

CU-240 - Paul J. Foley requests  
Conditional Use to permit con-  
struction of Multiple Family Dwel-  
lings on property proposed for  
the "AA" One Family Dwelling  
District. Generally located at

*Filed  
9-16-80*

# ACTION

DATE

COMMITTEE

M.A.P.C.

*appeared only to City 9-25-80*

~~B.C.C.~~ / B. CO. C.

*Approved 10/27/80*

*Recommended*

*Closed - Failure to plot*

*JH 3-19-84*

Map No. 6049B  
Sec. 8  
Twp. 27S  
Range 2E

DATA SHEET  
~~(XXXXXX)~~ CONDITIONAL USE)

Z- \_\_\_\_\_  
SCZ- \_\_\_\_\_  
CU- 240  
Filed 9-3-80

ASSOCIATED CASE: SCZ-0463

APPLICATION DATA: From \_\_\_\_\_ to \_\_\_\_\_

1. Applicant: Paul J. Foley (P.M.A. Inc.)  
Address 9200 E. 13th St., 67203 Phone 683-0168
2. Agent: Bill G. Yung Design  
Address 1355 N. Waco, 67203 Phone 264-0676
3. General Location: Northwest corner of 13th St. & Webb Road.  
Address \_\_\_\_\_

4. Proposed Use: To permit construction of townhouse type of multi-family as indicated on attached master plan within the "AA" zoning classification.

AREA DATA:

1. Acres: \_\_\_\_\_ ( 475 (IRREGULAR) ft. by 700 ft.)
2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
3. Land Use: East UNDEVELOPED South UNDEVELOPED  
West UNDEVELOPED North SINGLE FAM
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use is for: UNDEVELOPED
6. Area (is) (is not) platted.

PROCEDURE DATA:

1. Zoning Committee \_\_\_\_\_ by \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_
2. MAPC Meeting:

Date	Action
<u>9-25-80</u>	<u>approve subject to conditions</u>
_____	_____
_____	_____

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

Date	Action	Resolution
<u>9-25-80</u>	<u>approve</u>	<u>240</u>
<u>10-22-80</u>	<u>Approved as Recommended</u>	

NOTES:

FOR FINALE CHICAGO BOARD OF  
PLANNING AND ZONING  
COMMISSIONERS  
11-18-80

**Shirley**  
No. 2153C

Map No. 6049B  
Sec. 8  
Twp. 27S  
Range 2E

DATA SHEET  
~~(XXXXXX)~~ CONDITIONAL USE)

Z- \_\_\_\_\_  
SCZ- \_\_\_\_\_  
CU- 240  
Filed 9-3-80

ASSOCIATED CASE: SCZ-0463

APPLICATION DATA: From \_\_\_\_\_ to \_\_\_\_\_

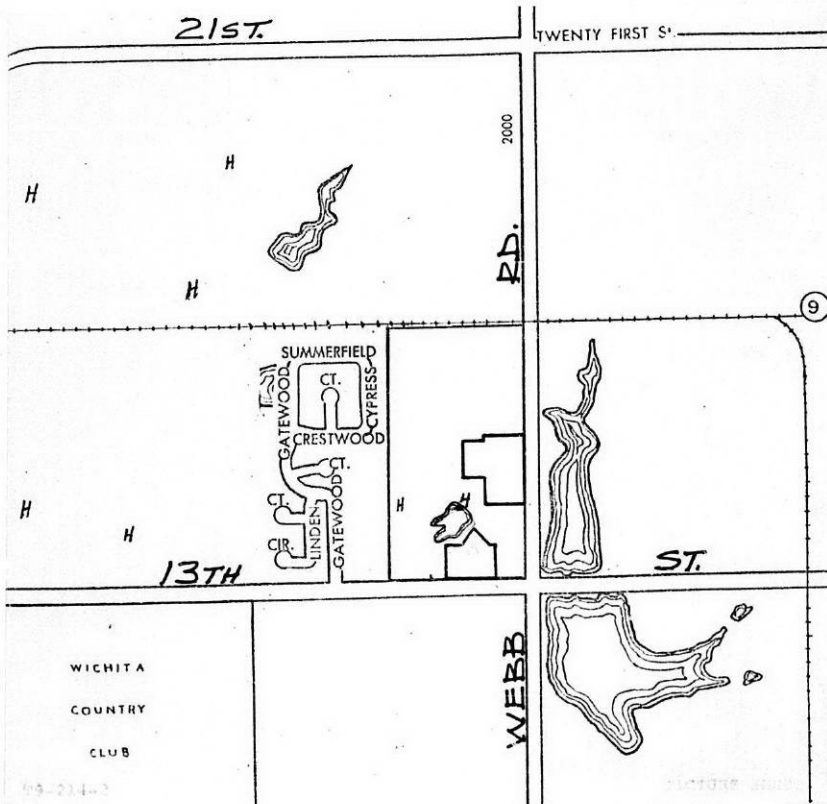
1. Applicant: Paul J. Foley (P.M.A. Inc.)  
Address 9200 E. 13th St., 67203 Phone 683-0168
2. Agent: Bill G. Yung Design  
Address 1355 N. Waco, 67203 Phone 664-0676
3. General Location: Northwest corner of 13th St. & Webb Road.  
Address \_\_\_\_\_

4. Proposed Use: To permit construction of townhouse type of multi-family as indicated on attached master plan within the "AA" zoning classification.

AREA DATA:  
1. Acres: 12.81 (475 (IRREGULAR) 700 ft. by \_\_\_\_\_ ft.)

2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
3. Land Use: East UNDEVELOPED South UNDEVELOPED  
West UNDEVELOPED North SINGLE FARM
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use is for: UNDEVELOPED
6. Area (is) (is not) platted.

PHOTO DATA:  
Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



Foliage (1st) Addition  
does not cover  
any of the land  
included in CU-240

*Do not publish  
until plat is recorded*

R# 212-1980

( ) Published in The Wichita/Beacon on \_\_\_\_\_, 1980

RESOLUTION

CASE NO. CU-240

A RESOLUTION PERMITTING ESTABLISHMENT OF MULTI-FAMILY DWELLINGS ON PROPERTY PROPOSED FOR THE "AA" ONE FAMILY DWELLING 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 5.A.10.1 AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF 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 5.A.10.1, and Section 11.E of the Zoning Resolution as amended, a Conditional Use Permit to allow establishment of multi-family dwellings in the "AA" One-Family Dwelling District is hereby approved on the lands legally described as follows:

The east 430 feet of the north 700 feet of the south 1460 feet of the southeast quarter, Section 8, Township 27 South, Range 2 East of the 6th P.M. and also the north 360 feet of the south 1400 feet of the west 200 feet of the east 630 feet of said Section 8. AND,

The west 475 feet of the east 805 feet of the south 410 feet of the southeast quarter, Section 8, Township 27 South, Range 2 East of the 6th P.M. and also beginning at a point 35 feet west of the northeast corner of the described tract; thence westerly 269 feet; thence northeasterly 190 feet; thence southeasterly 190 feet to the point of beginning. All generally located at the northwest corner of 13th Street and Webb Road.

SUBJECT TO THE FOLLOWING:

1. Approval of associated case SCZ-0463 by the Board of County Commissioners.
2. The number of dwelling units for Parcel 2 as indicated on the site plan submitted with the application and dated September 3, 1980, shall not exceed 60.
3. The number of dwelling units for Parcel 3 as indicated on the site plan submitted with the application and dated September 3, 1980, shall not exceed 19.

4. Two off-street parking spaces shall be provided for each dwelling unit constructed on Parcels 2 and 3 of the site plan submitted with the application.
5. The resolution establishing the conditional use shall not be published until the associated plat has been recorded with the Register of Deeds.

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.

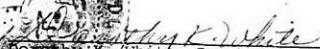
PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 22 day of October, 1980.

  
Everett Patrick, Chairman

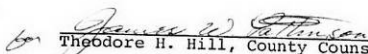
  
Tom Scott, Commissioner

  
Donald E. Gragg, Commissioner



  
Dorothy K. White, County Clerk

Approved as to form by County Counselor

  
Theodore H. Hill, County Counselor

R# 212-1980

( ) Published in The Wichita/Beacon on \_\_\_\_\_, 1980

RESOLUTION

CASE NO. CU-240

A RESOLUTION PERMITTING ESTABLISHMENT OF MULTI-FAMILY DWELLINGS ON PROPERTY PROPOSED FOR THE "AA" ONE FAMILY DWELLING 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 5.A.10.i AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF 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 5.A.10.i, and Section 11.E of the Zoning Resolution as amended, a Conditional Use Permit to allow establishment of multi-family dwellings in the "AA" One-Family Dwelling District is hereby approved on the lands legally described as follows:

The east 430 feet of the north 700 feet of the south 1460 feet of the southeast quarter, Section 8, Township 27 South, Range 2 East of the 6th P.M. and also the north 360 feet of the south 1400 feet of the west 200 feet of the east 630 feet of said Section 8. AND,

The west 475 feet of the east 305 feet of the south 410 feet of the southeast quarter, Section 8, Township 27 South, Range 2 East of the 6th P.M. and also beginning at a point 35 feet west of the northeast corner of the described tract; thence westerly 269 feet; thence northeasterly 190 feet; thence southeasterly 190 feet to the point of beginning. All generally located at the northwest corner of 13th Street and Webb Road.

SUBJECT TO THE FOLLOWING:

1. Approval of associated case SCZ-0463 by the Board of County Commissioners.
2. The number of dwelling units for Parcel 2 as indicated on the site plan submitted with the application and dated September 3, 1980, shall not exceed 60.
3. The number of dwelling units for Parcel 3 as indicated on the site plan submitted with the application and dated September 3, 1980, shall not exceed 19.

4. Two off-street parking spaces shall be provided for each dwelling unit constructed on Parcels 2 and 3 of the site plan submitted with the application.
5. The resolution establishing the conditional use shall not be published until the associated plat has been recorded with the Register of Deeds.

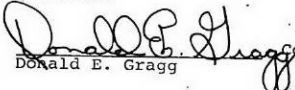
SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered in the Official Zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

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

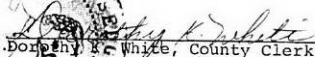
PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 22 day of October, 1980.

  
Everett Patrick, Chairman

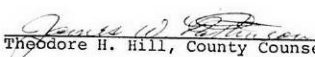
  
Tom Scott, Commissioner

  
Donald E. Gragg, Commissioner



  
Dorothy E. White, County Clerk

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 ZONING  
AND CONDITIONAL USE

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CASE NO. SCZ-0463 & CU-240                      CONSIDERED BY MAPC: 9-25-80

REQUEST FOR: "R-1" & "LC" to "AA" & "BB" and Conditional Use

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To permit development of the property with single and  
multifamily dwellings and an office park."

GENERAL LOCATION: Northwest corner of 13th Street and Webb Road.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of  
September 25, 1980)

APPLICANT: Paul J. Foley, 9200 E. 13th Street.

AGENT FOR APPLICANT: Bill Yung, 1355 N. Waco.

PROTESTORS ( LIST AGENT ) IF ANY: None

SURROUNDING ZONING: North, "R-1"; East, "E"; South, "R-1" & "LC"; West,  
"AA".

LAND USE: Existing, Single-family & undeveloped; North, Railroad; East,  
Undeveloped; South, School & undeveloped; West, Undeveloped.

PLANNING COMMISSION RECOMMENDATION:

That the zone change be approved subject to platting within one year from  
the date of approval by the Board of County Commissioners; or the case  
be considered denied and closed; and that the resolution establishing the  
zone change not be published until the plat has been recorded with the  
Register of Deeds; and that the Conditional Use request be approved  
subject to the conditions as shown in the excerpt from Planning Commission  
minutes of September 25, 1980. Martens moved, Bayouth seconded and it  
carried unanimously. Hennessy, Jones, Savina and Shook were absent.

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ACTION: 1. Concur with the findings of fact of the Metropolitan Area Plan-  
ning Commission, approve the applications subject to the recommended con-  
ditions and adopt resolutions establishing the zone change and conditional  
use; or  
2. Take such action as the County Commission deems appropriate.

EXCERPT FROM PLANNING COMMISSION MINUTES OF SEPTEMBER 25, 1980:

- 21a. Case No. SCZ-0463 - Paul J. Foley requests zone change from "R-1" & "LC" to "AA" & "BB" for the E. half of the S.E. 1/4 Section 8-T27-R2E, except for the following tract: The east 480 feet of the north 380 feet of the south 760 feet of the southeast quarter, Section 8, Township 27 South, Range 2 East of the 6th P.M., and except beginning at the southwest corner thereof; thence northerly 187.5 feet; thence southeasterly 265 feet; thence westerly 187.5 feet to the point of beginning. AND, the east 480 feet of the north 380 feet of the south 760 feet of the southeast quarter, Section 8, Township 27 South, Range 2 East of the 6th P.M., except beginning at the southwest corner thereof; thence northerly 187.5 feet; thence southeasterly 265 feet; thence westerly 187.5 feet to the point of beginning. All generally located at the northwest corner of 13th Street and Webb Road.
- 21b. Case No. CU-240 - Paul J. Foley requests a Conditional Use at the east 430 feet of the north 700 feet of the south 1460 feet of the southeast quarter, Section 8, Township 27 South, Range 2 East of the 6th P.M. and also the north 360 feet of the south 1400 feet of the west 200 feet of the east 630 feet of said Section 8. AND, the west 475 feet of the east 805 feet of the south 410 feet of the southeast quarter, Section 8, Township 27 South, Range 2 East of the 6th P.M. and also beginning at a point 35 feet west of the northeast corner of the described tract; thence westerly 269 feet; thence northeasterly 190 feet; thence southeasterly 190 feet to the point of beginning. All generally located at the northwest corner of 13th Street and Webb Road.

CHAMBERS pointed out land use, zoning, and showed slides of the general area. He reviewed the following staff reports:

Case No. SCZ-0463:

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:  
  
The applicant is requesting a change of zoning from "R-1" Suburban Residential and "LC" Light Commercial to "AA" One-family (approximately 75.2 acres) and "BB" Office (approximately 3.1 acres) for an unplatted tract of land located at the northwest corner of 13th Street and Webb Road.  
  
In conjunction with this application, the applicant has filed a Conditional Use request (CU-240) to enable the construction of approximately 19 clustered single-family detached dwellings on a 4.1 acre tract and townhouses containing approximately 60 dwelling units on a 7.8 acre tract. The remainder of the area is proposed to be developed with 51 single-family dwellings.
2. In the event the Planning Commission recommends approval of this request, it should be approved subject to platting within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed; and that the resolution establishing the zone change not be published until the plat has been recorded with the Register of Deeds.

Case No. CU-240:

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting a Conditional Use permit to construct clustered single-family detached dwellings on a tract having access to 13th Street and townhouses on a tract having access to Webb Road, both tracts of which are proposed for "AA" One-family zoning.

The proposed development is in conformance with the recommendations proposed in a study prepared by the Planning Department, "Plan for the Central East Community 1978-1983", after input by the Central East Neighborhood Planning Task Group.

2. A recommendation of an approval by the Planning Commission should be subject to the following conditions:
  - a. Approval of associated case SCZ-0463 by the Board of County Commissioners.
  - b. The number of dwelling units for Parcel 2 as indicated on the site plan submitted with the application and dated September 3, 1980, shall not exceed 60.
  - c. The number of dwelling units for Parcel 3 as indicated on the site plan submitted with the application and dated September 3, 1980, shall not exceed 19.
  - d. Two off-street parking spaces shall be provided for each dwelling unit constructed on Parcels 2 and 3 of the site plan submitted with the application.
  - e. The resolution establishing the conditional use shall not be published until the associated plat has been recorded with the Register of Deeds.

CHAMBERS pointed out that parcels 2 and 3, when annexed to the City would be zoned the "R-5" classification.

BILL YUNG, Design Engineer, representing the applicant, stated that this project was designed to meet a certain market which is the upper limit of the housing market. He said that everything done so far has been geared to satisfy some of the concerns that the market places on a developer. He said that the square cul-de-sacs could be correctly called "motor courts" in this particular case. This arrangement is a lot like what is found in European countries where houses are clustered around a motor court area. YUNG pointed out that instead of the normal grading pattern of a street, they have created an unusual roll of the streets to enhance views to various lots and to the open space. He said the other thing unique about this development was that all of the commercial was being down zoned.

There was no one present in opposition to the application.

**MOTION:** Having considered the factors as contained in Policy Statement No. 10; taking into account the character of the neighborhood, the zoning and uses of nearby properties and the length of time the subject property has remained vacant as zoned; I move that we recommend to the County Commission that the zone change be approved subject to platting within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed; and that the

resolution establishing the zone change not be published until the plat has been recorded with the Register of Deeds; and that the conditional use request be approved subject to the following conditions:

1. Approval of associated case SCZ-0463 by the Board of County Commissioners.
2. The number of dwelling units for Parcel 2 as indicated on the site plan submitted with the application and dated September 3, 1980, shall not exceed 60.
3. The number of dwelling units for Parcel 3 as indicated on the site plan submitted with the application and dated September 3, 1980, shall not exceed 19.
4. Two off-street parking spaces shall be provided for each dwelling unit constructed on Parcels 2 and 3 of the site plan submitted with the application.
5. The resolution establishing the conditional use shall not be published until the associated plat has been recorded with the Register of Deeds.

Martens moved, Bayouth seconded and it carried unanimously. Hennessy, Jones, Savina and Shook were absent.

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R E S O L U T I O N

CASE NO. CU-240

A RESOLUTION PERMITTING ESTABLISHMENT OF MULTI-FAMILY DWELLINGS ON PROPERTY PROPOSED FOR THE "AA" ONE FAMILY DWELLING 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 5.A.10.1 AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF 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 5.A.10.i, and Section 11.E of the Zoning Resolution as amended, a Conditional Use Permit to allow establishment of multi-family dwellings in the "AA" One-Family Dwelling District is hereby approved on the lands legally described as follows:

The east 430 feet of the north 700 feet of the south 1460 feet of the southeast quarter, Section 8, Township 27 South, Range 2 East of the 6th P.M. and also the north 360 feet of the south 1400 feet of the west 200 feet of the east 630 feet of said Section 8. AND,

The west 475 feet of the east 805 feet of the south 410 feet of the southeast quarter, Section 8, Township 27 South, Range 2 East of the 6th P.M. and also beginning at a point 35 feet west of the northeast corner of the described tract; thence westerly 269 feet; thence northeasterly 190 feet; thence southeasterly 190 feet to the point of beginning. All generally located at the northwest corner of 13th Street and Webb Road.

SUBJECT TO THE FOLLOWING:

1. Approval of associated case SCZ-0463 by the Board of County Commissioners.
2. The number of dwelling units for Parcel 2 as indicated on the site plan submitted with the application and dated September 3, 1980, shall not exceed 60.
3. The number of dwelling units for Parcel 3 as indicated on the site plan submitted with the application and dated September 3, 1980, shall not exceed 19.

4. Two off-street parking spaces shall be provided for each dwelling unit constructed on Parcels 2 and 3 of the site plan submitted with the application.
5. The resolution establishing the conditional use shall not be published until the associated plat has been recorded with the Register of Deeds.

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  
Everett Patrick

\_\_\_\_\_, Commissioner  
Tom Scott

\_\_\_\_\_, Commissioner  
Donald E. Gragg

ATTEST:

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

(SEAL)

Approved as to form by County Counselor

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

September 26, 1980

Bill G. Yung  
1355 North Waco  
Wichita, Kansas 67203

Re: Case No. SCZ-0463  
"R-1" & "LC" to "AA" & "BB"  
CU-240 - Permit construction  
of Multiple-family dwellings  
in proposed "AA" zoning  
Both generally located on the  
northwest corner of 13th St.  
and Webb Road

Dear Mr. Yung:

At its regular meeting on September 25, 1980, the Metropolitan Area Planning Commission considered the above-captioned zone change and conditional use requests. The action of the Planning Commission was to recommend that the zone change be approved subject to platting within one year from the date of approval by the Board of County Commissioners; or the case be considered denied and closed; and that the resolution establishing the zone change not be published until the plat has been recorded with the Register of Deeds. The Planning Commission also recommended that the conditional use request be approved subject to the following conditions:

1. Approval of associated case SCZ-0463 by the Board of County Commissioners.
2. The number of dwelling units for Parcel 2 as indicated on the site plan submitted with the application and dated September 3, 1980, shall not exceed 60.
3. The number of dwelling units for Parcel 3 as indicated on the site plan submitted with the application and dated September 3, 1980, shall not exceed 19.
4. Two off-street parking spaces shall be provided for each dwelling unit constructed on Parcels 2 and 3 of the site plan submitted with the application.

5. The resolution establishing the conditional use shall not be published until the associated plat has been recorded with the Register of Deeds.

This matter will be forwarded to the Board of County Commissioners for their consideration at 9:00 a.m., on Wednesday, October 22, 1980, in Room 320, Sedgwick County Courthouse.

If you have any questions, please contact our office.

Sincerely yours,

Arthur D. Chambers, AICP  
Junior Planner

ADC:sad

cc: Paul J. Foley, P.M.A., Inc., 9200 East 13th, Wichita 67203  
Syd Werbin, County Zoning Officer

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 9-25-80

Case No. CU-240

Request: Conditional Use for Multiple-family & clustered single-family dwellings

Location: Northwest corner of 13th Street & Webb Road.

Acres: 11.9

Size: Irregular shape

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-1"
North	Undeveloped	"R-1"
East	Undeveloped & lake	"E"
South	School & undeveloped	"R-1" & "LC"
West	Undeveloped	"ZA"

Necessary street rights-of-way to be acquired at the time of platting.

Platted: Being platted as part of S/O 00-53 Foliage Addition

History: None

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting a Conditional Use permit to construct clustered single-family detached dwellings on a tract having access to 13th Street and townhouses on a tract having access to Webb Road, both tracts of which are proposed for "ZA" One-family zoning.

The proposed development is in conformance with the recommendations proposed in a study prepared by the Planning Department, "Plan for the Central East Community 1978-1983", after input by the Central East Neighborhood Planning Task Group.

2. A recommendation of an approval by the Planning Commission should be subject to the following conditions:
  - a. Approval of associated case SC2-0463 by the Board of County Commissioners.

Page 2  
U-240  
APC AGENDA  
-25-80

- b. The number of dwelling units for Parcel 2 as indicated on the site plan submitted with the application and dated September 3, 1980, shall not exceed 60.
- c. The number of dwelling units for Parcel 3 as indicated on the site plan submitted with the application and dated September 3, 1980, shall not exceed 19.
- d. Two off-street parking spaces shall be provided for each dwelling unit constructed on Parcels 2 and 3 of the site plan submitted with the application.
- e. The resolution establishing the conditional use shall not be published until the associated plat has been recorded with the Register of Deeds.

SCZ-0463 & )  
✓CU-240 )

37 of each "Notice to Adjoining Property Owners" mailed  
9-12-80 for the MAPC meeting 9-25-80

1 (including map) to Karen Crook  
1 to Lawrence E. Mullins, County Director - Dept.  
of Public Works.

—  
39 TOTAL

4 = Art Loomis <sup>sent 9-15-80</sup> 1440 N. Gatewood - Unit #3 (67206)

E.K. Edminster

Unit #4

Austin Rising

Unit #7

Will G. Price

Unit #8

—  
43

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

NOTICE TO ADJOINING PROPERTY OWNERS:

September 11, 1980

This is a notice of a request for a zoning change in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request for a zoning change. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on Sept. 25, 1980, 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-240

Conditional Use Request to Permit Construction of  
Multiple Family Dwellings on Property Proposed  
for the "AA" One Family Dwelling District

The east 430 feet of the north 700 feet of the south 1460 feet of the southeast quarter, Section 8, Township 27 South, Range 2 East of the 6th P.M. and also the north 360 feet of the south 1400 feet of the west 200 feet of the east 630 feet of said Section 8.

AND

The west 475 feet of the east 805 feet of the south 410 feet of the southeast quarter, Section 8, Township 27 South, Range 2 East of the 6th P.M. and also beginning at a point 35 feet west of the northeast corner of the described tract; thence westerly 269 feet; thence northerly 190 feet; thence southeasterly 190 feet to the point of beginning. All generally located at the north-west corner of 13th Street and Webb Road.

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin  
Secretary

Summary Description of County Zoning Districts

- "R" - Rural Residential District  
Permits one single-family dwelling for each lot of two acres.
- "R-1" - Suburban Residential District  
Permits one single-family dwelling for each lot of 20,000 square feet of land area if served by a public water supply, or 40,000 square feet if served by a private domestic water supply source.
- "AA" - One-Family Dwelling District  
One-family dwellings require a minimum of 6,500 square 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 one-family dwellings and any retail commercial uses conducted within an enclosed building.
- "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". Mobile home parks and trailer camps are not permitted.
- "F" - Heavy Industrial District  
Permits any use except those objectionable uses such as slaughter houses, salvage yards and fertilizer plants which require special permits. Mobile home parks and trailer camps are not permitted.
- "CU" - Conditional Use in any of the above districts  
Allows certain uses listed in the County Zoning Resolution by special permit rather than as a use by right.
- NOTE: - The above list is not intended to be all inclusive. For complete regulations see the Sedgwick County Zoning Resolution.

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

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September 11, 1980

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CASE NO. SCZ-0463

Zone Change from the "R-1" Suburban Residential District  
and the "LC" Light Commercial District  
to the "AA" One Family Dwelling District

E. half of the S.E.  $\frac{1}{4}$  Section 8-T27-R2E, except for the following tract:

The east 480 feet of the north 380 feet of the south 760 feet of the southeast quarter, Section 8, Township 27 South, Range 2 East of the 6th P.M., and except beginning at the southwest corner thereof; thence northerly 187.5 feet; thence southeasterly 265 feet; thence westerly 187.5 feet to the point of beginning. AND

Zone Change from the "R-1" Suburban Residential District  
and the "LC" Light Commercial District  
to the "BB" Office District

The east 480 feet of the north 380 feet of the south 760 feet of the southeast quarter, Section 8, Township 27 South, Range 2 East of the 6th P.M., except beginning at the southwest corner thereof; thence northerly 187.5 feet; thence southeasterly 265 feet; thence westerly 187.5 feet to the point of beginning. All generally located at the northwest corner of 13th Street and Webb Road.

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin  
Secretary

Summary Description of County Zoning Districts

- "R" - Rural Residential District  
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Permits one single-family dwelling for each lot of 20,000 square feet of land area if served by a public water supply, or 40,000 square feet if served by a private domestic water supply source.
- "AA" - One-Family Dwelling District  
One-family dwellings require a minimum of 6,500 square 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 one-family dwellings and any retail commercial uses conducted within an enclosed building.
- "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". Mobile home parks and trailer camps are not permitted.
- "F" - Heavy Industrial District  
Permits any use except those objectionable uses such as slaughter houses, salvage yards and fertilizer plants which require special permits. Mobile home parks and trailer camps are not permitted.
- "CU" - Conditional Use in any of the above districts  
Allows certain uses listed in the County Zoning Resolution by special permit rather than as a use by right.
- NOTE: - The above list is not intended to be all inclusive. For complete regulations see the Sedgwick County Zoning Resolution.

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

Map 6019 B  
Sec 8  
T27S  
R2E

This is an application for a Conditional Use Permit. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, 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.

CU-240

A. APPLICANT Paul J. Foley (P.M.A. Inc.) (Case No. 502-0463)

ADDRESS 9200 E. 13th, Wichita, Ks 67203 PHONE 683-0168

AGENT Bill G. Yung Design

ADDRESS 1355 N. Waco, Wichita, Kansas 67203 PHONE 264-0676

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 a Multi-Family

(Townhouse Parcel 2; zero lot line Parcel 3) (use)

on property legally described as Lot(s) One NA

\_\_\_\_\_, Block(s) Three of the

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

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

Townhouse Conditional Use description:

The east 430 feet of the north 700 feet of the south 1460 feet of the south-east quarter, Section 8, Township 27 south, Range 2 east of the 6th P.M. and also the south 360 feet of the north 1400 feet of the west 200 feet of the east 630 feet of said Section 8. 7.8 acres Presently being platted as Parcel #2.  
*Lot 1 Block 3 Foliage Addition*

OK to  
file

Form PR-3

Clustered Single Family Detached Residential, Conditional Use description:

The west 475 feet of the east 805 feet of the south 410 feet of the southeast quarter, Section 8, Township 27 south, Range 2 east of the 6th P.M. and also beginning at a point 35 feet west of the northeast corner of the described tract; thence westerly 269 feet; thence northeasterly 190 feet; thence southeasterly 190 feet to the point of beginning. 4.1 acres  
Presently being platted as Parcel #3 *Lot 1 Block 5 Foliage Addition*

ALAN BURKE  
265-3635

I I I. THIS PROPERTY LOCATED AT (ADDRESS) 13th and Webb Road

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE NW CORNER OF 13th AND Webb Road, OR

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

I V. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED R1 being changed to AA (ZONING DISTRICT CLASSIFICATION).

V. I REQUEST THIS CONDITIONAL USE PERMIT FOR THE FOLLOWING REASONS:

To permit the construction of townhouse type of multi-family as indicated on attached master plan within the AA zoning classification.

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 ABSTRACTOR'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.

Paul J. Foley (P.M.A. Inc.)  
BY Paul J. Foley BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

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

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

V I I. OFFICE USE ONLY

This application was received at the Planning Department at 330 (AM, PM) on Sept 3, 1980 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 400.

John J. Charles Name  
JJ Title

GENERAL PARCEL INFORMATION FOR  
MULTI-FAMILY CONDITIONAL USE PERMIT

Parcel #2

Proposed Uses - Townhouse, (See site plan)  
Dwelling Units - Townhouse - 60  
Gross Parcel Area - 7.8± acres  
Net Building Area - 7.8± acres  
Density - Townhouse - 7.69 DU/acre  
Maximum Bldg. Coverage - 30%  
Maximum Bldg. Height - 35 ft.  
Setbacks - Overall parcel setbacks illustrated  
on plan view.  
Parking Ratio - 2.0/DU

Parcel #3

*Clustered Single Family Detached Single Family*  
Proposed Uses - ~~Detached Condominiums~~, (See site plan)  
Dwelling Units - Detached Condominiums - 19  
Gross Parcel Area - 4.1± acres  
Net Building Area - 4.1± acres  
Density - Detached Condominiums - 4.63 DU/acre  
Maximum Bldg. Coverage - 30%  
Maximum Bldg. Height - 35 ft.  
Setbacks - Overall parcel setbacks illustrated  
on plan view.  
Parking ratio - 2.0/DU



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) 267-8371

CHICAGO TITLE INSURANCE COMPANY

*Alvin W. Long*  
President

ATTEST:

*Chester C. McLaughlin*  
Secretary.



*Paul Roberts*  
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 A

Number	Effective Date	
287181	April 28, 1980 @ 7:00 A. M.	
1. Owners Policy to be issued:	ALTA Form B - 1970	Amount: Unknown
	(Amended 10-17-70)	
Proposed Insured:		
Metropolitan Area Planning Department		
Loan Policy to be issued:	ALTA Form 1970	Amount:
	(Amended 10-17-70)	
Proposed Insured:		

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

P.M.A., Inc.

3. The land referred to in this Commitment is described as follows:

The East Half of the Southeast Quarter of Section 8, Township 27 South, Range 2 East of the 6th P.M., Except the right of way of the St. Louis and San Francisco Railway Company, in Sedgwick County, Kansas.

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. Encroachments, 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): Taxes for the year 1979 \$4,654.19; 1st Half Paid; Last Half \$2,327.10. Key #MI-40 (E $\frac{1}{2}$  of SE $\frac{1}{4}$  Exc Beg 295.17' N of SE cor of SE $\frac{1}{4}$ ; W 295.17'; N 147.58'; E 295.17'; S to beg)  
Taxes for year 1979 \$47.87; 1st Half Paid; Last Half \$23.94. Key #MI-41 (Beg 295.17' N of SE cor of SE $\frac{1}{4}$ ; W 295.17'; N 147.58'; E 295.17'; S to beg)
9. Pipeline right-of-way granted to Cities Service Gas Co. over the E $\frac{1}{2}$  of SE $\frac{1}{4}$  of Sec. 8-27-2E (Except 1 Acre Tract) as set forth in instrument filed in Book Misc. 236, Page 96, which is confined in Book Misc. 495, Page 52 and Book Misc. 495, Page 221, as follows:  
  
Pipeline Route is as follows: Beg 50' W of NE cor SE $\frac{1}{4}$ ; South to a point on South line of SE $\frac{1}{4}$ , 59' West of SE cor of SE $\frac{1}{4}$ . Pipeline is limited to a strip which lies East of a line located 33 feet West of the Route of the pipeline. (See copies attached)
10. Pipeline right-of-way granted to Cities Service Gas Co. in instrument filed in Book Misc. 236, Page 213, over the following described property: Beg 295.17' N of SE cor of SE $\frac{1}{4}$  of Sec. 8-27-2E; W 295.17'; N 147.58'; E 295.17'; S 147.58' to beg. (See copy attached)
11. Restrictive Covenants filed on Film 213, Page 257. (See copy attached)
12. Rights of the Public in and to the East 30 feet and the South 30 feet for Roadways.

See added page

(Schedule B continued)

Policy Number \_\_\_\_\_  
OwnersPolicy Number \_\_\_\_\_  
Loan

13. Affidavit of Kansas Gas & Electric Company showing that said Company acquired the necessary right-of-way easement to provide electric service to captioned property, that the electric lines were installed underground, and that by agreement locating the line the right-of-way easements consist of a 10 foot strip 5 foot right & left of the following described line, in the SE $\frac{1}{4}$  SE $\frac{1}{4}$  of Sec. 8-27-2E:  
Beginning at a point, which point is approximately thirteen hundred thirty six (1336) feet west and approximately eight hundred twenty four (824) feet North of the Southeast corner of above described quarter section. Thence east at an angle to the right of approximately 83° for a distance of one hundred sixty nine (169) feet, thence left at an angle of approximately 5° for a distance of approximately two hundred ten (210) feet, thence right at an angle of approximately 11° for a distance of approximately one hundred thirty nine (139) feet, thence right at an angle of approximately 15° for a distance of approximately one hundred thirty six (136) feet, thence right at an angle of approximately 62° for a distance of approximately one hundred seventeen (117) feet. All being in the SE $\frac{1}{4}$ , Sec. 8-27-2E.  
(See copy attached)
14. Any interest outstanding of record in and to all the oil, gas and other minerals in and under and that may be produced from said premises, together with all rights incident to or growing out of said outstanding minerals, including but not limited to outstanding oil and gas leases.
15. 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 Water as set forth in resolution filed on Film 210, Page 624.

*duplicate list for  
Sec-0463  
and CV-240*

OWNERSHIP LIST

Tract	Property Owner
The east half of the SE $\frac{1}{4}$ of Section 8-27-2E	P.M.A. Inc. c/o Paul J. Foley 9200 East 13th St. 67206
The NE $\frac{1}{4}$ of Section 8-27-2E	Wilson Estates Century Plaza Bldg. 67202
The West half of the NW $\frac{1}{4}$ of Section 9-27-2E except the south 330 feet	Fred L. Hanley c/o R. G. Dickinson, 401 E. Douglas 67202
The south 330 feet of the west half of the NW $\frac{1}{4}$ of Section 9-27-2E	Beech Aircraft Corp. 9709 East Central 67206
The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 16-27-2E	Beech Aircraft Corp. 9709 East Central 67206
A tract of land in Section 17-27-2E, desc. as commencing at a point on the north line of said Section 17, 1500 east of the NW corner of the NE $\frac{1}{4}$ of said Section 17, thence south a distance of 933.43 feet, thence east a distance of 343 feet, thence north a distance of 933.43 feet, thence west along the north line of said Section 17, a distance of 343 feet to point of beg.	Wichita Collegiate School, Inc. 9115 East 13th St. 67206
A tract of land in Section 17-27-2E, desc. as commencing at a point on the north line of said Section 17, 800 feet east of the NW corner of the NE $\frac{1}{4}$ of said Section 17, thence South a distance of 933.43 feet, thence east a distance of 700 feet, thence north a distance of 933.43 feet, thence west along the north line of said Section 17, a distance of 700 feet to the point of beginning	Wichita Collegiate School Inc. 9115 East 13th St. 67206
The NE $\frac{1}{4}$ of Section 17-27-2E, except commencing at a point 800 feet east of the NW corner of the NE $\frac{1}{4}$ of Section 17, thence south 933.43 feet, thence east 1043 feet, thence north 933.43 feet, thence west 1043 feet to beginning	Rounds & Porter Lumber Company, Inc. P. O. Box 2367 67201
The west half of the SW $\frac{1}{4}$ of Section 9-27-2E	Beech Aircraft Corp. 9709 East Central 67206

Lot	Addition	Property Owner
lot 1, Blk 1	Country Place Estates	Kernie W. Binyon and Hilda N. Binyon 4618 East Central 67208
lot 2, Blk 1	Same	Paul J. Becker & Sharon 4037 East Douglas 67218
lot 3, Blk 1	Same	Joseph P. Galichia and Kathryn A. Galichia 1035 N. Emporia 67214
lot 4, Blk 1	Same	Jerry E. Shawver Olive W. Garvey Bldg. 67202
lot 5, Blk 1	Same	John F. Rossillon P. O. Box 18334 67218
lot 6, Blk 1	Same	Frank L. Carney & Zenda 9111 East Douglas 67207
lot 10, Blk 1	Same	Bill E. Cravley & Clara J. 123 Brendonwood Drive 67206
lot 11, Blk 1	Same	William W. Hanna and Janice A. Hanna 521 N. Armour 67206
lot 16, Blk 1	Same	Jeanne W. Yankey 240 N. Belmont 67208
lot 21, Blk 1	Same	Donald C. Slawson 200 Douglas Bldg. 67202
lots 22 and 23 Block 1	Same	Country Place Estates c/o Nestor Weigand Jr. 150 N. Market 67202
lots 24 and 25 Block 1	Same	William L. Oliver Jr. and Mary Lynn Oliver 326 Page Court, 220 W. Douglas 67202
lot 26, Blk 1	Same	G. Edward Cook and Bernice 3600 East Harry 67218
lots 27,28,29 32,33,34,35,36 37,38,39,40,41 Block 1	Same	Country Place Estates c/o Nestor R. Weigand Jr. 150 N. Market 67202
lot 30, Blk 1	Same	Helen J. Galloway & Jay H. 1045 N. Broadway 67214
lot 31, Blk 1	Same	Gregory F. Duick and Peggy Ann Duick 7334 Elm Court 67206

Lot	Addition	Property Owner
lot 42, Blk 1	Country Place Estates	Barry Staub Revocable Trust 1802 Farmstead 67208
lot 43, Blk 1	Same	Jack S. Griggs & June B. 1625 Vickers K.S.B. & T. Bldg. 67202
lot 44, Blk 1	Same	Sharol B. Rasberry 220 Post Oak 67206
lot 45, Blk 1	Same	Robert L. Williams & Faith D. #9 Linden Drive 67206
lot 46, Blk 1	Same	Robert L. Gelman and Bernadine J. Gelman 1302 Kevin 67208
lot 47, Blk 1	Same	Eugene G. Coombs and Mary A. Coombs 421 East 3rd-P.O. Box 405 67201

Commencing at the SW corner of lot 48, Blk 1, Country Place Estates, thence north along the west line of said lot a distance of 450.91 feet to the point of beginning; thence east parallel to the south line of said lot a distance of 150 feet; thence south parallel to the west line of said lot a distance of 100.91 feet; thence west parallel to the south line of said lot a distance of 150 feet to a point on the west line of lot 48; thence north along the west line of lot 48 to the pob.

Country Place Estates  
c/o Nestor R. Weigand Jr.  
150 N. Market 67202

Country Place Greens  
a Condominium

Unit 1, Bldg. 1		Otis H. Smith & Lorraine 1440 N. Gatewood -Unit #1 67206
Unit 2, Bldg. 1	Same	John W. Lander & Ann W. 1440 N. Gatewood-Unit #2 67206
Unit 3, Bldg. 2	Same <i>Art Loomis</i>	Country Place Estates D/c/o Nestor R. Weigand Jr. 150 N. Market 67202
Unit 4, Bldg. 3	Same <i>E.K. Edminster</i>	Same
Unit 5, Bldg. 4	Same	Same
Units 6 & 7 #7	<i>Austin Rising</i>	Same (cont)
Unit 5	Same	Same

Lot	Country Place Greens a Condominium	Property Owner
Unit 8, Bldg. 6	<i>Will G. Price</i>	Country Place Estates c/o Nestor R. Weigand Jr. 150 N. Market 67202
Unit 14, Bldg. 9	Same	Same
Unit 15, Bldg. 10	Same	Same
Unit 18, Bldg. 12	Same	Same
Balance of lot 48 Block 1	Country Place Estates	Same
lot 1, Blk 2	Same	Stephen L. Clark 4301 East Kellogg 67218
lots 2 and 3 Block 2	Same	Michael J. Stack & Nellie F. 7912 Dublin Court 67206
lots 4,6,7,10, 11,12,13,15 Block 2	Same	Country Place Estates c/o Nestor R. Weigand Jr. 150 N. Market 67202
lot 5, Blk 2	Same	Louis E. Highfill and Donna J. Highfill 5004 Robinson 67212
lot 8, Blk 2	Same	David Rosen & Nancy K. 1035 N. Emporia 67214
lot 9, Blk 2	Same	Robert A. Houston and Margaret C. Houston 1510 Vickers K.S.B. & T. Bldg. 67202
lot 14, Blk 2	Same	Douglas H. Hawkins 520 East 12th Denver, Colorado 80203
lot 16, Blk 2	Same	Gyan J. Khicha and Manorama Khicha 905 N. Emporia 67214

We hereby certify the foregoing to be a true and correct list of the property owners of:

A 1000 foot radius of: The east half of  
of the SE $\frac{1}{4}$  of Section 8, Township 27 South,  
Range 2 East of the 6th P.M., Sedgwick  
County, Kansas

as shown by the last deeds of record on file in the Office of the Register  
of Deeds of Sedgwick County, Kansas, on the 25th day of June, 1980 at  
7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

*Mary Gable*

Vice President

Order No. 288986  
wh

FORM 29-221

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. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION		AMOUNT
<i>Handwritten description</i>		<i>Handwritten amount</i>
NAME		
ADDRESS		
FUND	DUE DATE	
COMMENTS		
DATE	BY	