

DP-10 - WICHITA MALL SHOPPING CENTER
At the southeast corner of Harry and
Roosevelt FILE #1

ACTION

DATE

COMMITTEE

M.A.P.C. *Deferred 2 weeks 9-2-65*
M.A.P.C. *Approved 9-16-65*
B.C.C. / ~~_____~~

Map No. H-7 DATA SHEET DP- 10
 Sec. 35 COMMUNITY UNIT PLAN Z- Z-0699
 Twp. 27 Filed 8-4-65
 Range _____

APPLICATION REQUEST: Approval of proposed planned Commercial development.

1. Applicant Melvin Simon and Associates
 Address 600 Kahn Bldg., Indianapolis, Indiana Phone _____
2. Agent Richard F. Mullins and H. R. Kuhn
 Address 201 Beacon Building Phone AM 7-5267
3. General Location Southeast corner of Harry and Roosevelt
 Address _____
4. Proposed Use Shopping Center

AREA DATA

1. Acres _____ (_____ ft. by _____ ft.)
2. Existing Zoning LC, AA & A Proposed Zoning LC
3. Area ~~XXX~~ (is not) platted. _____ Addition _____
4. Existing R/W _____ ft. _____ ft. _____ ft.
 _____ St. _____ St. _____ St.
 Proposed R/W _____ ft. _____ ft. _____ ft.
 _____ St. _____ St. _____ St.

HISTORY

PROCEDURE DATA

1. MAPC Meeting:
 Date 9-2-65 Action Deferred 2 weeks
9-16-65 Approved
2. Governing Body
 Date _____ Action _____

NOTES:

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

November 20, 1967

TO Ralph Klose, City Treasurer
FROM Robert A. Lakin, Assistant Planning Director *RAL*
SUBJECT S/D 65-63 - Wood Plaza Addition

Enclosed in the attached sealed envelope is a Negotiable Investment Savings Certificate drawn on the American Fletcher National Bank and Trust Company of Indianapolis, Indiana. The Certificate is payable to the Wood Plaza Addition, Inc. in the amount of \$27,370.00. This Certificate is attached to an Assignment, said Assignment being made to the City of Wichita to guarantee that certain improvements required as a condition of the above plat are made within two years of recording of the plat. This Certificate should not be cashed unless there is a default or failure to make such improvements, and such conversion to cash should be made only with the approval of the City Attorney and Director of Planning, or his authorized agent.

The release of this Certificate should be made only to the Director of Planning, Assistant Director of Planning, or Senior Planner in charge of Regulations for return to the Wood Plaza Addition, Inc. at such time as the improvements have satisfactorily been made, or at such time as the City Attorney deems it appropriate to convert the Certificate to cash in order to make such improvements in case of default by the plat.

It is our understanding that this Certificate will be kept in a safety deposit box under your control at a local bank. Would you please advise of the location of this box so that we may have a record for our files.

RAL:bgs

Attachment

cc: DP-10 File

COPY

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

October 31, 1967

TO Files - S/D 65-63 - Wood Plaza Addition, and DP-10
Wichita Mall Shopping Center Community Unit Plan

FROM Robert A. Lakin, Assistant Planning Director *RL*

SUBJECT S/D 65-63 and DP-10

On Thursday, October 26, 1967, I advised Hub Kuhn and Dick Mullins that, based on the letter from me to Carl Bell, dated July 30, 1967, I would require the plat of Wood Plaza Addition to be resubmitted to the Planning Commission for reapproval before releasing the tracing for recording. This action would normally have required that the plat be referred to the Sub-division Committee, reapproved by the Planning Commission and subsequently reapproved by the Board of City Commissioners. This action was based on an office policy of not releasing any plat to the subdivider when the plat is over two years old from the date that the City Commission approved it. Later that day, Dick Mullins called and, with Kuhn on the line, stated that the necessary papers, quarantees, bonds, etc. would be in our hands Monday, and asked that I not make any final decision on requiring the plat to be returned to the Planning Commission until that time.

Monday morning, Mr. Ed Law and Hub Kuhn, attorney for the land owners, met with me for approximately an hour, discussing this particular problem. My position to them was that I had made a promise to the developer that I would release the plat to them if within 30 to 60 days they met all of the requirements imposed upon the plat. The 60 days expired at the end of August and I told them that sufficient time had passed that the commitment was no longer valid and that I must now keep my commitment to the officials and the Department of Public Works, who had been promised by me that if the requirements were not met within the time stated and allowed to the applicants, I would require the plat to be returned to the Planning Commission so that they might ask that an additional 10 feet of right-of-way for Harry Street be made a requirement of plat approval. Considerable discussion was had on the merits of my letter, the lack of specific dates as opposed to time periods, etc.

I advised Mr. Law and Mr. Kuhn that if I could obtain a release from my commitment to the officials of the Public Works Department, I would release the plat for recording upon their meeting the appropriate requirements. To this end, I made arrangements for a meeting

COPY

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October 31, 1967

with Ralph Wulz, Assistant City Manager, who was at the time of plat approval the Director of Public Works, and with whom I had been working on the details of this plat approval over the last two or three years. A meeting was held in Mr. Wulz's office at 1:00 p.m., at which Mr. Law offered to Mr. Wulz, on behalf of the developer, and subject to confirmation by him by long distance, the additional 10 feet of right-of-way to be given at the time the acceleration-deceleration lanes are constructed on the south side of Harry adjacent to their plat. He further volunteered that they would, as a part of the shopping center construction project, build such acceleration-deceleration lanes. It was further agreed between Mr. Wulz and Mr. Law that the City would then proceed to build such other improvements as are needed on Harry Street, such as medials, and accel-decel lanes on the north side of Harry Street, and assess the cost of or pay for such improvements as the City may deem proper. Further, that the developer would assume his share of such other improvements at the time they were made. A figure of not more than 50% of such costs was mentioned at the meeting. Also discussed and agreed to was the fact that the City, if they went ahead and completed the balance of the street improvement in this area, would do it in such a manner that it would not restrict customer access to the shopping center once it was open. Again to this end, it was pointed out by Wulz that the project would probably be built in the 1968 construction season during which time the shopping center would be under construction, thus presenting a minimum of conflict for the shopping center development.

It was agreed that these matters would be consummated in the form of a letter-agreement submitted by the developer to the City and that upon receipt of such letter, the plat would be released, contingent again upon the satisfaction of the remaining requirements originally imposed on the plat.

Later Monday afternoon, Mr. Law again called and inquired about the affect of the 10-foot dedication upon the approved Community Unit Plan. The approved Community Unit Plan required a 10-foot planting strip adjacent to Harry Street opposite the residential units in Hilltop Manor. Also, it established a 35-foot building setback line for Parcels #2, #3, and #4, which are free-standing parcels separate from the main shopping center complex. I advised Mr. Law that I would work towards the end of seeing that the Community Unit Plan was interpreted to delete the 10-foot planting strip and reduce the setbacks from 35 to 25 feet, in the event the 10-foot dedication was made, as these would be the requirements that would have been required in that 10 feet.

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October 31, 1967

And further, that if the 10 feet is no longer in their possession, the requirements should not then be imposed. I further advised them that if such interpretations could not be made administratively, I would support such changes in official actions by the Planning Commission and governing body.

Tuesday morning, October 31, I met with Mr. Kuhn to go over a draft copy of a proposed letter-agreement to be submitted to the developer for his signature. Certain modifications were made and an additional paragraph was inserted concerning the Community Unit Plan. I checked with Glen Lytle on this interpretation of the Community Unit Plan and received his oral concurrence, and a request from him that any agreement entered into along this line be sent to him so it could be attached to his copy of the Community Unit Plan for future use. I also submitted the agreement to Ralph Wulz for him to review. Mr. Wulz made two minor additions to the agreement, which were transmitted back to Mr. Kuhn. Mr. Kuhn advised that he would place the agreement in the proper form, obtain the necessary signatures, forward it to the developer for his counter signature, return it to the City, and request their approval signature on the agreement.

Researchers into this particular action should check further as to any minutes or discussions held by the Capital Improvement Programming Administrative Committee or public meetings on the capital improvement program and its November-December revisions as they pertain to the project of improving Harry Street from Roosevelt to Yale.

RAL:ber

EDWARD F. ARN
RICHARD F. MULLINS
MILD M. UNRUH
H. R. KUHN
LOUIS W. CATES
RODER K. WILSON
BERNICE BURKET

LAW OFFICES OF
ARN, MULLINS, UNRUH, KUHN & CATES
330 DARVEY BUILDING - 300 WEST DOUGLAS
WICHITA, KANSAS 67202
AMHERST 7-5267

October 31, 1967

City of Wichita
Wichita, Kansas

Attention: Mr. Ralph Wulz, and
Mr. Robert A. Lakin

Subject: S/D 65-63 Wood Plaza Addition



Gentlemen:

This is to confirm the various commitments made in the course of an informal discussion of October 30, 1967, concerning the follow-up requirements and procedures necessary to secure a release of the tracing of the above noted plat. You will recall that the Department of Public Works was desiring some changes from the original requirements set forth by the Metropolitan Area Planning Commission and the City Commission. The principal change which the Department of Public Works was pressing for was the dedication of an additional 10-foot strip along the north edge of the property covered by the plat, anticipating the future need for additional right-of-way for utility and street purposes.

It was decided during the course of the discussion that the matter need not be referred back to the Metropolitan Area Planning Commission or to the City Commission for further action if the following requirements were met by the developer:

1. Filing with the city either a cashier's check or payment bonds totaling the sum of \$27,370.00 guaranteeing payment for
 - a. the installation of sidewalks;
 - b. the construction of drainage facilities through provision of pipe from the southeast corner of said plat southward through and along the elementary site to Clapp Park;
 - c. reimbursement to the city of Wichita at an actual cost figure, all costs and expenses related to the preparation of plans and specifications and the inspection of construction of the above listed projects.

ARN, MULLINS, UNRUH, KUHN & CATES

City of Wichita
October 31, 1967
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2. Dedicating to the use of the public the north ten feet of the area included within the plat for the installation and maintenance of public utilities and for street purposes. Such dedication to be made to be effective at the time the developer constructs the "acceleration-deceleration" lane hereinafter referred to.

With regard to the re-designing and widening of Harry Street as aforesaid, it is understood that in any event, no more than 50 per cent of those construction costs incurred within the project boundary immediately adjacent to the Wood Plaza Addition shall be assignable to Wood Plaza Addition.

The city has agreed with the developer that in consideration of the developer agreeing to the dedication above referred to, that if the city proceeds with the re-designing and reconstruction of Harry Street, it will proceed with such construction project at the same time as the shopping center is being constructed, or at a time subsequent thereto in a manner so as not to prevent customer access to the shopping center. In other words, a portion of Harry Street leading to the shopping center shall, at all times be open to customer motor traffic. It being understood that in order to assure such access, that the developer will cause to be constructed to standard city specifications the "acceleration-deceleration" street lane immediately adjacent to the plat at the time of the construction of the shopping center project.

In regard to the Community Unit Plan approved by the Planning Commission on September 16, 1965, the City will administratively interpret the approved Community Unit Plan to delete the 10-foot planting screen adjacent to Harry Street and to adjust the 35-foot building setback to 25 feet on Parcels 2, 3, and 4, in view of the considerations made in this agreement, specifically pertaining to the additional dedication of 10 feet of right-of-way along the north boundary of Wood Plaza Addition. This administrative interpretation is made under the provisions of 28.04.190.B.10.f. in that this does not create a "substantial deviation" from the intent of the originally approved CUP.

The developer would appreciate an acknowledgement of this

ARN, MULLINS, UNRUH, KUHN & CATES

City of Wichita
October 31, 1967
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understanding and the commitments set out above by your approving a copy of this letter and returning such copy to the developer.

Yours very truly,
WOOD PLAZA ADDITION, INC.

By: Gerald Kraft
~~Walter J. Kraft, President~~
Gerald Kraft, Vice President

Approved this 31 day of October, 1967.

SPORTS CENTER, INC.

By George P. Conover
President

Approved this 8th day of November, 1967.

CITY OF WICHITA

By Ralph [Signature]

September 20, 1965

Messrs. Richard F. Mullins and
H. R. Kuhn
201 Beacon Building
Wichita, Kansas

Gentlemen:

Subject: DP-10 - CUP
Wichita Mall Shopping Center

At its regular meeting on September 16, 1965, the Metropolitan Area Planning Commission considered the above-captioned Community Unit Plan for the development of the Wichita Mall Shopping Center. The action of the Planning Commission was to approve the Development Plan, subject to the following conditions:

1. Item #3 under General Provisions shall be changed to read as follows:
 3. Drainage will be handled in the manner as approved in the final plat of Wood Plaza Addition.
2. Under General Provisions, it shall be noted that maximum building coverage shall not exceed 30% of the total site, rather than 30% of each parcel for Parcels 1, 2, 3 and 4.
3. The 30% maximum land coverage requirement shall be deleted from Parcels 1, 2, 3 and 4, inasmuch as this requirement will be handled under the General Provisions section of the plan.
4. Under proposed general uses for Parcels 2 and 4, the same uses have been listed. Consequently, it is suggested that some additional uses be listed under each parcel so there will be no misunderstanding at the time a building permit is required.

5. The 5'-8' solid masonry wall required along the east property is hereby waived and in its place a louvered redwood, or woven (ribbons inserted through chainlink to make the fence non-translucent) chainlink fence shall be constructed adjacent to the east property line. The fence shall be six inches higher than the opening of approximately 4-5 feet along the bottom of the existing fence along the west line of the Twin Drive-in property to the east. This will protect the customers of the Twin Drive-in from offensive lights emanating from traffic circulation on the shopping center site.
6. Complete access control should be indicated along the south line of Harry for a distance of 150 feet east of the intersection of Harry and Roosevelt and along the east line of Roosevelt for a distance of 200 feet south of the intersection of Harry and Roosevelt.
7. A fire lane, 20 feet in width (with sufficient turning radii at corners for standard fire apparatus) shall be provided around all main structures constructed within Parcel No. 1. Said fire lane shall have a 4-inch crushed rock base and a 2-inch asphalt surface, or a 3½-inch asphalt base with 1½-inch asphalt surface. No parking shall be allowed in such fire lane although it may be used for passenger loading and unloading. Wheel blocks or other such devices shall be used where needed to separate parking areas from the fire lane. Prior to final approval of the parking plan, the Fire Chief, or his designated representative, shall approve the plan as to the location and design of the fire lane. (This statement is to be placed on the face of the Development Plan under General Provisions).
8. An eight-foot high solid fence shall be constructed along the south line, providing that provisions shall be made to allow water from Lots 2, 3 and 4, Consover's First Addition, to pass through. (This statement is to be placed on the face of the Development Plan under General Provisions).
9. Full pedestrian and vehicular access control shall be indicated along the entire south property line.
10. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as deter-

Page 3 - Messrs. Richard F. Mullins and H. R. Kuhn
September 20, 1965

mined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

11. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.

Enclosed herewith is a marked copy of the Development Plan. It will now be necessary that three revised copies of the Plan (showing all the conditions of approval), be submitted to this office for our files. One copy of the revised Development Plan will be filed with the Superintendent of Central Inspection so that he will be aware of the conditions of approval at the time a building permit is requested.

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

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:ber
Enclosure

cc: Melvin Simon and Associates
600 Kuhn Building
Indianapolis, Indiana

Herbert K. Dodd, Attorney
901 North Broadway

Glen Lytle, Superintendent
Central Inspection

K. O. Taylor, Engineer
Room 203, 307 1/2 Laura

Robert L. Simpson
Deputy Fire Chief

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

DATE: September 2, 1965

Case No. SP-10

Request: Approval of the proposed Wichita
Mall Shopping Center under the Community
Unit Plan provisions of the Ordinance

Location: Southeast corner of Roosevelt and Harry

Acres: 29

Platted - S/D 65-63 - The preliminary plat of Wood Plaza Addition
has been approved by the Subdivision Committee. This plat includes
the same areas that included in the CUP

	Land Use	Zoning
Existing North	Kiddieland Sports Center Multiple family & drive-in restaurant	"AA" & "LC" "B" & "LC"
East	Drive-in theater	"AA"
South	Single family	"AA"
West	Duplexes, general business	"A" & "LC"

Comments

1. As a requirement under the CUP provisions, a preliminary development plan has been submitted for review. The development plan indicates the required information pertaining to gross area, maximum building coverage, maximum height, proposed general uses, maximum curb cuts, sign controls, and minimum building setbacks.
2. The applicants have requested "LC" zoning (Case Z-0699) for a strip approximately 200 feet in width adjacent to the west and south property lines. This strip of land is now zoned "AA" and acts as a buffer for the residential development to the west and south. In view of the controls which can be exercised under the CUP provisions of the Ordinance, i.e., screening, sign controls, access controls, etc., the applicants have requested "LC" zoning for their entire property.
3. The applicants have requested that the required 5'-8" solid wall which is required adjacent to the east property line, be waived inasmuch as the property to the east is developed as the Twin and Meadowlark Drive-in theaters. It should be noted that these two theaters are nonconforming uses inasmuch as they are located in the "AA" district.

There is an existing fence approximately 15 feet in height along the east property line. This fence has been provided by the owners of the drive-in theaters. The only problem with the fence, if this property is developed for a shopping center, is that the fence, although approximately 15 feet in height, is open for a distance of approximately 4 feet above ground level. It would, therefore, appear that the lights from the circulation of traffic on the shopping center site would be bothersome to the people patronizing the drive-in theater.

4. It should be pointed out that the drainage problems associated with this property can be handled under the platting of this property. (S/D 65-63 - Wood Plaza Addition.)
5. It should be pointed out that complete access control adjacent to the south property line except for pedestrian traffic from Countryside Court and Bluff Street was requested by the staff at the time the preliminary development plan was submitted. It was felt that this would provide protection to the property owners to the south by eliminating the generation of commercial traffic on a residential street.
6. It should also be pointed out that there is some concern on the part of the Traffic Engineering Division regarding traffic channelization being provided along Harry Street. Plans are being designed showing channelization and curb cuts, however, it should be noted that if this is a matter of concern, it should be handled in the approval of the plat of Wood Plaza Addition. (S/D 65-63).

Recommendation

The Planning Department recommends that the development plan be approved with the understanding that such approval is given on the basis that this tract of land is under one ownership and control, and is in accordance with the intent of Section 28.04.190, of the Ordinance to promote well-planned and well-organized shopping centers. It is further recommended that approval of the plan be given subject to the following conditions:

1. Item #3 under General Provisions should be changed to read as follows:
3. Drainage will be handled in a manner satisfactory to the Engineering Division of the Department of Public Works.

2. Under general provisions, it should be noted that maximum building coverage will not exceed 30% of the total site rather than 30% of each parcel for Parcels 1, 2, 3 and 4.
3. The 30% maximum land coverage requirement should be deleted from Parcels 1, 2, 3 and 4, inasmuch as this requirement will be handled under the General Provisions section of the plan.
4. Under proposed general uses for Parcels 2 and 4, the same uses have been listed. Consequently, it is suggested that some additional uses be listed under each parcel so there will be no misunderstanding at the time a building permit is required.
5. The 5'-8' solid masonry wall required along the east property is hereby waived and in its place a louvered redwood, or woven (ribbons inserted through chainlink to make the fence non-translucent) chainlink fence shall be constructed adjacent to the east property line. The fence shall be six inches higher than the opening of approximately 4-5 feet along the bottom of the existing fence along the west line of the Twin Drive-in property to the east. This will protect the customers of the Twin Drive-in from offensive lights emanating from traffic circulation on the shopping center site.
6. Complete access control should be indicated along the south line of Harry for a distance of 150 feet east of the intersection of Harry and Roosevelt and along the east line of Roosevelt for a distance of 200 feet south of the intersection of Harry and Roosevelt.
7. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
8. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

DATE: September 2, 1965

Case No. 57-10

Request: Approval of the proposed Wichita Mall Shopping Center under the Community Unit Plan provisions of the Ordinance

Location: Southeast corner of Roosevelt and Harry

Acres: 29

Platted - S/D 65-63 - The preliminary plat of Wood Plaza Addition has been approved by the Subdivision Committee. This plat includes the same areas that included in the CUP

	<u>Land Use</u>	<u>Zoning</u>
Existing North	Kiddieland Sports Center Multiple family & drive-in restaurant	"AA" & "LC" "B" & "LC"
East	Drive-in theater	"AA"
South	Single family	"AA"
West	Duplexes, general business	"A" & "LC"

Comments

1. As a requirement under the CUP provisions, a preliminary development plan has been submitted for review. The development plan indicates the required information pertaining to gross area, maximum building coverage, maximum height, proposed general uses, maximum curb cuts, sign controls, and minimum building setbacks.
2. The applicants have requested "LC" zoning (Case Z-0699) for a strip approximately 200 feet in width adjacent to the west and south property lines. This strip of land is now zoned "AA" and acts as a buffer for the residential development to the west and south. In view of the controls which can be exercised under the CUP provisions of the Ordinance, i.e., screening, sign controls, access controls, etc., the applicants have requested "LC" zoning for their entire property.
3. The applicants have requested that the required 5'-8" solid wall which is required adjacent to the east property line, be waived inasmuch as the property to the east is developed as the Twin and Meadowlark Drive-in theaters. It should be noted that these two theaters are nonconforming uses inasmuch as they are located in the "AA" district.

There is an existing fence approximately 15 feet in height along the east property line. This fence has been provided by the owners of the drive-in theaters. The only problem with the fence, if this property is developed for a shopping center, is that the fence, although approximately 15 feet in height, is open for a distance of approximately 4 feet above ground level. It would, therefore, appear that the lights from the circulation of traffic on the shopping center site would be bothersome to the people patronizing the drive-in theater.

4. It should be pointed out that the drainage problems associated with this property can be handled under the platting of this property. (S/D 65-63 - Wood Plaza Addition.)
5. It should be pointed out that complete access control adjacent to the south property line except for pedestrian traffic from Countryside Court and Bluff Street was requested by the staff at the time the preliminary development plan was submitted. It was felt that this would provide protection to the property owners to the south by eliminating the generation of commercial traffic on a residential street.
6. It should also be pointed out that there is some concern on the part of the Traffic Engineering Division regarding traffic channelization being provided along Harry Street. Plans are being designed showing channelization and curb cuts, however, it should be noted that if this is a matter of concern, it should be handled in the approval of the plat of Wood Plaza Addition. (S/D 65-63).

Recommendation

The Planning Department recommends that the development plan be approved with the understanding that such approval is given on the basis that this tract of land is under one ownership and control, and is in accordance with the intent of Section 28.04.190, of the Ordinance to promote well-planned and well-organized shopping centers. It is further recommended that approval of the plan be given subject to the following conditions:

1. Item #3 under General Provisions should be changed to read as follows:
3. Drainage will be handled in a manner satisfactory to the Engineering Division of the Department of Public Works.

2. Under general provisions, it should be noted that maximum building coverage will not exceed 30% of the total site rather than 30% of each parcel for Parcels 1, 2, 3 and 4.
3. The 30% maximum land coverage requirement should be deleted from Parcels 1, 2, 3 and 4, inasmuch as this requirement will be handled under the General Provisions section of the plan.
4. Under proposed general uses for Parcels 2 and 4, the same uses have been listed. Consequently, it is suggested that some additional uses be listed under each parcel so there will be no misunderstanding at the time a building permit is required.
5. The 5'-8' solid masonry wall required along the east property is hereby waived and in its place a louvered redwood, or woven (ribbons inserted through chainlink to make the fence non-translucent) chainlink fence shall be constructed adjacent to the east property line. The fence shall be six inches higher than the opening of approximately 4-5 feet along the bottom of the existing fence along the west line of the Twin Drive-in property to the east. This will protect the customers of the Twin Drive-in from offensive lights emanating from traffic circulation on the shopping center site.
6. Complete access control should be indicated along the south line of Harry for a distance of 150 feet east of the intersection of Harry and Roosevelt and along the east line of Roosevelt for a distance of 200 feet south of the intersection of Harry and Roosevelt.
7. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
8. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

DATE: September 2, 1965

Case No. SP-10

Request: Approval of the proposed Wichita
Mall Shopping Center under the Community
Unit Plan provisions of the Ordinance

Location: Southeast corner of Roosevelt and Harry

Acres: 29

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has been approved by the Subdivision Committee. This plat includes
the same areas that included in the CUP

	<u>Land Use</u>	<u>Zoning</u>
Existing	Kiddieland Sports Center	"AA" & "LC"
North	Multiple family & drive-in restaurant	"B" & "LC"
East	Drive-in theater	"AA"
South	Single family	"AA"
West	Duplexes, general business	"A" & "LC"

Comments

1. As a requirement under the CUP provisions, a preliminary development plan has been submitted for review. The development plan indicates the required information pertaining to gross area, maximum building coverage, maximum height, proposed general uses, maximum curb cuts, sign controls, and minimum building setbacks.
2. The applicants have requested "LC" zoning (Case Z-0699) for a strip approximately 200 feet in width adjacent to the west and south property lines. This strip of land is now zoned "AA" and acts as a buffer for the residential development to the west and south. In view of the controls which can be exercised under the CUP provisions of the Ordinance, i.e., screening, sign controls, access controls, etc., the applicants have requested "LC" zoning for their entire property.
3. The applicants have requested that the required 5'-8' solid wall which is required adjacent to the east property line, be waived inasmuch as the property to the east is developed as the Twin and Meadowlark Drive-in theaters. It should be noted that these two theaters are nonconforming uses inasmuch as they are located in the "AA" district.

There is an existing fence approximately 15 feet in height along the east property line. This fence has been provided by the owners of the drive-in theaters. The only problem with the fence, if this property is developed for a shopping center, is that the fence, although approximately 15 feet in height, is open for a distance of approximately 4 feet above ground level. It would, therefore, appear that the lights from the circulation of traffic on the shopping center site would be bothersome to the people patronizing the drive-in theater.

4. It should be pointed out that the drainage problems associated with this property can be handled under the platting of this property. (S/D 65-63 - Wood Plaza Addition.)
5. It should be pointed out that complete access control adjacent to the south property line except for pedestrian traffic from Countryside Court and Bluff Street was requested by the staff at the time the preliminary development plan was submitted. It was felt that this would provide protection to the property owners to the south by eliminating the generation of commercial traffic on a residential street.
6. It should also be pointed out that there is some concern on the part of the Traffic Engineering Division regarding traffic channelization being provided along Harry Street. Plans are being designed showing channelization and curb cuts, however, it should be noted that if this is a matter of concern, it should be handled in the approval of the plat of Wood Plaza Addition. (S/D 65-63).

Recommendation

The Planning Department recommends that the development plan be approved with the understanding that such approval is given on the basis that this tract of land is under one ownership and control, and is in accordance with the intent of Section 28.04.190, of the Ordinance to promote well-planned and well-organized shopping centers. It is further recommended that approval of the plan be given subject to the following conditions:

1. Item #3 under General Provisions should be changed to read as follows:
3. Drainage will be handled in a manner satisfactory to the Engineering Division of the Department of Public Works.

2. Under general provisions, it should be noted that maximum building coverage will not exceed 30% of the total site rather than 30% of each parcel for Parcels 1, 2, 3 and 4.
3. The 30% maximum land coverage requirement should be deleted from Parcels 1, 2, 3 and 4, inasmuch as this requirement will be handled under the General Provisions section of the plan.
4. Under proposed general uses for Parcels 2 and 4, the same uses have been listed. Consequently, it is suggested that some additional uses be listed under each parcel so there will be no misunderstanding at the time a building permit is required.
5. The 5'-8' solid masonry wall required along the east property is hereby waived and in its place a louvered redwood, or woven (ribbons inserted through chainlink to make the fence non-translucent) chainlink fence shall be constructed adjacent to the east property line. The fence shall be six inches higher than the opening of approximately 4-5 feet along the bottom of the existing fence along the west line of the Twin Drive-in property to the east. This will protect the customers of the Twin Drive-in from offensive lights emanating from traffic circulation on the shopping center site.
6. Complete access control should be indicated along the south line of Harry for a distance of 150 feet east of the intersection of Harry and Roosevelt and along the east line of Roosevelt for a distance of 200 feet south of the intersection of Harry and Roosevelt.
7. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
8. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.

35

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

DATE: September 2, 1965

Case No. DP-10

Request: Approval of the proposed Wichita
Mall Shopping Center under the Community
Unit Plan provisions of the Ordinance

Location: Southeast corner of Roosevelt and Harry

Acres: 29

Platted - S/D 65-63 - The preliminary plat of Wood Plaza Addition
has been approved by the Subdivision Committee. This plat includes
the areas that included in the CUP

	Land Use	Zoning
Existing North	Kiddieland Sports Center Multiple family & drive-in restaurant	"AA" & "LC" "B" & "LC"
East	Drive-in theater	"AA"
South	Single family	"AA"
West	Duplexes, general business	"A" & "LC"

Comments

1. As a requirement under the CUP provisions, a preliminary development plan has been submitted for review. The development plan indicates the required information pertaining to gross area, maximum building coverage, maximum height, proposed general uses, maximum curb cuts, sign controls, and minimum building setbacks.
2. The applicants have requested "LC" zoning (Case Z-0699) for a strip approximately 200 feet in width adjacent to the west and south property lines. This strip of land is now zoned "AA" and acts as a buffer for the residential development to the west and south. In view of the controls which can be exercised under the CUP provisions of the Ordinance, i.e., screening, sign controls, access controls, etc., the applicants have requested "LC" zoning for their entire property.
3. The applicants have requested that the required 5'-8' solid wall which is required adjacent to the east property line, be waived inasmuch as the property to the east is developed as the Twin and Meadowlark Drive-in theaters. It should be noted that these two theaters are nonconforming uses inasmuch as they are located in the "AA" district.

Page 2 - Case No. DP-10
September 2, 1965

There is an existing fence approximately 15 feet in height along the east property line. This fence has been provided by the owners of the drive-in theaters. The only problem with the fence, if this property is developed for a shopping center, is that the fence, although approximately 15 feet in height, is open for a distance of approximately 4 feet above ground level. It would, therefore, appear that the lights from the circulation of traffic on the shopping center site would be bothersome to the people patronizing the drive-in theater.

4. It should be pointed out that the drainage problems associated with this property can be handled under the platting of this property. (S/D 65-63 - Wood Plaza Addition.)
5. It should be pointed out that complete access control adjacent to the south property line except for pedestrian traffic from Countryside Court and Bluff Street was requested by the staff at the time the preliminary development plan was submitted. It was felt ~~that this~~ would provide protection to the property owners to the south by eliminating the generation of commercial traffic on a residential street.
6. It should also be pointed out that there is some concern on the part of the Traffic Engineering Division regarding traffic channelization being provided along Harry Street. Plans are being designed showing channelization and curb cuts, however, it should be noted that if this is a matter of concern, it should be handled ~~in the~~ approval of the plat of Wood Plaza Addition. (S/D 65-63).

Recommendation

The Planning Department recommends that the development plan be approved with the understanding that such approval is given on the basis that this tract of land is under one ownership and control, and is in accordance with the intent of Section 28.04.190, of the Ordinance to promote well-planned and well-organized shopping centers. It is further recommended that approval of the plan be given subject to the following conditions:

1. Item #3 under General Provisions should be changed to read as follows:
3. Drainage will be handled in a manner satisfactory to the Engineering Division of the Department of Public Works.

Page 3 - Case No. DP-10
September 2, 1965

2. Under general provisions, it should be noted that maximum building coverage will not exceed 30% of the total site rather than 30% of each parcel for Parcels 1, 2, 3 and 4.
3. The 30% maximum land coverage requirement should be deleted from Parcels 1, 2, 3 and 4, inasmuch as this requirement will be handled under the General Provisions section of the plan.
4. Under proposed general uses for Parcels 2 and 4, the same uses have been listed. Consequently, it is suggested that some additional uses be listed under each parcel so there will be no misunderstanding at the time a building permit is required.
5. The 5'-8' solid masonry wall required along the east property is hereby waived and in its place a louvered redwood, or woven (ribbons inserted through chainlink to make the fence non-translucent) chainlink fence shall be constructed adjacent to the east property line. The fence shall be six inches higher than the opening of approximately 4-5 feet along the bottom of the existing fence along the west line of the Twin Drive-in property to the east. This will protect the customers of the Twin Drive-in from offensive lights emanating from traffic circulation on the shopping center site.
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8. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.

A fire lane, 20 feet in width (with sufficient turning radii at corners for standard fire apparatus) shall be provided around all main structures constructed within Parcel No. 1. Said fire lane shall have a 4-inch crushed rock base and a 2-inch asphalt surface, or a 3½ inch asphalt base with 1½ inch asphalt surface. No parking shall be allowed in such fire lane although it may be used for passenger loading and unloading. Wheel blocks or other such devices shall be used where needed to separate parking areas from the fire lane. Prior to final approval of the parking plan, the Fire Chief, or his designated representative, shall approve the plan as to the location and design of the fire lane.

An eight-foot high solid fence shall be constructed along the south line, providing that provisions shall be made to allow water from Lots 8 and 9, Block 3, Grandview Addition, to pass through.

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Handwritten notes:
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what if it developed legit
commercial in pieces as it
could be - then what about
the reconstruction of Harry?

then proceed:

STONER WOULD BE THE FIRST TO BE A 'STONER' IN THE 'STONER' INDUSTRY

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CASE NO. DP-10 - 311 NOTICES MAILED 9-9-65 FOR 9-16-65 MEETING

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
Wichita, Kansas,

NOTICE TO ADJOINING PROPERTY OWNERS

SEP 9 - 1965

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, at its meeting at 2:00 p.m. on SEP 16 1965, at which time you may appear either in person or by agent or attorney, if you so desire.

C. Bickley Foster, Secretary

CASE NO. DP-10
Commercial Development Plan

The north 990 feet of the west half of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East of the 6th P.M.; and the north 990 feet of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, except the west 680 feet thereof, in Section 35, Township 27 South, Range 1 East of the 6th P.M. Generally located at the southeast corner of Harry and Roosevelt.

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T9-215

SUMMARY DESCRIPTION OF CITY OF WICHITA ZONING DISTRICTS

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Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" - Two-Family Dwelling District
Permits two-family dwellings and uses permitted in "AA".
- "RB" - Four-Family Dwelling District
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "B" - Multiple-Family Dwelling District
Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
- "BB" - Office District
Permits apothecaries, clinics, hospitals; medical, business and professional offices; motels under certain conditions; and all residential uses.
- "LC" - Light Commercial District
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- "C" - Commercial District
Permits all commercial uses and residential and office uses and some fabrication uses.
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Permits all commercial, office, wholesale, manufacturing and residential uses. Prohibits those which constitute a hazard or nuisance from smoke, dust, odor or fire danger.
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T9-215

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WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
Wichita, Kansas

NOTICE TO ADJOINING PROPERTY OWNERS

SEP 9 1965

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, at its meeting at 2:00 p.m. on SEP 16 1965, at which time you may appear either in person or by agent or attorney, if you so desire.

C. Bickley Foster, Secretary

CASE NO. DP-10
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WICHITA-SEDCWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

DATE: September 2, 1965

Case No. SP-10

Request: Approval of the proposed Wichita
Mall Shopping Center under the Community
Unit Plan provisions of the Ordinance

Location: Southeast corner of Roosevelt and Harry

Acres: 29

Platted - S/D 65-63 - The preliminary plat of Wood Plaza Addition
has been approved by the Subdivision Committee. This plat includes
the same areas that included in the CUP

	Land Use	Zoning
Existing	Kiddieland Sports Center	"AA" & "LC"
North	Multiple family & drive-in restaurant	"B" & "LC"
East	Drive-in theater	"AA"
South	Single family	"AA"
West	Duplexes, general business	"A" & "LC"

Comments

1. As a requirement under the CUP provisions, a preliminary development plan has been submitted for review. The development plan indicates the required information pertaining to gross area, maximum building coverage, maximum height, proposed general uses, maximum curb cuts, sign controls, and minimum building setbacks.
2. The applicants have requested "LC" zoning (Case Z-0699) for a strip approximately 200 feet in width adjacent to the west and south property lines. This strip of land is now zoned "AA" and acts as a buffer for the residential development to the west and south. In view of the controls which can be exercised under the CUP provisions of the Ordinance, i.e., screening, sign controls, access controls, etc., the applicants have requested "LC" zoning for their entire property.
3. The applicants have requested that the required 5'-8' solid wall which is required adjacent to the east property line, be waived inasmuch as the property to the east is developed as the Twin and Meadowlark Drive-in theaters. It should be noted that these two theaters are nonconforming uses inasmuch as they are located in the "AA" district.

There is an existing fence approximately 15 feet in height along the east property line. This fence has been provided by the owners of the drive-in theaters. The only problem with the fence, if this property is developed for a shopping center, is that the fence, although approximately 15 feet in height, is open for a distance of approximately 4 feet above ground level. It would, therefore, appear that the lights from the circulation of traffic on the shopping center site would be bothersome to the people patronizing the drive-in theater.

4. It should be pointed out that the drainage problems associated with this property can be handled under the platting of this property. (S/D 65-63 - Wood Plaza Addition.)
5. It should be pointed out that complete access control adjacent to the south property line except for pedestrian traffic from Countryside Court and Bluff Street was requested by the staff at the time the preliminary development plan was submitted. It was felt that this would provide protection to the property owners to the south by eliminating the generation of commercial traffic on a residential street.
6. It should also be pointed out that there is some concern on the part of the Traffic Engineering Division regarding traffic channelization being provided along Harry Street. Plans are being designed showing channelization and curb cuts, however, it should be noted that if this is a matter of concern, it should be handled in the approval of the plat of Wood Plaza Addition. (S/D 65-63).

Recommendation

The Planning Department recommends that the development plan be approved with the understanding that such approval is given on the basis that this tract of land is under one ownership and control, and is in accordance with the intent of Section 28.04.190, of the Ordinance to promote well-planned and well-organized shopping centers. It is further recommended that approval of the plan be given subject to the following conditions:

1. Item #3 under General Provisions should be changed to read as follows:
 3. Drainage will be handled in a manner satisfactory to the Engineering Division of the Department of Public Works.

2. Under general provisions, it should be noted that maximum building coverage will not exceed 30% of the total site rather than 30% of each parcel for Parcels 1, 2, 3 and 4.
3. The 30% maximum land coverage requirement should be deleted from Parcels 1, 2, 3 and 4, inasmuch as this requirement will be handled under the General Provisions section of the plan.
4. Under proposed general uses for Parcels 2 and 4, the same uses have been listed. Consequently, it is suggested that some additional uses be listed under each parcel so there will be no misunderstanding at the time a building permit is required.
5. The 5'-8' solid masonry wall required along the east property is hereby waived and in its place a louvered redwood, or woven (ribbons inserted through chainlink to make the fence non-translucent) chainlink fence shall be constructed adjacent to the east property line. The fence shall be six inches higher than the opening of approximately 4-5 feet along the bottom of the existing fence along the west line of the Twin Drive-in property to the east. This will protect the customers of the Twin Drive-in from offensive lights emanating from traffic circulation on the shopping center site.
6. Complete access control should be indicated along the south line of Harry for a distance of 150 feet east of the intersection of Harry and Roosevelt and along the east line of Roosevelt for a distance of 200 feet south of the intersection of Harry and Roosevelt.
7. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
8. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.

WICHITA-SEDGWICK COUNTY
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DATE: September 2, 1965

Case No. SP-10

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Mall Shopping Center under the Community
Unit Plan provisions of the Ordinance

Location: Southeast corner of Roosevelt and Harry

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	<u>Land Use</u>	<u>Zoning</u>
Existing North	Kiddieland Sports Center Multiple family & drive-in restaurant	"AA" & "LC" "B" & "LC"
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4. It should be pointed out that the drainage problems associated with this property can be handled under the platting of this property. (S/D 65-63 - Wood Plaza Addition.)
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6. It should also be pointed out that there is some concern on the part of the Traffic Engineering Division regarding traffic channelization being provided along Harry Street. Plans are being designed showing channelization and curb cuts, however, it should be noted that if this is a matter of concern, it should be handled in the approval of the plat of Wood Plaza Addition. (S/D 65-63).

Recommendation

The Planning Department recommends that the development plan be approved with the understanding that such approval is given on the basis that this tract of land is under one ownership and control, and is in accordance with the intent of Section 28.04.190, of the Ordinance to promote well-planned and well-organized shopping centers. It is further recommended that approval of the plan be given subject to the following conditions:

1. Item #3 under General Provisions should be changed to read as follows:
3. Drainage will be handled in a manner satisfactory to the Engineering Division of the Department of Public Works.

2. Under general provisions, it should be noted that maximum building coverage will not exceed 30% of the total site rather than 30% of each parcel for Parcels 1, 2, 3 and 4.
3. The 30% maximum land coverage requirement should be deleted from Parcels 1, 2, 3 and 4, inasmuch as this requirement will be handled under the General Provisions section of the plan.
4. Under proposed general uses for Parcels 2 and 4, the same uses have been listed. Consequently, it is suggested that some additional uses be listed under each parcel so there will be no misunderstanding at the time a building permit is required.
5. The 5'-8' solid masonry wall required along the east property is hereby waived and in its place a louvered redwood, or woven (ribbons inserted through chainlink to make the fence non-translucent) chainlink fence shall be constructed adjacent to the east property line. The fence shall be six inches higher than the opening of approximately 4-5 feet along the bottom of the existing fence along the west line of the Twin Drive-in property to the east. This will protect the customers of the Twin Drive-in from offensive lights emanating from traffic circulation on the shopping center site.
6. Complete access control should be indicated along the south line of Harry for a distance of 150 feet east of the intersection of Harry and Roosevelt and along the east line of Roosevelt for a distance of 200 feet south of the intersection of Harry and Roosevelt.
7. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
8. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.

WICHITA-SEDCWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

DATE: September 2, 1965

Case No. SP-10

Request: Approval of the proposed Wichita
Mall Shopping Center under the Community
Unit Plan provisions of the Ordinance

Location: Southeast corner of Roosevelt and Larry

Acres: 29

Platted - S/D 65-63 - The preliminary plat of Wood Plaza Addition
has been approved by the Subdivision Committee. This plat includes
the same areas that included in the CUP

	<u>Land Use</u>	<u>Zoning</u>
Existing	Kiddieland Sports Center	"AA" & "LC"
North	Multiple family & drive-in restaurant	"B" & "LC"
East	Drive-in theater	"AA"
South	Single family	"AA"
West	Duplexes, general business	"A" & "LC"

Comments

1. As a requirement under the CUP provisions, a preliminary development plan has been submitted for review. The development plan indicates the required information pertaining to gross area, maximum building coverage, maximum height, proposed general uses, maximum curb cuts, sign controls, and minimum building setbacks.
2. The applicants have requested "LC" zoning (Case Z-0699) for a strip approximately 200 feet in width adjacent to the west and south property lines. This strip of land is now zoned "AA" and acts as a buffer for the residential development to the west and south. In view of the controls which can be exercised under the CUP provisions of the Ordinance, i.e., screening, sign controls, access controls, etc., the applicants have requested "LC" zoning for their entire property.
3. The applicants have requested that the required 5'-8' solid wall which is required adjacent to the east property line, be waived inasmuch as the property to the east is developed as the Twin and Meadowlark Drive-in theaters. It should be noted that these two theaters are nonconforming uses inasmuch as they are located in the "AA" district.

There is an existing fence approximately 15 feet in height along the east property line. This fence has been provided by the owners of the drive-in theaters. The only problem with the fence, if this property is developed for a shopping center, is that the fence, although approximately 15 feet in height, is open for a distance of approximately 4 feet above ground level. It would, therefore, appear that the lights from the circulation of traffic on the shopping center site would be bothersome to the people patronizing the drive-in theater.

4. It should be pointed out that the drainage problems associated with this property can be handled under the platting of this property. (S/D 65-63 - Wood Plaza Addition.)
5. It should be pointed out that complete access control adjacent to the south property line except for pedestrian traffic from Countryside Court and Bluff Street was requested by the staff at the time the preliminary development plan was submitted. It was felt that this would provide protection to the property owners to the south by eliminating the generation of commercial traffic on a residential street.
6. It should also be pointed out that there is some concern on the part of the Traffic Engineering Division regarding traffic channelization being provided along Harry Street. Plans are being designed showing channelization and curb cuts, however, it should be noted that if this is a matter of concern, it should be handled in the approval of the plat of Wood Plaza Addition. (S/D 65-63).

Page 3 - Case No. DP-10
September 2, 1965

2. Under general provisions, it should be noted that maximum building coverage will not exceed 30% of the total site rather than 30% of each parcel for Parcels 1, 2, 3 and 4.
3. The 30% maximum land coverage requirement should be deleted from Parcels 1, 2, 3 and 4, inasmuch as this requirement will be handled under the General Provisions section of the plan.
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CASE NO. DP-10-311 NOTICES MAILED 8-23-65 FOR 9-2-65 MEETING

225.41
1.16
226.57
1.23
227.80

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
Wichita, Kansas

NOTICE TO ADJOINING PROPERTY OWNERS

AUG 23 1965

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, at its meeting at 2:00 p.m. on SEP 2 - 1965, at which time you may appear either in person or by agent or attorney, if you so desire.

C. Bickley Foster, Secretary

CASE NO. DP-10
Commercial Development Plan

The north 990 feet of the west half of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 27 South, Range 1 East of the 6th P.M.; and the north 990 feet of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, except the west 680 feet thereof, in Section 35, Township 27 South, Range 1 East of the 6th P.M. Generally located at the southeast corner of Harry and Roosevelt.

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T9-215

SUMMARY DESCRIPTION OF CITY OF WICHITA ZONING DISTRICTS

- "AA" - One-Family Dwelling District
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" - Two-Family Dwelling District
Permits two-family dwellings and uses permitted in "AA".
- "RB" - Four-Family Dwelling District
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
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Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
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Permits apothecaries, clinics, hospitals; medical, business and professional offices; motels under certain conditions; and all residential uses.
- "LC" - Light Commercial District
Permits all purely retail business conducted within an enclosed building; service stations; all residential and office uses.
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Permits all commercial uses and residential and office uses and some fabrication uses.
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LAW OFFICES OF
ARN, MULLINS, UNRUH, KUHN & CATES

BEACON BUILDING
WICHITA, KANSAS 67202
AMHERST 7-5267

August 17, 1965

EDWARD F. ARN
RICHARD F. MULLINS
MILD N. UNRUH
H. R. KUHN
LOUIS W. CATES
BERNICE BURKEY

City Planning Commission
104 South Main Street
Wichita, Kansas

Re: S/D 65-63 - Community Unit Plan for
Shopping Center, Wood Plaza Addition

Request for Waiver under Section 28.04.190.B.9

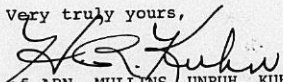
Gentlemen:

The applicant herewith submits the required twelve (12) revised copies of the preliminary development plan as required in your comments and suggestions under date of August 5, 1965.

Notwithstanding the designation on the revised plan of the 5'8"-high solid wall on the east side of subject property, the applicant herewith requests that the requirement relative to the wall on the east side of subject property be waived for the reason that the Meadowlark Theater is located immediately to the east of subject property. The usual conditions which would urge the inclusion of the fencing requirement are lacking in this instance, which is the basis for this request that said wall be waived.

Your consideration of this request will be greatly appreciated.

Very truly yours,


of ARN, MULLINS, UNRUH, KUHN & CATES

HRK:mbb

Enclosures

cc: Melvin Simon & Associates



August 5, 1965

Mr. H. R. Kuhn
Attorney
Beacon Building
Wichita, Kansas

Dear Mr. Kuhn:

Subject: DP-10 - Preliminary Development Plan for the area now known as Kiddieland

We have reviewed the Preliminary Development Plan which you submitted relative to the Community Unit Plan Development for the area now occupied by Kiddieland, generally located on the south side of Harry in an area east of Roosevelt. The following are comments relative to the various segments of the CUP as indicated in the proposed Preliminary Development Plan.

Parcels

On the preliminary Development Plan you have shown the location of all proposed structures on this site; however, the actual form of the proposed buildings need not be shown. It is necessary to show, through use of setback lines or other means of delineation, that area in which the buildings will be located. On the Development Plan you have shown a large grouping of buildings which will consist of a major portion of the shopping center uses, with three smaller structures to be located adjacent to Harry Street. Consequently, I would suggest that this development plan be divided into four separate parcels as shown on the enclosed marked copy of the preliminary plan.

It shall also be necessary that the following information be provided for each separate parcel shown on the development plan. The information which must be provided for each parcel is as follows:

Page 2 - H. R. Kuhn
August 5, 1965

1. Total area of the parcel
2. Maximum building coverage for each parcel
3. Maximum gross floor area
4. Building setback lines
5. Maximum building height
6. Parking ratio
7. Proposed general uses

It is suggested that all of this information for each separate parcel be indicated in a box on one side of the development plan. (See marked copy.)

General Provisions

On the development plan there should be a box set up for general provisions relating to the following information:

1. Sign Control. It should be indicated that signs along Harry and Roosevelt should not exceed 30 feet in height and shall be placed so as not to project over any public right of way. It should also be noted that no signs shall be permitted adjacent to the east and south property lines.
2. Curb Cuts. On the development plan you have shown the exact location of all of the proposed curb cuts; however, the exact location need not be shown. It should be noted under General Provisions that the maximum number of curb cuts along Harry shall not exceed _____ and the maximum number along Roosevelt shall not exceed _____.
3. Drainage. It should be noted under General Provisions that the drainage runoff waters will be connected into the existing storm sewer system.
4. Gross Land Area. It should be noted under General Provisions the gross land area and total acreage involved in the proposed development.
5. Maximum Land Coverage by Buildings. It should be noted under General Provisions that the maximum land coverage by buildings will not exceed 30% of the total site.

6. **Screening.** Under Section 28.04.190.8.b of the Community Unit Plan provisions, it is provided that low shrubbery not less than 10 feet in width shall be provided on the perimeter of the planned commercial development when such area is adjacent to an "A", "AA", "RB" or "B" District and when separated by a street. Consequently, a 10-foot planting strip will be required along the west property line except for areas of ingress and egress, and except for the north 166 feet of the west property line. A 10-foot planting strip is not required along the north 166 feet of the west property line inasmuch as the property to the west is zoned "LC" Light Commercial. A 10-foot planting strip is also required adjacent to the north property line running from Bluff Street on the west to the east property line, except for areas of ingress and egress, since the property to the north is zoned "B" Multiple Family.

Section 28.04.190.8.a provides that a 5 to 8-foot solid wall shall be constructed along any property line which abuts an "A", "AA", "RB" or "B" District and when not separated by a public street. Consequently, a 5 to 8-foot solid wall will be required adjacent to the south property line and adjacent to the east property line.

It should be noted that if any waivers are requested under Section 28.04.190.B.9, these requests should be listed under the General Provisions section of the preliminary development plan, and the applicant should submit a written request in the form of a letter outlining whatever waivers are requested.

7. **Access Control.** On the preliminary development plan you have indicated that a street by the name of Countryside Street is located adjacent to the south property line. However, this notation is in error since the south property line abuts the rear of the residences to the south. In order to ensure protection to all of the residences to the south, complete access control should be indicated adjacent to the south property line and around the cul-de-sac for Countryside Drive which is to be provided on the applicant's property.

Page 4 - H. R. Kuhn
August 5, 1965

8. Cul-de-sac. It shall be necessary that the applicant dedicate a cul-de-sac for Countryside Drive where it now deadends into the south property line. It should be noted that a 5 to 8-foot wall will be required to be constructed around the cul-de-sac and it should also be noted that complete access control will be provided around the cul-de-sac.

9. General Comments. In reviewing Case No. Z-0699, which is a request for a change of zoning from "AA" and "A" to "LC" for a strip of land along the west and south property lines, we have found that the application includes 6.89 acres. Consequently, it will be necessary that you pay an additional \$100 fee for the zoning request inasmuch as the ordinance requires that all applications for a request for rezoning containing more than 6 acres requires a \$200 filing fee. Your request for a change of zoning from "AA" and "A" to "LC" (Case No. Z-0699) and the preliminary development plan (DP-10) have been set for public hearing by the Planning Commission on September 2, 1965. Consequently, it will be necessary that you submit 12 revised copies of the preliminary development plan to our office no later than August 23, 1965, so that we will have sufficient time to prepare our staff recommendations on the Community Unit Plan and associated zone case for the public hearing on September 2. The preliminary development plan should be revised in accordance with the changes outlined above.

These are most of the problems which we can foresee at this time as related to the various segments of the preliminary development plan. I hope that the comments we have made will be beneficial to you in making changes on the preliminary development plan.

If, after you have reviewed these comments, you should have any questions, we will be glad to discuss this matter with you at your convenience.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:JWH:ber
Enclosure

cc: Melvin Simon & Associates
600 Kahn Building
7 North Meridian Street, Indianapolis, Indiana

APPLICATION FOR COMMUNITY UNIT PLAN
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE
CITY OF WICHITA, KANSAS

This is an application for a Community Unit Plan - Planned Development. 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.

- a. Applicant MELVIN SIMON AND ASSOCIATES^b
Address 600 Kahn Bldg., Indianapolis, Ind. Phone _____
Agent Richard F. Mullins and H. R. Kuhn
Address 201 Beacon Building, Wichita Phone AMherst 7-5267
- 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.A The applicant hereby requests Community Unit Plan approval on property zoned LC - A - AA and legally described as Lot(s)

_____, Block(s) _____
_____ Addition.

(If appropriate, metes and bounds description may be provided in

the space below or on an attached sheet.) The North 990 feet of the following tracts: (a) W/2 NW/4 of the NE/4 of Sec. 35-27S-1E of the 6th P.M.; and
(b) NE/4 of the NW/4, except the West 680 feet thereof, in Sec. 35-27S-1E of the 6th P.M.

II.B There are approx. 30 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) 3833 East Harry, Wichita

The general location is (use appropriate section)

- a. at the Southeast corner of Roosevelt Street
and Harry; or
- b. on the South side of Harry (Ave.,
Street) between Roosevelt (Ave., Street) and
Meadowlark Drive-In (Ave., Street).

IV. 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 and accompanied by a current abstractor's certificate as required in the instruction sheet.

By _____ Authorized Agent (if any)

By MELVIN SIMON AND ASSOCIATES
H. R. KUHN Authorized Agent (if any)

By _____ Authorized Agent (if any)

By _____ Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at
4:30 (AM, PM) on August 4, 1965 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ fee submitted with zoning application

Jack Galbraith Name
Senior Planner Title

APPLICATION FOR COMMUNITY UNIT PLAN
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE
CITY OF WICHITA, KANSAS

This is an application for a Community Unit Plan - Planned Development. 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.

- a. Applicant MELVIN SIMON AND ASSOCIATES
Address 600 Kahn Bldg., Indianapolis, Ind. Phone _____
Agent Richard F. Mullins and H. R. Kuhn
Address 201 Beacon Building, Wichita Phone AMherst 7-5267
- 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.A The applicant hereby requests Community Unit Plan approval on

property zoned LC - A - AA and legally described as Lot(s)
_____, Block(s) _____,
_____ Addition.

(If appropriate, metes and bounds description may be provided in

the space below or on an attached sheet.) The North 990 feet of the following tracts: (a) W/2 NW/4 of the NE/4 of Sec. 35-278-1E of the 6th P.M.; and
(b) NE/4 of the NW/4, except the West 680 feet thereof, in Sec. 35-275-1E of the 6th P.M.

II.B There are approx. 30 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) 3833 East Harry, Wichita

The general location is (use appropriate section)

- a. at the Southeast corner of Roosevelt Street
and Harry; or
- b. on the South side of Harry (Ave.,
Street) between Roosevelt (Ave., Street) and
Meadowlark Drive-In (Ave., Street).

IV. 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 and accompanied by a current abstractor's certificate as required in the instruction sheet.

By _____ MELVIN SIMON AND ASSOCIATES
Authorized Agent (if any) By H. R. Kuhn
Authorized Agent (if any)
H. R. KUHN

By _____
Authorized Agent (if any) By _____
Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at
4:30 (AM, PM) on August 4, 1965 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ _____.

B. Shouers Name
Planning Aide II Title

STATEMENT OF RECORD OWNERSHIP

STATE OF KANSAS)
)
 SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz:

All property within 1000 feet of the North 990 feet of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ Except the West 680 feet thereof in Sec. 35-27-1E

All property within 1000 feet of the North 990 feet of W $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 35-27-1E.

**Fidelity
 Title
 Company,
 inc.**

And from such examination find that the record owners thereof are as set opposite the description of the property below, viz:

LEGAL

Caption of this Certificate.

✓ Sports Center Inc.
 5833 East Harry

Beg 463.2 ft N of SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ 26-27-1E
 E 405 ft N 300 ft W 405 ft S to Beg.

✓ Sam Bloomfield
 282 S Mapleton Dr
 Los Angeles, Calif

Beg 350 ft N SE cor SW $\frac{1}{4}$ Sec 26-27-1E,
 N 413.21 ft, W 925 ft, S 300 ft W
 405 ft S 113.2 ft E to Beg.

✓ Meadowlark Trailer Park Inc.
 PO Sam Bloomfield
 282 S Mapleton
 Los Angeles, Calif

Beg 30 ft N & 35 ft W SE cor SW $\frac{1}{4}$
 26-27-1E, W 150 ft N 140 ft E 150 ft
 S to Beg.

X Sam Bloomfield
 same

W 730 ft of S 350 ft SE $\frac{1}{4}$ SW $\frac{1}{4}$ 26-27-1E

X Sam Bloomfield
 same

Beg 730 ft E SW cor SE $\frac{1}{4}$ SW $\frac{1}{4}$ 26-27-1E
 N 350 ft E to E line SE $\frac{1}{4}$ SW $\frac{1}{4}$ S 180 ft
 W 185 ft S 170 ft W to Beg.

✓ Marie Bloomfield
 282 S Mapleton
 Los Angeles, California

LOTS	BLOCK	ADDITION	OWNER
73-74-75-76- 77-78-79-80- 81-82-83-84- 85-86	—	Hilltop Manor Adn.	✓ Hilltop Manor Mutual Housing Corp. 1411 50 th St R
1	—	All Saints Adn.	✓ J. B. Hickerson Phyllis Hickerson 3701 E. HARRY
2	—	"	✓ Clyde R. Carnahan Rose B. Carnahan 300 W 14 th St 50 th St
3	—	"	✓ Grace E. Brown Mildred B. Brown 1621 South Roosevelt
4	—	"	✓ Clarence W. Rector E. Frances Rector <i>no address found</i>
5	—	"	✓ Edward Meyer <i>304 East Indianapolis</i>
6	—	"	✓ G. E. Cox Wretha S. Cox 1624 South Yale
7	—	"	✓ Frank L. Bible Violet B. Bible 1212 S YALE
E122' Lot 2, W 6' Lot 3	—	Cherry Hills Adn.	✓ Lloyd J. Thomas Bessie M. Thomas 2906 Aloma
Lot 3 Exc W 6'	—	"	✓ Quality Poultry Farms Inc. 3511 E. HARRY
N 150' Lot 4	—	"	✓ C. W. Klein 1617 South Yale
S 138' Lot 4	—	"	X Earl V. Niece Mardie Niece <i>no address found</i>
S 198' E ½ Lot 5	—	"	✓ Ray L. Coleman Lucille Coleman 1621 S YALE
E42' of 90' Lot 5	—	"	✓ Frank J. Lies Alma M. Lies 1155 N. O'VOR
E 75' of W 228' of N 90' Lot 5	—	"	✓ Harry Jabara 1832 South Green
W 18' of E 135' of N 90' Lot 5	—	"	X Harry Jabara
W ½ Lot 5	—	"	✓ George Elkouri 849 Country Court
6	—	"	✓ William W. Garner Catherine M. Garner 8121 Willowbrook
7	—	"	✓ Oscar O. Asmann Marion F. Asmann 3608 E. Osie
Lot 8 & E 4' of N 52' Lot 10	—	"	✓ Laurence M. Ast Pauline Ast 3438 Kram
9	—	"	X Norma J. Yamm Harry K. Yamm <i>no address found</i>
Lot 10 exc E 4' of N 52'	—	"	✓ Courtney C. Ireland Wilma S. Ireland 3426 E. Osie

Cont'd.

LOT	BLOCK	ADDITION	OWNER
11	—	Cherry Hills Addn.	✓ David T. Dearing 3424 E. Osie
E 52.8' Lot 12		"	✓ John J. Appelhans Anna Appelhans 3418 East Osie
E 52.8' Lot 19		"	✓ Gilbert R. Tanquary Neta Tanquary 1228 South Hydraulic
20		"	James E. Clubb X Leila L. Clubb no address found
21		"	✓ Elgin M. Gupton Odessa M. Gupton 3425 E. Osie
22		"	✓ Emerson A. Koons Marjorie R. Koons 1701 S. Yale
23		"	X W. J. Wegner no address found
24		"	✓ Vet. Adm. 5500 E. Kellogg
25		"	✓ Gensler Miller Martha C. Miller 1708 S. Clifton
26		"	✓ Billy H. Woford Patricia L. Woford 1714 S. Clifton
27		"	✓ John W. Moore Dora J. Moore 1720 S. Clifton
N½ Lot 28		"	X Adam J. Dome Barbara Dome no address found
S½ Lot 28		"	✓ Robert L. Dikeman Marcille Dikeman 1743 S. Yale
29		"	✓ Elvera M. Warwick 1121 S. Yale
30		"	✓ Dale W. Gralhee Barbara J. Gralhee 1715 S. Yale
31		"	✓ Emerson E. Nedrow Elda Ruth Nedrow 1709 S. Yale
32		"	✓ Forrest G. Ramsey, Jr. Gwen M. Ramsey 814 S. Neilside

LOT	BLOCK	ADDITION	OWNER
1	1	Grandview Heights	Leighton T. & Maurine L. Gist 1765 S. Yale
2	"	"	X Leon Koehn no address found
3	"	"	✓ Fred A. & Mina E. Sprague 3614 Country Club Plaza
4	"	"	✓ Herbt W. & Velma K. Haas 3608 Country Club Plaza
5	"	"	X Emerson A. & Marjorie R. Koons 1701 S. Yale
2	2	"	✓ Lucille A. Jones 252 Pennsylvania
1	"	"	Maxine Lybrand Realty INC. 1414 PAINE
3	"	"	✓ Wm. Earl, Jr. & Peggy D. Woodard 3922 E. Skinner
4	"	"	C. C. & Florence King 1004 South Market
5	"	"	✓ Herndon-Yarnell Co. 2410 E. Rollag
6	"	"	✓ Roseland J. King 51 Douglas Avenue
7	"	"	✓ Harold G. & Edith L. Hunter 1748 S. Yale
8	"	"	✓ James O'Connell no address found
9	"	"	✓ Woodrow W. & Doris L. Wilson 1738 S. Yale
10	"	"	✓ James F. & Gladys N. Lee 1732 S. Yale
11, 12 & S 26' of 13 "	"	"	✓ Richard A. & Velma A. Gustin 1718 South Yale
N 26' of 13 & S 39' of 14	"	"	✓ Lester J. & Kathleen W. Phillips 1002 S Market
N 13' of 14 & all of 15	"	"	✓ R. J. King #1 Douglas Eastburg
16-17-18-19-20-211 "	"	"	X R. J. King
22-23	"	"	X R. J. & Roselind King
24-25	"	"	X R. J. King
1 & E 5' of 2	3	"	✓ Wm. G. & Agatha G Creilly 1765 S. Bluff
W50' of 3 & E 10' of 4	"	"	✓ Warren Winchell & Marie Thompson 5726 East Skinner
W 50' of Lot 4 & E 10' of 5	"	"	✓ Alfred R & Mary Sue McNaughton 3902 Country Club Plaza


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Inc.



LOTS	BLOCK	ADDITION	OWNER
W 50' of 5 & E 15' of 6	3	Grandview Heights	Chas. W. & Betty Jean McConnell
W 45' of 6 & E 15' of 7	"	"	Maynard H. & Virginia Lee Erway <i>3802 Countryside</i> 1770 S. ROOSEVELT
W 45' of 7 & E 20' of 8	"	"	Chas. Ray & Shirley Ann Sailor 3820 Countryside
W 40' of 8 & E 10' of 9	"	"	ret & remailed 8-31-65 Carl O. & Donna Jean Paustain 3902 E. FUNSTON AVE.
W 50' of 9 & E 5' of 10	"	"	X Fred W & Dorothy E. Prather no address found
W 55' of 10	"	"	rel. 8-31-65 Robert P. & Velma Jean Shallicross 3802 Countryside
1	4	"	Dean L. & Ruth L. Foster 3921 Countryside PLAZA
2	4	"	Jacob D. Jr., & Marie E. Kern 3915 Countryside PLAZA
3	"	"	X C. E. & Laurene P. Onstott no address found
4	"	"	Leonard N. & Mildred E. Heinz 3901 Countryside PLAZA
5	"	"	Richard Clayton & Joan E. Thompson 3831 Countryside PLAZA
6	"	"	Chas L. & E. Jane Wilkinson 3825 Countryside PLAZA
7	"	"	Carroll L. & Anne H. Showalter 3821 Countryside PLAZA
W 10' of 8 & E 55' of 9	"	"	Robert D. & Mildred Jay 3807 Countryside PLAZA
W 5' of 9 & all of 10	"	"	X Maynard H. & Virginia Erway 1770 S ROOSEVELT
11	"	"	X Carl S. & Mildred J. Tillett no address found
12	"	"	Melvin V. & Gloris E. Smith 3806 FUNSTON AVE.
13	"	"	Richard A. & Mary F. Kime 3812 E. FUNSTON AVE.
14	"	"	X Carol D. & Wilma M. Imbusch no address found
15	"	"	James G. & Virginia G. Savage 3824 E. FUNSTON AVE.
16	"	"	H. D. & Theima L. Paustian 3902 E. FUNSTON AVE.
17	"	"	Wm. R., Jr. & Rosemary Snook 3908 E. FUNSTON AVE.
18	"	"	Wilbur H. & Mabel G. Ihde 3914 E. FUNSTON AVE.
19	"	"	R. Lee & Gertrude H. Berkebile 3920 E. FUNSTON AVE.
20	"	"	Donald E. & Jessie Lea Fisher 3926 E. FUNSTON AVE.
1 & E 18' of 2	5	"	Paul H. & Gretta Messner 162 Lochinvar DRIVE
W 34' of 2 & E 26.5' of 3	"	"	George J. & Ruby Settle 2425 NESTLKE AVE.
W 25.5' of 3 & E 34' of 4	"	"	Larry G. & Carolyn A. Bradfield 3911 Countryside PLAZA
W 18' of 4 & all of 5	"	"	Richard W. & Phyllis J. Francis 3905 Countryside PLAZA
6	"	"	Patrick Howard & Betty Lou Taylor 1772 S. YALE AVE.
7	"	"	George A. & Hazel A. Roy 1778 S. YALE AVE.

8	5	Grandview Heights	Robert L. & Betty L. Head 1784 S. YALE AVE.
9	"	"	✓ Laura E. Cusic 1779 S. ROOSEVELT AVE.
10	"	"	✓ Truman B. & Gladys L. Drury 1771 S. ROOSEVELT AVE.
1 & E 18' of 2	6	"	✓ Darrell H. & Lucille S. Bartee 1621 N. VASSAR AVE.
W 34' of 2 & E 26' of 3	"	"	✓ Russell C. & Helen M. Johnson 3615 COUNTRYSIDE BLAZA
W 26' of 3 & E 34' of 4	"	"	✓ Ferdinand J. & Ella Mae Urban 3609 COUNTRYSIDE BLAZA
W 18' of 4 & all of 5	"	"	✓ Paul R. & Catherine L. Clayton 3603 COUNTRYSIDE BLAZA
6 & N 8' of 7	"	"	✓ Donald W & Veima J. Foster 1772 S. CHRISTON AVE.
S 47' of 7 & N 5' of 8	"	"	✓ Administrator of Veterans Affairs 5500 East Killogg
8 Exc N 5' & N 2' of 9	"	"	✓ Arsene F. & Harriett Easley 1784 S. CHRISTON AVE.
9 (S 53')	"	"	✓ Mary K. & Gerald F. Keys 1790 S. CHRISTON AVE.
10	"	"	✓ Delbert D. & Lois A. Hills no address found
12	"	"	✓ A. E. & Sylvia M. Kangas 1783 S. YALE AVE.
11	"	"	✓ Wilbur & Ruth Oehlert 1789 S. YALE AVE.
13	"	"	✓ C. A. & Doris Frieden 1777 S. YALE AVE.
14	"	"	✓ Lawrence C. & Billie Roberta Krehbiel 1771 S. YALE AVE.
1	8	"	✓ Denys G. & Marjorie L. Fredrickson 3923 E. FUNSTON AVE.
2	"	"	✓ Jesse F. & Thelma Mae Davis 3919 E. FUNSTON AVE.
3	"	"	✓ Jack E. & Mariann Banks 3911 E. FUNSTON AVE.
4	"	"	✓ Harold J. & Mary J. Saxe 3907 E. FUNSTON AVE.
5	"	"	✓ Ivan B. & Jeanette M. Altmanhofer 3901 E. FUNSTON AVE.
6	"	"	✓ Ralph L. & Evelyn Faye Marr 3823 E. FUNSTON AVE.
7	"	"	✓ Lysie C. & Glenna R. Law 3819 E. FUNSTON AVE.
8	"	"	✓ Patrick & Marcella Valverde 3195 South Davidson
9	"	"	✓ F. Carter Newson & Mary V. Newson 3807 E. FUNSTON AVE.
10	"	"	✓ Gale M. & Gertrude Hall Graves 3801 E. FUNSTON AVE.
11	"	"	✓ Neva Drew Hosmer & Pauline J. Drew E 3800 E. SKINNER
12	"	"	✓ Jesse H. & Audrey F. Noel 3806 E. SKINNER
14	"	"	✓ Thomas G. & Virginia L. Sanders 3814 E. SKINNER
13	"	"	✓ R. D. & Jane Turner 3810 E. SKINNER
15	"	"	✓ Wm Earl, Jr. & Peggy M. Woodard 3822 E. SKINNER
16	"	"	✓ A. Wilkie & Rosalie G. McFarland 3900 E. SKINNER
17	"	"	✓ Max B. & Jean M. Winans 3906 E. SKINNER

LOTS	BLOCK	ADDITION	OWNER
18	8	Grandview Heights	✓ Hal G Bowers 3910 East Skinner
19	"	"	✓ Lloyd D. & Francis M. Sandlin 3916 E. SKINNER
20	"	"	✓ Roy E & Nellora M. Boyer 3922 E SKINNER
1	9	"	✓ Bernard F. & Delores M. Leahy 3923 E. SKINNER
2	"	"	X Arthur L. & Mabel B Burelbach no address found
3	"	"	✓ Paul M. & Ruth Potts 3911 E. SKINNER
4	"	"	X John R. & Margaret Shelley no address found
5	"	"	X Gordon P. & Gaynell Ricotte no address found
6	"	"	✓ Donald M. & Beulah M. Coons 3823 E. SKINNER
7	"	"	✓ John E. & Margaret B. Moody 3817 E. SKINNER
8	"	"	✓ Robert J. & Mary G Welsh 3811 E. SKINNER
9	"	"	✓ Shirley R & Velma C. Reeves 3807 E SKINNER
10	"	"	✓ John J & Vivian A. Carrigan 3801 East Skinner
11	"	"	✓ Ralph A. & Mary K Langsrath 3808 MEADOW LANE
12	"	"	✓ Robert E. & Armintha Boyd 3808 MEADOW LANE
13	"	"	X Howard R & Martha A. Denser no address found
14	"	"	✓ James R. & Catherine C. Black 3820 MEADOW LANE
15	"	"	✓ Leo E & Olive R. Morris 3826 MEADOW LANE
16	"	"	X Wilmer E. Woodruff no address found
17	"	"	✓ Truel L. & Mary A Gatlin 3808 MEADOW LANE
18	"	"	✓ Charles J. & Melba Todd 3914 MEADOW LANE
19	"	"	✓ Arthur B., Jr. & Marlene Tinsley 3920 MEADOW LANE
20	"	"	✓ Harold E. & Ethel L Lehr. 3926 MEADOW LANE
1 & E 11' of 2	10	"	✓ Thomas A. & Joan E. Gilley 3719 E. SKINNER
2 (Exc E 11') & Lot 3 (Exc W 29')	10	"	✓ A. Owen & Theima Holliday 3715 East Skinner
W 29' of 3 & E 32' of 4	"	"	✓ Theodore C. & Doris M. Everitt 3707 E. SKINNER
W 23' of 4 & E 42' of 5	"	"	✓ James R. & Georgia Lee Martin 3701 E. SKINNER
W 13' of 5	"	"	✓ Gordon E & Gladys V. McKean 3629 E. SKINNER
20	"	"	✓ Raymond I. & Dorothy K. Rhoads 1715 S BLECKLEY DRIVE
21	"	"	✓ George A. & Ruth L Brier 3720 MEADOW LANE
22	"	"	✓ Jack Stewart & Geraldine M. Tanner 1855 S. ROOSEVELT

LOTS	BLOCK	ADDITION	OWNER
1	7	Grandivew Heights	Ernest L. & Izella M. Hutchens 3729 E. Fenston
2 (Exc Beg SW cor, Nly to NW cor, Ely 5', Sly to beg)	7	"	✓ R. E. & Mary E. McCubbin 3723 E. Fenston
3 (Exc SWly 4') & Beg NW cor of Lot 2, Ely 5', Sly to SW cor, N to beg.	7	"	✓ Olen C. & Maxine Quesenberry 3717 E. Fenston
W 4' of 3 & All of 4	"	"	✓ Wm. D. & Mary Jane Krasuski 3711 E. Fenston
W 4' of 5 & all of 6	"	"	X Harold W. & Edna M. Lenscheid no address found
E 52' of 5	"	"	✓ Donald L. & Mary Ellen Dotson 3707 E. Fenston
W 4' of 7 & all of 8	"	"	✓ Robert O. & Pauline Olinger 3617 E. Fenston
9 (exc W 4')	"	"	✓ Gayle R. & Dorothy L. Phillips 3611 E. Fenston
W 4' of 9 & all of 10	"	"	✓ Harold C. & Opal V. Kern 3607 E. Fenston
11	"	"	X Clarence F. & Sara J. Collins no address found
W 20' of 13	"	"	✓ Rex M. & Ruby I. Johnson 3604 E. Skinner
13 (Exc W 20') & Lot 14 exc E 20'	"	"	✓ Meryl H. & Frieda A. Zimmerman 3610 E. Skinner
E 20' of 14 & all of 15	"	"	✓ R. H. & Patricia LeSage 3616 East Skinner
16 & W 4' of 17	"	"	✓ H. S. & Helen M. Breithaupt 3622 E. Skinner
E 52' of 17 & W 14' of 18	"	"	✓ Randall R. & Faye M. Prather 3702 E. Skinner
E 42' of 18 & W 26' of 19	"	"	✓ James F. & Esther K. Osburn 3708 E. Skinner
19 (Exc W 26') & Lot 20 (Exc E 20')	7	"	✓ John L. & Alice L. Buffington 3714 E. Skinner
E 20' of 20 & 21 (Exc E 6')	"	"	✓ Arthur H. & Ellna S. Schmid 3720 E. Skinner
E 6' of 21 & all of 22	7	"	X Warren W. & Avis M. Thompson 3726 E. Skinner
Lot 3		Grandview Annex	✓ A. L. & Delsie Howard 1749 South Yale
Lot 4		"	✓ Richard M. & Mary Marie Zimmerman 1755 S. Yale

LOTS	BLOCK	ADDITION	OWNER
21	F	Hilltop Manor a Replat	✓ Francis E. Bloomer Mary Dean Bloomer 1911 5th St Ford Ave.
22	"	"	✓ Clarence S. Higerd Alice J. Higerd 1758 Jackson Ave.
23	"	"	X Paul H. Lampkin Mary J. Lampkin no address found
24	"	"	✓ Floyd C. Potts Leora B. Potts 4370 Wilma
25	"	"	X Laurence Lusk M. Joan Lusk
26	"	"	✓ Larry Lusk Marilyn J. Lusk R.D. 1 Derby, Kans.
27	"	"	✓ Bill Donzero Thelma Donzero 4368 Wilma
28	"	"	✓ Ruth Pennington 449 N. Poplar 1413 South Fishing
29	"	"	Joseph H. Haines Helen L. Haines 4322 Wilma
30	"	"	✓ Halbert D. DeHay Helen A. DeHay 949 Country Acres
31	"	"	✓ W. K. Dolson Martha A. Dolson 619 E. Blake
32	"	"	X Dale D. Duncan Helen E. Duncan no address found
33	"	"	✓ Mary A. Elder 1021 South Market
34	"	"	✓ Gail C. Smith Helen L. Smith 2232 Pattie Ave
35	"	"	✓ Jesse Paul Jones Lonie G. Jones 4382 Wilma
36	"	"	✓ Lowell T. Gaulding Cleo E. Gaulding 4386 Wilma
37	"	"	✓ Jay McEndree Shirley J. McEndree 1671 Bluffco Ave.
38	"	"	✓ John C. Beach Elaine M. Beach 918 Bluffview
39	"	"	✓ Eldon L. Hunt Mary E. Hunt 4316 Wilma
40	"	"	✓ Leo L. Reed Mary Lou Reed 1414 S. Terrace Dr.
41	"	"	✓ Charles A. Maltbe Estella H. Maltbe 758 S. Belmont Ave
42	"	"	X Fern Jones no address found

Page No. 2 cont'd.

LOTS	BLOCK	ADDITION	OWNER
43	F	Hilltop Manor a Replat	✓ Everett E. Reno Audrey L. Reno <i>1428 S. Terrace Drive</i>
44	"	"	✓ Patrick H. Frazier Velma O. Frazier <i>4310 Wilma</i>
45	"	"	✓ Harold E. McCubbins Geraldene McCubbins <i>821 S. OLD MANOR Rd.</i>
46	"	"	✓ William D. Cox Joy M. Cox <i>410 N. BLOCKLEY</i>
3	G	"	✓ Gene Tregellas Ella Marie Tregellas <i>1334 BLUSSFVIEW</i>
4	"	"	✓ Paul E. Powers Delva M. Powers <i>2302 ELMIS AVE.</i>
5	"	"	✓ Lester B. Norris Wilma D. Norris <i>1370 BLUSSFVIEW</i>
6	"	"	✓ Ray C. Janoe Grace G. Janoe <i>1410 BLUSSFVIEW</i>
7	"	"	✓ Paul Hoopes Helen M. Hoopes <i>1432 BLUSSFVIEW</i>
8	"	"	✓ Billie M. Tucker Weltha M. Tucker <i>1440 BLUSSFVIEW</i>
9	"	"	✓ Oren G. Carter Pauline June Carter <i>1464 BLUSSFVIEW</i>
10	"	"	✓ Roy E. Compton Jessie L. Compton <i>4000 Wilma</i>
11	"	"	X Charles A. Maltbe <i>758 S BELMONT AVE.</i>
12	"	"	✓ Wayne M. Smith Berniece F. Smith <i>420 N Ash</i>
13	"	"	✓ Fletcher B. Brenneis Gwendolyn J. Brenneis <i>1807 S. OLIVERTON AVE.</i>
14	"	"	X John C. Beach Elaine M. Beach <i>978 BLUSSFVIEW</i>
15	"	"	✓ Raymond A. Lopez Jessie P. Lopez <i>1412 BLUSSFVIEW</i>
16	"	"	✓ Harlin Mullins Velma Mullins <i>2525 Lulu Ave.</i>
17	"	"	✓ Ruth M. Remington <i>1344 BLUSSFVIEW</i>
18	"	"	X Jimmie Lee Patterson Virginia Hazel Patterson <i>no address found</i>

LOTS	BLOCK	ADDITION	OWNER
23	G	Hilltop Manor a Replat	✓ Frank Frieden Esther Frieden 1729 Geo. Washn Blvd.
24	"	"	✓ Burton S. Records Margaret C. Records 4586 G. Harry
25	"	"	✓ Thomas C. Brown Gladys M. Brown 842 S. Christine Rd.
26	"	"	✗ Rosco H. Mullins Velma V. Mullins 2525 Lulu AVE.
27	"	"	✓ Mark Neises Marilou Neises 1614 UNIVERSITY AVE.
28	"	"	✓ Owen G. Carter 1464 Bluffview
29	"	"	✓ Harold L. Kerbs George M. Kerbs 1456 BLUSSFVIEW
30	"	"	✓ Walter H. Corfman Margaret L. Corfman 4008 WILMA
31	"	"	✗ Alpha C. Sims Jerusha M. Sims no address found
32	"	"	✗ Walter H. Corfman Margaret L. Corfman 4008 WILMA
33	"	"	✓ Margaret E. Zeisset 1450 BLUSSFVIEW
34	"	"	✗ Robert A. Wolf Juanita M. Wolf no address found
35	"	"	✓ Marlin Otipoby Velma Otipoby 212 Ohio AVE
36	"	"	✓ S. J. Graves 3834 N. CLARENCE AVE
37	"	"	✓ Dale V. Vandermark V. Irene Vandermark 2335 Crest
39	"	"	✓ Lester B. Norris Wilma B. Norris 1370 BLUSSFVIEW
40	"	"	✓ Carroll D. McKinney 1708 CONNERK
41	"	"	✗ Thomas Z. Beacon Wanda M. Beacon no address found
42	"	"	✓ Roy L. Roles 4176 MENLO
43	"	"	✓ John B. Wylie Wanda M. Wylie 1637 S. Broadview AVE.
44	"	"	✓ Leonard Strand Dorothy M. Strand 2258 S. Old Manor Rd.
45	"	"	✓ Matthew Krenzer Mary Krenzer 4203 MENLO DRIVE

LOTS	BLOCK	ADDITION	OWNER
46	G	Hilltop Manor a Replat	X Matthew Krenzer Mary Krenzer 4203 MENDO DRIVE
47	"	"	✓ James F. Soest Margaret J. Soest 336 Coronado Place
48	"	"	✓ Elvie S. Critz Pauline Critz 4311 MENDO DRIVE
49	"	"	✓ Robert G. Wills Berta D. Wills 806 S. GREEN
50	"	"	✓ Bert T. Akers Gladys G. Akers 4230 MENDO DRIVE
51	"	"	X Bert T. Akers Gladys G. Akers 4230 MENDO DRIVE
52	"	"	X Adam M. Jack Helen M. Jack no address found
53	"	"	✓ Louie R. Howell Collien M. Howell 5931 E. CENTRAL AVE.
54	"	"	✓ Claud C. Cauthorn Telle M. Cauthorn 4247 MENDO DR.
55	"	"	✓ James D. Brown 1151 N. KANSAS AVE.
56	"	"	✓ Donald E. Kelly Nora Lee Kelly 1813 N. Gagemoor Dr.
57	"	"	✓ Norman L. Law 1160 S. TERRACE DR.
58	"	"	✓ James W. Gilmore 1417 S. TERRACE DR.
59	"	"	✓ Hamilton D. Pickens Vera D. Pickens 1421 S. TERRACE DR.
60	"	"	✓ Harry G. Varble Iva D. Varble 1429 S. TERRACE DR.
61	"	"	✓ Thurman Wamble Marcaïn Wamble 327 South Hillside
62	"	"	✓ Don York Frances Sue York 5235 Sullivan Road
63	"	"	X Johny D. Worhurst M. Fern Worhurst no address found
64	"	"	✓ Roy F. Dyas Esther M. Dyas 4206 Wilma
65	"	"	✓ James R. Lewis Ella F. Lewis 4128 Wilma
66	"	"	X James R. Lewis 4128 Wilma

LOTS	BLOCK	ADDITION	OWNER
67	G	Hilltop Manor, a Replat	✓ Kenneth Allison 3068 S. CHILSTON
68	"	"	✓ Glenn N. Olson Frances L. Olson 4555 VASSAR AVE
69	"	"	✓ Harold L. Brewer Betty L. Brewer 1518 BLUESVIEW
70	"	"	X O. L. Brewer Pearl Brewer no address found
71	"	"	✓ Elmer R. Miller Elma J. Miller 948 Waverly
72	"	"	✓ Roy C. McFeeters Ruth L. McFeeters 4108 WILMA
73	"	"	✓ B. F. Minton Annie M. Minton 4106 WILMA
43	E	"	✓ Chester P. Gentet Marjorie E. Gentet 1344 S. TERRACE DR.
44	"	"	✓ Ralph D. Smith Ellen A. Smith 4442 Menlo
56	"	"	X Bert T. Akers Gladys G. Akers 4230 MENLO DRIVE
57	"	"	✓ Douglas Cox Geraldine Cox 4339 1/2 MENLO DR.
58	"	"	X Harry A. Jabara Mary B. Jabara 1832 S. GREEN
1	H	"	✓ Genevieve O. Cox 1506 BLUESVIEW
2	"	"	✓ Ernest H. Jackson Helen J. Jackson 631 S. MISSION RD
3	"	"	X Harold L. Brewer Betty L. Brewer 1518 BLUESVIEW
4	"	"	✓ Wayne S. Anderson Ruby P. Anderson 1524 BLUESVIEW
5	"	"	✓ Kenneth P. Betzen Bettie L. Betzen 1213 S. TERRACE DR.
6	"	"	mt. 8-31-65 } Billy H. Park Marriam L. Park 4015 N. KATIE
7	"	"	✓ Don E. Cottingham Norma B. Cottingham 5518 BUNTING DR.
8	"	"	✓ Fidelity Investment Co. Inc. 229 S. MIK,
9	"	"	✓ George W. Pettit Sabert O. Pettit 1523 S. TERRACE DR.

LOTS	BLOCK	ADDITION	OWNER
10	H	Hilltop Manor a Replat	✓ Roy E. Spitler Nancy L. Spitler <i>3051 E. Sunnybrook</i>
11	"	"	✓ Carl Coover Catherine Coover <i>6027 Grace Lane</i>
12	"	"	✓ Walson C. Clark Floella Clark <i>4207 Wilma</i>
13	"	"	✓ C. W. Babcock Mona H. Babcock <i>301 S. Estelle</i>
14	"	"	✓ Jack H. Trammell Pearl E. Trammell <i>4139 Wilma</i>
15	"	"	✓ Merwyn J. Leiker <i>2539 Greenwood</i>
16	"	"	X Jack R. Trimmell Rosie Jean Trimmell <i>no address found</i>
17	"	"	✓ Trista L. Brown <i>4049 Wilma</i>
18	"	"	✓ Lena R. Crouch Fines K. Gibson <i>441 Laura</i>
19	"	"	X Robert R. Spounhorst Vivian A. Spounhorst <i>no address found</i>
20	"	"	X Wendell W. Campbell Jeanette C. Campbell <i>no address found</i>
21	"	"	X Robert R. Spounhorst Vivian A. Spounhorst
22	"	"	✓ Bobby Lee Shelton <i>4101 Wilma</i>
23	"	"	✓ Reed M. Custer Mary M. Custer <i>1211 Dodge</i>
24	"	"	Y Herbert L. Horne Jewell R. Horne <i>no address found</i>
25	"	"	✓ Roy O. Coldiron Thelma L. Coldiron <i>4300 E. Clark</i>
26	"	"	✓ Leo J. Scott Agnes B. Scott <i>4131 Wilma</i>
27	"	"	X Maxwell J. Self Harriet I. Self <i>no address found</i>
28	"	"	✓ Olas W. James Merel J. James <i>4201 Wilma</i>
29	"	"	✓ Dolph M. Doyle <i>401 Anita Dr., Kenosha</i>
30	"	"	✓ William E. Jackson Freda M. Jackson <i>1837 Lexington</i>
31	"	"	✓ Neddie F. Brown <i>1511 South Terrace Dr.</i>

LOTS	BLOCK	ADDITION	OWNER
32	H	Hilltop Manor a Replat	✓ Dale F. Gilbreath Thelma Jean Gilbreath 1505 S. Terael
1	I	"	✓ George W. Dean 7357 South Grove
2	"	"	✓ George W. Gibson Mary C. Gibson 1512 S. Terael
3	"	"	✓ George W. Gibson Mary C. Gibson 1512 S. Terael
4	"	"	✓ Roy M. Fuller Dolores M. Fuller 1506 South Terrace Drive
5	"	"	✓ Thomas H. Pierce Virginia L. Pierce 4331 Wilma
6	"	"	X James A. Cecil Mary E. Cecil no address found
7	"	"	✓ Robert T. Mead Veda I. Mead 4339 Wilma
8	"	"	✓ Richard L. Ralls 332 South Fountain
9	"	"	✓ Burton S. Records Margaret C. Records 4556 E. Harry
10	"	"	X James A. Cecil Mary E. Cecil
11	"	"	X James A. Cecil Mary E. Cecil
12	"	"	✓ Clarence Maret Bernice Maret 4367 Wilma
13	"	"	✓ John Byron Wopley 4303 East Douglas, Apt. 7
14	"	"	X Burton S. Records Margaret Records 4556 E. Harry
15	"	"	✓ Adelyn D. Troxell 4379 Wilma
16	"	"	✓ Lester H. Riling Wilma M. Riling 4381 Wilma

LOTS	BLOCK	ADDITION	OWNER
10		Bartlett Plaza	✓ Leo F. Fitzpatrick Jeroming M. Fitzpatrick 3428 <i>Kranview</i>
11		" "	✓ Dale O. Wilson <i>Mrs. Lila Taylor</i> 4220 South 3564 <i>Kranview</i>
12		" "	Richard A. Gustin X Velma A. Gustin 3514 <i>Kranview Terrace</i>
13		" "	✓ Otto F. Volkland Nancy F. Volkland 3522 <i>Kranview</i>
14		" "	✓ Nat B. Gentry 1901 N. <i>Minnesota</i>
15		" "	✓ Samuel E. Brown Dorothy F. Brown 3505 <i>Kranview</i>
16		" "	✓ Leah B. Current 3125 <i>Kranview</i>
2		Replat of Pineridge	✓ Catholic Diocese of Wichita 445 N. <i>Emporia</i>
1	1	Krack's	✓ Melvin T. Means Harlett M. Means 3528 E. <i>Funston</i>
2 & E 35'	"	"	✓ Donald W. Barton Lois M. Barton 817 <i>South Fountain</i>
W 50' Lot 3 & E 10' Lot 4	"	"	✓ Max D. Smith Billie J. Smith 4802 E. <i>Kilbert</i>
W 45' Lot 4	"	"	✓ Alvin W. Powell Ruth L. Powell 3510 E. <i>Funston</i>
13 & 14 Exc N 25.26' of Lot 14	2	"	✓ Donald G. Arnold, Sr. Mary J. Arnold 1815 <i>South Clifton</i>
N 25.26' Lot 14 & Lot 15 Exc N 7.5'	"	"	X Clyde L. Pritchard Viola M. Pritchard <i>no address found</i>
N 7.5' Lot 15 all Lot 16	"	"	✓ Donald M. Kordis Esthmer A. Kordis 1801 S. <i>Clifton</i>

Elwell's Add.

LOTS	BLOCK	ADDITION	OWNER
1 & 2	A	Elwell's	✓ Jack E. Moseley Betty Lou Moseley 1032 BRISTOL TERRACE
8	A	"	✓ Leslie Aukland Mary Aukland 1129 S. 70th AVE
9 & 11	A	"	✓ John S. Kouba Betty Jean Kouba 1145 S. 70th AVE
10	A	"	✓ Arthur L. Olsen Maurice E. Olsen 1143 S. 70th AVE
1 & W $\frac{1}{2}$ Lot 2	B	"	X Joseph H. Urich Albertina Urich no address found
E $\frac{1}{2}$ Lot 2, all Lot 3	B	"	✓ Glendon E. Jackson 3710 GRAIL
4	B	"	X Evelyn M. Stanley no address found
5 & W $\frac{1}{2}$ Lot 6	B	"	✓ Richard L. Borchard Betty B. Borchard 3724 GRAIL
E $\frac{1}{2}$ Lot 6, all Lot 7	B	"	✓ John E. Strobel Mary B. Strobel 3802 GRAIL
8	B	"	✓ Ruth Patterson 3808 GRAIL
9	B	"	✓ William W. Warren Mary C. Warren 3814 GRAIL
10	B	"	✓ Edward O. Townsend 3820 GRAIL
11	B	"	X Ivan W. Sanders Rogene J. Sanders no address found
1	C	"	✓ William F. Smart Nelta Ruth Smart 1144 S. 78th AVE.
2	C	"	✓ Alvin A. Goetz Edna A. Goetz 3907 GRAIL
3	C	"	✓ James E. Flaherty Bernadine Flaherty 3911 GRAIL
4	C	"	X Pearl Aksamit no address found
5	C	"	✓ Gene T. Allensworth Frances Allensworth 3923 GRAIL
6	C	"	✓ Tony Kerschen Margaret Kerschen 3929 GRAIL
7	C	"	X Melvin L. Lock Laura M. Lock no address found
8	C	"	✓ Ralph A. Gaume Susan J. Gaume 3807 GRAIL

Howe

Lot 1 & W 20 ft Lot 2, in Consolver's 1st Add.

✓ N. C. & Jean G. Consolver, ux
4004 Countryside

E 40 ft Lot 2 & W 13.33 ft of Lot 3, Consolver's 1st Add.

✓ Merlin K. & Lois Jean Meisinger, ux
4010 Countryside

E 46.67 ft of Lot 3 & W 6.67 ft of Lot 4,
Consolver's 1st Add.

✓ Harold L. & Ada G. Wright, ux
4016 Countryside

Lot 4, exc W 6.67 ft, Consolver's 1st Add.

✓ Donald H. & Bernice E. Mead, ux
4022 Countryside

Lot 5, Consolver's 1st Add.

✓ Glydus J. & Annabel Johnson, ux
4028 Countryside

Lot 6, Consolver's 1st Add.

✓ Harland D. & Margaret W. Basta, ux
4034 Countryside

Lot 7, Consolver's 1st Add.

✓ Mendell F. & Betty Butler, ux
4040 Countryside

Lot 14, Consolver's 1st Add.

✓ Marion M. Wimmer & Anne Marie Wimmer, ux
4027 Countryside



Lot 15, Consolver's 1st Add.

✓ Norman D. & Patricia A. Collins, ux
4021 Countryside

Lot 16, Consolver's 1st Add.

✓ Byron C. & Joyce A. Hatcher, ux
4015 Countryside

Lot 17, Consolver's 1st Add.

✓ Richard G. & Frances J. Rhoa, ux
4009 Countryside

Lot 18, Consolver's 1st Add.

✓ Glen E. & Bonnie J. Trimble, ux
1770 S. Bluff

Lot 8, Consolver's 1st Add.

✓ Duane E. Denny & Billie J.
1709 N. Vassar

Lot 9, Consolver's 1st Add.

✓ Lawrence A. Bechtold
Geraldine L. Bechtold
1770 S. Broadview

Lot 10, Consolver's 1st Add.

✓ Justin P. Snowhill Sr.
1776 S. Broadview

Lot 11 Consolver's 1st Add.

✓ Fon J. Framhall & Mary Lou
4045 Countryside

Lot 12 Consolvers 1st Add.

✓ Richard L. Justice
4039 Countryside

Lot 13 Consolver's 1st Add.

✓ Lawrence D. Baker
Patricia Ann Baker
4033 Countryside

Elwell's Add

Page No. 2 cont'd.

LOTS	BLOCK	ADDITION	OWNER
9	C	Elwell's	✓ Donald E. Chapman Mary E. Chapman 3813 GRAIL
10	C	"	✓ John W. Hunt Carolyn M. Hunt 3819 GRAIL
11	C	" <i>rel. & grant 8-25-65</i>	✓ Leon J. Setter Anna Catherine Setter 3825 GRAIL <i>Trail</i>
1	D	"	X Laurence J. Gulinger Mary M. Gulinger <i>no address found</i>
2	D	"	✓ Donald O. Gillenwater Jeanne C. Gillenwater 1138 S. QUENTIN AVE.
3	D	"	✓ Theodore M. Finkbeiner Betty A. Finkbeiner 1134 S. QUENTIN AVE.
4	D	"	✓ Loren F. Fry G. Eileen Fry 1128 S. QUENTIN AVE.
5	D	"	✓ Richard C. Halbrook Rae L. Halbrook 1122 S. QUENTIN AVE.
11	D	"	✓ Harold Yarnell 211 S. BLECKLEY DR.
12	D	"	✓ J. G. Ripstra 61 Stratford Rd.
13	D	"	X D. L. Pomeroy <i>no address found</i>
14 & 15	D	"	X P.S. & B. Securities Investment & Exchange Corp. Inc. <i>no address found</i>

Dated at Wichita, Kansas this 3rd day of August
1965 at 7:00 A.M.

FIDELITY TITLE COMPANY INS.

By *C. E. Paul "A. Kelly"*
VP

No. 69741

*

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