

PLAT NO. S/D 70-15 MAP NO. 4650  
C-3W-B

NAME CEDAR DOWNS

LOCATION At the northwest corner of 21st  
Street North and 119th Street West.

ENGINEER K. O. Taylor

OWNER Raymond J. VanSkiver

APPLICATION FILED 3-9-70

SKETCH PLAT FILED 3-9-70

PRELIMINARY FILED 4-27-70

S/D ACTION 5-7-70 Approved

FINAL FILED 6-11-73

S/D ACTION 6-21-73 Approved subj to conditions

MAPC ACTION 6-28-73 approved subj to condition

BCC ACTION 7-2-74 Approved

RECORDED \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

S/D 70-15 - CEDAR DOWNS - At the  
northwest corner of 21st Street  
North and 119th Street West.  
Taylor

ACTION

	DATE
S/D COMMITTEE (prelim) <i>Approved</i>	5-7-70
" (final) <i>approved only to contractor</i>	6-21-73
" M.A.P.C. <i>approved with conditions</i>	6-28-73
" B.C.C. <del>REDACTED</del> <i>Approved</i>	7-2-74

Map No. 4650  
C-3W-B  
Sec. No. 1  
Twp. No. 27 S  
Range 2 W

Subdivision Report and Progress

S/D No.: 70-15

Name: CEDAR DOWNS

General Location: At the northwest corner of 21st Street North and 119th Street West.

Owner: Raymond J. VanSkiver Phone: 722-0757  
Address: Route 9, Wichita OK Phone: RO-6-0759  
Subdivider: SAME  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Engineer/Surveyor: K. O. Taylor  
Address: 1542 South St. Francis Phone: AM 4-4072

Application Received 3-9-70  
Conf. with Applicant April 3, 1970  
Sketch Plat Received 3-9-70  
Present Zoning R-1  
Proposed Zoning R-1  
Letter of Intent none (see notes 4/6/70)

FINAL PLAT RECEIVED  
S/D Comm. Action 6-21-73 Approved  
sub j to conditions  
Dept. Report on Final 6-22-73  
M.A.P.C. ACTION 6-28-73 approved  
Dept. Report on Final 6-29-73  
Letter on issue received

PREL. PLAT RECEIVED 4-27-70  
S/D Comm. Action 5-7-70 Approved  
Dept. Report on Prel. 5-11-70

Title/Taxes Rec'd & Reviewed 6-23-74  
Final Review 6-26-74  
Referral to B.C.C. 6-27-74

TRACING PROGRESS:

Received 6-21-74  
Released 7-5-74  
Received \_\_\_\_\_  
Released \_\_\_\_\_

B.C.C. ACTION 7-2-74 Approved  
Recorded July 17, 1974

Comments:

*NOTE: Call Max Christman when case is ready to go to B.C.C. as County is purchasing 2.0-W for 21st St in area. 9/17/73*

COUNTY PLAT
Sedg Co. Elect. Coop
P. O. Box 220-Cheney, Ks. 67025
Markus Strunk -Trustee
Attica Township
Colwich, Kansas 67030
USD 266
304 W. Central
Maize, Kansas 67101
SOIL CONSERVATION SERVICE
COUNTY ZONING ADMINISTRATOR

*8/21 print for M-FL*

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

*E*  
7-25-74

CEDAR DOWNS ADDITION was  
filed for record on JULY 17, 1974.

*John Hab*  
Register Of Deeds

T9-328

July 22, 1974

Kenneth O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Re: S/D 70-15 - Final Plat of  
Cedar Downs.

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 18, 1974, the above captioned plat was considered. The action of the Committee was to strike the item from the agenda since the County Engineer advised that the street right-of-way matter had been resolved with the applicant.

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rms

cc: Raymond J. Vanskiver  
Route 9, Wichita, Kansas 67204

G. C. McLure, County Engineer  
1015 Stillwell, 67213

Max Christman  
County Planning & Zoning Office  
1015 Stillwell, 67213

Dean Sellers, Assistant City Engineer

July 10, 1974

G. C. McLure, Jr., County Engineer

Curtis L. Newby, Junior Planner

Cedar Downs Addition - northwest corner of  
21st Street North and 119th Street West.

This is to advise you that Mr. Raymond J. VanSkiver, owner of the above referred to property has requested that his plat be reconsidered by the Subdivision Committee of the Metropolitan Area Planning Commission at their regular meeting of July 18, 1974 in order for a determination to be made regarding the right-of-way requirements for 21st Street North. He has advised us by phone that his plat is being held up for recording by your office because there is apparently additional right-of-way needed from his plat for 21st Street North. We hope that you can be prepared to discuss in detail the right-of-way requirements for 21st Street North as related to Mr. VanSkiver's plat when the Subdivision Committee considers this matter.

Please call if you have any questions.

CLN:rme

cc: Raymond J. Van Skiver  
Route 9, Wichita, Kansas 67204

Kenneth O. Taylor, Engineer  
1542 South St. Francis, 67211

Max Christman  
1015 Stillwell, 67213

Harlan R. Kamen, Chairman  
MAPC Subdivision Committee  
P. O. Box 485, 67201



**COUNTY OF SEDGWICK**  
**HIGHWAY DEPARTMENT**

1015 STILLWELL  
WICHITA, KANSAS 67213

OFFICE OF  
COUNTY ENGINEER  
June 20, 1974

PHONE 268-7201

MAPD  
104 South Main Street  
City Annex Building  
Wichita, Kansas

Gentlemen:

This office has examined the road plans for Cedar Downs Estates.  
This office has no objection for their approval.

Very truly yours,

G. C. McLure, Jr., P. E.  
Sedgwick County Engineer

*N. J. Graham*

N. J. Graham  
Engineering Aide II



DRAINAGE EASEMENT

FILM 108 REEL 861

JUL 2 1974

THIS EASEMENT made this 7 day of JUNE, 1974,  
by and between HAROLD B. McDANIEL & HELEN A. McDANIEL of the first part  
and Sedgwick County of the second part.

WITNESSETH: That the said first partys, in consideration of the  
sum of One Dollar (\$1.00) and other valuable consideration, the receipt  
whereof is hereby acknowledged, do hereby grant and convey unto the said  
second party a perpetual right-of-way and easement for the purpose of  
constructing, maintaining, and repairing drainage system; along and  
under the following described real estate situated in Sedgwick County,  
Kansas; to wit:

Fifteen (15) feet on either side of the following described center line:  
Commencing at the SE corner of Section 1, T27S, R2W of the 6th P.M.,  
Sedgwick County, Kansas, thence west on the south line of said Section 1,  
1441.36 feet to a point of beginning; thence north with a deflection  
angle of 91°46' to the right to the south line of Cedar Downs Lane as  
platted in Cedar Downs Addition, Sedgwick County, Kansas

And said second party is hereby granted the right to enter upon  
said premises at any time for the purpose of constructing, operating,  
maintaining, and repairing such drainage system.

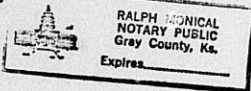
IN WITNESS WHEREOF: The said first partys have signed these  
presents the day and year first written.

Harold B. McDaniel  
HAROLD B. McDANIEL  
Helen A. McDaniel  
HELEN A. McDANIEL

STATE OF KANSAS) SS  
SE##### COUNTY)  
GRAY

Personally appeared before me, a notary public, in and for the  
County and State aforesaid HAROLD B. & HELEN A. McDANIEL  
to me personally known to be the same persons, who executed the fore-  
going instrument of writing and said persons duly acknowledged the  
execution thereof.

Dated at CIMARRON, Kansas, this 7 day of JUNE,  
1974.



Ralph Monical  
Notary Public

My Commission Expires Dec 21 75

RECEIVED  
JUL 10 1974

87377  
JUL 10 1974  
1 99590

James F. Trotter  
deputy

3rd City Clerk  
J. L. McDaniel

July 2, 1974

James Aiken, Director of Environmental Health

Jack H. Galbraith, Chief Planner

S/D 70-15 Cedar Downs Addition

The Board of City Commissioners at their regular meeting on July 2, 1974, considered the above captioned plat. The plat consists of eight residential lots and are generally located at the northwest corner of 119th Street West and 21st Street North. One of the comments on the referral sheet stated that subject property is located outside of the corporate limits of Wichita and each lot will be served by a private water supply and septic system.

This statement resulted in a question from Commissioner Donnell concerning the effect private septic tank systems would have on the aquifer beds. I advised that percolation tests had been conducted and that you had approved the use of private systems. Please note your letter to Mr. Raymond VanSkiver dated July 21, 1972.

Although the plat was approved as recommended, Mayor Porter requested that we respond to Commissioner Donnell's question and suggested that your future letters have a comment that underground water supplies will not be affected by private water systems if that is the type of system approved on a plat. You may want to further discuss this question with the City Manager; however it would be my suggestion that you refresh your memory on this particular case and direct your response on the effect of potential underground water contamination to the City Manager with copies to me.

Please call if you have any questions concerning this matter.

JRG:js

cc: Ralph Wulz, City Manager

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

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S/D Number	70-15	Name	CEDAR DOWNS		
Application & Sketch Filed:	3-9-70				
Preliminary Plat Filed:	4-27-70	Approved by S/D:		5-7-70	
Final Plat Filed:	6-11-73	Approved by S/D:		6-21-73	
Approved by Metropolitan Area Planning Commission:				6-28-73	

DESCRIPTION

General Location: Northwest corner of 21st Street  
North and 119th Street West

Surveyor or Engineer: K. O. Taylor  
Owner: Raymond J. Van Skiver  
Address: Route 9, Wichita 67204

- |                               |                 |                        |              |          |
|-------------------------------|-----------------|------------------------|--------------|----------|
| 1. Gross Acreage of Plat      | <u>14.6</u>     | 6. Access Control      |              |          |
| 2. Number of Lots:            |                 | St. <u>21st Street</u> | No. Openings | <u>0</u> |
| Residential                   | <u>8</u>        | St. _____              | No. Openings | _____    |
| Commercial                    | _____           | St. _____              | No. Openings | _____    |
| Industrial                    | _____           | 7. Req'd Improvements  |              |          |
| Other                         | _____           | St. Paving             | Water        | _____    |
| Total Number of Lots:         | <u>8</u>        | Sidewalk               | Drainage     | _____    |
| 3. Minimum Lot Area:          | <u>10</u> Acres | Sewer                  | Other        | _____    |
| 4. Existing Zoning            | <u>"R-1"</u>    |                        |              |          |
| 5. Special Problems Discussed | <u>None</u>     |                        |              |          |

Subject property is located outside the corporate limits of Wichita and will therefore be served with a private water supply and septic system.

Planning Commission Recommendation:

That this plat be approved subject to:

- A. Submission of a drainage easement by separate instrument which grants to the County the right to install and maintain a drainage system from a portion of said plat to 21st Street.
- B. Submission of a temporary turnaround easement for the north end of Cedar Crest Drive.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Kamen moved, Jackson seconded and it carried unanimously. (Harrison absent.)

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**ACTION:** Instruct the City Clerk to file the easements with the Register of Deeds, the filing cost of which shall be billed to the applicant, and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

May 23, 1974

JOHN CALLAHAN  
ATTORNEY  
282 NORTH WACO  
WICHITA, KANSAS 67202  
(316) 262-1815

Wichita-Sedgwick County  
Metropolitan Area Planning Commission  
Mr. Kenneth Taylor, C.E., and  
Mr. Raymond VanSkiver, Owner

Title Certificate Re: Proposed plat of Cedar Downs

Gentlemen:

I have examined an abstract certified to May 10, 1974, at 7:00 A.M., covering a tract described on Exhibit A attached hereto, which said tract is the same real estate proposed to be platted as Cedar Downs.

Ownership: A small portion of this tract is owned of record by Raymond J. VanSkiver and Alma L. VanSkiver as evidenced by Exhibits B and C attached hereto.

The balance of said real estate is owned of record by Harold B. McDaniel and Helen A. McDaniel.

Taxes: 1973 and prior years' taxes are shown paid.

Mortgages and other Liens: There are no unreleased mortgages of record. The abstract indicates a personal tax lien against Harold B. McDaniel, warrant #13353 for year 1972. Filed November 20, 1973, in original amount of \$38.81 which should be paid and released of record.

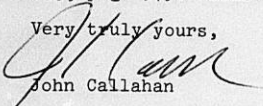
Restrictive Covenants: Restrictions affecting a portion of this tract were recorded January 7, 1970, in Book Misc. 658, page 546. These restrictions affect a much larger tract than is involved in the proposed plat, but do not include the South 660' of the area to be platted. It is suggested these restrictions either be released or the omitted area be included.

Rights of Way: There are two (2) existing rights of way affecting the area to be platted in addition to road dedications which are noted and included in the proposed plat.

1. A blanket right of way over the entire SE/4 was granted to Kansas Gas and Electric Company by instrument recorded February 24, 1939, in Book Misc. 130, page 389. The existing K G & E easement noted on the proposed plat as being recorded in Book 599, page 595, is not shown in the abstract. It is suggested this discrepancy be resolved and that K G & E partially release, except as to right of way actually needed by them, which should be shown on the final plat.

2. The City of Wichita has acquired by condemnation, Case B-20935, a water line easement over a portion of the area to be platted. Portions of the condemnation proceedings are recorded in Book Misc. 533, page 579. This easement is noted on the proposed plat.

Very truly yours,

  
John Callahan

JC:cf

*FB*

## ABSTRACT OF TITLE TO THE FOLLOWING DESCRIBED REAL ESTATE

A tract in the SE 1/4 of Section 1, Township 27 South,  
Range 2 West of the 6th P.M., Sedgwick County, Kansas, described  
as follows:

Beginning at a point on the south line of said SE 1/4,  
2101.36 feet west of the SE corner of said SE 1/4; thence east  
on said south line of said SE 1/4, 500 feet; thence north at  
right angles, 248.66 feet; thence northeasterly at an exterior  
angle of  $106^{\circ}30'$ , 290.91 feet; thence northwesterly at right  
angles, 70 feet; thence north at an exterior angle of  $161^{\circ}44'$ ,  
210.67 feet; thence west at an interior angle of  $88^{\circ}14'$ , 449.96  
feet; thence northerly on a curve to the right, the tangent of  
said curve having an exterior angle of  $94^{\circ}22'47''$  to the previous  
course, said curve having a radius of 355 feet, a deflection  
angle of  $19^{\circ}53'47''$ , for a distance of 123.27 feet; thence north-  
easterly on a tangent to said curve, 269.63 feet to the P.C. of  
a curve; thence northerly on a curve to the left having a radius  
of 1033 feet, a deflection angle of  $10^{\circ}05'13''$ , a distance of  
181.86 feet; thence west parallel to the south line of said  
SE 1/4, 396.56 feet; thence south at an interior angle of  $91^{\circ}$   
 $46'$ , 1170 feet to the point of beginning, except the west 30  
feet of the south 990 feet of the above described tract.

COMPILED BY  
LAWYERS TITLE INSURANCE CORPORATION,  
formerly *Guarantee Title Co., Inc.*

TITLE HEADQUARTERS  
400 NORTH BROADWAY • WICHITA, KANSAS 67202



*Title Insurance  
Abstracting  
Escrow Closing*

A

G No. 56. DEED-GENERAL WARRANTY Book 1502 Page 428  
JOINT TENANCY (#5595)

U Harold B. McDaniel & Helen Dated Mch. 15, 1970  
A A. McDaniel, husband and wife, Ack'd Mch. 25, 1970

R GRANTORS Filed Apr. 7, 1970

A To at 9:00 A. M.

N Raymond J. VanSkiver &/or Alma Consideration: \$1.00  
T L. VanSkiver, husband and wife, and other valuable  
E as joint tenants with the right consideration.  
of survivorship and not as  
tenants in common,

E GRANTEES

DESCRIPTION: A tract of approximately one and one-third  
acre (1 1/3)

T Beginning 2101.36 feet West, 990 feet North  
I in the Southeast Quarter of Section 1,  
T Township 27 South, Range 2 West, thence  
L North 180 feet, thence East 330 feet more  
E or less, thence South 180 feet following  
the center line of Cedar Crest Drive,  
thence West 330 feet more or less to  
point of beginning, Sedgwick County, Kansas.

RECITAL: The buyer to give the East 35 feet as Road  
right away.

C ACKNOWLEDGED: Before Crawford Johnson, Notary Public (Seal)  
O, for Gray County, Kansas.

--EM--

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No. 57.

DEED-GENERAL WARRANTY  
JOINT TENANCY

Book 95 Page 722  
(#187359)

Harold B. McDaniel &  
Helen A. McDaniel,  
husband and wife,

Dated Feb. 6, 1974  
Ack'd Feb. 22, 1974

GRANTORS

Filed Apr. 2, 1974

To

at 12:45 P. M.

Raymond J. VanSkiver &/or  
Alma L. VanSkiver, husband  
and wife, as joint tenants  
with the right of survivor-  
ship and not as tenants in  
common,

Consideration: \$1.00  
and other valuable  
consideration.

GRANTEES

DESCRIPTION:

A Tract of approximately .68 acre.

Beginning 2101.36 feet West, in the Southeast  
Quarter of Section 1, Township 27 South, Range  
2 West, 6th Principal Meridian, Sedgwick  
County, Kansas, thence North 990 feet; thence  
East 30 feet; thence South 990 feet; thence  
West 30 feet to the point of beginning.

ACKNOWLEDGED:

Before Crawford Johnson, Notary Public (Seal)  
for Gray County, Kansas xx came Helen A.  
McDaniel and Harold B. McDanile, \_\_\_\_\_  
(not stated) xx

--EM--

C

September 17, 1973

Mr. Donald G. Schwart  
12630 W. 21st  
Wichita, Kansas  
PH Bus 264-7355 Res 722-6405

Mr. Gerald L. Curtis  
130 S. Lorraine  
Wichita, Kansas  
PH 683-6855

Mr. Curtis Newly  
Metropolitan Area Planning Commission  
4th Floor City Anex Bldg  
104 S. Main  
Wichita, Kansas

Dear Mr. Newly:

Pursuant to our telephone conversation of today we wish to inform you that we have an interest in the approval of the platting of the Cedar Downs Addition on West 21st. It is our understanding that no mention is made in the plat of an ingress and egress agreement for a roadway along the West boundary of the Cedar Downs addition and our east boundary.

This easement should be a part of the plat to avoid any future problems. Would you please advise us of any hearings concerning the approval of this plat.

Sincerely,

*Donald G. Schwart*

Donald G. Schwart

*Gerald L. Curtis*

Gerald L. Curtis

June 29, 1973

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

Re: S/D 70-15 - Final Plat of  
CEDAR DOWNS

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on June 28, 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 June 25, 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.
3. Certification by an attorney that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1972 and prior years have been paid.

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

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Raymond J. VanSkiver, Route 9, 67204  
Dean Sellers, Assistant City Engineer

June 25, 1973

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

Subject: S/D 70-15 - Final Plat of  
CEDAR DOWNS

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 21, 1973, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

1. A triangular drainage and utility easement being formed by drawing a line connecting two points located 25 feet north of and 25 feet west of the southeast corner of Lot 1, Block 1, shall be indicated on the plat.
2. A north-south drainage easement approximately 30 feet in width, extending south from the easterly end of Cedar Downs Lane to the north line of 21st Street North, shall be granted in the form of a separate easement. The easement shall be indicated on the face of the plat and shall be labeled as being granted by separate instrument. The Maintenance-Flood Control Office shall be contacted regarding the exact location and width of said easement.
3. The Water Department easement indicated on the plat shall be changed to coincide with the description of record for said easement. The Water Department should be contacted regarding this matter.
4. A 10-foot utility easement shall be shown on the centerline of Lots 5 and 6.
5. A 5-foot utility easement shall be shown on the north line of Lot 7.
6. A minimum building pad elevation shall be indicated on the face of the plat for Lot 3, Block 1.

Page 2  
Final Plat of CEDAR DOWNS  
June 25, 1973

- ok* G. The geometrics for the intersection of Cedar Crest Drive and Cedar Downs Lane, shall be adjusted so as to create a "T" intersection of the two streets.
- H. The applicant shall make satisfactory arrangements for the underground installation of both electric power and telephone service to serve the lots within the subdivision.
- ok* I. *has received phone call from Co Eng saying plans ok 6-29-74*  
The applicant's engineer shall prepare and submit to the County Engineer appropriate plans and profiles for the street and drainage improvements involved in subject plat, and as described in Article 9-102, 103 and 104 of the Subdivision Regulations. A letter shall be obtained from the County Engineer stating that such plans have been approved, a copy of which shall be submitted to the Planning Department. A copy of the drainage plan as approved by the County Engineer shall be furnished to Guy Moorefield of the Soil Conservation Service.
- ok* J. The applicant shall submit by separate instrument, a temporary cul-de-sac or turn around easement at the point where Cedar Crest Drive now deadends. This easement shall run with the land and remain in effect until such time as said street is opened further to the north.
- K. Recording of the plat within 30 days after approval by the Board of County Commissioners.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 28, 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  
Enclosure

cc: Raymond J. VanSkiver  
Route 9  
Wichita, Kansas 67204  
  
Dean Sellers, City Engineering

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 70-15 Name CEDAR DOWNS  
Date Application Rec'd. 3-9-70 Preliminary Approval 5-7-70  
Scheduled S/D Meeting 6-21-73

DESCRIPTION

General Location At the northwest corner of 21st Street North  
and 119th Street West  
Owner Raymond J. VanSkiver  
Surveyor/Engineer K. O. Taylor  
Address 1542 South St. Francis Phone 264-4072

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>14.6</u>                             | 7. Lineal Feet of New Streets:                                    |
| 2. Number of Lots:   | a. <u>50</u> R/W <u>2185</u> ft.                                  |
| Residential <u>8</u>   | b. <u>70</u> R/W <u>7920</u> ft.                                  |
| Commercial _____   | c. _____ R/W _____ ft.  |
| Industrial _____   | d. _____ R/W _____ ft.  |
| Other _____  | e. _____ R/W _____ ft.  |
| Total Number of Lots <u>8</u>                                    | TOTAL <u>10,105</u> ft.   |
| 3. Minimum Lot Frontage <u>128</u> ft.                           | 8. Sidewalk adjacent to all                                       |
| 4. Minimum Lot Area <u>45,000</u> sq. ft.                        | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>R-1</u>                                    |   |
| 6. Proposed Zoning <u>R-1</u>                                    |   |
| 9. Public Water Supply <u>No</u> (Yes-No), Name _____            |   |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name _____        |   |
| 11. Health Department Approval (where applicable) _____ (Yes-No) |   |
| 12. City of Wichita _____: Three-Mile Area <u>X</u>              |   |

STAFF COMMENTS:

- A. It shall be noted that this plat reflects only the southwest corner of the approved southwest corner of the approved preliminary plat. Unacceptable percolation tests were obtained over the majority of the area which is not being included in this final plat.
- B. A 10 foot utility easement shall be shown on the centerline of Lots 5 and 6.
- C. A 5 foot utility easement shall be shown on the north line of Lot 7.
- D. A minimum building pad elevation shall be indicated on the face of the plat for Lot 3, Block 1.
- E. The applicant shall make satisfactory arrangements for the underground installation of both electric power and telephone service to serve the lots within the subdivision.
- F. The applicant's engineer shall prepare and submit to the County Engineer appropriate plans and profiles for the street and drainage improvements involved in subject plat, and as described in Article 9-102, 103 and 104 of the Subdivision Regulations. A letter shall be obtained from the County Engineer stating that such plans have been approved, a copy of which shall be submitted to the Planning Department. A copy of the drainage plan as approved by the County Engineer shall be furnished to Guy Moorefield of the Soil Conservation Service.
- G. The applicant shall submit by separate instrument, a temporary cul-de-sac or turn around easement at the point where Cedar Crest Drive now deadends. This easement shall run with the land and remain in effect until such time as said street is opened further to the north.
- H. Recording of the plat within 30 days after approval by the Board of County Commissioners.

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

S/D No. \_\_\_\_\_

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Cedar Downs  
General Location: N. Side Hart St. No. between 119th St West  
+ 135th St. West  
Name of Property Owner: Raymond Van Skiver  
Address: Route 4, Wichita Phone: 722-0759  
Name of Subdivider: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Name of Agent/Surveyor: K.O. Taylor  
Address: 1542 S. St. Francis Phone: 264-4072  
Date of Application: June 11, 1973

SUBDIVISION INFORMATION:

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>14.6</u>   | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:   | a. <u>60</u> R/W <u>500</u> ft.   |
| Residential <u>8</u>   | b. <del>1623</del> R/W _____ ft.  |
| Commercial _____   | c. <u>70</u> R/W <u>1623</u> ft.  |
| Industrial _____   | d. _____ R/W _____ ft.  |
| Other _____  | e. _____ R/W _____ ft.  |
| Total Number of Lots <u>8</u>  | TOTAL <u>2123</u> ft.   |
| 3. Minimum Lot Frontage <u>128</u> ft.   | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> no <input type="checkbox"/> |
| 4. Minimum Lot Area <u>45,000</u> ft.  |   |
| 5. Existing Zoning <u>R-1</u>  |   |
| 6. Proposed Zoning <u>R-1</u>  |   |
| 9. Public Water Supply <u>No</u> (Yes-No), Name _____                          |   |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name _____                      |   |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No)          |   |
| 12. City of Wichita <u>Three-Mile Area</u> <input checked="" type="checkbox"/> |   |

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, 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 with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. 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: \_\_\_\_\_

Raymond Van Skiver  
Contract Purchaser

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

Received by Curt Newby  
Date 6-11-73  
Fee Submitted none

~~GIST~~  
Curt - note &  
file

July 21, 1972

Mr. Raymond Van Skiver  
2500 North Curtis Lane  
Wichita, Kansas 67205

In accordance with our telephone conversation of July 19, 1972 this letter will verify that the percolation tests conducted on the approximately 120 acres located generally at the northwest corner of 21st Street North and 119th West and referred to as the Cedar-Downs Addition were not satisfactory on an overall basis for utilization of septic tank systems.

As has been indicated to you, however, the western most part of this property would be acceptable for septic tank systems for single family dwellings. It was our determination that septic tank systems could be used generally in the area of Block 1, Lots 1 through 9 and Block 2, Lots 1 through 6 with a minimum lot size of 25,000 square feet.

If you desire, you may proceed as we discussed in our telephone conversation, to develop building sites on an individual basis, conditioned on the procedure of conducting percolation tests on each individual building site and if such percolation tests are determined to be satisfactory by this department the platting of the building site with a minimum lot area of 25,000 square feet with the plat being developed and processed in accordance with the subdivision rules and regulations. I have discussed this with John Gist of Metropolitan Area Planning Department and he concurs in the aforementioned stipulations.

If you have any questions or comments please feel free to contact Mr. Steve Innes or myself.

James F. Aiken, Jr.  
Environmental Health Director

JFA:pp

cc John Gist ✓  
Steve Innes




THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF ENVIRONMENTAL HEALTH

DATE July 14, 1972  
1-0132

TO John Gist, Principal Planner

FROM  Steve Innes, Environmental Health Engineer

SUBJECT Cedar-Downs Addition  
Percolation Tests

Results of soil percolation tests on approximately 120 acres, generally located at the northwest corner of 21st Street North and 119th Street West, were not satisfactory with an average rate of 200 minutes.

The use of septic tank - lateral systems on this property as a total plat is therefore not approved. However, the western-most side of the property indicates an acceptable rate of 85 minutes. We would not be opposed to the platting of Block 1, Lots 1 through 9, and Block 2, Lots 1 through 6, for use of septic systems on minimum lot sizes of 25,000 square feet.

fs

cc: Mr. Van Skiver



May 11, 1970

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

Subject: S/D 70-15 - Preliminary Plat of  
CEDAR DOWNS

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 7, 1970, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to:

1. The applicant and/or his engineer shall contact M. S. Mitchell of the Maintenance-Flood Control office relative to the possibility of further subdividing Lot 21, Block 4, and/or the designation of an adequate drainage easement across the western portion of said lot. Mr. Mitchell will also provide a minimum building pad elevation for Lots 1, 2 and 3 of Block 1 which is to be indicated on the face of the plat and within the plat's text.
2. The existing private easement to Kansas Gas and Electric Company as recorded in Book 599 at page 595 shall be indicated on the plat, or satisfactory arrangements made with said company for the relocation of the existing facilities from said easement and for its release.
3. Indicating side lot utility easements as marked on the "engineer's copy" of the preliminary plat.

Page 2 - S/D 70-15  
K. O. Taylor  
May 11, 1970

4. Indicating a 30-foot utility easement adjacent to the north property line and adjacent to the west property line extending north of the south line of Lot 6, Block 1, and a 10-foot utility easement from that point south to 21st Street.
5. *see new memo from Health Dept. dated 7-14-72*  
The applicant shall furnish a current letter from the Health Department giving approval of the usage of septic tanks on the entire property, together with the approval of private individual water systems.
6. The applicant shall make satisfactory arrangements for the underground installation of both electric power and telephone service to serve the lots within the subdivision.
7. The applicant's engineer shall prepare and submit to the County Engineer appropriate plans and profiles for the street and drainage improvements involved in subject plat, and as described in Article 9-102, 103 and 104 of the Subdivision Regulations. A letter shall be obtained from the County Engineer stating that such plans have been approved, a copy of which shall be submitted to the Planning Department. A copy of the drainage plan as approved by the County Engineer shall be furnished to Guy Moorefield of the Soil Conservation Service.
8. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

It is recommended that prior to the preparation of the final plat the applicant and/or yourself meet with the City's Traffic Engineering Division and the County Engineer regarding the right-of-way geometrics of the street intersection indicated on the preliminary plat. Bill McKinley with Traffic Engineering has indicated he would be available to meet regarding this matter.

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

Page 3 - S/D 70-15  
K. O. Taylor  
May 11, 1970

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

Very truly yours,

John D. Gist  
Planner III

JDG:vjp

Enclosure

cc: Raymond J. VanSkiver  
Route #9  
Wichita, Kansas

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		

DESCRIPTION	AMOUNT
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Prelim Plat of Cedar Downs	\$ 269.00
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Name Raymond J. Van Sluis

Address Route #9 Wichita

Type <u>R-71-C</u>	Due Date <u>4-27-70</u>
--------------------	-------------------------

Comments:

Date <u>4-27-70</u>	By <u>njk</u>
---------------------	---------------

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 70-15 Name CEDAR DOWNS  
Date Application Rec'd. 3-9-70 Preliminary Approval  
Scheduled S/D Meeting 5-7-70

DESCRIPTION

General Location At the northwest corner of 21st Street North  
and 119th Street West.  
Owner Raymond J. VanSkiver  
Surveyor/Engineer K. O. Taylor  
Address 1542 South St. Francis Phone AM 4-4072

- |                                |                    |   |            |
|--------------------------------|--------------------|---|------------|
| 1. Gross Acreage of Plat       | 115.87             | 7. Lineal Feet of New Streets:                      |            |
| 2. Number of Lots:             |                    | a. 50 R/W   | 2185 ft.   |
| Residential                    | 74                 | b. 70 R/W   | 7920 ft.   |
| Commercial                     |                    | c. R/W  | ft.        |
| Industrial                     |                    | d. R/W  | ft.        |
| Other                          |                    | e. R/W  | ft.        |
| Total Number of Lots           | 74                 | TOTAL   | 10,105 ft. |
| 3. Minimum Lot Frontage        | 125 ft.            | 8. Sidewalk adjacent to all                         |            |
| 4. Minimum Lot Area            | 43,560 sq. ft.     | streets? yes <input checked="" type="checkbox"/> no |            |
| 5. Existing Zoning             | R-1                |   |            |
| 6. Proposed Zoning             | R-1                |   |            |
| 9. Public Water Supply         | No (Yes-No), Name  |   |            |
| 10. Public Sanitary Sewers     | No (Yes-No), Name  |   |            |
| 11. Health Department Approval | (where applicable) |   | (Yes-No)   |
| 12. City of Wichita            | : Three-Mile Area  |   | Yes        |

STAFF COMMENTS:

1. It should be pointed out that it is the understanding of the Planning Department that the applicant intends to phase his proposed development and final the preliminary plat out in separate units.
2. It should be noted by the members of the Utility Advisory Committee that the small vicinity map should reflect 21st Street and 29th Street on its south and north lines, respectively.
3. It is recommended that an additional east-west street be required at some point approximately midway through Block 3, as its length now exceeds the maximum of 1300 feet set forth in 7-203(B) of the MAPC Subdivision Regulations.
4. It is recommended that Lot 21, Block 4 be further subdivided unless existing and/or proposed drainage preclude the western portion of the lot from being developed, and in which case, an appropriate floodway or drainage easement should be indicated.
5. The possible need for establishing a minimum building pad elevation on approximately Lots 1, 2 and 3 of Block 1, will be discussed at the Subdivision Committee meeting.
6. Any existing or needed easement for the pole line running north and south along the west line of subject property should be indicated on the plat. Any other rear or side lot utility easements determined necessary shall be discussed at the Subdivision Committee meeting.
7. The Planning Department has received a copy of a letter written to the applicant from the Environmental Health Department dated May 5, 1969, in which minimum lot areas were established at 40,000

(over)

square feet based upon data of percolation tests conducted upon approximately the north 80 acres of subject plat. The applicant shall furnish a current letter from said Health Department giving the approval of the usage of septic tanks on the entire property, together with the approval of private individual water systems.

8. The applicant shall make satisfactory arrangements for the underground installation of both electric power and telephone service to serve the lots within the subdivision.
9. The applicant's engineer shall prepare and submit to the County Engineer appropriate plans and profiles for the street and drainage improvements involved in subject plat, and as described in Article 9-102, 103, and 104 of the Subdivision Regulations. A letter shall be obtained from the County Engineer stating that such plans have been approved, a copy of which shall be submitted to the Planning Department.
10. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
11. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

PLAT INFORMATION

1. Name of Applicant	
2. Name of Engineer	
3. Name of Surveyor	
4. Name of Subdivider	
5. Name of Recorder	
6. Name of County Engineer	
7. Name of Planning Department	
8. Name of Health Department	
9. Name of Electric Utility	
10. Name of Telephone Utility	
11. Name of Water Utility	
12. Name of Sewer Utility	
13. Name of Gas Utility	
14. Name of Cable Utility	
15. Name of Other Utility	

DEPARTMENT OF PLANNING

PLAT NO. \_\_\_\_\_

DATE OF RECORDING \_\_\_\_\_

RECORDING COMMISSION

April 6, 1970

To: Files

From: J. H. D. D. D. , P. III

Subject: S/D 70-15, Sketch plat of Cedar Downs

On Friday, April 3, 1970, the applicant Mr. Van Skinner and his engineer Mr. K. O. Taylor, met with me regarding the sketch plat. After explaining the FAA recommended design criteria and spacing requirements, together with procedures of filing a Conditional Use application and requesting an exception to the spacing requirements ~~for~~ from Wichita's municipal airport, Mr. Van Skinner chose to eliminate the proposed airplane landing strip from his sketch plat. In conclusion, authorization was then given to prepare a preliminary plat subject to the following:

- A. dedicating 60 feet of street right-of-way for ~~21<sup>st</sup>~~ <sup>21<sup>st</sup></sup> Street North (EAS Road)
- B. provide north-south connecting street to unplatted land to the north
- C. provide east-west connecting street to unplatted land to the west

4. Right-of-way geometrics of two "Y" type intersections being approved by the County engineer.
5. With elimination of landing strip, the interior <sup>Block</sup> becomes excessive in length with no physical reason requiring such length, and needs to be broken up by introducing a new east-west street.
6. advised that underground ~~flooring~~ wiring will be required.
7. plans & profiles for street and drainage improvements need to be submitted to, and approved by, the County Engineer.
8. Requirements for a preliminary plat.
9. minimum lddy. ~~and~~ elevation will be required on affected lots in southwest corner of plat. (1, 2 and 3)

S/D 70-15, CEDAR  
(1) DOWNS

— Sedgwick Co. Zoning Resolution  
R-1 Suburban Residential District  
(Section 4)

★ Sec. 4 (A) (10) (a) — requires a  
conditional use for an  
aircraft landing field  
R-1, AREA REQUIREMENTS  
area 15,000  $\pm$   
front. 100 ft.

— Subdivision Regulations P.E.  
Area Requirements:  
area 25,000  $\pm$   
percolation rate 90 minutes  
or less

— have copy of letter dated May 5,  
1969 addressed to Mr. Van Skiver  
from F. D. Deay, of the Health  
Dept. Letter indicates data  
from percolation tests were  
analyzed and visual inspection  
made of separated soil, and  
minimum lot areas established  
@ 40,000  $\pm$ . (this analysis  
made from tests involving only  
approximately the north 80 acres  
of application area.)

~~— Recertify Health Dept. approval  
of septic tank usage on entire  
application area, together with  
approval of individual water  
systems.~~

K.B. Taylor discussed with  
Jim Lieber prior to preparing  
lot split plat & has forwarded to  
Jim a copy of F. DEAY'S LETTER.

(2) Map # C-3W-B — Aerial # 4650  
(150 scale) \$200' scale

✓ 21<sup>st</sup> Street is designated an FAS road and requires 60 feet of 1/2 street R-O-W.

- ~~North-south~~ collector street?

✓ needs north-south connecting street with 1/4 section of land to the north

✓ relation to the unplatted land to the west lying east of the Cowskin Creek?

✓ question the right-of-way geometrics of the two "Y" type street intersections.

✓ indicate appropriate street names on preliminary plat.

- The applicant shall \_\_\_\_\_ make satisfactory arrangements for the underground installation of both electric power and telephone service.

- The applicant's engineer shall prepare and submit to the County Engineer appropriate plans and profiles for the street and drainage improvements involved in subject plat, and as described in Article 9-102, 103 and 104 of the Subdivision Regulations. A letter shall be obtained from the County Engineer stating such plans have been approved, a copy of which shall be submitted to the Planning Department.

- The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

Requirements for a <sup>preliminary</sup> plat \_\_\_\_\_ of the MAPC Subdivision Regulations?.

- 20' rear lot utility easements & side lot easements as determined necessary by utility companies.

MICROFILMED  
FROM THE BEST  
AVAILABLE COPY

(3)

- meet with Mitchell RE:

• drainage &

• flood plain records for section  
of land which were plotted  
at time of platting Wilmoor  
add. to the north.

↓  
see notes on plot (SKETCH)

(4)

Applicant chose to eliminate landing strip design criteria & spacing requirements

- review of Conditional Use Application for airports and/or aircraft fields:

(By Delmar Jones in area northwest of Mulvane) Hollrath wrote Federal Aviation Administration in Kansas City requesting pertinent comments regarding same. FAA advised that when applicant submits a notice of proposed airport (or landing field) then the agency will initiate an airspace and review for purpose of making a formal airspace determination. These reviews involve circularization of proposal for 30 day period & approximately total of 45 days to complete. (This should be done prior to public hearings on a CU.)

CU-109 (Riverside Airport NW of Wichita) same procedure as above, however, since this was northwest and within a specified distance of the municipal airport, it was also necessary that the City Commission of the

(5)

City of Wichita approve the exception for the spacing of the airport under section 28.08. 100 of the City Code. ~~(code for Wichita's airport)~~ - (code applicable to 8 miles)

\* Emory Cox, Director of Wichita Park Dept. should be kept informed since landing field would be within 8 miles of Municipal airport.

\* Approximate distance of plot from the Wichita Municipal Airport is 5 miles (+/-).

\* Call to local FAA re: to any information available on landing strip or fields which are developed in conjunction with res. subdivisions for private use of owners of the adjacent lots?

\* General Aviation District off.  
No. 22 Municipal Airport 943-3244

\* Local Coordinator  
Municipal Airport 942-2261

Airport Division of FAA  
601 E. 12<sup>th</sup> Street  
Kansas City, Mo. 64106  
CE600

Planning Branch

Ph. # 374-2391 816  
# 344-3276 816

No local review of information re: to this kind of thing

Call K.C.

(6)

Ph. # 374-5275 ext. 816  
Mrs. Fisher (5499)

Call K.C. → FAA, Airport Dev  
Planning Branch  
601 E. 12<sup>th</sup> Street  
K.C., Mo. (ext. 816)

- Clearance height over 21<sup>st</sup> Street  
which also has utility lines  
(adjacent thereto?)  
→ approximately 17 ft.

NOTE: K.C. office of FAA  
indicated they would  
forward 2 new publications  
regarding airport Regs &  
design requirements.

publication from library:

VFR Minimum Dimensions for  
Airports (Advisory Circular  
by Federal Aviation Agency,  
March 1963)

- landing strip length - minimum recommend.  
ed. is 2,200 feet. (runway 2,000)
- minimum runway width is 50 feet
- minimum landing strip width is 100 ft.
- distance between runway centerline and  
property or bldg. line is 200 ft.
- distance between landing strip end  
and property line is 100 feet

standards indicated in letters  
are out-dated and min. safety  
strip from E. of runway  
now recommended  
at 230'

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

AMHERST 2-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202



February 16, 1970

Mr. Tom Craig  
County Zoning Administrator  
823 Sedgwick County Courthouse  
Wichita, Kansas 67203

Dear Tom:

I have discussed the problem of the issuance of a building permit with Mr. Van Skiver for property located in the SE $\frac{1}{4}$  of Section 1-27-2 West. This is property located north of 21st Street North and to the west of 119th Street West. I have been shown a ditto of a plat sketch entitled "Cedar Downs Estates" which Mr. Van Skiver has indicated that he hopes to develop in the future for this tract of land.

Mr. Van Skiver has posed the question to me that one tract of over 10 acres in size be established so that a building permit could be issued to a prospective buyer who wants a particular site near a wooded area on the west side of Van Skiver's tract. Under ordinary circumstances, it would be my determination that the size and shape of the tract would preclude the issuance of a permit in the configuration of the land sell-off indicated. However, I would hope that we could see a more positive approach to development of this tract, and it is my understanding that Mr. Van Skiver will, if authorized this first permit, diligently proceed to have prepared a preliminary plat for all of his land, leading to the final platting of a portion of his land within a reasonable period of time.

If by countersigning the original copy of this letter and a copy thereof to be retained in our files, Mr. Van Skiver agrees to initiating such platting procedures, I hereby make a determination that a tract of land beginning approximately 1500.1 feet west of the southeast corner of the SE $\frac{1}{4}$  of Section 1-27-2 West, thence north 1479, thence west 600, thence south 300, thence east 375, thence south 1170, thence east 225 feet more or less to point of beginning

WICHITA--SEDGWICK COUNTY

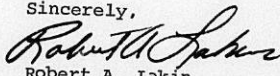
Page 2 - Mr. Tom Craig  
February 16, 1970

not to require a new road or easement of access. It should be further understood by Mr. Van Skiver that in making such a determination and his agreeing to the preparation of a plat for this area, that we have in no way agreed to waive any requirements or standards now contained in the subdivision regulations. I mention this because there is some difference of opinion as to what the ultimate requirements may be on this plat. As an example, we do envision public roads prepared and developed to rural section standards. We also expect to see lot sizes sufficient to meet percolation tests as approved by the Health Department, underground utility installation, and in all probability a street connection to the next quarter section to the north. Mr. Van Skiver should also be advised that a minimum of 60 feet of half right of way will be required along all of the 21st Street frontage.

In addition to the above, Mr. Van Skiver should agree that in selling the tract of land to any purchaser, that such contractual requirements shall be made on the purchaser that the purchaser will agree to participate in the future platting of the land in conformance with the preliminary plats as submitted by Mr. Van Skiver. Also, the contract of sale should, in my opinion, establish specifically the area on which a house would be constructed and that the location be placed so that it will not preclude the development of Cedar Crest Drive and so that the house will ultimately face to the new proposed road rather than the current access drive along the west side.

It is my suggestion and request that Mr. Van Skiver arrange at his earliest convenience, a meeting with the County Engineer to discuss development problems on this tract of land. If there are any further questions, please advise.

Sincerely,

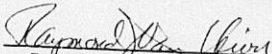


Robert A. Lakin  
Assistant Planning Director

RAL:ber

cc: Rayman J. Van Skiver, Route #9, Wichita, Kansas  
G. C. McLure, County Engineer, P. O. Box 13205 67213

Concurred in this \_\_\_\_\_ day of \_\_\_\_\_, 1970.

  
Rayman J. Van Skiver

February 16, 1970

Mr. Tom Craig  
County Zoning Administrator  
823 Sedgwick County Courthouse  
Wichita, Kansas 67203

Dear Tom:

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Mr. Van Skiver has posed the question to me that one tract of over 10 acres in size be established so that a building permit could be issued to a prospective buyer who wants a particular site near a wooded area on the west side of Van Skiver's tract. Under ordinary circumstances, it would be my determination that the size and shape of the tract would preclude the issuance of a permit in the configuration of the land sell-off indicated. However, I would hope that we could see a more positive approach to development of this tract, and it is my understanding that Mr. Van Skiver will, if authorized this first permit, diligently proceed to have prepared a preliminary plat for all of his land, leading to the final platting of a portion of his land within a reasonable period of time.

If by countersigning the original copy of this letter and a copy thereof to be retained in our files, Mr. Van Skiver agrees to initiating such platting procedures, I hereby make a determination that a tract of land beginning approximately 1500.1 feet west of the southeast corner of the SE $\frac{1}{4}$  of Section 1-27-2 West, thence north 1479, thence west 600, thence south 300, thence east 375, thence south 1170, thence east 225 feet more or less to point of beginning

Page 2 - Mr. Tom Craig  
February 16, 1970

not to require a new road or easement of access. It should be further understood by Mr. Van Skiver that in making such a determination and his agreeing to the preparation of a plat for this area, that we have in no way agreed to waive any requirements or standards now contained in the subdivision regulations. I mention this because there is some difference of opinion as to what the ultimate requirements may be on this plat. As an example, we do envision public roads prepared and developed to rural section standards. We also expect to see lot sizes sufficient to meet percolation tests as approved by the Health Department, underground utility installation, and in all probability a street connection to the next quarter section to the north. Mr. Van Skiver should also be advised that a minimum of 60 feet of half right of way will be required along all of the 21st Street frontage.

In addition to the above, Mr. Van Skiver should agree that in selling the tract of land to any purchaser, that such contractual requirements shall be made on the purchaser that the purchaser will agree to participate in the future platting of the land in conformance with the preliminary plats as submitted by Mr. Van Skiver. Also, the contract of sale should, in my opinion, establish specifically the area on which a house would be constructed and that the location be placed so that it will not preclude the development of Cedar Crest Drive and so that the house will ultimately face to the new proposed road rather than the current access drive along the west side.

It is my suggestion and request that Mr. Van Skiver arrange at his earliest convenience, a meeting with the County Engineer to discuss development problems on this tract of land. If there are any further questions, please advise.

Sincerely,

Robert A. Lakin  
Assistant Planning Director

RAL:ber

cc: Rayman J. Van Skiver, Route #9, Wichita, Kansas  
G. C. McLure, County Engineer, P. O. Box 13205 67213

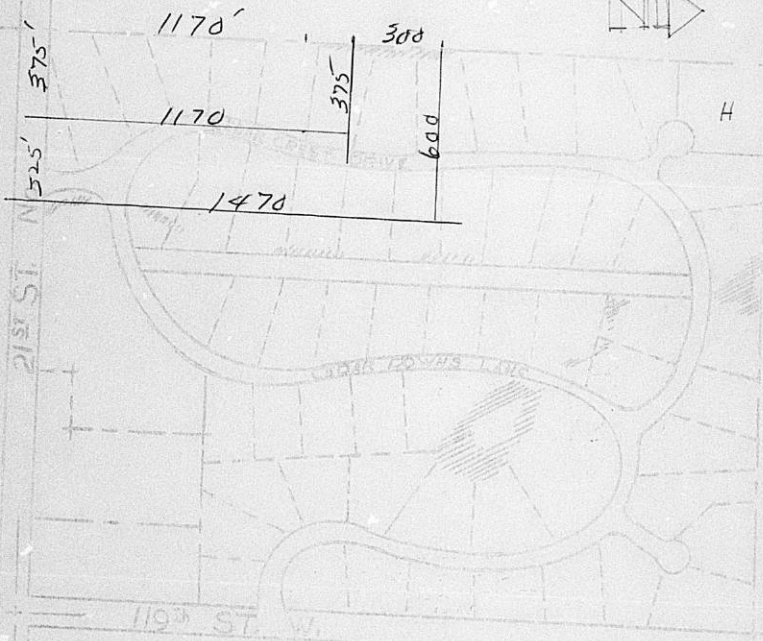
Concurred in this \_\_\_\_\_ day of \_\_\_\_\_, 1970.

\_\_\_\_\_  
Rayman J. Van Skiver

# CEDAR DOWNS ESTATES

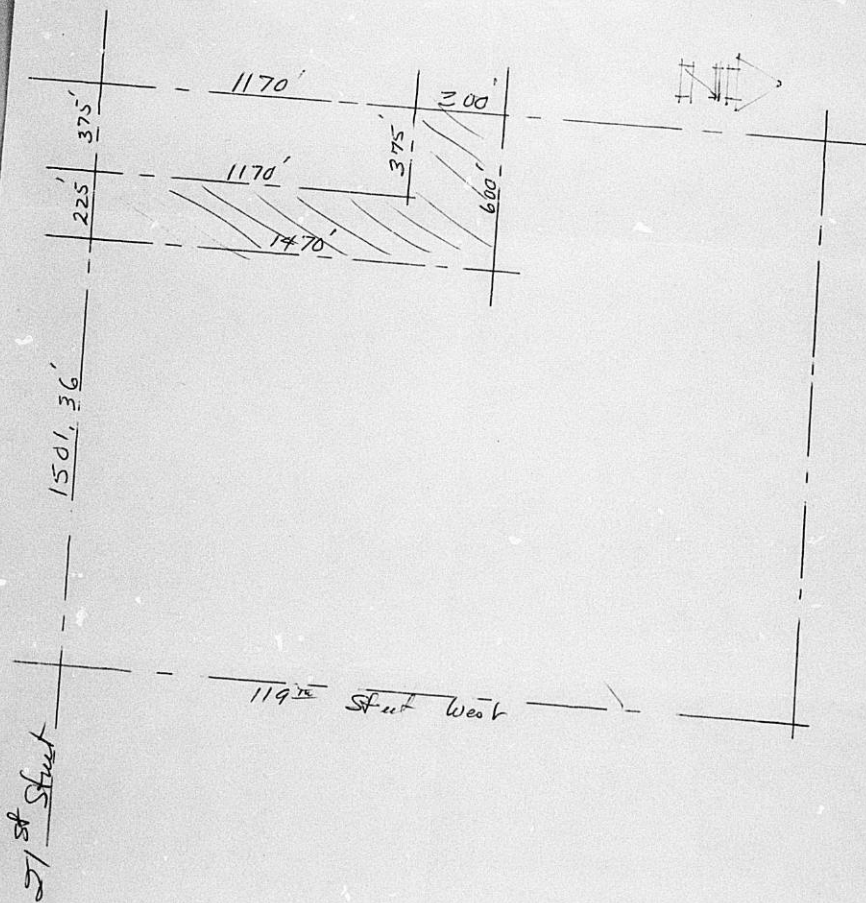
MAP & AERIAL #4630  
and C-3W-B  
SEYH  
1-27-2W

LIMITED ACCESS ROADS - NO THROUGH STREETS  
SCHOOL BUS



PRICES START AT \$2250 - PER ACRE  
10% DISCOUNT FOR CASH OR  
10% DOWN \$ 25 / MO. WITH 7 1/2% ON UNPAID BALANCE

OFFERED BY VIN SKIVER INVESTMENTS  
RO 6-0750 ROUTE #9  
WICHITA KS.



Raymond J. Stein  
 206-0759

May 5, 1969

Mr. R. J. Van Skiver  
2850 North Curtis Lane  
R R #7  
Wichits, Kansas 67212

Dear Mr. Van Skiver:

On the 2nd of May, 1969, I analyzed the data from percolation tests which were conducted on eight test holes located on your property. This property, approximately 80 acres, is located on the west side of the road about 1/4 mile north of the intersection of 119th West and 21st Street North.

On the basis of my visual inspection of the soil excavated from the test holes and my analysis of the percolation test data, I recommend that none of the lots be platted with areas of less than 40,000 square feet.

Best Regards,



F. D. Deay, Chief  
Public Health Engineering Services

FDD:pp

cc James F. Aiken, Jr.  
John Gist

ROUTE SLIP  
(Please Circle Destination)

City Manager	Director of Adm.	Park Dept.
Ass't City Manager	Auditing	Dir. of Public Works
City Clerk	Budget	Adm.
Human Relations	Central Data Proc.	Central Insp.
Civil Defense	Local Housing Auth.	Engineering
Fire Department	Personnel	Traffic Engr.
Community Facilities	Public Information	Maintenance
Police Department	Purchasing	Sanitation
Municipal Courts	Duplicating	Planning
Health Department	Ret. & Group Ins.	Urban Renewal
Director of Law	Treasury	Water Dept.
Prosecutor's Office	Library	Water Pol. Control

For: John Gist

For your information       Reply sending me \_\_\_ copies  
 For your comments       Prepare reply for my signature  
 Note and return       You handle. No report required

MESSAGE:

*For your information*

SIGNED

000-013



DATE 5/5/69

Map No.: 4650 C-3W-B  
Section No.: 1  
Twp. No.: 27-5  
Range: 2-W

S/D No. 70-15

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Cedar Downs  
General Location: NW corner 21st St. + 119th St. West  
Name of Property Owner: Raymond J. VanSkiver  
Address: Route 9, Wichita, Kansas  
Name of Subdivider: Raymond J. VanSkiver Phone: RO 60759  
Address: Route 9, Wichita, Kansas  
Name of Agent/Surveyor: 100 Taylor Phone: RO 60759  
Address: 1542 So. St. Francis  
Date of Application: 3-5-70 Phone: 264-4072

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 115.87
- Number of Lots:
  - Residential 74
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots 74
- Minimum Lot Frontage 25 Exc. Curves ft.
- Minimum Lot Area 43,560 sq. ft.
- Existing Zoning R-1
- Proposed Zoning R-1
- Lineal Feet of New Streets:
  - a. 50 R/W 2185 ft.
  - b. 70 R/W 7920 ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.TOTAL 10145 ft.
- Sidewalk adjacent to all streets? yes  no
- Public Water Supply No (Yes-No), Name \_\_\_\_\_
- Public Sanitary Sewers No (Yes-No), Name \_\_\_\_\_
- Health Department Approval (where applicable) Yes (Yes-No)
- City of Wichita C. 125 Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, 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: Raymond J. VanSkiver

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

Received by Curt Newby  
Date 3-9-70  
Fee Submitted 500.00

T9-301B (10-68)

