th Street North  
Wichita, Kansas 67204

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 68-55 Name MC COSKEY ADDITION  
Date Application Rec'd. 4-24-68 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 6-6-68

DESCRIPTION

General Location On the southwest corner of 29th Street and Park Place

Owner Walter Palmer III  
Surveyor/Engineer Campbell & Castle  
Address 509 North Emporia Phone FO 3-5044

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>1.62</u>  | 7. Lineal Feet of New Streets:         |
| 2. Number of Lots:  | a. <u>10</u> R/W <u>677.5</u> ft.      |
| Residential _____   | b. _____ R/W _____ ft.                 |
| Commercial <u>1</u>   | c. _____ R/W _____ ft.                 |
| Industrial _____  | d. _____ R/W _____ ft.                 |
| Other _____   | e. _____ R/W _____ ft.                 |
| Total Number of Lots <u>1</u>   | TOTAL <u>677.5</u> ft.                 |
| 3. Minimum Lot Frontage <u>112.5</u> ft.                                    | 8. Sidewalk adjacent to all            |
| 4. Minimum Lot Area <u>63,562.5</u> ft.                                     | streets? <u>yes</u> <u>x</u> <u>no</u> |
| 5. Existing Zoning <u>B</u>   |  |
| 6. Proposed Zoning <u>Partial C (See Z-0886)</u>                            |  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |  |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |  |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No)        |  |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                        |  |

STAFF COMMENTS:

ASSOCIATED ZONE CASE NO. Z-0886 "B" to "C"

1. The sign located in street right-of-way for 29th Street shall be removed and a letter submitted to the Planning Department stating that the same has been accomplished prior to the plat tracing being released for recording.
2. The applicant shall install or guarantee the installation of sidewalks adjacent to both streets. Total estimated construction cost to be in the amount of \$1,695.
3. Access to 29th Street shall be limited to one opening and the proper notions made on the face of the plat and in the plat's text.
4. Recording within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Section V, Subsection 2, of the Subdivision Rules and Regulations. The Utility Advisory Committee should be prepared to comment on the existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing the same.

Form 223-021

**PAYMENT NOTICE**  
City of Wichita

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

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		50.00

DESCRIPTION	AMOUNT
Platz (Final)	

Name Walter Palmer III

Address 701 W 29th

Type R-71-D Due Date

Comments:

Date 4/24/68 By Vernie J. [Signature]

CAMPBELL & CASTLE  
ENGINEERS  
PHONE FD 3-5044 • 509 NORTH EMPORIA  
P. O. BOX 1835  
WICHITA, KANSAS 67201

May 24, 1968

Wichita-Sedgwick County Metropolitan  
Area Planning Commission  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Re: Walter F. Palmer Replat  
Lots 1 thru 45, Block C  
Montrose Park Addition  
Sedgwick County, Kansas  
File No. 6729

Gentlemen:

We are enclosing 10 copies of the preliminary plat, 27 copies of the final plat and the subdivision application in connection with the above referenced project.

Very truly yours,

CAMPBELL & CASTLE

*Geo. F. Campbell*  
Geo. F. Campbell, P.E.

C/i  
Enclosures

cc: Walter F. Palmer  
Artie E. Vaughn



Map No.: 543D  
Section No.: 5  
Twp. No.: 27  
Range: 1E

S/D No. 68-55

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: McCoskey Addition

General Location: West Side of 2900 Block Park Place

Name of Property Owner: Walter Palmer III

Address: 101 West 29th Street North Phone: TE 8-4141

Name of Subdivider: Walter Palmer III

Address: 101 West 29th Street North Phone: TE 8-4141

Name of Agent/Surveyor: Campbell & Castle, Engineers

Address: 509 North Emporia Phone: FO 3-5044

Date of Application: May 22, 1968

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 1.62 Acres
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial 1
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots 1
3. Minimum Lot Frontage 112.5 ft.
4. Minimum Lot Area 63,562.5 ft.
5. Existing Zoning B
6. Proposed Zoning Partial C (See Z-0886)
7. Lineal Feet of New Streets:
  - a. 10 R/W 677.5 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.TOTAL 677.5 ft.
8. Sidewalk adjacent to all streets? yes X no
9. Public Water Supply Yes (Yes-No), Name Wichita Water Department
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) No (Yes-No)
12. City of Wichita X 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.

Owner's Signature: Walter Palmer III

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

Received by Lynn Whiskey  
Date 5-24-68  
Fee Submitted 50.00

T9-301 (1-67)

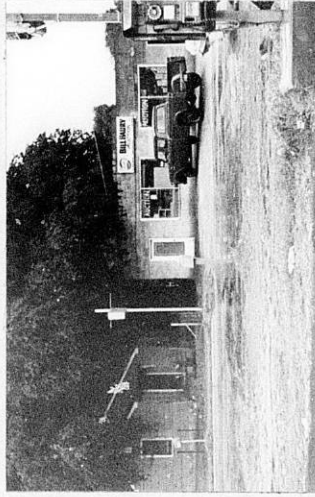






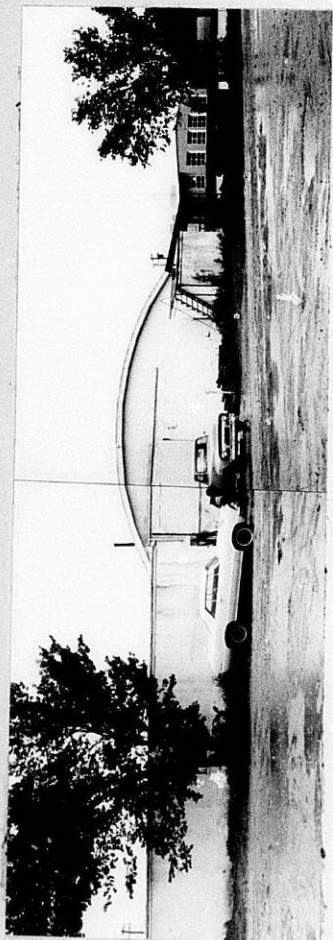
2

1

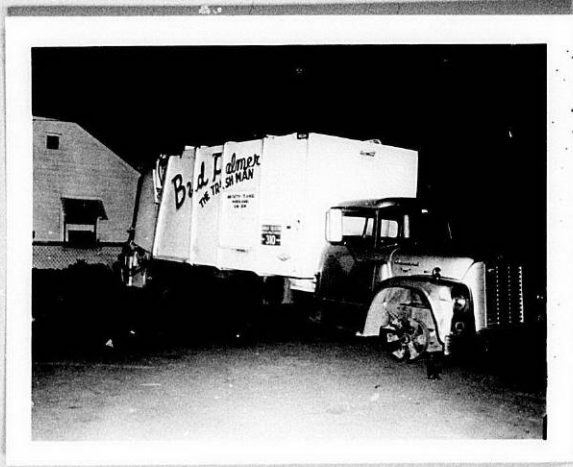


4

3



Z-0886



No. J 76300

Name Lt. Col. Prouse

Order \_\_\_\_\_

Remarks \_\_\_\_\_

Retouched \_\_\_\_\_

Order Finished \_\_\_\_\_

Reorder \_\_\_\_\_

Reorder \_\_\_\_\_

576

WICHITA POLICE DEPARTMENT  
FORENSIC LABORATORY  
Photographic Section

No. \_\_\_\_\_

Name Bud Palmer Host

Order 101 W 29th St.

Remarks \_\_\_\_\_

Retouched \_\_\_\_\_

Order Finished \_\_\_\_\_

Reorder \_\_\_\_\_

Reorder \_\_\_\_\_

7-11-67  
Capt. C. Brown

