

Posted  
1-9-76  
2-4

CU-184 - John I. Peters requests extension to a Mobile Home Park in an area south of MacArthur Rd. between the Arkansas River and

# ACTION

DATE

COMMITTEE

11-23-77

M.A.P.C. Appeal sub to conditions

12-21-77

B.C.C./B. CO. C. C. Appraisal of Plummer by

See memo in file  
6/30/77

closed

Map No. 5642 & 5742  
Sec. 15 14  
Twp. 28S 28S  
Range 1E 1E

DATA SHEET  
(ZONING & CONDITIONAL USE)

Z- \_\_\_\_\_  
SCZ- \_\_\_\_\_  
CU- 184  
Filed 12-12-75

APPLICATION DATA: From "R-1" to \_\_\_\_\_

- Applicant: John I. Peters  
Address 8207 Morningside, Wichita 67207 Phone 683-0394
- Agent: Grey Dresie  
Address 815 Union National Bldg, 104 S. Bwy, 67202 Phone 267-4231
- General Location: South of MacArthur Road between the Arkansas River and the Atchison, Topeka & Santa Fe Railroad
- Proposed Use: extension to a Mobile Home Park

AREA DATA:

- Acres: 7.9 ( 245 ft. by 1207 ft.)
- Adjoining Zoning: E "E" S "BB" W "E" N "LC"
- Land Use: East UNDEVELOPED South SINGLE FAM  
West ARKANSAS RIVER North MOBILE HOME COURT
- Sketch Plan Land Use is for: \_\_\_\_\_
- Present Land Use is for: UNDEVELOPED
- Area (is) (is not) platted. \_\_\_\_\_

PROCEDURE DATA:

- Zoning Committee \_\_\_\_\_ by \_\_\_\_\_
- MAPC Meeting: \_\_\_\_\_

Date	Action
<u>11-23-77</u>	<u>Approved sub to conditions</u>
_____	_____
_____	_____

- Governing Body (Bd. City Commissioners - Bd. County Commissioners)

Date	Action	Resolution
<u>12-21-77</u>	<u>Approved to Reorder</u>	<u>P. 8-13-81</u>
_____	_____	_____
_____	_____	_____

NOTES: 12/29/75 Grey Dresie called this date and requested deferral until Feb 5 MAPC meeting in order to get site plans prepared. MPM

2/2/76 Grey Dresie called this date & stated that site plans were prepared & would be submitted this week. I tentatively scheduled the case for March 4, 1976. MPM

Case is being held for copies of subdivision plans. JH. 4/30/77

HASTINGS, MN - LOS ANGELES  
LOGAN, OH - MEMPHIS, TN - U. S. A.

**Smend**  
No. 2-153C

Map No. 5642 & 5742  
 Sec. 15 14  
 Twp. 28S 28S  
 Range 1E 1E

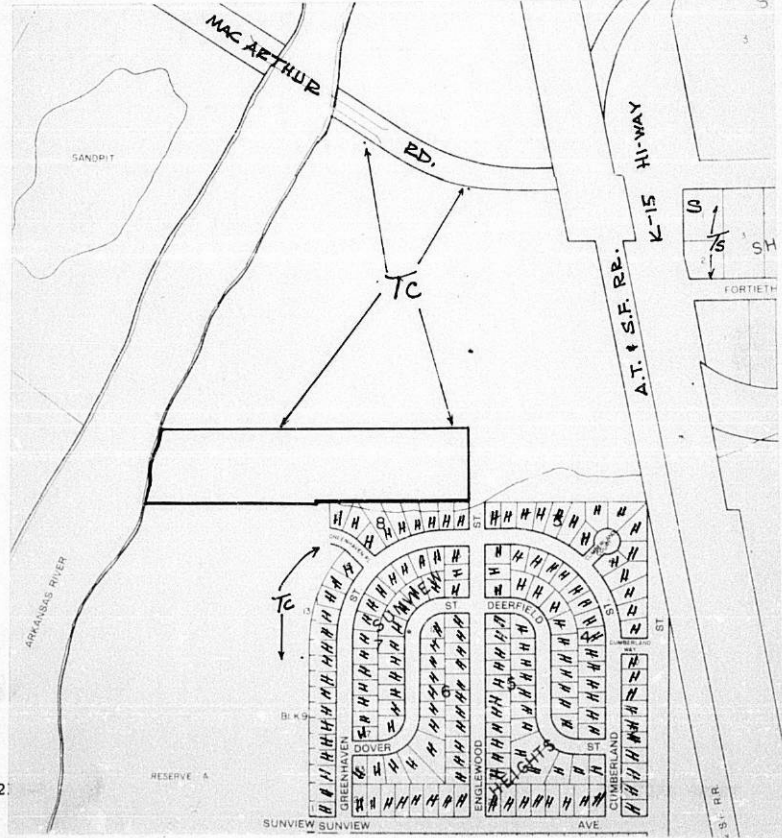
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  - General Location: South of MacArthur Road between the Arkansas River and the Atchison, Topeka & Santa Fe Railway Address
  - Proposed Use: extension to a Mobile Home Park

- AREA DATA:
- Acres: 7.9 ( 295 ft. by 1207 ft.)
  - Adjoining Zoning: E "R-1" S "R-1" W "E" N "SC" [2-]
  - Land Use: East UNDEVELOPED South SINGLE FAM  
 West ARKANSAS RIVER North MOBILE HOME COURT
  - Sketch Plan Land Use is for: \_\_\_\_\_
  - Present Land Use is for: UNDEVELOPED
  - Area (is) (is not) platted.

PHOTO DATA:  
 Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_ CU-184



*(Sedgewick)* Published in The Wichita Beacon on Aug. 13, 1981, ~~1987~~

RESOLUTION

CASE NO. CU-184

A RESOLUTION PERMITTING EXPANSION OF AN EXISTING MOBILE HOME PARK IN THE "R-1" SUBURBAN RESIDENTIAL DISTRICT ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY (SECTION 4.A.10.r) AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from Wichita-Sedgwick County Metropolitan Area Planning Commission and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by (Section 4.A.10.r) and Section 11.E of the Zoning Resolution, as amended, a Conditional Use Permit to allow the expansion of an existing mobile home park in the "R-1" Suburban Residential District is hereby approved on the lands legally described as follows:

The south 285 feet of the following described tract of land, to-wit: All that portion of Government Lot 1, Section 14, Township 28, Range 1 East, lying West of the following described line: Beginning at a point on the North line of Government Lot 1, in said Section 14, which is 375 feet West of the Westerly right-of-way line of the A.T. & S.F. RR., said point being 757.7 feet West of the Northeast corner of said Government Lot 1, in Section 14; thence South parallel with the East line of said Government Lot 1, in Section 14, to the South line of said Government Lot 1, Section 14; and also that portion of a triangular piece of ground lying in Government Lot 1, Section 14, Township 28, Range 1 East, lying adjacent to and West of said Government Lot 1, Section 14. Generally located in an area south of MacArthur Road, between the Arkansas River and the Atchison, Topeka and Santa Fe Railway.

SUBJECT TO THE FOLLOWING:


- a. Platting of the property within one year from the date of approval by the Board of County Commissioners; or the application be considered denied and closed. Said plat shall be recorded with the Register of Deeds prior to the publication of the resolution effectuating the conditional use.
- b. The applicant shall meet all the applicable conditions established in the County Trailer Code.
- c. Provision for the extension of sewer service from the Sunview/Oaklawn Improvement Districts.


- d. Proper location of water lines, 6 foot minimum from the sewer lines.
- e. The site design plan shall be revised to depict 30 foot minimum roadways and no individual mobile home space shall have direct access to a public street. Six copies of the revised plan shall be submitted to the Planning Department for review and approval prior to or at the time of platting.
- f. An off-street parking slab constructed of asphalt or other hard surface material and sufficient in size to accommodate two automobiles shall be provided for each mobile home space.
- g. All private roads within the mobile home park shall be paved with concrete, asphaltic concrete or asphalt, to the minimum standard for flexible or rigid pavement as included in the "Guide for Mobile Home Court Improvements" as published in the Federal Housing Administration.
- h. There shall be no open storage and each mobile home space shall be provided with a storage locker.
- i. The density of the mobile home park shall not exceed 7 units per acres.
- j. All mobile homes shall comply with the anchorage to the ground provisions as required by State statutes.
- k. The mobile home park shall devote at least eight percent of its gross area to recreation space for the use and enjoyment of the occupants of the park. Each such recreational space shall not be less than 10,000 square feet of land area.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered in the Official Zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the Official County Paper.

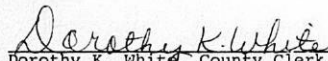
PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 21st day of December, 1977.

  
Tom Scott, Chairman

  
John Hale, Commissioner

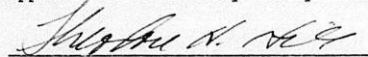
  
Everett Patrick, Commissioner

ATTEST:

  
Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor

  
Theodore H. Hill, County Counselor

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR CONDITIONAL USE PERMIT

CASE NO. CU-184

CONSIDERED BY MAPC: 11-23-77

REQUEST FOR: Conditional Use Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"I wish to add to an existing mobile home park which I own. I consider this to be the highest and best use of the property."

GENERAL LOCATION: On the west side of Englewood in an area south of the existing mobile home park south of MacArthur Road.

LEGAL DESCRIPTION: The south 285 feet of the following described tract of land, to-wit: All that portion of Government Lot 1, Section 14, Township 28, Range 1 East, lying west of the following described line: Beginning at a point on the North line of Government Lot 1, in said Section 14, which is 375 feet West of the Westerly ROW line of the A.T. & S.F. RR., said point being 757.7 feet West of the Northeast corner of said Government Lot 1, in Section 14; thence South parallel with the East line of said Government Lot 1, in Section 14, to the South line of said Government Lot 1, Section 14, and also that portion of a triangular piece of ground lying in Government Lot 1, Section 15, Township 28, Range 1 East, lying adjacent to and West of said Government Lot 1, Section 14.

APPLICANT: John I. Peters, 8207 Morningside, Wichita, Ks. 67207

COUNSEL FOR APPLICANT: David Wood, Attorney, 433 N. Broadway, 67202

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: North and East, "R-1"; South, "R-1" & "AA"; West, "E" (west of river).

LAND USE: Existing and East, Undeveloped; North, Mobile Home Park; South, Single family & undeveloped; West, Arkansas River.

PLANNING COMMISSION RECOMMENDATION:

That this Conditional Use Permit be approved subject to the recommended conditions as shown in the attached excerpt from minutes of the Planning Commission 11-23-77. May moved, Barrier seconded and it carried unanimously Bayouth, Hennessy and Hartstein were absent.

ACTION: 1. Approve the application as recommended by the Metropolitan Area Planning Commission, subject to the recommended conditions of approval, adopt a resolution effectuating the Conditional Use; or  
2. Deny the application.

EXCERPT FROM PLANNING COMMISSION MINUTES ON NOVEMBER 23, 1977:

13. Case No. CU-184 - Conditional Use Request to Permit expansion of a Mobile Home Park in the "R-1" Suburban Residential Dwelling District on the south 285 feet of the following described tract of land, to-wit: All that portion of Government Lot 1, Section 14, Township 28, Range 1 East, lying West of the following described line: Beginning at a point on the North line of Government Lot 1, in said Section 14, which is 375 feet West of the Westerly right-of-way line of the A.T. & S.F. RR., said point being 757.7 feet West of the Northeast corner of said Government Lot 1, in Section 14; thence South parallel with the East line of said Government Lot 1, in Section 14, to the South line of said Government Lot 1, Section 14; and also that portion of a triangular piece of ground lying in Government Lot 1, Section 14, Township 28, Range 1 East, lying adjacent to and West of said Government Lot 1, Section 14. Generally located in an area south of MacArthur Road, between the Arkansas River and the Atchison, Topeka and Santa Fe Railway.

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

Comments:

1. The applicant is requesting a conditional use permit on property zoned "R-1" Suburban Residential in order to permit the expansion of an existing mobile home park located to the north of subject property.
2. In compliance with the requirements of the County Trailer Code, the applicant has submitted two copies of a site design plan detailing the number, location and size of all trailer spaces, proposed building locations, street layouts, and topography. The site plan depicts 34 individual mobile home sites on 7.2 net acres (4.7 units per net acre) with approximately 2 acres or 27% of the gross site devoted to recreational area (this figure may be reduced when the site is platted and drainage dedications made).
3. The Wichita Sedgwick County Health Department has approved the site plans subject to the provision of sewer service from the Sunview/Oaklawn Improvement District and the proper location of water lines at a 10 foot minimum from the sewers.
4. Subject property has frontage on Englewood, a publicly dedicated, paved street maintained by the County. The site design plan depicts four of the mobile home sites as having direct access to Englewood; however, the plan should be redesigned so that no individual home sites have direct access to a public street, but rather the sites have access to the private road systems. The private road system depicted on the site plan is 20 foot in width in some areas; however, Section IV G of the County Trailer Code requires that all mobile homes shall abut on a roadway of not less than thirty (30) feet. The plan should be amended to reflect this requirement.
5. If the Planning Commission determines that this is a logical site for a mobile home park, then the following conditions would be consistent with other approved conditional use permits for mobile home parks:
  - a. Platting of the property within one year from the date of approval by the Board of County Commissioners; or the application be considered denied and closed. Said plat shall be recorded with the Register of Deeds prior to the publication of the resolution effectuating the conditional use.

- b. The applicant shall meet all the applicable conditions established in the County Trailer Code.
- c. Provision for the extension of sewer service from the Sunview/Oaklawn Improvement Districts.
- d. Proper location of water lines, 10 foot minimum from the sewer lines.
- e. The site design plan shall be revised to depict 30 foot minimum roadways and no individual mobile home space shall have direct access to a public street. Six copies of the revised plan shall be submitted to the Planning Department for review and approval prior to or at the time of platting.
- f. An off-street parking slab constructed of asphalt or other hard surface material and sufficient in size to accommodate two automobiles shall be provided for each mobile home space.
- g. All private roads within the mobile home park shall be paved with concrete, asphaltic concrete or asphalt, to the minimum standard for flexible or rigid pavement as included in the "Guide for Mobile Home Court Improvements" as published in the Federal Housing Administration.
- h. There shall be no open storage and each mobile home space shall be provided with a storage locker.
- i. The density of the mobile home park shall not exceed 7 units per acre.
- j. All mobile homes shall comply with the anchorage to the ground provisions as required by State statutes.
- k. The mobile home park shall devote at least eight percent of its gross area to recreation space for the use and enjoyment of the occupants of the park. Each such recreational space shall not be less than 10,000 square feet of land area.

GALBRAITH stated that he was advised that the applicant had no problems with any of the conditions of approval. He recommended approval of the application subject to the conditions listed in the staff report.

LAKIN commented that he had received a call from the Director of the Sunset Improvement District inquiring whether this case should have been heard by that District. Lakin responded that at the time of platting the developer would have to contact the Improvement District relative to sewer and water.

DAVID WOOD, attorney, representing the applicant, stated that they had no problems with the staff report and have agreed to furnish the preliminary site plan to comply.

There was no one present in opposition.

MOTION: That the Planning Commission recommend to the City Commission that this Conditional Use request be approved subject to:

- a. Platting of the property within one year from the date of approval by the Board of County Commissioners; or the application be considered denied and closed. Said plat shall be recorded with the Register of Deeds prior to the publication of the resolution effectuating the conditional use.

- b. The applicant shall meet all the applicable conditions established in the County Trailer Code.
- c. Provision for the extension of sewer service from the Sunview/Oaklawn Improvement Districts.
- d. Proper location of water lines, 10 foot minimum from the sewer lines.
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- k. The mobile home park shall devote at least eight percent of its gross area to recreation space for the use and enjoyment of the occupants of the park. Each such recreational space shall not be less than 10,000 square feet of land area.

May moved, Barrier seconded and it carried unanimously. Bayouth, Hennessy and Hartstein were absent.

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RESOLUTION

CASE NO. CU-184

A RESOLUTION PERMITTING EXPANSION OF AN EXISTING MOBILE HOME PARK IN THE "R-1" SUBURBAN RESIDENTIAL DISTRICT ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY (SECTION 4.A.10.r) AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from Wichita-Sedgwick County Metropolitan Area Planning Commission and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by (Section 4.A.10.r) and Section 11.E of the Zoning Resolution, as amended, a Conditional Use Permit to allow the expansion of an existing mobile home park in the "R-1" Suburban Residential District is hereby approved on the lands legally described as follows:

The south 285 feet of the following described tract of land, to-wit: All that portion of Government Lot 1, Section 14, Township 28, Range 1 East, lying West of the following described line: Beginning at a point on the North line of Government Lot 1, in said Section 14, which is 375 feet West of the Westerly right-of-way line of the A.T. & S.F. RR., said point being 757.7 feet West of the Northeast corner of said Government Lot 1, in Section 14; thence South parallel with the East line of said Government Lot 1, in Section 14, to the South line of said Government Lot 1, Section 14; and also that portion of a triangular piece of ground lying in Government Lot 1, Section 14, Township 28, Range 1 East, lying adjacent to and West of said Government Lot 1, Section 14. Generally located in an area south of MacArthur Road, between the Arkansas River and the Atchison, Topeka and Santa Fe Railway.

SUBJECT TO THE FOLLOWING:

- a. Platting of the property within one year from the date of approval by the Board of County Commissioners; or the application be considered denied and closed. Said plat shall be recorded with the Register of Deeds prior to the publication of the resolution effectuating the conditional use.
- b. The applicant shall meet all the applicable conditions established in the County Trailer Code.
- c. Provision for the extension of sewer service from the Sunview/Oaklawn Improvement Districts.

- d. Proper location of water lines, 10 foot minimum from the sewer lines.
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- k. The mobile home park shall devote at least eight percent of its gross area to recreation space for the use and enjoyment of the occupants of the park. Each such recreational space shall not be less than 10,000 square feet of land area.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered in the Official Zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the Official County Paper.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_.

\_\_\_\_\_, Chairman  
Tom Scott

\_\_\_\_\_, Commissioner  
John Hale

\_\_\_\_\_, Commissioner  
Everett Patrick

ATTEST:

\_\_\_\_\_  
Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor

\_\_\_\_\_  
Theodore H. Hill, County Counselor

November 28, 1977

David Wood, Attorney *(Gray, Driscoll - moved 433 N. Bury 67202)*  
815 Union National Building  
104 South Broadway  
Wichita, Kansas 67202

Re: CU-184 - Conditional Use request to  
permit extension to a Mobile Home  
Park in an area south of MacArthur  
Road between the Arkansas River and  
the A.T. & S.F. Railroad.

Dear Mr. Wood:

The Planning Commission considered the above captioned case at their regular meeting on November 23, 1977. Their action was to recommend the approval of the request subject to conditions "a" through "k" as recommended in the Planning Department report.

Please be advised that subject case will be forwarded to the Board of County Commission for their consideration at their regular meeting on December 21, 1977; the meeting to begin at 9:00 a.m. in Room 320, Sedgwick County Courthouse, 525 North Main.

If you have any questions, please call our office.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:el

cc: John I. Peters, 8207 Morningside, Wichita 67207

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 11-23-77

Case No. CU-104 Request: Conditional Use Permit to establish a mobile home park.

Location: On the west side of Englewood in an area south of the existing mobile home park south of MacArthur Road.

Reason: "I wish to add to an existing mobile home park which I own. I consider this to be the highest and best use of the property."

Acres: 7.4 Size: 285' x 1,100'

	Land Use	Zoning
Existing	Undeveloped	"R-1"
North	Mobile Home Park	"R-1"
East	Undeveloped	"R-1"
South	Single family and undeveloped	"R-1" & "AA"
West	Arkansas River	"D" (west of river)

Existing R/W 60' Englewood Platted: No  
Proposed R/W 60' Englewood History: None

Comments:

1. The applicant is requesting a conditional use permit on property zoned "R-1" Suburban Residential in order to permit the expansion of an existing mobile home park located to the north of subject property.
2. In compliance with the requirements of the County Trailer Code, the applicant has submitted two copies of a site design plan detailing the number, location and size of all trailer spaces, proposed building locations, street layouts, and topography. The site plan depicts 34 individual mobile home sites on 7.2 net acres (4.7 units per net acre) with approximately 2 acres or 27% of the gross site devoted to recreational area (this figure may be reduced when the site is platted and drainage dedications made).
3. The Wichita Sedgwick County Health Department has approved the site plans subject to the provision of sewer service from the Sunview/Oaklawn Improvement District and the proper location of water lines at a 10 foot minimum from the sewers.

4. Subject property has frontage on Englewood, a publicly dedicated, paved street maintained by the County. The site design plan depicts four of the mobile home sites as having direct access to Englewood; however, the plan should be redesigned so that no individual home sites have direct access to a public street, but rather the sites have access to the private road systems. The private road system depicted on the site plan is 20 foot in width in some areas; however, Section IV G of the County Trailer Code requires that all mobile homes shall abut on a roadway of not less than thirty (30) feet. The plan should be amended to reflect this requirement.
5. If the Planning Commission determines that this is a logical site for a mobile home park, then the following conditions would be consistent with other approved conditional use permits for mobile home parks:
  - a. Platting of the property within one year from the date of approval by the Board of County Commissioners; or the application be considered denied and closed. Said plat shall be recorded with the Register of Deeds prior to the publication of the resolution effectuating the conditional use.
  - b. The applicant shall meet all the applicable conditions established in the County Trailer Code.
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  - f. An off-street parking slab constructed of asphalt or other hard surface material and sufficient in size to accommodate two automobiles shall be provided for each mobile home space.
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Case No. CU-184  
Page 3 11-23-77

- h. There shall be no open storage and each mobile home space shall be provided with a storage locker.
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  - k. The mobile home park shall devote at least eight percent of its gross area to recreation space for the use and enjoyment of the occupants of the park. Each such recreational space shall not be less than 10,000 square feet of land area.
-

CU-184 - 49 "Notice to Adjoining Property Owners" mailed 11/10/77 for the  
MAPC meeting for 11-23-77 (Wednesday)

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

NOTICE TO ADJOINING PROPERTY OWNERS

NOV 10 1977

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in The City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, at its meeting on Nov 23 1977, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney, if you so desire.

CASE NO. CU-184

Conditional Use Request to Permit  
Expansion of a Mobile Home Park in  
the "R-1" Suburban Residential Dwelling District

The South 285 feet of the following described tract of land, to-wit: All that portion of Government Lot 1, Section 14, Township 28, Range 1 East, lying West of the following described line: Beginning at a point on the North line of Government Lot 1, in said Section 14, which is 375 feet West of the Westerly right-of-way line of the A.T. & S.F. RR., said point being 757.7 feet West of the Northeast corner of said Government Lot 1, in Section 14; thence South parallel with the East line of said Government Lot 1, in Section 14, to the South line of said Government Lot 1, Section 14; and also that portion of a triangular piece of ground lying in Government Lot 1, Section 15, Township 28, Range 1 East, lying adjacent to and West of said Government Lot 1, Section 14. Generally located in an area south of Mac Arthur Road, between the Arkansas River and the Atchison, Topeka and Santa Fe Railway.

**NOTE:** It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, Robert A. Lakin, City Hall, Tenth Floor, 455 North Main Street, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin  
Secretary

T9-216

SEDGWICK COUNTY ZONING RESOLUTION

Summary Description of Zoning Districts

- "R" - Rural Residential District  
Permits one single-family dwelling for each lot of two acres with a minimum frontage of 200 feet.
- "R-1" - Suburban Residential District  
Permits one and two-family dwellings on a minimum of 15,000 square feet of land area per family with each lot having a minimum frontage of 100 feet.
- "AA" - One-Family Dwelling District  
One-family dwellings require a minimum of 7,500 square feet with each lot having a minimum frontage of 60 feet.
- "BB" - Office District  
Permits agriculture, one-family dwellings and all business and professional offices. All commercial activities are prohibited.
- "LC" - Light Commercial District  
Permits any retail commercial uses conducted within an enclosed building. Permits residential uses.
- "C" - General Commercial District  
Permits all commercial activities; outdoor displays and sales; selected light manufacturing and light commercial uses.
- "E" - Light Industrial District  
Permits most manufacturing uses and uses permitted in "C".
- "F" - Heavy Industrial District  
Permits any use except those objectionable uses such as slaughter houses, salvage yards and fertilizer plants which require special permits.
- "CU" - Any of the above districts  
Allows certain uses listed in the County Zoning Resolution by special permit rather than as a use by right.

LAW OFFICES  
**DRESIE, JORGENSEN, WOOD & EUSON**  
433 NORTH BROADWAY  
WICHITA, KANSAS 67202  
(316) 267-4231

GREY DRESIE  
J. PAUL JORGENSEN (1912-1987)  
JOHN F. JORGENSEN  
DAVID J. WOOD  
RICHARD A. EUSON

MT. HOPE, KANSAS 67108  
P. O. BOX 282  
(316) 687-2402

October 17, 1977

Mr. Jack Galbraith  
Metropolitan Area Planning Commission  
Tenth Floor - City Hall  
455 North Main Street  
Wichita, Kansas 67202

Re: CU-184

Dear Mr. Galbraith:

On February 13, 1976, you wrote a letter to myself with a copy to my client, Mr. Peters, in which you suggested that you needed a drawing of the proposed mobile home park development together with the existing mobile home park development. You also needed approval by the Environmental Health Director. Attached hereto find a drawing as requested above, together with the approval of Mr. Akins, endorsed on one of the drawings. You will note that this approval is subject to the following, to-wit:

1. Sewer service from Sunview and Oaklawn Improvement District; and
2. A proper location of water lines, 10 ft. minimum, from the sewers.

You will also find attached hereto a copy of the order of the Board of County Commissioners which annexes the real property on which the mobile home park and the proposed extension exist, into the Sunview Improvement District. I am sure that you are aware that Sunview Improvement District empties their sewer into a disposal plant now operated by the Oaklawn Improvement District and that the Oaklawn Improvement District has entered into a contract of the City of Wichita to dispose of their sewage in a City system and to discontinue the Oaklawn Improvement District sewer plant.

The reason for the annexation into the Sunview Improvement District is in order for the proposed extension of the Englewood Mobile Home Park and the existing Englewood Mobile Home Park to receive sewer service through the said Improvement District. This annexation has taken some time to accomplish but it has been accomplished. If you need any further assurance as to the availability of sewer service please advise.

Mr. Jack Galbraith  
October 17, 1977  
Page Two

I also would appreciate advice from you as to what further assurance you need as to the location of the water lines at a 10 foot minimum from the sewer lines.

In any event, we are now requesting that this application for additional use be placed upon the agenda and advertised and that we be notified of a hearing date.

Very truly yours,

DRESIE, JORGENSEN, WOOD & EUSON

By: 

GD/js

cc: John I. Peters



19

LAW OFFICES  
DRESIE, JORGENSEN, WOOD & EUSON  
433 NORTH BROADWAY  
WICHITA, KANSAS 67202  
(316) 267-4231

GREY DRESIE  
J. PAUL JORGENSEN (1912-1967)  
JOHN F. JORGENSEN  
DAVID J. WOOD  
RICHARD A. EUSON

MT. HOPE, KANSAS 67106  
P. O. BOX 292  
(316) 667-2402

October 17, 1977

Mr. Jack Galbraith  
Metropolitan Area Planning Commission  
Tenth Floor - City Hall  
455 North Main Street  
Wichita, Kansas 67202

Re: CU-184

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Mr. Jack Galbraith  
October 17, 1977  
Page Two

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In any event, we are now requesting that this application for additional use be placed upon the agenda and advertised and that we be notified of a hearing date.

Very truly yours,

DRESIE, JORGENSEN, WOOD & EUSON

By:

GD/js

cc: John I. Peters

IN THE MATTER OF THE APPLICATION FOR THE  
ANNEXATION OF CERTAIN AREAS AND/OR LANDS INTO THE  
SUNVIEW IMPROVEMENT DISTRICT OF SEDGWICK COUNTY, KANSAS

ORDER OF THE BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

NOW, on this 5th day of October, 1977, comes on for hearing before the Board of County Commissioners of Sedgwick County, Kansas, the petition of John I. Peters, Nancy Bockelman, et al, praying that the following described real property be annexed to and made a part of the Sunview Improvement District of Sedgwick County, Kansas, to-wit:

All of that portion of Government Lot 1,  
Section 14, Township 28, Range 1 East,  
lying West of the following described  
line:

Beginning at a point on the North line of  
Government Lot 1, in said Section 14, which  
is 375 feet West of the Westerly Right-of-way  
line of the Atchison, Topeka and Santa Fe  
Railroad, said point being 757.7 feet West  
of the Northeast corner of said Government  
Lot 1, in Section 14; thence South parallel  
with the East line of Government Lot 1, in  
Section 14, to the South line of said  
Government Lot 1, Section 14; and also that  
portion of a triangular piece of ground  
lying in Government Lot 1, Section 15,  
Township 28, Range 1 East, lying adjacent  
to and West of said Government Lot 1,  
Section 14, all in Sedgwick County, Kansas.

Thereupon there is presented to the Board a proof of  
publication showing that notice was published on the 28th day  
of September, 1977, in the Daily Record; the Board having heard  
the evidence and examined the notice finds that the Daily Record  
is a paper published in and of general circulation in Sedgwick  
County; that the notice is in due legal form; that such notice  
was published more than five days prior to the date of this  
hearing; that notice has been given of the time of this hearing  
as is required by K.S.A. 19-2784.

Thereupon, the Board of County Commissioners heard all  
persons in favor of or opposed to granting the prayer of the  
said petition.


Thereafter, the Board of County Commissioners being  
advised in all of the premises finds:

That the petition contained the signatures of more than  
one-fourth of the resident taxpayers and landowners in the  
area above described and which they desire to have annexed  
into the said Improvement District; the Board further finds  
that the signers possess the qualifications prescribed by  
the law in such cases made and provided,

The Board of County Commissioners further finds that the  
allegations contained in such petition are true and that such  
petition is in conformity to the requirements of K.S.A. 19-2782,  
19-2783, 19-2784 and 19-2785.

IT IS THEREFORE ORDERED AND DECLARED by the Board of  
County Commissioners that the above and foregoing described  
realty is hereby annexed to and included in the Sunview  
Improvement District of Sedgwick County, Kansas.

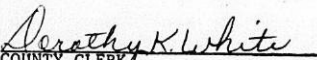
  
CHAIRMAN

  
COMMISSIONER

  
COMMISSIONER



ATTEST:

  
COUNTY CLERK


WICHITA-SEDGWICK COUNTY

DATE  
June 30, 1977

**METROPOLITAN AREA PLANNING DEPARTMENT**

TO "THE FILES"  
FROM Jack H. Galbraith, Chief Planner  
SUBJECT CU-184

On this date, I viewed subject area in the field and found no activity occurring. Inasmuch as the applicant has never submitted a Mobile Home Park lay-out, this file is considered inactive until the applicant initiates scheduling the case.

  
Jack H. Galbraith  
Chief Planner

JHG:el

February 13, 1976

Mr. Grey Dresie, Attorney  
815 Union National Building  
104 South Broadway  
Wichita, Kansas 67202

Re: CU-184 - John I. Peters requests  
extension to a mobile home park  
in an area south of MacArthur  
Road between the Arkansas River  
and the A.T.&S.F. Railroad

Dear Mr. Dresie:

It has been brought to my attention that the above captioned case filed on December 12, 1975, for consideration by the Metropolitan Area Planning Commission on January 22, 1976, was not advertised for a public hearing on that date at your request, in order to give your client sufficient time to have a site plan prepared depicting the existing and proposed mobile home park development.

At such time as we receive two copies of the proposed plan approved by the Environmental Health Director of the Sedgwick County Department of Community Health, this matter will be scheduled and advertised for a public hearing by the Metropolitan Area Planning Commission.

Should you have any questions concerning this matter or if we can be of assistance to you and your client on design of the mobile home park, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:GLS:el  
cc: John I. Peters  
8207 Morningside  
Wichita, Kansas 67207

January 16, 1976

Mr. Grey Dresie, Attorney  
815 Union National Building  
104 S. Broadway  
Wichita, Kansas 67202

Re: CU-184 - John I. Peters requests  
extension to a mobile home park  
in an area south of MacArthur  
Road between the Arkansas River  
and the A,T.& S.F. Railroad

Dear Mr. Dresie:

As you may recall during our telephone conversation of December 29, 1975, I informed you that we would need two copies of a mobile home park layout plan depicting the existing and proposed mobile home park development. Under the provisions of the County Trailer Code, said layout plan must be approved by the Environmental Health Director (Mr. James Aiken) of the Sedgwick County Department of Community Health and the County Zoning Resolution requires that the approved plan must be submitted with your conditional use request. During our conversation you requested that the case be rescheduled from the January 22, 1976 MAPC meeting to the February 5, 1976 MAPC meeting in order to give your client sufficient time to have the layout plan prepared.

Inasmuch as the legal advertising date for Sedgwick County cases to be heard by the MAPC on February 5, is January 19, 1976, I called your office on January 13, 1976 to inquire whether the layout plan would be available by that time. I was informed by a Secretary that you would not be in the office for a couple of weeks and that it was her feeling that Mr. Kenneth Taylor had been instructed to prepare the plan; in checking with Mr. Taylor I was informed that he had received no such instructions.

Page 2 - Grey Dresie  
January 16, 1976

Because we have not received the necessary layout plans prior to the legal advertising date for the February 5, 1976 MAPC meeting I have rescheduled the case to be heard on February 19, 1976 so we would need the layout plans a few days prior to that date. Your case is tentatively scheduled to be considered by the MAPC on February 19, 1976. If you have questions regarding this matter, please do not hesitate to call.

Sincerely,

Michael Meek  
Senior Planner

MM:el

Maps 5642  
and  
5742

CU-184

APPLICATION FOR APPROVAL OF CONDITIONAL USE PERMIT  
FOR PROPERTY LOCATED WITHIN THE JURISDICTION  
OF THE BOARD OF COUNTY COMMISSIONERS OF  
SEDGWICK COUNTY, KANSAS

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

I. Name of applicant or applicants and/or their agent or agents. All owners of all property requested to be considered in this application must be listed in this item.

A. APPLICANT John I. Peters

ADDRESS 8207 Morningside, Wichita 67207 PHONE 683-0394

AGENT Grey Dresie

ADDRESS 815 Union National Bldg 67202 PHONE 267-4231  
104 S. Broadway

B. APPLICANT \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

AGENT \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

C. APPLICANT \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

AGENT \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

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

II. The applicant proposes to establish an extension to a Mobile  
Home Park \_\_\_\_\_ (use)

on property legally described as Lot(s) See attached legal  
description , Block(s) \_\_\_\_\_ of the

\_\_\_\_\_ Addition.

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

The South 285 feet of the following described tract of land, to-wit: All that portion of Government Lot 1, Section 14, Township 28, Range 1 East, lying West of the following described line: Beginning at a point on the North line of Government Lot 1, in said Section 14, which is 375 feet West of the Westerly right-of-way line of the A.T. & S.F. RR., said point being 757.7 feet West of the Northeast corner of said Government Lot 1, in Section 14; thence South parallel with the East line of said Government Lot 1, in Section 14, to the South line of said Government Lot 1, Section 14; and also that portion of a triangular piece of ground lying in Government Lot 1, Section 15, Township 28, Range 1 East, lying adjacent to and West of said Government Lot 1, Section 14.

OK - for  
legal

I I I. THIS PROPERTY IS LOCATED AT (ADDRESS) 3201 East McArthur.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE \_\_\_\_\_ CORNER OF \_\_\_\_\_ AND \_\_\_\_\_, OR

B. ON THE \_\_\_\_\_ SIDE OF \_\_\_\_\_ (AVENUE) STREET BETWEEN \_\_\_\_\_ (AVENUE) STREET AND \_\_\_\_\_ (AVENUE) STREET.

I V. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED R-1 (ZONING DISTRICT CLASSIFICATION).

V. I REQUEST THIS CONDITIONAL USE PERMIT FOR THE FOLLOWING REASONS: I wish to add to an existing mobile home park which I own. I consider this to be the highest and best use for this property. We will cooperate with the Oaklawn Improvement District of Sedgwick County, Kansas, for sewage disposal in order to be in conformity with Public Law 92-500.

V I. I (WE), THE APPLICANT(S), ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. I (WE) REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. I (WE) FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE. I (WE) ACKNOWLEDGE THAT THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AS IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

NOTE: AT LEAST ONE OWNER MUST SIGN THIS APPLICATION. OTHER OWNERS MAY BE REPRESENTED BY AN AGENT OR AGENTS.

[Signature] Applicant  
BY \_\_\_\_\_ AUTHORIZED AGENT (IF ANY) BY \_\_\_\_\_ AUTHORIZED AGENT (IF ANY)

BY [Signature] AUTHORIZED AGENT (IF ANY) BY \_\_\_\_\_ AUTHORIZED AGENT (IF ANY)  
315 Union Western Bldg. Wichita, Mo. 67202

BY \_\_\_\_\_ AUTHORIZED AGENT (IF ANY) BY \_\_\_\_\_ AUTHORIZED AGENT (IF ANY)

V I I. OFFICE USE ONLY  
This application was received at the Planning Department at 1:30 PM (AM, PM) on Dec. 12, 1975 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 70.00.

Curtis L. Newby Name  
Jr. Planner Title

We hereby extend the foregoing ownership list from the 8th day of December, 1975 at 7:00 o'clock A.M., to this 20th day of October, 1977 at 7:00 o'clock A.M., without change except:

Lot 9, Blk 9	Sunview Heights	✓ Daniel Garcia 4277 Greenhaven 67216
Lot 12, Blk 5	Same	✓ Robert M. Van Meter and Debbie Lynn Van Meter 4219 Deerfield 67216
Lot 1, Blk 8	Same	✓ Stephen B. Cotter and Lisa Diane Cotter 4201 Greenhaven 67216
Lot 3, Blk 8	Same	✓ Thomas O. Reynolds and Alma Lillian Reynolds 4248 Greenhaven 67216
Lot 4, and that part of lot 5 described as: Beg. at the SEly corner of said lot 5, thence SWly along the SEly line of said lot 5 a distance of 26 feet, thence NWly to a point in the North line of said lot 5, thence East a distance of 37.6 feet to the NE corner of said lot 5, thence SEly along the East line of said lot 5, to the point of beginning, all in Block 8, Sunview Heights		✓ Welda Struble 4221 Greenhaven 67216
Beginning at the SW corner of lot 5, Block 8, Sunview Heights, thence NEly 26 feet, NWly to a point in the North line said lot, West 37.6 feet to the NW corner lot 5, thence SEly to pob.		✓ Twyla I. Brown and Shirley M. Edwards 4233 Greenhaven 67216

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

*Mary Gable*

Vice President

Order No. 256965  
wh

OWNERSHIP LIST

Tract

Property Owner

All of Govt. Lot 1, Section 14-28-1E lying West of A.T. & S.F. Railroad row and East of a line beg. 375 ft. West of the West row of A.T. & S.F. Railway Co., thence South parallel to the East line said Govt. Lot 1, to the South line said Govt. Lot 1, except that portion deeded to Sedgwick County for highway purposes

✓ Roger M. Dolese and  
Dolese Bros. Company  
826 East Central 67202

All that portion of Govt. Lot 1, in Section 14-28-1E lying West of the following described line: Beg. at a point on the North line of Govt. Lot 1 in said Section 14, which is 375 feet West of the Westerly row line of the A.T. & S.F. Railway said point being 757.7 feet West of the Northeast corner of said Govt. Lot 1, in Section 14, thence South parallel with the East line of said Govt. Lot 1, Section 14, to the South line of said Govt. Lot 1, Section 14; and also all that portion of a triangular piece of ground lying in Govt. Lot 1, Section 15-28-1E, lying adjacent to and West of Govt. Lot 1, Section 14; except the South 285 feet of the entire tract in Govt. Lot 1, Section 14 and Govt. Lot 1, Section 15.

John I. Peters and Beverly J.  
✓ 8207 Morningside 67207

The South 285 feet of the following described tract of land: All that portion of Govt. lot 1, Section 14-28-1E lying West of the following described line: Beg. at a point on the North line of Govt. Lot 1, in said Section 14, which is 375 feet West of the Westerly row line of the A.T. & S.F. RR., said point being 757.7 feet West of the Northeast corner of said Govt. Lot 1, in Section 14; thence South parallel with the East line of said Govt. Lot 1 in Section 14, to the South line of said Govt. Lot 1, Section 14; and also that portion of a triangular piece of ground lying in Govt. Lot 1, Section 15-28-1E lying adjacent to and West of said Govt. Lot 1, Section 14.

Same

Commencing at the Southeast corner of Lot 1 in Section 15-28-1E; thence running North 80 rods; thence due West to left bank of Arkansas River; thence Southwesterly with the meanderings of said river to a point due West of place of beginning; thence East to place of beginning

✓ A. F. Asmann and Martha Asmann  
1946 South Main 67213

Lot	Block	Addition	Property Owner
9	3	Sunview Heights	✓ Administrator of Vet. Affairs 5500 East Kellogg 67218
10	3	Same	Same
<p>Lot 11 and that part of Lot 12, desc. as Beg. at the Southeasterly corner of Lot 12, thence NWly along the SWly lot line of said Lot 12, 26 feet, thence NEly to a point in the North line of said Lot 12, thence East 37.27 feet to the Northeast corner of Lot 12, thence SWly along the Easterly lot line to the point of beg., all in Block 3, Sunview Heights</p>			<p>✓ Collins Coleman Cox &amp; Pauline 3557 South St. Francis 67216</p>
<p>Lot 13, and that part of Lot 12, desc. as Beg. at the SWly corner of said Lot 12; thence SEly along the SWly line of said Lot 12, a distance of 26 feet; thence NEly to a point in the North line of said Lot 12; thence West a distance of 37.27 feet to the Northwest corner of said Lot 12; thence SWly along the West line of said Lot 12 to the point of beginning, all in Block 3, Sunview Heights, Sedgwick Co., Ks.</p>			<p>✓ John Lynn Walker and Pearl Evalée Walker 500 Spring Creek Drive Derby, Ks. 67037</p>
14	3	Sunview Heights	✓ Administrator of Vet. Affairs 5500 East Kellogg 67218
15	3	Same	✓ George E. Farvreau & Sadie A. 4208 Cumberland 67216
16	3	Same	✓ Willard L. Davis & M. Rosalie 4200 Cumberland 67216
10	4	Same	✓ S. G. Straight and Thelma D. 4249 Cumberland 67216
11	4	Same	✓ Eugene Edwin Hackworth Betty June Hackworth 4241 Cumberland 67216
12	4	Same	✓ Administrator of Vet. Affairs 5500 East Kellogg 67216
13	4	Same	✓ William Audrion Million and Lula Marjory Million 357 Pattie 67211
14	4	Same <i>per 11/21/77 - no other address found.</i>	✓ David J. Gonzales & Connie L. 336 N. Kokomo, Derby, Ks. 67037
15	4	Same	✓ Administrator of Vet. Affairs 5500 East Kellogg 67218
16	4	Same	✓ Jerl D. Burnett & Martha A. 4222 Englewood 67216

Lot	Block	Addition	Property Owner
13	7	Sunview Heights	✓ Arthur William Nettrover and Ruby Williams Nettrover 4200 Greenhaven 67216
14	7	Same	✓ Sunview Development Inc. Address Unknown <i>13270 Greenhaven</i>
15	7	Same	✓ Marvin G. Whitham & Dora 4223 Dover St. 67216
16	7	Same	✓ Fred J. Russell 4801 Cedardale 67216
17	7	Same	Same
21	7	Same	Same
23	7	Same	Same
18	7	Same	✓ Thomas O. Reynolds & Alma L. 4248 Greenhaven 67216
19	7	Same	✓ Melvin George Sanders & Leona 4256 Greenhaven 67216
20	7	Same	✓ Robert W. Hall 4264 Greenhaven 67216
22	7	Same	✓ V. Ellen Rayl 4264 Greenhaven 67216
24	7	Same	✓ Federal Natl. Mtg. Associatio Dallas, Texas <i>2001 Bugson</i> <i>7520</i>
9	9	Same	✓ Othelis C. Wright & La Vera M. Route 1, Augusta, Ks. 67010
10	9	Same	✓ Fred J. Russell 4801 Cedardale 67216
11	9	Same	✓ <i>9451 S 63rd STE</i> Richard L. Fleming & Imogene Derby, Kansas 67037
12	9	Same	✓ Marvin C. Roush & Wilma Harrie 4267 Greenhaven 67216
13	9	Same	✓ W. C. Bryant and Eva 4263 Greenhaven 67216

Lot	Block	Addition	Property Owner
17	4	Sunview Heights	✓ Linda Lee Shumaker 4200 Deerfield 67216
18	4	Same	✓ Leo B. Shirley & Mary E. 4214 Deerfield 67216
19	4	Same	✓ Administrator of Vet. Affairs 5500 E. Kellogg 67218
20	4	Same	Same
12	5	Same	✗ James J. Brey and Leone J. Address Unknown
13	5	Same	✓ Fred J. Russell 4801 Cedardale 67216
14	5	Same	✓ George I. R. Cates and Rosemary Cates 4248 Englewood St. 67216
10	6	Same	✓ James C. Jones and Reba Jean 4251 Englewood 67216
11	6	Same	✗ Kansas Christian Missionary Society Inc. Address Unknown
12	6	Same	✓ Dale O. Wilson & Henrietta 4220 Dover 67216
4	7	Same	✓ Fred J. Russell 4801 Cedardale 67216
5	7	Same	✓ Marvin Gene Whitham & Dora 4223 Dover Street 67216
6	7	Same	✓ William R. Fricks & Sandra M. 4233 Dover 67216
7	7	Same	✓ Perry E. Broughton & Christy L. 3044 S. Vine 67211
8	7	Same	✓ Marvin Gene Whitham & Dora 4223 Dover St. 67216
9	7	Same	✓ Charles J. Case and Almeta May 4219 Dover St. 67216
10	7	Same	✓ Milton B. Forrester and Ellen J 4217 Dover St. 67216
11	7	Same	✓ Fred J. Russell 4801 Cedardale 67216
12	7	Same	✓ Andrew M. Knoll & Virginia L. 4221 Englewood 67216

*Present to: 4225 Dover  
11-15-77 Wichita, 67216*

Lot	Block	Addition	Property Owner
14	9	Sunview Heights	✓ Max L. Lawson and Virginia E. 4257 Greenhaven 67216
15	9	Same	✓ James Dudley Whitehead and Joyce J. Whitehead 4253 Greenhaven 67216
16	9	Same	✓ Administrator of Vet. Affairs 5500 East Kellogg 67218
1	8	Same	Same
2	8	Same	✓ Fred J. Russell 4801 Cedardale 67216
3	8	Same	Jackson J. Huston & Carol Turne Huston, Address Unknown
4	8	Same	✓ James J. Schwinn & Helen N. Address Unknown

Part of Lot 5, Block 8, Sunview Heights, desc. as beg. at the SEly corner of said Lot 5, thence SWly along the SEly line of said Lot 5 a distance of 26 feet, thence NWly to a point in the North line of said Lot 5, thence east a distance of 37.6 feet to the Northeast corner of said Lot 5, thence SEly along the East line of said Lot 5 to the pob.,

Same

Beginning at the Southwest corner of Lot 5, Block 8, thence NEly 26 feet, NWly to a point in the North line said lot, West 37.6 feet to the Northwest corner lot 5, thence SEly to the point of beg.

✓ Twyla I. Brown  
229 N. Estelle  
67214

7 8 Same

✓ James L. Colbert and Mary J.  
3216 Greenhaven 67216

8 8 Same

✓ Mitt Lawson & Beatrice  
3210 Greenhaven 67216

9 8 Same

✓ Norval E. Maness and Edith L.  
3206 Greenhaven 67216

The Security Abstract and Title Company, Inc.,  
hereby certifies the foregoing to be a true and correct list of  
property owners of:

A 500 foot radius of: The South 285 feet  
of the following described tract of land,  
All that portion of Government Lot 1,  
Section 14, Township 28 South, Range 1 East  
lying West of the following described line:  
Beginning at a point on the North line of  
Government Lot 1, in said Section 14, which  
is 375 feet West of the Westerly row line  
of the A.T. & S.F. Railroad, said point being  
757.7 feet West of the Northeast corner of  
said Government Lot 1, in Section 14; thence  
South parallel with the East line of said  
Government Lot 1, in Section 14, to the South  
line of said Government Lot 1, Section 14; and  
also that portion of a triangular piece of ground  
lying in Government Lot 1, Section 15, Township  
28 South, Range 1 East of the 6th P.M., lying  
adjacent to and West of said Government Lot 1,  
Section 14

as shown by the records on file in the Office of the Register of Deeds  
of Sedgwick County, Kansas, on the 8th day of December, 1975 at 7:00  
o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY INC

By

*Mary Gable*  
Vice President

Order No. 231973  
wh

CV-184

*Eddie*

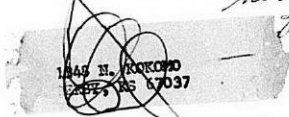
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

**RETURNED TO SENDER**  
**NOT DELIVERABLE AS ADDRESSED**  
**NO FORWARDING ORDER ON FILE**

David J. Gonzales & Connie L.  
336 N. Kokomo  
Derby, Kansas 67037



*no other address found  
not at this address*

**Important! Notice of Meeting Enclosed**

CV-184

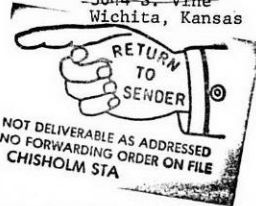
*Eddie*

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

Perry E. Broughton & Christy L.  
3044 S. Vine  
Wichita, Kansas 67216



*4225 Doves 67216  
Recent 11-15-77*

**Important! Notice of Meeting Enclosed**

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

NOTICE TO ADJOINING PROPERTY OWNERS

NOV 10 1977

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in The City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, at its meeting on NOV 23 1977, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney, if you so desire.

CASE NO. CU-184

Conditional Use Request to Permit  
Expansion of a Mobile Home Park in  
the "R-1" Suburban Residential Dwelling District

The South 285 feet of the following described tract of land, to-wit: All that portion of Government Lot 1, Section 14, Township 28, Range 1 East, lying West of the following described line: Beginning at a point on the North line of Government Lot 1, in said Section 14, which is 375 feet West of the Westerly right-of-way line of the A.T. & S.F. RR., said point being 757.7 feet West of the Northeast corner of said Government Lot 1, in Section 14; thence South parallel with the East line of said Government Lot 1, in Section 14, to the South line of said Government Lot 1, Section 14; and also that portion of a triangular piece of ground lying in Government Lot 1, Section 15, Township 28, Range 1 East, lying adjacent to and West of said Government Lot 1, Section 14. Generally located in an area south of Mac Arthur Road, between the Arkansas River and the Atchison, Topeka and Santa Fe Railway.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, Robert A. Lakin, City Hall, Tenth Floor, 455 North Main Street, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin  
Secretary

T9-216

SEDGWICK COUNTY ZONING RESOLUTION

Summary Description of Zoning Districts

- "R" - Rural Residential District  
Permits one single-family dwelling for each lot of two acres with a minimum frontage of 200 feet.
- "R-1" - Suburban Residential District  
Permits one and two-family dwellings on a minimum of 15,000 square feet of land area per family with each lot having a minimum frontage of 100 feet.
- "AA" - One-Family Dwelling District  
One-family dwellings require a minimum of 7,500 square feet with each lot having a minimum frontage of 60 feet.
- "BB" - Office District  
Permits agriculture, one-family dwellings and all business and professional offices. All commercial activities are prohibited.
- "LC" - Light Commercial District  
Permits any retail commercial uses conducted within an enclosed building. Permits residential uses.
- "C" - General Commercial District  
Permits all commercial activities; outdoor displays and sales; selected light manufacturing and light commercial uses.
- "E" - Light Industrial District  
Permits most manufacturing uses and uses permitted in "C".
- "F" - Heavy Industrial District  
Permits any use except those objectionable uses such as slaughter houses, salvage yards and fertilizer plants which require special permits.
- "CU" - Any of the above districts  
Allows certain uses listed in the County Zoning Resolution by special permit rather than as a use by right.

FORM 22-021

**PAYMENT NOTICE**

City of Wichita

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

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

DESCRIPTION	AMOUNT
<i>2.15 - 1st floor</i>	
<i>11.00 - 1st floor</i>	

Name *John*

Address *1st floor*

Type *11.00* Due Date

Comments:

Date *11/15/77* By *Carl H...*

\*

This CU File

Has a Large Drawing

On 35mm Microfilm.

Roll # 1

\*