

PLAT NO. S/D 78-77 MAP NO. 4849

NAME AMARADO ESTATES 2ND ADDITION

LOCATION: Northeast corner of Valleyview and Amarado Street

ENGINEER P.E.C., P.A. (Gary Wiley)

OWNER Amarado Investment Co., Inc. (Lowell Richardson)

APPLICATION FILED 7-31-78

SKETCH PLAT FILED \_\_\_\_\_

PRELIMINARY FILED 7-31-78

S/D ACTION 8-10-78 approve

FINAL FILED 10-9-78

S/D ACTION 10-19-78 approve

MAPC ACTION 10-26-78 Approved

BCC ACTION 7-31-79 Approved

RECORDED 8-14-79

REMARKS \_\_\_\_\_

S/D 78-77- AMARADO ESTATES 2ND ADD  
N.E. corner of Valleyview &  
Amarado St., P.E.C., P.A. (Gary Wiley)



WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

May 12, 1983

TO Jack Galbraith, Chief Planner  
 FROM Forrest Nagley, Junior Planner  
 SUBJECT Status of required sidewalks in Amarado Estates and Amarado Estates 2nd Addition

On May 11, 1983, I field-checked the construction of sidewalks in the above-referenced additions. As you may remember, required sidewalks in these additions are per a sidewalk plan approved by the Board of City Commissioners on October 3, 1978 (copy attached).

Over the past several years, I have been obtaining extensions to the letters of credit guaranteeing the construction of public and private sidewalks in Amarado. My records concerning sidewalk construction in these additions indicate that no new sidewalks, public or private, have been constructed since 1981. If the properties to be served by the required sidewalks had remained undeveloped, I would not be bothered so much by the likelihood of yet another extension. However, the lots in Amarado Estates 2nd are now undergoing development, including the planting of yards and installation of landscaping. In order to avoid the disruption of yards and confrontations with new property owners, I feel the City should now insist that all public sidewalks guaranteed with the platting of Amarado Estates 2nd Addition be constructed prior to October 26, 1983 (default date). That is, except for a short segment of private sidewalk guaranteed by this addition, grant no further time extensions for completion of required public sidewalks.

The letter of credit associated with the original Amarado Estates guarantees mainly private sidewalks within the platted reserves. It does, however, guarantee public sidewalks on the south side of 17th from Amarado to Valleyview. 17th Street at this location is paved. I feel we should also require this section of public sidewalks to be installed prior to August 8, 1983 (default date).

In short, we have administratively approved time extensions for construction of sidewalks in Amarado for the last several years. No new sidewalks have been constructed since 1981 and development is occurring. I recommend we insist that Mid-Kansas install all public sidewalks prior to the default dates on the respective letters of credit. What are your feelings on this matter and how do you want me to handle this problem?

*Forrest L. Nagley*  
 Forrest L. Nagley  
 Junior Planner

cc: Louise Olivarez, Senior Planner

FROM                      DATE                     

ADMINISTRATION	ADVANCE PLANS	CURRENT PLANS	GRAPHICS
<input type="checkbox"/> Lakin	<input type="checkbox"/> Stockwell	<input type="checkbox"/> Galbraith	<input type="checkbox"/> Pierce
<input type="checkbox"/> Walter	<input type="checkbox"/> Funk	<input type="checkbox"/> Lytle	<input type="checkbox"/> Stafford
<input type="checkbox"/> Doramus	<input type="checkbox"/> Leivo	<input type="checkbox"/> Young	<input type="checkbox"/> Commer
<input type="checkbox"/> Eubanks	<input type="checkbox"/> Bechtel	<input type="checkbox"/> Chambers	<input type="checkbox"/> Crook
<input type="checkbox"/> Hanson	<input type="checkbox"/> Curfman	<input type="checkbox"/> Fleck	<input type="checkbox"/> Garland
<input type="checkbox"/> Henderson	<input type="checkbox"/> Dudark	<input checked="" type="checkbox"/> Nagley	<input type="checkbox"/> Singhal
<input type="checkbox"/> Holdeman	<input type="checkbox"/> Flynn	<input type="checkbox"/> Olivarez	<input type="checkbox"/> Whitney
<input type="checkbox"/> Lakin, E.	<input type="checkbox"/> Haas	<input type="checkbox"/> Shirkey	<input type="checkbox"/> —
<input type="checkbox"/> Nelson	<input type="checkbox"/> Hart		
<input type="checkbox"/> Scott	<input type="checkbox"/> Losew		
	<input type="checkbox"/> Shen		
	<input type="checkbox"/> Spain		
	<input type="checkbox"/> Vinson		
	<input type="checkbox"/> —		

<input type="radio"/> Note & Return	<input type="radio"/> Signature
<input type="radio"/> Handle	<input type="radio"/> Library
<input type="radio"/> All Staff	<input type="radio"/> Information
<input type="radio"/> Comment	<input checked="" type="radio"/> Files

REMARKS \_\_\_\_\_

April 5, 1984

Donald C. Gisick, City Clerk

Forrest L. Nagley, Junior Planner

**Forwarding of Revised Letter of Credit for Amarado Estates  
and Release of Superceded Letters of Credit**

Attached please find the above-referenced document. It should be filed in the Amarado Estates plat file. This revised guarantee supercedes the existing letters of credit for sidewalks in both Amarado Estates 1st and 2nd Additions.

The originals of the superceded letters of credit should be returned to Mid Kansas Federal Savings and Loan with their copy of this memorandum.

Forrest L. Nagley  
Junior Planner

FLN:jps

Attachment

cc: H. William Solt, Sunrise Enterprises, Ltd., 401 Industrial Road, Goddard, Kansas 67052  
Mid Kansas Federal Savings and Loan, Attention: Lowell Richardson, 230 South Market, Wichita, Kansas 67202

IRREVOCABLE LETTER OF CREDIT  
MID KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION  
230 SOUTH MARKET  
WICHITA, KANSAS 67202

(Name and address of bank)

DATE: March 29, 1984

THE CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 30,800.00 for the account of MID KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before May 1, 1985 (6)

1. PUBLIC AND PRIVATE SIDEWALKS
- 2.
- 3.

in AMARADO ESTATES, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under \_\_\_\_\_

MID KANSAS FEDERAL SAVINGS AND LOAN ASSOC. Credit No. \_\_\_\_\_, dated \_\_\_\_\_." (Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before July 1, 1985  
(insert a date at least 60 days from the date on line 6)

(CORPORATE SEAL)

Very truly yours,  
MID KANSAS FEDERAL SAVINGS AND  
LOAN ASSOCIATION  
(Name of bank)

By Lowell E. Richardson  
(Authorized signature)  
(Also type or print name below)  
(Lowell E. Richardson, Vice-President)

March 26, 1984

Mr. H. William Solt  
Sunrise Enterprises Limited  
401 Industrial Road  
Goddard, Kansas 67052

Re: Letters of Credit guaranteeing sidewalks in Amarado Estates 1st and 2nd Additions.

Dear Bill:

Last week I was able to go and check the progress made toward completing the sidewalk system in Amarado Estates. All public sidewalks have been completed. By my rough figuring, 2,800 linear feet of private sidewalk still needs to be completed in the northern portion of the plats. Estimated cost of installing those sidewalks, figured at \$11.00 per linear foot, is \$30,800.00.

As we discussed during our telephone conversation several weeks ago, I'd like to totally release the original Amarado Estates letter of credit in favor of a revised letter of credit being submitted for Amarado Estates Second Addition. In order to accomplish this, I need a new letter of credit for the 2nd Addition which references the following:

1. A dollar amount of \$30,800.00;
2. A new completion date of May 1, 1985;
3. A new negotiation date of July 1, 1985.

Once I receive this new letter of credit, I will release the existing \$45,100.00 1st Addition letter of credit and the existing \$19,470.00 2nd Addition letter of credit. Should you have any questions, please call me at 268-4421.

Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Mid-Kansas Federal Savings and Loan, Attention: Lowell Richardson, 230 S. Market,  
67202

December 14, 1983

Donald C. Gisick, City Clerk  
Forrest L. Nagley, Junior Planner

Forwarding of new letters of credit associated with  
Amarado Estates and Amarado Estates 2nd Addition

Attached please find the above-referenced documents. These  
should be filed in your appropriate subdivision files.

The superceded letters of credit should be returned to Mid-  
Kansas Federal Savings and Loan with their copy of this  
memorandum.

Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Mid-Kansas Federal Savings and Loan, Attention: Lowell Richard-  
son, 230 S. Market, 67202  
Bill Solt, Sunrise Enterprises Limited, 401 Industrial Road,  
Coddard, Ks., 67052

IRREVOCABLE LETTER OF CREDIT

Mid Kansas Federal Savings and Loan Association  
230 South Market  
Wichita, Kansas 67202

(Name and address of bank)

DATE: December 13, 1983

THE CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 19,470.00 for the account of Mid Kansas Federal Savings and Loan Association (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before March 15, 1984 (6)

1. Public and Private Sidewalks
- 2.
- 3.

in Amarado Estates 2nd Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under \_\_\_\_\_  
Mid Kansas Federal Savins & Loan Assoc., Credit No. \_\_\_\_\_, dated \_\_\_\_\_."  
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before May 15, 1984  
(insert a date at least 60 days from the date on line 6)

Very truly yours,

(CORPORATE SEAL)

Mid Kansas Federal Savings and Loan Assoc.  
(Name of bank)

By Lowell E. Richardson  
(Authorized signature)  
(Also type or print name below)  
(Lowell E. Richardson, Vice President)

December 7, 1983

Mid-Kansas Federal Savings and Loan  
Attention: Lowell Richardson  
230 S. Market  
Wichita, Kansas 67202

Re: Extensions of letters of credit associated with Amarado  
Estates and Amarado Estates 2nd Addition.

Dear Mr. Richardson:

This letter acts as follow-up to my October 18, 1983 and  
November 15, 1983 letters to you regarding the above-  
referenced matter. To date, I have not received the re-  
newed letters of credit. With both of my previous letters,  
I provided you with proper forms for renewing the guarantees.

Please submit the new letters of credit with new project  
completion dates of March 15, 1984 and new expiration  
dates of May 15, 1984. These guarantees must be received  
by this office no later than December 15, 1983. The dol-  
lar amounts are to remain the same, but will be subject to  
adjustment after Sunrise Enterprises completes additional  
sidewalks. Due to the fact that one letter of credit has  
expired and the other is nearing expiration, I cannot wait  
beyond the 15th of December for the renewed guarantees.  
If I have not received both new guarantees by the 15th, I  
will initiate the process necessary for collection on the  
still active guarantee. These funds will be deposited in  
a trust account and held until all sidewalks within both  
plats have been completed.

Should you have any questions, please call me at 268-4421.

Sincerely,

Forrest L. Nagley  
Junior Planner  
FLN:hh

cc: Bill Solt, Sunrise Enterprises Limited, 401 Industrial Rd.,  
Goddard, Kansas, 67052  
Robert A. Lakin, Director of Planning  
Mike Lindebak, City Engineer

November 15, 1983

Mid-Kansas Federal Savings and Loan  
Attention: Lowell Richardson  
230 S. Market  
Wichita, Kansas 67202

Re: Extensions of letters of credit associated with Amarado  
Estates and Amarado Estates 2nd Addition

Dear Mr. Richardson:

This letter acts as follow-up to my October 18, 1983 letter to you regarding the above-referenced matter. Please provide new letters of credit for each guarantee. I have enclosed new letter of credit forms for this purpose. The new project completion date of March 15, 1984, and new expiration dates of May 15, 1984, have been indicated on each of the enclosed forms. These guarantees need to be returned to this office and directed to my attention as soon as possible.

Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Bill Solt, Sunrise Enterprises Limited  
401 Industrial Road, Goddard, Ks. 67052

October 18, 1983

Mid-Kansas Federal Savings and Loan  
Attention: Lowell Richardson  
230 S. Market  
Wichita, Kansas 67202

Re: Extensions of letters of credit associated with Amarado  
Estates and Amarado Estates 2nd Addition

Dear Mr. Richardson:

Attached please find copies of your existing letter of credit  
guaranteeing sidewalks in Amarado. Bill Solt has asked me to  
forward these to you.

Please provide new letters of credit for each guarantee. I have  
enclosed new letter of credit forms. The new project completion  
date for each Addition should be March 15, 1984. The new ex-  
piration date for each Addition should be May 15, 1984.

Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:bh

Encl.

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561

September 28, 1983

Mr. H. William Solt  
Sunrise Enterprises Limited  
401 Industrial Road  
Goddard, Kansas 67052

Dear Mr. Solt:

As a follow up to our telephone conversation, I will appreciate it if you obtain for me consent and continuing obligation for placement of the sidewalk on the west side of Valleyview. We will need to have this written agreement agreeing both to plant and maintain the area between the sidewalk and curb. The written agreement needs to be in such form as we can record it with the Register of Deeds. As soon as you can get me a draft of the agreement, I'll have it reviewed by our legal staff and, if satisfactory, we will have it recorded.

As indicated by our conversation, you will apparently complete very shortly the remaining private sidewalks in the open space, those public sidewalks still required and will cause the removal of sidewalk on the corner lot at Valleyview and Amarado.

My staff tells me that we have one letter of credit with a project completion date which has passed, but one month's time exists before we actually will have to collect on it in the event the sidewalks are not completed. The project completion date on your second letter of credit is approaching quickly. Assuming that you can get me the agreement and complete the required walks, it would appear you may not need to have any more time extensions on the letters of credit.

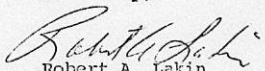
WICHITA - SEDGWICK COUNTY

Mr. H. William Solt  
Page Two  
September 28, 1983

However, if there are any hitches in getting all the work done within the next month, please let us know so we can begin providing for an extension of the guarantees. I wish to avoid running into problems on the guarantee issue.

I appreciate your cooperation and hope that this project will soon be behind us.

Sincerely,

  
Robert A. Lakin  
Director of Planning

RAL:FLN:jps

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561

August 29, 1983

H. William Solt  
Sunrise Enterprises, Ltd.  
401 Industrial Road  
Goddard, Kansas 67052

Dear Mr. Solt:

Thank you for the proposed map and the backup material on the Amarado sidewalks. I have looked over the proposal and find it acceptable subject to the following conditions:

- 1) That we have written agreement with the Amarado Homeowners Association agreeing to both plant and maintain an area between the curb and sidewalk in a fashion equal to or commensurate to the sidewalk system in the other open space areas in Amarado.
- 2) The removal of the newly laid sidewalk on the northeast corner of Valleyview and Amarado, including the return of the curb section to its previous state.
- 3) The completion of 17th Street sidewalk from Amarado to Valleyview.

I would hope that the 17th Street sidewalk could be put in quickly before the winter season, and before the completion of the existing homes. If we do not have that done, I am sure we will be faced with the same situation that we are facing on Amarado. I know there is some exposure to damaged sidewalks during construction, but it is hoped that entry can be made through the 17th Street Courts, or that the sidewalk will be protected by sufficient cover if entry must be made over the 17th Street side.

Please arrange to have the Homeowners Association provide me with the above mentioned assurances. They should be in a form to provide a continuing responsibility of the Association, and to be recorded with the Register of Deeds to provide those assurances. I would

WICHITA - SEDGWICK COUNTY

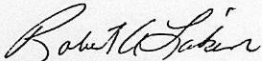
H. William Solt

August 29, 1983

Page 2

hope that I might receive something from you in this regard in the next two weeks so that we can dispose of this matter. I appreciate your continued cooperation in resolving this issue.

Sincerely,



Robert A. Lakin  
Director of Planning

RAL:rme

cc: Robert W. Kaplan, Attorney, Law Building, 430 N. Market,  
Wichita, Ks 67202  
✓ Jack H. Galbraith, Chief Planner, Current Plans Division  
Mike Lindebak, City Engineer  
Ed Noulin, President, Amarado Estate Homeowners Association,  
P. O. Box 712, Goddard, Ks 67052

LAW OFFICES  
KAPLAN AND MCMILLAN

ROBERT W. KAPLAN  
CALVIN MCMILLAN  
CHARLES F. HARRIS

LAW BUILDING  
430 NORTH MARKET  
WICHITA, KANSAS 67202  
316-262-5175

August 4, 1983

Mr. Robert A. Lakin  
Director of Planning  
City Hall - 10th Floor  
455 North Main  
Wichita, KS 67202

RE: Amarado Estates Addition Sidewalk Plan

Dear Mr. Lakin:

This will confirm our telecon of this date wherein I advised that I represented six property owners on the north side of Amarado Street in Amarado Estates, which was slated for installation of a public sidewalk. For your convenience, I attach a photocopy of the sidewalk plan provided to me by Mr. Galbraith, and my clients are as follows:

Jeffrey T. and Susan K. Hallquist  
Clarence E. and Carol J. Biggs  
Lannie and Sheila Mai  
Larry G. and Pamela S. Burns  
Sheri Robson  
Willard and Helen E. Goheen

The above-named persons own all of the dwellings that would be affected by the front yard sidewalk as exhibited on the attached plat and sidewalk plan.

This letter is to advise that none of the residents who are affected and live at the residences herein identified desire to have the sidewalk installed, and all state that they wish the sidewalk plan to be amended so as to delete the sidewalk project from Amarado and would desire to have the construction on Amarado that has been initiated removed. For your further information, I am furnishing herewith a handwritten memorandum provided me by Jeffrey T. Hallquist and Lannie Mai, who solicited the signatures on the attached memorandum, confirming my statement to you that these individuals do not wish this sidewalk installed.

It is my understanding that Mr. Hallquist and the other neighbors are contacting the president of the home owners association, Ed

Mr. Robert A. Lakin  
August 4, 1983  
Page Two

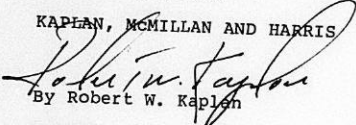
Noulin, whom we expect to forward to you a letter on behalf of the home owners agreeing to the deletion of the public sidewalk on Amarado.

I have no representation along Valleyview and understand that that sidewalk will be installed, and as I advised you by telephone, have asked my clients to confer with the owners on Valleyview to assure that there will be no opposition in that regard.

Anything further I can do I will do if advised, and in any event, I appreciate the courtesies and cooperation extended in this matter.


Very truly yours,

KAPLAN, McMILLAN AND HARRIS

  
By Robert W. Kaplan

RWK/js  
Enclosures

On behalf of the Amarado Estates Home Owners Association, it is advised that the Amarado Estates Home Owners Association consents to and joins in the aforementioned request of the Amarado Street property owners for deletion of the public sidewalk on Amarado Street as shown on the attached sidewalk plan.

  
ED NOULIN, President  
Amarado Estates Home Owners  
Association

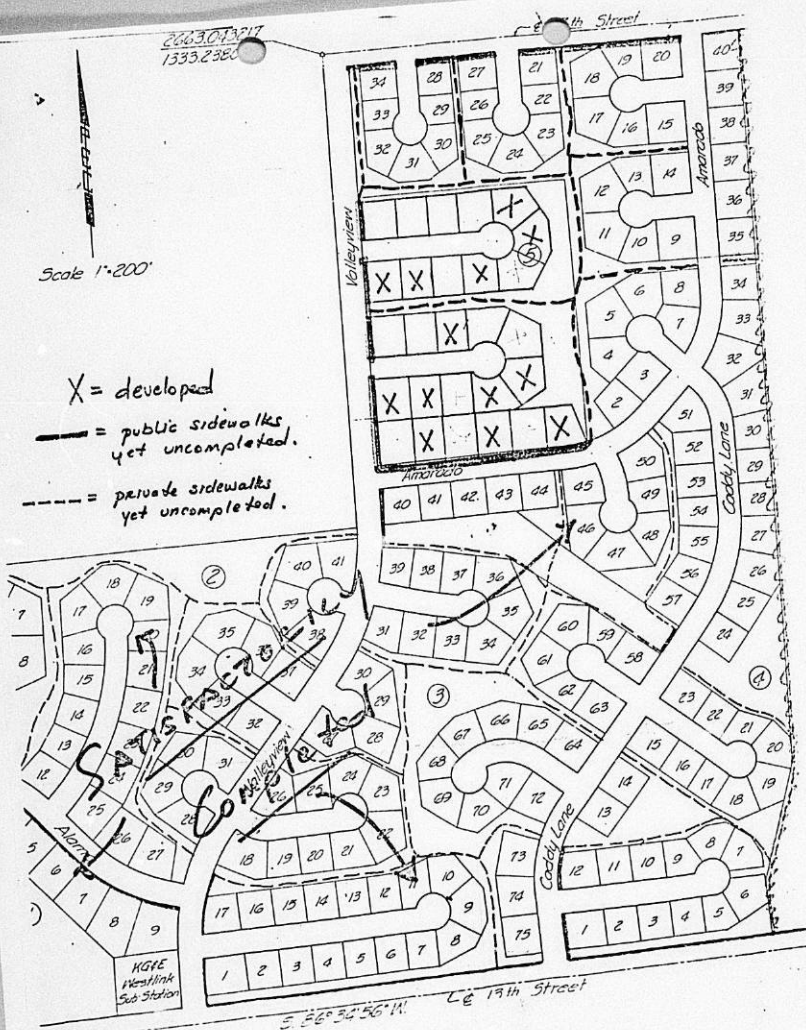
266307417  
13332380

Scale 1"=200'

X = developed

— = public sidewalks  
yet uncompleted.

- - - = private sidewalks  
yet uncompleted.



8-2-83

That the undersigned, who are all of the owners of the homes on Amarado Street that are concerned with the commenced sidewalk project state that they are unanimously opposed to such action. Jeff Hallquist and Robert Kaplan are authorized to act as representatives for the six homeowners in question.

- |   |                      |                  |
|---|----------------------|------------------|
| ① | Jeffrey J. Hallquist | 1521 Amarado St. |
| ② | Susan K. Hallquist   | 1521 Amarado     |
| ③ | Clarence E. Biggs    | 1517 Amarado     |
| ④ | Carol J. Biggs       | 1517 Amarado     |
| ⑤ | John M.              | 1589 AMARADO     |
| ⑥ | Shirley Mai          | 1509 Amarado     |
| ⑦ | Harvey Burns         | 1513 AMARADO     |
| ⑧ | Famila J. Burns      | 1513 Amarado     |
| ⑨ | John Larson          | 1505 Amarado     |
| ⑩ | Willard Johnson      | 1525 Amarado     |
| ⑪ | Helen E. Johnson     | 1525 Amarado     |

Forest File

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT

Current Plans Division

Public Inquiry Slip

NAME Jeff Hallquist 722-2202 ~~721-2288~~ 794-8625  
Bob Kaplan, Bill Salt DATE Week of 8-3-83  
 PHONE 262-5173 PHONE  COUNTER   
 PROPERTY LOCATION Lamarado Estate 2nd MAP # 4849

NATURE OF REQUEST:

City Zoning  County Zoning  Conditional Use   
 Plat  Lot Split  Vacation  Dedication   
 BZA  Street Name Change  Other Sidewalk

REMARKS: Sidewalk guarantee for Valley view, Lamarado & open space not on  
 2nd addition being put in by Salt as per 78 plans. Utilities on Lamarado aspect,  
 want no sidewalk. Talked to Hallquist, Kaplan. He talked to owner. After review,  
 I believe no sidewalk on Lamarado would be required under today's policy, therefore  
 I told Kaplan, I would release (see B.C. section for 78 plans & binding or look  
 through nature of plan) Lamarado sidewalk on: (1) ltr requesting from all utilities  
 (6 ltrs) on Lamarado, (2) ltr from HOA agreeing to plan modification (3)  
 Salt building Valley View SW, open space & 17th St. (Nov)  
 Talked to Salt after 1WK trying to make contact. He suggests moving  
 Valley view SW from front side to west side w/HOA guaranteeing planting of grass  
 & maint. Salt's reason E side has side loading, houses 15' from rd sidewalk  
 line. Carroll drove w/ll blocks to sidewalk. make same sense. He will  
 (over)

ROUTE TO:

LAKIN  GALBRAITH  YOUNG  LYTTLE  OLIVARES  CHAMBERS   
~~NAGLEY~~ FLECK  SHIRKEY  RETURN TO files 510 & 78-77

COMMENTS:

Give me a new plan w/ Wide Valley area to look at (17th St St  
1st Open Space connection?). He also promised to put in 17th St.  
8/9/83  
Koz

WICHITA-SEDGWICK COUNTY

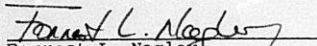
DATE  
June 6, 1983

**METROPOLITAN AREA PLANNING DEPARTMENT**

**TO** Amarado Estates and Amarado Estates 2nd Addition plat files  
**FROM** Forrest L. Nagley, Junior Planner  
**SUBJECT** Meeting with developers of Amarado Estates regarding completion of sidewalks as required by the Amarado Estates sidewalk plan (S/D 74-32 and S/D 78-77).

On May 26, 1983, Jack Galbraith and I met with Lowell Richardson and Bill Solt regarding the completion of sidewalks within Amarado Estates 1st and 2nd Additions. Our concerns revolved around the fact that numerous lots in the 2nd Addition have been sold and developed and the required sidewalks were never installed. Bill Solt assured us he would see to it that all required sidewalks would be constructed and he would contact affected property owners. He said he thought the bulk of the sidewalks would be completed within the next six to eight weeks. He said he didn't want to construct the public sidewalks on 17th at this time and would be asking for a time extension. We advised a time extension of the 17th Street sidewalk could be granted, but, stressed the importance of completing all other public sidewalks prior to default of the existing letters of credit.

I plan a field check of the site around the first of July.

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Jack H. Galbraith, Chief Planner

May 12, 1983

Jack Galbraith, Chief Planner

Forrest Nagley, Junior Planner

Status of required sidewalks in Amarado Estates  
and Amarado Estates 2nd Addition

On May 11, 1983, I field-checked the construction of sidewalks in the above-referenced additions. As you may remember, required sidewalks in these additions are per a sidewalk plan approved by the Board of City Commissioners on October 3, 1978 (copy attached).

Over the past several years, I have been obtaining extensions to the letters of credit guaranteeing the construction of public and private sidewalks in Amarado. My records concerning sidewalk construction in these additions indicates that no new sidewalks, public or private, have been constructed since 1981. If the properties to be served by the required sidewalks had remained undeveloped, I would not be bothered so much by the likelihood of yet another extension. However, the lots in Amarado Estates 2nd are now undergoing development, including the planting of yards and installation of landscaping. In order to avoid the disruption of yards and confrontations with new property owners, I feel the City should now insist that all public sidewalks guaranteed with the platting of Amarado Estates 2nd Addition be constructed prior to October 26, 1983 (default date). That is, except for a short segment of private sidewalk guaranteed by this addition, grant no further time extensions for completion of required public sidewalks.

The letter of credit associated with the original Amarado Estates guarantees mainly private sidewalks within the platted reserves. It does, however, guarantee public sidewalks on the south side of 17th from Amarado to Valleyview. 17th Street at this location is paved. I feel we should also require this section of public sidewalks to be installed prior to August 8, 1983 (default date).

In short, we have administratively approved time extensions for construction of sidewalks in Amarado for the last several years. No new sidewalks have been constructed since 1981 and development is occurring. I recommend we insist that Mid-Kansas install all public sidewalks prior to the default dates on the respective letters of credit. What are your feelings on this matter and how do you want me to handle this problem?

Forrest L. Nagley  
Junior Planner

cc: Louise Olivarez, Senior Planner

October 11, 1982

Donald C. Glick, City Clerk  
Forrest L. Nagley, Junior Planner

Forwarding of revised letter of credit for Amarado  
Estates and Amarado Estates 2nd Addition.

Attached please find the above-referenced revised letters of credit. They should be held in your files until such time as their release is authorized by either City Engineering or Planning.

The superceded letters of credit should be returned to Mid-Kansas Federal with their copy of this memorandum.

Forrest L. Nagley  
Junior Planner

FLN:hh

Attachments (2)

cc: Mid-Kansas Federal Savings and Loan, Attention: Lowell  
Richardson, 230 S. Market, 67202  
Mike Lindebak, Project Development Engineer, City Engineering

IRREVOCABLE LETTER OF CREDIT  
MID KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION  
230 South Market  
Wichita, Kansas 67202  
(Name and address of bank)

DATE: October 7, 1982

THE CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 19,470.00 for the account of Mid Kansas Federal Savings and Loan Association

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before October 26, 1983 (6)

1. Public and Private Sidewalks

2.

3.

Amarado Estates 2nd Addition, a subdivision of the in City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder:

All drafts drawn hereunder must be marked: "Drawn under \_\_\_\_\_ MID KANSAS FEDERAL SAVINGS & LOAN ASSOC., Credit No. \_\_\_\_\_, dated \_\_\_\_\_." (Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before January 1, 1984  
(insert a date at least 60 days from the date on line 6)

Very truly yours,

MID KANSAS FEDERAL SAVINGS AND LOAN ASSOC.  
(Name of bank)

By Lowell E. Richardson  
(Authorized signature)

(Also type or print name below)  
(Lowell E. Richardson, Vice President)

(CORPORATE SEAL)

October 5, 1982

Amarado Investment Company, Inc.  
Attention: Lowell Richardson  
216 S. Market  
Wichita, Kansas 67202

Re: Letters of credit guaranteeing installation of public and private sidewalks in Amarado Estates and Amarado Estates Second Addition (S/D 74-32 and S/D 78-77).

Dear Lowell:

Enclosed please find the revised letters of credit that we talked about last week. As soon as these are returned to me, I will return the superceded letters of credit.

Should you have any questions, please call me at 268-4421.

Sincerely,

Forrest L. Magley  
Junior Planner

FLM:bh

cc: Mike Lindebak, Project Development Engineer, City Engineering  
Bill Bolt, Sunrise Enterprises, 401 Industrial Road, Goddard,  
Kansas 67052

July 1, 1982

Amarado Investment Company, Inc.  
Attention: Lowell Richardson  
216 South Market  
Wichita, Kansas 67202

Re: Letter of credit guaranteeing sidewalks on the east side of Valleyview and the north side of Amarado and some private sidewalks in Reserve A, Amarado Estates 2nd Addition (S/D 78-77).

Dear Mr. Richardson:

Amarado Investment Company's letter of credit from Mid-Kansas Federal Savings and Loan in the amount of \$19,470.00, guaranteeing the construction of the above-referenced sidewalks is once again nearing maturity. The subject letter of credit references a completion date for the sidewalk construction of October 26, 1982. A recent field check of the site indicates that, as of this date, none of the required sidewalks have been built.

Since last year, when a one-year time extension was granted for the sidewalk construction, it has been noted that nearly half of the lots in Amarado Estates 2nd Addition have been developed. Several of these (Lots 11, 21, 23, 25 and 27) either front or side onto public streets (Valleyview and Amarado) where sidewalks are required and, in our opinion, the sidewalks should have been constructed as part of the lot's development. In any regard, these sidewalk segments should be constructed as quickly as possible in order to avoid disrupting a great number of planted yards. I have enclosed a map of the area on which I have indicated the sidewalks which are the responsibility of Amarado Estates 2nd Addition.

The purpose of this letter is to bring this situation to your early attention so as many of the sidewalks can be constructed prior to October 26, 1982, as possible. This will help to avoid problems with new lot owners and allow us to reduce the dollar amount that will be requested on a revised guarantee.

Should you have any questions about this matter, please call me at 268-4421. I have attached a copy of your letter of credit for your reference and information.

Sincerely,

Forrest L. Nagley  
Junior Planner

Amarado Investment Company, Inc.  
Attention: Lowell Richardson  
7-1-82  
Page 2

FLN:bh

cc: Mike Lindebak, Project Development Engineer, City Engineering  
Bill Solt, Sunrise Enterprises, Ltd., 401 Industrial Road, Goddard,  
Kansas 67052

Attach.



P. O. Box 712  
Goddard, Kansas 67052

RECEIVED

OCT 13 1981

METROPOLITAN PLANNING  
ROUTE  front  
 \_\_\_\_\_

October 9, 1981

Metropolitan Area Planning Department  
City Hall  
455 N. Main  
Wichita, Kansas 67202

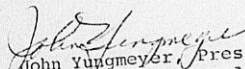
Attention: Forrest Nagley

Re: Adjustments to sidewalk plan-  
Amarado Estates

Dear Mr. Nagley:

Per letter received from Bill Solt, Sunrise Enterprises,  
Ltd., we will guarantee the extending of the sidewalk  
behind Lot 75, Block 3, Amarado Estates, to the future  
sidewalk on 13th street. The existing fence will be  
modified, after the sidewalk along 13th street is completed.


Sincerely,

  
John Yungmeyer, President  
Amarado Homeowners Assoc. ←

AHOA:is

Encl.

10254 ALAMB  
722-0953



SUNRISE ENTERPRISES, LTD.

October 9, 1981

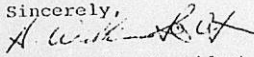
Amarado Homeowners Association  
Attention: John Yungmeyer, President  
P. O. Box 712  
Goddard, Kansas 67052

RE: Adjustments to sidewalk plan  
for Amarado Estates 1st & 2nd  
Additions

Dear Mr. Yungmeyer:

This is an agreement that Sunrise Enterprises, Ltd. will assume the responsibility to extend the private sidewalk behind Lot 75, Block 3, Amarado Estates, to the future sidewalk on 13th Street. We also will make the necessary modification to the existing fence along 13th Street, after the 13th street sidewalk is completed.

Sincerely,



H. W. Solt, President

HWS:is

401 INDUSTRIAL ROAD    GODDARD, KANSAS 67052    (316) 794-8625

September 16, 1981

Amarado Investment Co., Inc.  
Attention: Lowell Richardson  
216 S. Market  
Wichita, Kansas 67202

Re: Letter from Amarado Estates Homeowners' Association  
regarding adjustments to sidewalk plan for Amarado Estates  
1st and 2nd Additions

Dear Mr. Richardson:

We have, as of this date, not received the above-captioned letter. AS you will remember, this letter is necessary for us to complete the recent adjustment to the approved sidewalk plan for Amarado Estates.

As outlined in my letter to you dated July 24, 1981, the letter from the Homeowners' Association needs to state their agreement with the proposed adjustments. In addition, the Association needs to state their willingness to assume the responsibility for extending the private sidewalk behind Lot 75, Block 3, to the future public sidewalk on 13th Street. This will entail a modification of the existing fencing along 13th Street.

Please get with the Homeowners' Association at your convenience and advise them of our need for their letter of agreement. Should you have any questions regarding this matter, please call me at 268-4421.

Sincerely,

Forrest L. Magley  
Junior Planner

FLN:hh

cc: Bill Solt, Sunrise Enterprises, Ltd., 401 Industrial  
Road, Goddard, Ks. 67052

July 29, 1981

Donald C. Gisick, City Clerk

Forrest L. Nagley, Junior Planner

Forwarding of Revised Letters of Credit Associated with Amarado Estates  
and Amarado Estates 2nd Addition (S/D 74-32) and (S/D 78-77)

Attached please find two (2) revised letters of credit guaranteeing the installation of public and private sidewalks in the above-referenced additions. Once these revised letters of credit have been filed in their respective files, the superseded letters of credit may be released at the request of either Amarado Investment Company, Inc., or Mid Kansas Federal Savings and Loan Association. The superseded letters of credit for Amarado Estates and Amarado Estates 2nd Addition referenced a dollar amount of \$64,000 and \$13,112, respectively.

Forrest L. Nagley  
Junior Planner

FLN:jps

Attachment

cc: Amarado Investment Co., Inc., Attention: Lowell Richardson,  
216 South Market, 67202  
Mid Kansas Federal Savings and Loan, 230 South Market, 67202

IRREVOCABLE LETTER OF CREDIT

Mid Kansas Federal Savings And Loan  
(Name and address of bank)

DATE: July 27, 1981

THE CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your  
✓ drafts at sight on us for a sum not exceeding \$ 19,470.00 for the  
account of Amarado Investment Co., Inc.  
(PURCHASER), to be accepted by your signed statement that drawing is due  
to default or failure to perform by PURCHASER, the following improvements  
✓ on or before October 26, 1982 (6)

1. Public and Private Sidewalks
- 2.
- 3.

in Amarado Estates 2nd Addition, a subdivision of the  
City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may  
be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under \_\_\_\_\_"

Mid Kansas Federal Savings And Loan, Credit No. \_\_\_\_\_, dated \_\_\_\_\_."  
(Name or bank)

The amount of any draft drawn under this credit must, concurrently  
with negotiation, be endorsed on the reverse side hereof and the present-  
ment of any such draft shall be a warranty by the negotiating bank that  
such endorsement has been made and that documents have been forwarded as  
herein required.

Except so far as otherwise expressly stated herein, this credit is  
subject to the uniform customs and practices for commercial documentary  
credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of  
drafts under and in compliance with the terms of this credit that the same  
shall be duly honored on due presentation and delivery of documents as  
✓ specified if negotiated on or before January 1, 1983 - 1984  
(insert a date at least 60 days from the date on line 6)

(CORPORATE SEAL)

Very truly yours,

MID KANSAS FEDERAL SAVINGS AND LOAN  
(Name of bank)

By Lowell E. Richardson  
(Authorized signature)  
(Also type or print name below)  
(Lowell E. Richardson)



July 27, 1981

RECEIVED

JUL 28 1981

METROPOLITAN PLANNING

ROUTE

Mr. Forrest L. Nagley  
Wichita - Sedgwick County  
Metropolitan Area Planning Department  
455 North Main, Tenth Floor  
Wichita, Kansas 67202

RE: Letters of Credit Guaranteeing Public  
and Private Sidewalks in Amarado Estates  
and Amarado Estates 2nd Addition

Dear Mr. Nagley:

As requested in your letter of July 24, 1981, please find enclosed two letters  
of credit as follows:


AMARADO ESTATES - \$45,100.00  
AMARADO ESTATES 2ND ADDITION - \$19,470.00

You will be receiving, in the near future, a letter from the Amarado Estates  
Homeowners Association as requested in paragraph 1 of your July 24, 1981,  
correspondence.

Thank you for your help and cooperation in this matter.

Sincerely yours,

AMARADO INVESTMENT COMPANY, INC.

  
Lowell E. Richardson  
Vice President

LER:sd

Enclosures

cc: Mike Lindebak, Project Development Engineer, City Engineering  
Bill Solt, Sunrise Enterprises, Ltd.

July 24, 1981

Amarado Investment Co., Inc.  
Attention: Lowell Richardson  
216 South Market  
Wichita, Kansas 67202

Re: Letters of Credit Guaranteeing Public  
and Private Sidewalks in Amarado Estates  
and Amarado Estates 2nd Addition

Dear Mr. Richardson:

We have completed our review of your July 1, 1981, request for an administrative adjustment to the approved sidewalk plan for the above-referenced additions. We find that we can approve the request subject to the following conditions:

1. Provide this office with a letter from the Amarado Estates Home-owners Association which indicates agreement with the proposed adjustments and which guarantees that the Association will assume responsibility for extending the private sidewalk behind Lot 75, Block 3 to the future public sidewalk on 13th Street. This future arterial sidewalk will be constructed by the City. The Association's letter should clearly state that they will modify existing fencing along 13th Street in order to make the sidewalk connection.
2. Submit the following revised letters of credit:

A. Amarado Estates

New dollar amount of \$45,100.00 for 3,020 linear feet of private sidewalk within private open space and 1,080 linear feet of public sidewalk adjacent to the south side of 17th Street.

New default date of August 8, 1982

New expiration date of November 8, 1982

Mr. Lowell Richardson  
July 24, 1981  
Page Two

B. Amarado Estates 2nd Addition

New dollar amount of \$19,470.00 for 585 linear feet of private sidewalk within private open space and 1,105 linear feet of public sidewalk adjacent to east side of Valleyview and the north side of Amarado.

New default date of October 26, 1982

New expiration date of January 1, 1983

3. It is our understanding that you will proceed to immediately construct all the required public sidewalks south of Amarado Street within the next few weeks. Once these sidewalks have been completed, please notify this office.

Once we have received the letter of approval and agreement from the Homeowners Association and the two revised letters of credit have been submitted, we can complete the administrative adjustment of the Amarado Estates sidewalk plan. Upon receipt of the revised letters of credit, we will proceed to release your existing guarantees. I have enclosed two letter of credit forms for your use with this letter.

Should you have any questions about the matter, please call me at 268-4421.

Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:jps  
Enclosure

cc: Mike Lindbak, Project Development Engineer, City Engineering  
8111 Solt, Sunrise Enterprises, Ltd., 401 Industrial Road,  
Goddard, Kansas, 67052



July 1, 1981

RECEIVED

JUL 2 1981

METROPOLITAN PLANNING

ROUTE

Nagley

Mr. Forrest L. Nagley, Junior Planner  
Metropolitan Area Planning Commission  
City Hall, 455 North Main  
Wichita, Kansas 67202

RE: Sidewalk letter of credit for Amarado Estates  
and Amarado Estates Second Addition

Dear Mr. Nagley:

Thank you for your two letters dated June 23 and 25, 1981, respectively.

I would like to request the following changes in the sidewalk plan for Amarado Estates:

1. Myself and Mr. Bill Solt, Sunrise Enterprises, had discussed with Mr. Jack Galbraith and believed that we had his agreement to eliminate sidewalks adjacent to lots 1 and 12 in block 4. This was allowed because private sidewalks were extended to 13th Street behind lot 75, block 3.
2. It is requested that the sidewalks adjacent to lots 1 and 17, block 3 be moved to the West side of Valleyview Street adjacent to lot 27, block 2, lot 9, block 1 and the KG&E Westlink substation.

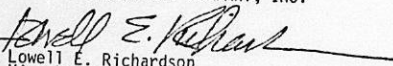
Pursuant to your confirmation of the above requested changes, all sidewalks will be installed South of Amarado Street prior to August 8, 1981.

As you are aware, construction is still underway North of Amarado Street in Amarado Estates and Amarado Estates II Addition. Because of this continued construction, I would request an extension for all public and private sidewalk construction North of Amarado Street. This would include an extension of the \$13,112.00 letter of credit expiring on October 26, 1981, plus a pro rata extension of the \$64,000.00 letter of credit expiring August 8, 1981.

Thank you for your cooperation in this matter, and I look forward to your response regarding the requested plan changes listed above.

Sincerely yours,

AMARADO INVESTMENT COMPANY, INC.

  
Lowell E. Richardson  
Vice President

LER:sd

cc: Mike Lindebak, Project Development Engineer, City Engineering  
Bill Solt, Sunrise Enterprises, Ltd.

Amarado Estates

3,000' pvt. sidewalk  
1,080' pub. sidewalk  

---

4,100'

EXISTING GUARANTEE  
\$64,000.00

$$4,100 \times \$11 = \$45,100.00$$

Amarado Estates 2nd

585' pvt. sidewalk  
+ 1,185' pub. sidewalk  

---

1,770'

EXISTING GUARANTEE  
\$13,112.00

$$1,770 \times \$11 = \$19,470.00$$

002  
3020.  
+ 1080.  
= 4100.  
\*  
4100.  
x 11.  
= 45100.  
\*

002  
585.  
+ 1185.  
= 1770.  
\*  
1770.  
x 11.  
= 19470.  
\*

585' private walk  
1,185' public walk  

---

1,770'

1,770' x \$11 = \$19,470.00

June 25, 1981

Amarado Investment Co., Inc.  
Attention: Lowell Richardson  
216 S. Market  
Wichita, Kansas 67202

FCM  
7/24/81

Re: Letter of credit guaranteeing sidewalks on the east side of Valleyview and the north side of Amarado in Amarado Estates 2nd Addition (S/D 78-77)

Dear Mr. Richardson:

Your revised letter of credit from Mid-Kansas Federal Savings and Loan in the amount of \$13,112.00, guaranteeing the construction of the above referenced sidewalks is nearing default. The terms of the guarantee call for a completion date of October 26, 1981. A recent field check of the site has verified that, as of this date, sidewalks have not been constructed.

The purpose of this letter is to bring this situation to your early attention so that sidewalks can be constructed prior to October 26, 1981, and thereby avoid any further extensions of time or collection on the guarantee.

Should you have any questions about this matter, please call me at 268-4421. I have attached a copy of your letter of credit for your reference and information.

Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Mike Lindebak, Project Development Engineer, City Engineering



Have side-walks been installed at these locations

No Sidewalks yet & Vang has 4-22-81

DRAINAGE PREDICTION

September 23, 1980

Donald C. Gisick, City Clerk  
Forrest L. Nagley, Junior Planner

Forwarding of revised letter of credit associated  
with Amarado Estates 2nd Addition (S/D 78-77)

Attached please find a revised letter of credit guaranteeing the installation of sidewalks in the above referenced addition. Once this guarantee has been filed, the superceded letter of credit for the amount of \$12,900.00, may be released at the request of either Amarado Investment Company, Inc., or Mid Kansas Federal Savings and Loan Association.

Should there be any questions about this matter, please call me at 4405.

Forrest L. Nagley  
Junior Planner

FLN:bh

Attachment

cc: Amarado Investment Co., Inc., Attention: Lowell Richardson,  
216 S. Market, 67202  
Mid Kansas Federal Savings and Loan, 230 S. Market, 67202

IRREVOCABLE LETTER OF CREDIT

MID KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION IN WICHITA  
(Name and address of bank)

Date: September 16, 1980

THE CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 13,112.00 for the account of AMARADO INVESTMENT COMPANY, INC.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before October 26, 1981 (6)  
(Insert date two years from MAPC approval of plat)

1. Sidewalks
- 2.
- 3.

in AMARADO ESTATES 2ND ADDITION, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under \_\_\_\_\_  
MID KANSAS FEDERAL SAVINGS & LOAN, Credit No. N/A, dated September 16, 1980  
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before January 1, 1982  
(insert a date at least 60 days after the date on line 6)

Very truly yours,

(CORPORATE SEAL)

MID KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION  
(Name of bank)

By: *David M. Bunt*  
(Authorized signature)

September 11, 1980

Amarado Investment Co., Inc.  
Attention: Lowell Richardson  
216 South Market  
Wichita, Kansas 67202

Re: Letter of credit guaranteeing sidewalks on the east side of  
Valleyview and the north side of Amarado in Amarado Estates  
2nd Addition (S/D 78-77)

Dear Mr. Richardson:

Your letter of credit from Mid-Kansas Federal Savings and Loan in the amount of \$12,900.00, guaranteeing the construction of the above referenced sidewalks is nearing expiration. Our files indicate that you agreed to construct these sidewalks on or before October 26, 1980. City Engineering has advised that, as of this date, the sidewalks have not been built.

Enclosed please find a new letter of credit form for your use when renewing this guarantee. I have indicated dates on the form which provide for a one year extension of time. Due to inflationary cost increases, City Engineering has advised that the dollar amount of a revised guarantee should be \$13,112.00.

Once I have received the revised letter of credit, I will proceed to release your present \$12,900.00 guarantee. Should you have any questions about this matter, please call me at 268-4405.

Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:bh

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 78-77 Name Amarado Estates 2nd Addition  
Application & Sketch Filed: 7-31-78  
Preliminary Plat Filed: 7-31-78 Approved by S/D: 8-10-78  
Final Plat Filed: 10-9-78 Approved by S/D: 10-19-78  
Approved by Metropolitan Area Planning Commission: 10-26-78

DESCRIPTION

General Location: East side of Valleyview in an area south of 17th Street.

Surveyor or Engineer: Professional Engineering Consultants, P.A.  
Owner: Amarado Investment Company, Inc.  
Address: 216 S. Market, 67202

- |                               |            |                       |              |
|-------------------------------|------------|-----------------------|--------------|
| 1. Gross Acreage of Plat      | 9.68       | 6. Access Control     | None         |
| 2. Number of Lots:            |            | St.                   | No. Openings |
| Residential                   | 27         | St.                   | No. Openings |
| Commercial                    |            | St.                   | No. Openings |
| Industrial                    |            | 7. Req'd Improvements |              |
| Other                         |            | St. Paving            | Yes          |
| Total Number of Lots:         | 27         | Sidewalk              | Yes          |
| 3. Minimum Lot Area:          | 0.22 Acres | Sewer                 | Yes          |
| 4. Existing Zoning            | AA         | Water                 | Yes          |
| 5. Special Problems Discussed |            | Drainage              | NC           |
|                               |            | Other                 |              |

100% petitions have been submitted guaranteeing the construction of sanitary sewers and the paving of Valleyview, both Valleyview Courts and two Amarado Courts and a portion of Amarado as platted in the first addition Amarado Estates. A letter of credit for \$12,900.00 has been submitted guaranteeing the construction of sidewalks on the east side of Valleyview (a collector) and the north side of Amarado Street in accordance with the Amarado Estates Sidewalk Plan adopted by the City Commission October 3, 1978. A water petition was accepted by the City Commission May 8, 1979. A certificate has been submitted certifying the petitions. A covenant requiring 4 off-street parking spaces on each lot abutting the Valleyview Courts has been submitted.

PLANNING COMMISSION RECOMMENDATION: That this plat be approved subject to recording within 30 days after approval by the Board of City Commissioners.

Cole moved, Taylor seconded and it carried unanimously.

ACTION: Approve the petitions and instruct the Director of Law to prepare the necessary resolutions; receive and file the letter of credit; instruct the City Clerk to file the certificate and covenant with the Register of Deeds, the filing costs of which shall be billed to the applicant; approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

IRREVOCABLE LETTER OF CREDIT

MID KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION IN WICHITA  
(NAME OF BANK)

DATE: MAY 9, 1979

CITY OF WICHITA  
STATE OF KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 12,900.00 for the account of Amarado Investment Company, Inc. (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before October 26, 1980 (6)  
(INSERT DATE TWO YEARS FROM MAPC APPROVAL OF PLAT)

1. Sidewalks
- 2.
- 3.

in Amarado Estates 2nd Addition a subdivision located in The City of Wichita, State of Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The PURCHASER has failed to perform or is in default hereunder.

ALL drafts drawn hereunder must be marked: "Drawn under MID KANSAS FEDERAL SAVINGS & LOAN ASSOCIATION, Credit No. N/A dated MAY 9, 1979.  
(Name of Bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before January 1, 1981  
(insert a date at least 60 days after the date on line 6)

Very truly yours,

MID KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION  
(Name of Bank)

(CORPORATE SEAL)

BY: Donald W. Brant  
(Authorized signature)

CERTIFICATE

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

I, Amarado Investment Co., Inc., owner of  
(give name of proposed plat, if appropriate) \_\_\_\_\_  
Amarado Estates 2nd Addition

do hereby certify that petitions for the following improvements  
have been submitted to the Board of Commissioners of the City of  
Wichita, Kansas:

1. Water
2. Sanitary Sewer
3. Asphaltic Paving
- 4.
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for  
improvements, lots or portions thereof within Amarado  
Estates 2nd Addition may be subject to special  
assessments assessed thereto for the cost of constructing the  
above-described improvements.

Signed this 9th day of May, 19 79.

Amarado Investment Co., Inc.

Lowell E. Richardson  
VICE PRESIDENT

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

Be it remembered that on this 9th day of May,  
19 79, before me, a notary public in and for said County and State,  
came Lowell E. Richardson, to me personally  
known to be the same person who executed the foregoing instrument  
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and  
affixed my notarial seal the day and year above written.

Suzanne Davis  
Notary Public Suzanne Davis

My Commission Expires: 12-15-82

T9-207



RESTRICTIVE COVENANT

THIS DECLARATION made this 18<sup>th</sup> day of July, 1979, by  
AMARADO INVESTMENT CO., INC., hereinafter called DECLARANT,

WITNESSETH

WHEREAS, Declarant is owner of:

Amarado Estates 2nd Addition to Wichita, Sedgwick County, Kansas (a  
replat of Lot 1, Block 5, Amarado Estates)

and

WHEREAS, the undersigned wishes to plat said property as Amarado Estates  
2nd Addition to Wichita, Sedgwick County, Kansas and whereas it is required in connection  
therewith that restrictions involving parking be placed of record:

NOW, THEREFORE, Declarant hereby declares and covenants that each of  
the following lots as platted by the plat of Amarado Estates 2nd Addition to Wichita, Sedgwick  
County, Kansas, will provide for four (4) off-street parking spaces:

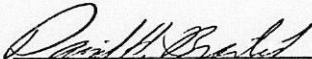
Lots 1 through 21, Block 1

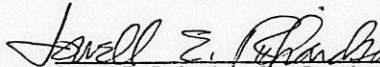
and it is further declared and covenanted that parking will be allowed only on one side of  
the two courts being platted as Valleyview Courts.

This covenant is binding on the owner, their heirs or successors or  
assigns and is a covenant running with the land and is binding on all successors in title  
to the above described property.

EXECUTED the day and year first above written.

AMARADO INVESTMENT CO., INC.

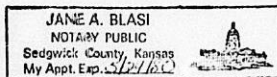
  
\_\_\_\_\_  
David H. Brasted, President

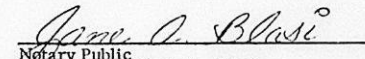
  
\_\_\_\_\_  
Lowell E. Richardson, Vice President

STATE OF KANSAS )  
SEDGWICK COUNTY )

Personally appeared before me, a Notary Public in and for the County and  
State aforesaid, Amarado Investment Co., Inc., by David H. Brasted, President and Lowell E.  
Richardson, Vice President, to me personally known to be the same persons who executed the  
foregoing instrument of writing and said persons duly acknowledged the execution thereof.

Dated at Wichita, Kansas this 18<sup>th</sup> day of July, 1979.



  
\_\_\_\_\_  
Notary Public Jane A. Blasi

THE CITY OF WICHITA  
OFFICE OF WATER DEPARTMENT

DATE April 25, 1979

TO Jack H. Galbraith, Chief Planner-Current Plans

FROM Bill H. Otten, Chief Engineer-Water Engineering

SUBJECT Amarado Estates 2nd Addition

The platfords of Amarado Estates 2nd Addition have submitted a valid 100% petition for a water benefit district to serve this plat. Therefore, our requirements for water service to this area have been fulfilled. The petition and resolution will be placed on the City Commission Agenda for approval at your discretion.

*Bill H. Otten*

Bill H. Otten, Chief Engineer  
Water Engineering Division

BHO:sd

5-14-79 Ralph Hull said  
water petitions were  
accepted by City Commission  
5-8-79

## CHICAGO TITLE INSURANCE COMPANY

### COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor, all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

Issued by:  
THE SECURITY ABSTRACT &  
TITLE COMPANY, INC.  
434 North Main Street  
Wichita, Kansas 67202  
(316) AM 7-8371

CHICAGO TITLE INSURANCE COMPANY

*Alvin W. Long*  
President.

ATTEST:

*Chester C. McCallough*  
Secretary.

*Frank B. [Signature]*  
Authorized Signatory



### CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusion from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.



## SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the deeds and/or mortgages, the form and execution of which is satisfactory to the Company, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. Rights or claims of parties in possession not shown by the public records.
4. Enoachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): Year 1978 Taxes \$4,108.58 Paid. Key D-30990.
9. A 25 foot building setback line on the South 25 feet and the West 25 feet of captioned property.
10. Declaration of Covenants and Restrictions filed September 22, 1975, on Film 158, Page 1202, Amendment to Declaration of Covenants and Restrictions filed June 14, 1976, on Film 195, Page 366, and Amendment to Declaration of Covenants and Restrictions filed September 4, 1978, on Film 324, Page 1083.
11. Terms and provision of Declaration of Covenants and Restrictions filed September 22, 1975, on Film 158, Page 1202, and the lien of unpaid assessments, if any, arising from the provisions thereof. You should ascertain that all assessments have been paid as our policy when issued will except the lien of any unpaid assessments.
12. It is noted for informational purposes only, and not as an exception to title which will appear in our policy, that captioned property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Certificates, Resolutions, Amended Resolutions and Ordinances.

October 26, 1978

Professional Engineering Consultants, P.A.  
Attention: Gary Wiley  
1440 E. English  
Wichita, Kansas 67211

Re: S/D 78-77 - Final plat of Amarado Estates 2nd Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 26, 1978, 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 October 23, 1978.

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 Department.
- 5-11-79 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 5-11 3. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
- 5-11 4. Certification that all taxes due and payable for 1977 and prior years have been paid.

Please call if you have any questions.

Sincerely yours,

Jack H. Galbraith  
Chief Planner  
JHG bh  
cc: Amarado Inv. Co., Inc., 230 S. Market, 67202

October 23, 1978

Professional Engineering Consultants, P.A.  
Attention: Gary Wiley  
1440 E. English  
Wichita, Kansas 67211

Re: S/D 78-77 - Final plat of Amarado Estates 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 19, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

*petition* ✓ A. The applicant shall guarantee the extension of sanitary sewer to serve each lot.

*petition* ✓ B. The applicant shall guarantee the extension of City water to serve each lot. *accepted by B.C.C. 5-8-79*

*petition* ✓ C. The applicant shall guarantee the paving of Valleyview and both Valleyview Courts.

*D.O.K.* The current sidewalk policy requires sidewalks on both sides of the cul-de-sacs. However, the original Amarado Estates plat had an approved sidewalks plan with a combination of public and private sidewalks. This sidewalk plan was recently revised by the City Commission. Public sidewalks are now designated for the east side of Valleyview and the north side of Amarado adjacent to this plat and private sidewalks are designated in the "reserve" area between the two cul-de-sac streets. The applicant shall guarantee by letter-of-credit, bond, cash, or actual construction the installation of these public and private sidewalks. *\$12,900.00 total*

*OK* ✓ E. Inasmuch as the sidewalks for this plat are part of an overall sidewalk plan for which the guarantee is about to expire, the applicant shall renew his guarantee for the construction of all sidewalks in the original Amarado Estates Addition.

*renewed 11-6-78 to new deadline of 8-8-80*

- 7-18-78
- F. The applicant has indicated that parking will be allowed on the south sides of the 58-foot streets. The applicant shall submit a covenant assuring that four off-street parking spaces will be provided on each lot and that parking will be permitted on only one side of the street.
  - G. The "Reserve A" which is being granted for resident open space purposes (as well as other uses) shall be incorporated into the existing Homeowners Association.
  - H. <sup>already in</sup> Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

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, October 26, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez  
Junior Planner

LO:bh

cc: Amrado Inv. Co., Inc., 230 S. Market, 67202  
Dean Sellers, Assistant City Engineer

S/D NO. 78-77 Name Amarado Estates 2nd Addition  
Date Application Rec'd. 7-31-78 Preliminary Approval 8-10-78  
Scheduled S/D Meeting 10-19-78

DESCRIPTION

General Location Northeast corner of Valleyview and Amarado

Owner Amarado Investment Company, Inc. (Lowell Richardson)  
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)  
Address 1440 E. English, Wichita, Kansas 67211 Phone 262-2691

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>9.68</u>  | 7. Lineal Feet of New Streets:   |
| 2. Number of Lots:  | a. <u>58</u> R/W <u>825</u> ft.  |
| Residential <u>27</u>   | b. <u>        </u> R/W <u>        </u> ft.                                   |
| Commercial <u>        </u>  | c. <u>        </u> R/W <u>        </u> ft.                                   |
| Industrial <u>        </u>  | d. <u>        </u> R/W <u>        </u> ft.                                   |
| Other <u>        </u>   | e. <u>        </u> R/W <u>        </u> ft.                                   |
| Total Number of Lots <u>27</u>  | TOTAL <u>825</u> ft.   |
| 3. Minimum Lot Frontage <u>52.4</u> ft.   | 8. Sidewalk adjacent to all  |
| 4. Minimum Lot Area <u>9400</u> ft.   | streets? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no |
| 5. Existing Zoning <u>"AA"</u>  |  |
| 6. Proposed Zoning <u>"AA"</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>(N/A)</u> (Yes-No)                   |  |
| 12. City of Wichita <input checked="" type="checkbox"/> : Three-Mile Area <u>        </u> |  |

STAFF COMMENTS:

- A. The applicant shall contact the Department of Public Works and the Water Department relative to how the improvements can be guaranteed on this plat, the property having already been subject to assessments for improvements in the Amarado Estates First Addition. The applicant shall be prepared to discuss this matter with the Subdivision Committee.
- B. The applicant has indicated that parking will be allowed on the south sides of the 58-foot streets.
- C. The applicant shall submit a covenant assuring that four off-street parking spaces will be provided on each lot and that parking will be permitted on only one side of the street.
- D. The current sidewalk policy requires sidewalks on both sides of the cul-de-sacs. However, the original Amarado Estates plat had an approved sidewalk plan with a combination of public and private sidewalks. This sidewalk plan was recently revised by the City Commission. Public sidewalks are now designated for the east side of Valleyview and the north side of Amarado adjacent to this plat and private sidewalks are designated in the "reserve" area between the two cul-de-sac streets.
- E. The applicant shall guarantee by letter of credit, bond, cash, or actual construction the installation of these public and private sidewalks.
- F. Inasmuch as the sidewalks for this plat are part of an overall sidewalk plan for which the guarantee is about to expire, the applicant shall renew his guarantee for the construction of all sidewalks in the original Amarado Estates Addition.
- G. The applicant shall guarantee the extension of sanitary sewer to serve each lot.

August 10, 1978

Professional Engineering Consultants, P.A.  
1440 E. English  
Wichita, Kansas 67211

Attention: Gary Wiley

Re: S/D 78-77 Amarado Estates 2nd Addition - Preliminary Plat

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 10, 1978, 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 the following:

- A. The applicant shall contact the Department of Public Works and the Water Department relative to how the improvements can be guaranteed on this plat, the property having already been subject to assessments for improvements on the Amarado Estates 1st Addition.
- B. The applicant shall submit a covenant by separate instrument assuring that the 4 off-street parking spaces will be provided on each lot, and that parking will be permitted on only one side of the street.
- C. Sidewalks are required on both sides of both cul-de-sac streets.
- D. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- E. The applicant shall guarantee the extension of municipal sewer and water to serve each lot being platted.
- F. The applicant shall guarantee the paving of both Valley-view Courts.

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 78-77 Name Amarado Estates 2nd Addition  
Date Application Rec'd. 7-31-78 Preliminary Approval 8-10-78  
Scheduled S/D Meeting 10-19-78

DESCRIPTION

General Location Northeast corner of Valleyview and Amarado

Owner Amarado Investment Company, Inc. (Lowell Richardson)  
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)  
Address 1440 E. English, Wichita, Kansas 67211 Phone 262-2691

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>9.68</u>  | 7. Lineal Feet of New Streets:   |
| 2. Number of Lots:  | a. <u>58</u> R/W <u>825</u> ft.  |
| Residential <u>27</u>   | b. <u>        </u> R/W <u>        </u> ft.                                   |
| Commercial <u>        </u>  | c. <u>        </u> R/W <u>        </u> ft.                                   |
| Industrial <u>        </u>  | d. <u>        </u> R/W <u>        </u> ft.                                   |
| Other <u>        </u>   | e. <u>        </u> R/W <u>        </u> ft.                                   |
| Total Number of Lots <u>27</u>  | TOTAL <u>825</u> ft.   |
| 3. Minimum Lot Frontage <u>52.4</u> ft.   | 8. Sidewalk adjacent to all  |
| 4. Minimum Lot Area <u>9400</u> ft.   | streets? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no |
| 5. Existing Zoning <u>"AA"</u>  |  |
| 6. Proposed Zoning <u>"AA"</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>(N/A)</u> (Yes-No)                   |  |
| 12. City of Wichita <input checked="" type="checkbox"/> : Three-Mile Area <u>        </u> |  |

STAFF COMMENTS:

- A. The applicant shall contact the Department of Public Works and the Water Department relative to how the improvements can be guaranteed on this plat, the property having already been subject to assessments for improvements in the Amarado Estates First Addition. The applicant shall be prepared to discuss this matter with the Subdivision Committee.
- B. The applicant has indicated that parking will be allowed on the south sides of the 58-foot streets.
- C. The applicant shall submit a covenant assuring that four off-street parking spaces will be provided on each lot and that parking will be permitted on only one side of the street.
- D. The current sidewalk policy requires sidewalks on both sides of the cul-de-sacs. However, the original Amarado Estates plat had an approved sidewalk plan with a combination of public and private sidewalks. This sidewalk plan was recently revised by the City Commission. Public sidewalks are now designated for the east side of Valleyview and the north side of Amarado adjacent to this plat and private sidewalks are designated in the "reserve" area between the two cul-de-sac streets.
- E. The applicant shall guarantee by letter of credit, bond, cash, or actual construction the installation of these public and private sidewalks.
- F. Inasmuch as the sidewalks for this plat are part of an overall sidewalk plan for which the guarantee is about to expire, the applicant shall renew his guarantee for the construction of all sidewalks in the original Amarado Estates Addition.
- G. The applicant shall guarantee the extension of sanitary sewer to serve each lot.

- H. The applicant shall guarantee the extension of City water to serve each lot.
- I. The applicant shall guarantee the paving of both Valleyview Courts.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

August 10, 1978

Professional Engineering Consultants, P.A.  
1440 E. English  
Wichita, Kansas 67211

Attention: Gary Wiley

Re: S/D 78-77 Amarado Estates 2nd Addition - Preliminary Plat  
Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 10, 1978, 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 the following:

- A. The applicant shall contact the Department of Public Works and the Water Department relative to how the improvements can be guaranteed on this plat, the property having already been subject to assessments for improvements on the Amarado Estates 1st Addition.
- B. The applicant shall submit a covenant by separate instrument assuring that the 4 off-street parking spaces will be provided on each lot, and that parking will be permitted on only one side of the street.
- C. Sidewalks are required on both sides of both cul-de-sac streets.
- D. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- E. The applicant shall guarantee the extension of municipal sewer and water to serve each lot being platted.
- F. The applicant shall guarantee the paving of both Valleyview Courts.

Professional Engineering Consultants, P.A.  
August 10, 1978  
Page 2

- G. The reference to Courts 1 and 2 shall be deleted from the face of the plat.
  - H. It is noted that the applicant has stipulated that parking will be allowed on the south sides of the two cul-de-sac streets.
  - I. Easements as shown on the marked "engineer's copy" of the preliminary plat shall be indicated on the final plat.
  - J. Requirements for a final plat (see Page 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.
- If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:bh  
Encl.

cc: Amarado Estates 2nd Addition, Attention: Lowell Richardson  
216 S. Market, 67202  
Dean Sellers, Assistant City Engineer

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 78-77 Name AMARADO ESTATES 2ND ADDITION  
Date Application Rec'd. 7-31-78 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 8-10-78

DESCRIPTION

General Location Northeast corner of Valleyview and Amarado

Owner Amarado Investment Company, Inc., (Lowell Richardson)  
Surveyor/Engineer Professional Engineering Consultants, P.A., (Gary Wiley)  
Address 1440 E. English, Wichita, Kansas 67211 Phone 262-2691

- |                          |                 |                                 |
|--------------------------|-----------------|---------------------------------|
| 1. Gross Acreage of Plat | <u>9.68</u>     | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:       |                 | a. <u>58</u> R/W <u>825</u> ft. |
| Residential              | <u>27</u>       | b. _____ R/W _____ ft.          |
| Commercial               | _____           | c. _____ R/W _____ ft.          |
| Industrial               | _____           | d. _____ R/W _____ ft.          |
| Other                    | _____           | e. _____ R/W _____ ft.          |
| Total Number of Lots     | <u>27</u>       | TOTAL <u>825</u> ft.            |
| 3. Minimum Lot Frontage  | <u>52.4</u> ft. | 8. Sidewalk adjacent to all     |
| 4. Minimum Lot Area      | <u>9400</u> ft. | streets? <u>x</u> yes _____ no  |
| 5. Existing Zoning       | <u>AA</u>       |                                 |
| 6. Proposed Zoning       | <u>AA</u>       |                                 |
9. Public Water Supply Yes (Yes-No), Name City of Wichita  
10. Public Sanitary Sewers Yes(Yes-No), Name City of Wichita  
11. Health Department Approval (where applicable) (N/A) (Yes-No)  
12. City of Wichita \_\_\_\_\_: Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of municipal sewer and water to serve each lot being platted.
- B. The applicant shall guarantee the paving of both Valleyview Courts.
- C. Parking will be allowed on only one side of the 58-foot streets. The applicant or his agent shall be prepared to discuss which side of the street shall be designated for parking. All lots adjacent to the two Valleyview Courts shall provide for four off-street parking spaces.
- D. Petitions are on file for public sidewalks on the east side of Valleyview and the north side of Amarado. In order to continue the private sidewalk plan which was approved for the original Amarado Estates, the applicant should submit a sidewalk plan which proposes private sidewalks in Reserve "A". An appropriate guarantee for these private walks shall be submitted.
- E. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantees, etc.
- F. Requirements for a final plat (see Pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

August 1, 1978

Amarado Investment Co., Inc.  
230 South Market  
Wichita, Kansas 67202

Re: S/D 78-77 - AMARADO ESTATES  
2ND ADDITION - generally  
located at the northeast cor-  
ner of Valleyview and Amarado  
Street

Dear Sirs:

Enclosed is a receipt for your check in the amount of \$128 on the above captioned Subdivision Approval Application. This matter has been scheduled to appear on the Metropolitan Area Planning Commission Subdivision Committee agenda for August 10, 1978.

If you have any questions, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:el

Enclosure

Map No.: 4449  
Section No.: 4  
Twp. No.: 27  
Range: 1-W

S/D No. 78-77

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Amarado Estates 2nd Addition

General Location: Northeast Corner of Valleyview and Amarado ST.

Name of Property Owner: Amarado Investment Co. Inc. (Lowell Richardson)  
Address: 216 South Market

Name of Subdivider: Same Phone: \_\_\_\_\_  
Address: \_\_\_\_\_

Name of Agent/Surveyor: Professional Engineering Consultants, P. A. (Gary Wiley)  
Address: 1440 East English

Date of Application: 7-31-78 Phone: 262-2691

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 9.68
2. Number of Lots:
  - Residential 27
  - Commercial 0
  - Industrial 0
  - Other 0
  - Total Number of Lots 27
3. Minimum Lot Frontage 52.4 ft.
4. Minimum Lot Area 9400 ft.
5. Existing Zoning AA
6. Proposed Zoning AA
7. Lineal Feet of New Streets:
  - a. 58 R/W 825 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 825 ft.
8. Sidewalk adjacent to all streets? X yes \_\_\_ no
9. Public Water Supply \_\_\_\_\_ (Yes-No), Name City of Wichita
10. Public Sanitary Sewers \_\_\_\_\_ (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) N/A (Yes-No)
12. City of Wichita 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 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: Lowell E. Richardson  
VICE PRESIDENT

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

Received by Lowell Richardson  
Date 7/31/78  
Fee Submitted \$128

Sept. 5, 1978 - Homeowners request for  
elimination of sidewalks in Amrado Estates  
heard by B.C.C. (public agenda item)

Matter deferred for 4 weeks  
(see Fitch memo dated 9/6/83)

Lakin responds to Fitch's memo with memo  
dated September 26, 1978.

October 3, 1978 - B.C.C. reviewed request.  
Basically authorized staff to work with  
developer & homeowners to reach agreement  
on new plan. Agreement reached (see  
small note in file)

 **Amarado**  
Homeowners Association

November 11, 1983

Robert A. Lakin  
Director of Planning - WSC  
455 North Main Street  
Wichita, KS 67202

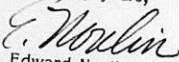
Dear Mr. Lakin:

This letter confirms our prior commitment and agreement with Mr. William Solt of Sunrise Enterprises concerning sidewalks in the Phase-III addition of Amarado Estates.

Your letter of August 29, 1983 requested Homeowner assurance that the grass area bounded by the sidewalk and Valleyview south of 17th street would be maintained by the Association. During our November 8, 1983 meeting of the Board of Directors, it was agreed that this area will be maintained by the Association in a manner similar to the common grounds throughout Amarado. The expense for this maintenance will be borne by the Association until such time adjacent property east of Valleyview is developed by the lawful owner(s).

Thank you for your support on this matter. Should you have further questions, please feel free to contact me directly. I can be reached at 269-7033 during the day, or at 721-3134 in the evening.

Sincerely yours,

  
Edward Noulin  
President

cc: H.W. Solt

RECEIVED

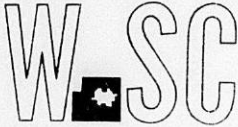
NOV 14 1983

METROPOLITAN PLANNING

ROUTE

WICHITA SEDGWICK COUNTY

AUG 30 REC'D



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561

August 29, 1983

H. William Solt  
Sunrise Enterprises, Ltd.  
401 Industrial Road  
Goddard, Kansas 67052

Dear Mr. Solt:

Thank you for the proposed map and the backup material on the Amarado sidewalks. I have looked over the proposal and find it acceptable subject to the following conditions:

- 1) That we have written agreement with the Amarado Homeowners Association agreeing to both plant and maintain an area between the curb and sidewalk in a fashion equal to or commensurate to the sidewalk system in the other open space areas in Amarado.
- 2) The removal of the newly laid sidewalk on the northeast corner of Valleyview and Amarado, including the return of the curb section to its previous state.
- 3) The completion of 17th Street sidewalk from Amarado to Valleyview.

I would hope that the 17th Street sidewalk could be put in quickly before the winter season, and before the completion of the existing homes. If we do not have that done, I am sure we will be faced with the same situation that we are facing on Amarado. I know there is some exposure to damaged sidewalks during construction, but it is hoped that entry can be made through the 17th Street Courts, or that the sidewalk will be protected by sufficient cover if entry must be made over the 17th Street side.

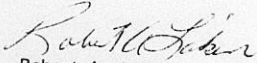
Please arrange to have the Homeowners Association provide me with the above mentioned assurances. They should be in a form to provide a continuing responsibility of the Association, and to be recorded with the Register of Deeds to provide those assurances. I would

WICHITA SEDGWICK COUNTY

H. William Solt  
August 29, 1983  
Page 2

hope that I might receive something from you in this regard in the next two weeks so that we can dispose of this matter. I appreciate your continued cooperation in resolving this issue.

Sincerely,



Robert A. Lakin  
Director of Planning

RAL:rme

cc: Robert W. Kaplan, Attorney, Law Building, 430 N. Market,  
Wichita, Ks 67202  
Jack H. Galbraith, Chief Planner, Current Plans Division  
Mike Lindebak, City Engineer  
Ed Noulin, President, Amarado Estate Homeowners Association,  
P. O. Box 712, Coddard, Ks 67052



*JK*  
 Have Laurie  
 draft up an agreement  
 w/ City & Samuels  
 to maintain. Check out  
 w/ Dept. Then I'll  
 send to Noulton  
 PSL

Robert A. Lakin  
 Director of Planning  
 655 North Main Street  
 Wichita, KS 67202

The Nardins  
 1243 Cooky Lane  
 Wichita, Kansas 67212



FROM Nagley DATE 9/26/83

ADMINISTRATION	ADVANCE PLANS	CURRENT PLANS	GRAPHICS
<input type="checkbox"/> Lakin	<input type="checkbox"/> Stockwell	<input checked="" type="checkbox"/> <del>Galbreath</del>	<input type="checkbox"/> Pierce
<input type="checkbox"/> Walter	<input type="checkbox"/> Schwartz	<input type="checkbox"/> Lytle	<input type="checkbox"/> Commer
<input type="checkbox"/> Doramus	<input type="checkbox"/> Leivo	<input type="checkbox"/> Young	<input type="checkbox"/> Crook
<input type="checkbox"/> Eubanks	<input type="checkbox"/> Bechtel	<input type="checkbox"/> Chambers	<input type="checkbox"/> Jones
<input type="checkbox"/> Hanson	<input type="checkbox"/> Clark	<input type="checkbox"/> Daniels	<input type="checkbox"/> Whitney
<input type="checkbox"/> Henderson	<input type="checkbox"/> Dudark	<input type="checkbox"/> Lahey	<input type="checkbox"/>
<input type="checkbox"/> Lakin, E.	<input type="checkbox"/> Flynn	<input checked="" type="checkbox"/> Nagley	
<input type="checkbox"/> Scott	<input type="checkbox"/> Hart	<input type="checkbox"/> Olivarez	
<input type="checkbox"/>	<input type="checkbox"/> Losew	<input type="checkbox"/> Shirkey	
<input type="checkbox"/>	<input type="checkbox"/> Shen		
<input type="checkbox"/>	<input type="checkbox"/> Vinson		
<input type="checkbox"/>	<input type="checkbox"/>		

<input type="checkbox"/> Note & Return	<input type="checkbox"/> Signature
<input type="checkbox"/> Handle	<input type="checkbox"/> Library
<input type="checkbox"/> All Staff	<input type="checkbox"/> Information
<input checked="" type="checkbox"/> Comment	<input type="checkbox"/> Files

*See me on this.*

REMARKS Follow up on Lakin letter  
Re: Amador Sidewalk Plan  
Change

9/26/83

Jack,

I am unaware that Bill Solt has met any of the requirements established by Lakin by the attached letter. As of August 8<sup>TH</sup> Amerado is in default of the L of C submitted with the first Addition. The L of C expires November 8, 1983. Amerado will default on the L of C submitted with the second Addition on October 26<sup>TH</sup>. That L of C expires Jan. 1, 1984. Are you aware of anything that has occurred since Lakin's August 27 letter to Solt.

FDAIST

Nagley

August 29, 1983

H. William Solt  
Sunrise Enterprises, Ltd.  
401 Industrial Road  
Goddard, Kansas 67052

Dear Mr. Solt:

Thank you for the proposed map and the backup material on the Amarado sidewalks. I have looked over the proposal and find it acceptable subject to the following conditions:

- 1) That we have written agreement with the Amarado Homeowners Association agreeing to both plant and maintain an area between the curb and sidewalk in a fashion equal to or commensurate to the sidewalk system in the other open space areas in Amarado.
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Please arrange to have the Homeowners Association provide me with the above mentioned assurances. They should be in a form to provide a continuing responsibility of the Association, and to be recorded with the Register of Deeds to provide those assurances.

*76*

**IMPORTANT MESSAGE**

FOR *Habin*

DATE *8-22-83* TIME *8:50* **P.M.**

**WHILE YOU WERE AWAY**

*Bill Solt*

PHONE No. *794-8625*

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

MESSAGE

*will be in all morning*  
*Solt w/reading plan + OK from NOT*  
*to build on West Side Valley View. Also*  
*waiting to deal w/Committee for use of land*

SIGNED *[Signature]* to plant fence to make a good buffer

FORM 000-017

H. William Solt  
August 29, 1983  
Page 2

I would hope that I might receive something from you in this regard in the next two weeks so that we can dispose of this matter. I appreciate your continued cooperation in resolving this issue.

Sincerely,

Robert A. Lakin  
Director of Planning

RAL:rme

cc: Robert W. Kaplan, Attorney, Law Building, 430 N. Market,  
Wichita, Ks 67202  
Jack H. Galbraith, Chief Planner, Current Plans Division  
Mike Lindebak, City Engineer  
Ed Noulin, President, Amarado Estate Homeowners Association,  
P. O. Box 712, Goddard, Ks 67052

1333235025

17th Street

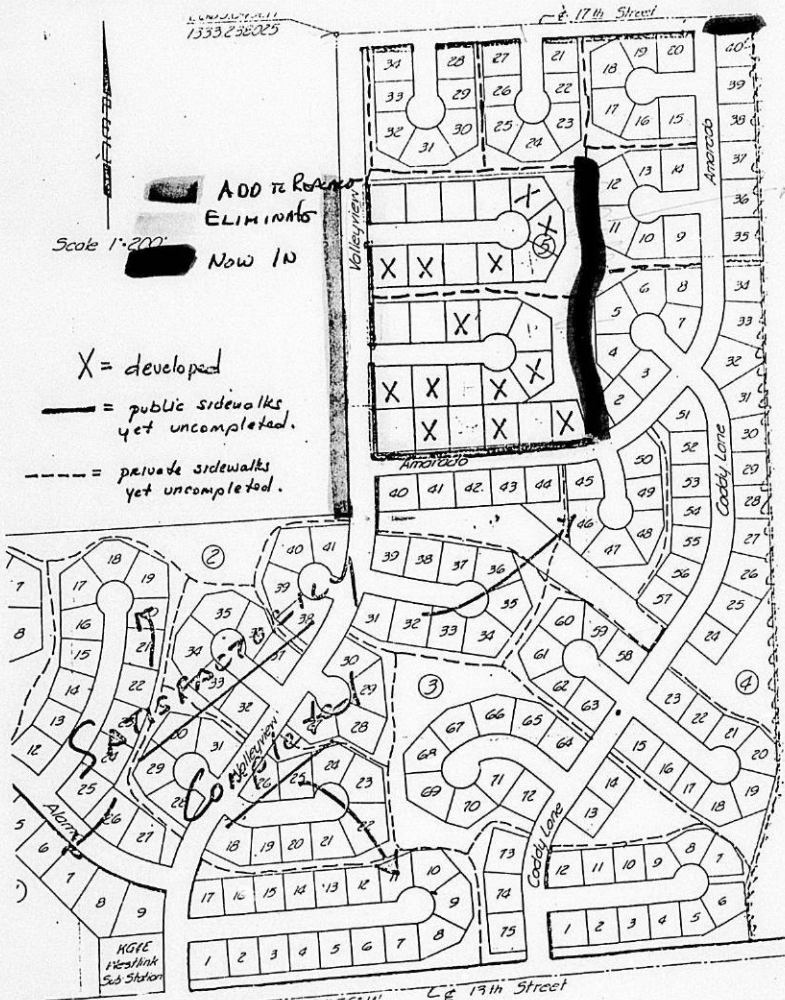
Scale 1"=200'

ADD TO ROAD  
ELIMINATE  
Now IN

X = developed

— = public sidewalks  
yet uncompleted.

- - - = private sidewalks  
yet uncompleted.



13th Street



August 25, 1983

Mr. Robert A. Lakin  
Director of Planning  
City Hall - 10th Floor  
455 North Main  
Wichita, KS 67202

RE: Amarado Estates Addition Sidewalk Plan

Dear Mr. Lakin:

Enclosed is a signed copy of deletion of side walks in front of Lots 22 - 27 Block 1 Amarado Estates 2nd Addition.

With the above deletion of walks, I do not think it is anymore fair to require walks on the Valleyview side of Lots 1, 11, 12, 21, & 22 Block 1 Amarado Estates 2nd Addition. Homes already constructed on these Lots have side unload garages, walks with 15' set backs do not allow much room for external parking on driveways.

We propose placing the sidewalk on the west side of Valleyview, our Association has agreed to seed, maintain, and mow city parking on this area.

Very Truly Yours,

H. William Solt  
Sunrise Enterprises, Ltd.

RECEIVED

AUG 26 1983

METROPOLITAN PLANNING  
ROUTE

LAW OFFICES  
KAPLAN AND MCMILLAN  
ROBERT W KAPLAN  
CALVIN MCMILLAN  
CHARLES F HARRIS

LAW BUILDING  
430 NORTH MARKET  
WICHITA KANSAS 67202  
316-262-5175

August 4, 1983

Mr. Robert A. Lakin  
Director of Planning  
City Hall - 10th Floor  
455 North Main  
Wichita, KS 67202

RE: Amarado Estates Addition Sidewalk Plan

Dear Mr. Lakin:

This will confirm our telecon of this date wherein I advised that I represented six property owners on the north side of Amarado Street in Amarado Estates, which was slated for installation of a public sidewalk. For your convenience, I attach a photocopy of the sidewalk plan provided to me by Mr. Galbraith, and my clients are as follows:

Jeffrey T. and Susan K. Hallquist  
Clarence E. and Carol J. Biggs  
Lannie and Sheila Mai  
Larry G. and Pamela S. Burns  
Sheri Robson  
Willard and Helen E. Goheen

The above-named persons own all of the dwellings that would be affected by the front yard sidewalk as exhibited on the attached plat and sidewalk plan.

This letter is to advise that none of the residents who are affected and live at the residences herein identified desire to have the sidewalk installed, and all state that they wish the sidewalk plan to be amended so as to delete the sidewalk project from Amarado and would desire to have the construction on Amarado that has been initiated removed. For your further information, I am furnishing herewith a handwritten memorandum provided me by Jeffrey T. Hallquist and Lannie Mai, who solicited the signatures on the attached memorandum, confirming my statement to you that these individuals do not wish this sidewalk installed.

It is my understanding that Mr. Hallquist and the other neighbors are contacting the president of the home owners association, Ed

Mr. Robert A. Lakin  
August 4, 1983  
Page Two

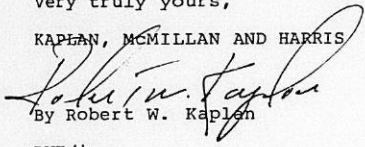
Noulin, whom we expect to forward to you a letter on behalf of the home owners agreeing to the deletion of the public sidewalk on Amarado.

I have no representation along Valleyview and understand that that sidewalk will be installed, and as I advised you by telephone, have asked my clients to confer with the owners on Valleyview to assure that there will be no opposition in that regard.

Anything further I can do I will do if advised, and in any event, I appreciate the courtesies and cooperation extended in this matter.

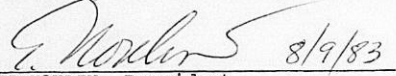
Very truly yours,


KAPLAN, MCMILLAN AND HARRIS

  
By Robert W. Kaplan

RWK/js  
Enclosures

On behalf of the Amarado Estates Home Owners Association, it is advised that the Amarado Estates Home Owners Association consents to and joins in the aforementioned request of the Amarado Street property owners for deletion of the public sidewalk on Amarado Street as shown on the attached sidewalk plan.

 8/9/83  
ED NOULIN, President  
Amarado Estates Home Owners  
Association

H.W. -  - SUNRISE EMBROIDERIES LTD

1533238025

E 17th Street

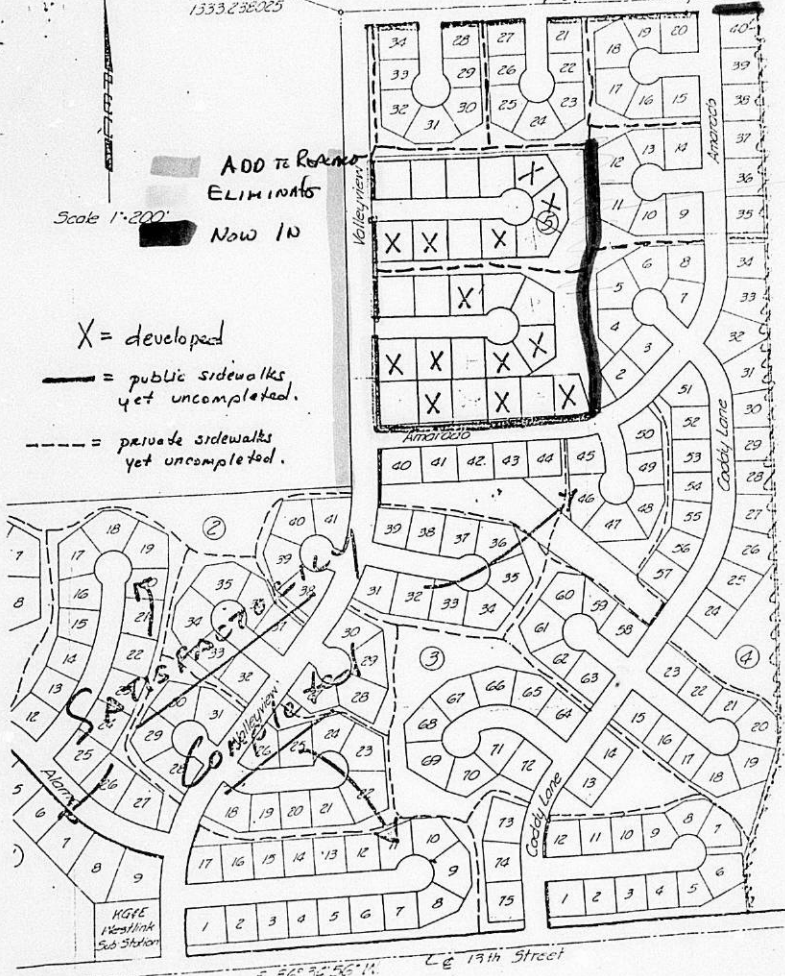
Scale 1"=200'

ADD TO REMOVE  
ELIMINATE  
Now IN

X = developed

— = public sidewalks yet uncompleted.

- - - = private sidewalks yet uncompleted.



E 19th Street

8-2-83

That the undersigned, who are all of the owners of the homes on Amarado Street that are concerned with the commenced sidewalk project state that they are unanimously opposed to such action.

Jeff Hallquist and Robert Kaplan are authorized to act as representatives for the six homeowners in question.

- ① Jeffrey S. Hallquist 1521 Amarado St.
- ② Susan K. Hallquist 1521 Amarado
- ③ Carole E. Beggs 1517 Amarado
- ④ Carol J. Beggs 1517 Amarado
- ⑤ ~~John M.~~ 1589 AMARADO
- ⑥ Sheila Mori 1509 AMARADO
- ⑦ Harry Burns 1513 AMARADO
- ⑧ Pamela S. Burns 1513 Amarado
- ⑨ Sheri Hanson 1505 Amarado
- ⑩ Willard Doherty 1525 Amarado
- ⑪ Helen E. Doherty 1525 Amarado

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561

September 28, 1983

*Forrest*

Mr. H. William Solt  
Sunrise Enterprises Limited  
401 Industrial Road  
Goddard, Kansas 67052

Dear Mr. Solt:

As a follow up to our telephone conversation, I will appreciate it if you obtain for me consent and continuing obligation for placement of the sidewalk on the west side of Valleyview. We will need to have this written agreement agreeing both to plant and maintain the area between the sidewalk and curb. The written agreement needs to be in such form as we can record it with the Register of Deeds. As soon as you can get me a draft of the agreement, I'll have it reviewed by our legal staff and, if satisfactory, we will have it recorded.

As indicated by our conversation, you will apparently complete very shortly the remaining private sidewalks in the open space, those public sidewalks still required and will cause the removal of sidewalk on the corner lot at Valleyview and Amarado.

My staff tells me that we have one letter of credit with a project completion date which has passed, but one month's time exists before we actually will have to collect on it in the event the sidewalks are not completed. The project completion date on your second letter of credit is approaching quickly. Assuming that you can get me the agreement and complete the required walks, it would appear you may not need to have any more time extensions on the letters of credit.

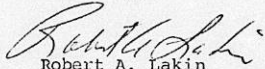
WICHITA - SEDGWICK COUNTY

Mr. H. William Solt  
Page Two  
September 28, 1983

However, if there are any hitches in getting all the work done within the next month, please let us know so we can begin providing for an extension of the guarantees. I wish to avoid running into problems on the guarantee issue.

I appreciate your cooperation and hope that this project will soon be behind us.

Sincerely,

  
Robert A. Lakin  
Director of Planning

RAL:FLN:jps

FORM 021

PAYMENT NOTICE  
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev.	Cement	M.S.P.

DESCRIPTION	AMOUNT
Subdivision Application	
Amended 1/27/77	

NAME *General International Co*

ADDRESS *27 S Market*

FUND *11-2000-4-100-100-000*

DUE DATE *10-10-77*

COMMENTS

DATE *4/1/77*

BY *[Signature]*