

17/ Amended Bill of - CENTRAL  
HEALTH LTD. - Southwest corner  
of Central and Ridge Road.

*POSTED  
1-21-81*

**ACTION**

DATE

COMMITTEE

*2-26-81*

M.A.P.C. *Approved subject to conditions*

*3-24-81*

R.C.C./B.C.C. *Approved to be withdrawn*

Map No. 4947A  
Sec. 21  
Twp. 27S  
Range 1W

DATA SHEET  
COMMUNITY UNIT PLAN

AMENDED FILE #2

DP - 17  
Filed 1-6-81

Associated  
Case: Z-2314

APPLICATION REQUEST: Approval of proposed Amendment to  
CENTRAL HEIGHTS  
(Residential)(Commercial) Community Unit Plan.

1. Applicant Central Heights Ltd., AGENT: Branson & Assoc, Inc.  
Address of Agent: 435 N. Broadway, 67202 Phone 267-4357
2. Agent William L. Korber  
Address 330 Laura, 67211 Phone 262-7271
3. General Location: Southwest corner of Central and Ridge Road  
Address \_\_\_\_\_
4. Proposed Use: \_\_\_\_\_

AREA DATA:

1. Acres: 12.9 ( 715 <sup>(IRREGULAR)</sup> ft. by 750 ft.)
2. Existing Zoning "LC" Proposed Zoning "C"
3. Area (is) (is not) platted. \_\_\_\_\_ Addition \_\_\_\_\_

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

| Date           | Action                           |
|----------------|----------------------------------|
| <u>2-26-81</u> | <u>Agreed and its conditions</u> |

2. Governing Body

| Date           | Action                       |
|----------------|------------------------------|
| <u>3-24-81</u> | <u>Agreed as recommended</u> |

NOTES:

LOS ANGELES-CINCINNATI, OH  
MCKESSON, TX-COLUMBIA, GA  
SUN

**Speed.**  
No. 2,133C

CASE FILE

Map No. 4947A  
 Sec. 21  
 Twp. 27S  
 Range 1W

DATA SHEET  
 COMMUNITY UNIT PLAN

AMENDED FILE #1

DP - 17  
 Filed 1-6-81

Associated Case: Z-2314

APPLICATION REQUEST: Approval of proposed Amendment to  
CENTRAL HEIGHTS  
 (Residential)(Commercial). Community Unit Plan.

1. Applicant Central Heights Ltd., AGENT: Branson & Assoc., Inc.  
 Address of Agent: 435 N. Broadway, 67202 Phone 267-4357
2. Agent William L. Korber  
 Address 330 Laura, 67211 Phone 262-7271
3. General Location: Southwest corner of Central and Ridge Road  
 Address \_\_\_\_\_
4. Proposed Use: \_\_\_\_\_

- AREA DATA: (IRREGULAR)
1. Acres: 12.9 ( 715 ft. by 750 ft.)
  2. Existing Zoning: "LC"
  3. Land Use: East DEPARTMENT STORE South FOUR PLEX APTS.  
 West OFFICE & TWO FAM North LIQUOR STORE BAR WASH
  4. Sketch Plan Land Use is for: \_\_\_\_\_
  5. Present Land Use is for: SHOPPING CENTER
  6. Area (is) (is not) platted. \_\_\_\_\_

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

DP-17



February 11, 1985

Mr. Dean W. Felt  
Felt/Kingdom Associates  
715 West 13th Street  
Wichita, Kansas 67203

RE: DP-17 - Request for administrative adjustment of the south setback  
line on Parcel 3.

Dear Mr. Felt:


We have reviewed your request for an adjustment of the building setback line along the south line of Parcel 3 of the Central Heights Shopping Center C.U.P. There now exists a 35-foot setback requirement which you are wanting to reduce to zero feet. However, you are offering as a substitute a 35-foot setback along that portion of Parcel 1 which abuts Parcel 3. Since the adjustment of these setbacks will provide for the same building separation that is now required, we have determined that the adjustment is not a substantial deviation from the original intent of the C.U.P. and may be granted administratively.

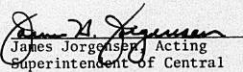
Our signatures below indicate that we have adjusted the setback along the south line of Parcel 3 from 35 feet to 0 feet subject to the following:

1. Parcel 1 shall now have a 35-foot setback from Parcel 3.

This adjustment is based on our understanding that Parcels 1 and 3 are under the same ownership and the owner is willing to provide the setback on Parcel 1.

Please call if you have any question about this adjustment of setbacks.

  
Robert A. Lakin  
Director of Planning

  
James Jorgensen, Acting  
Superintendent of Central  
Inspection

RAL/LO:blw

Robert Branson, Central Heights Ltd., 435 North Broadway, Wichita, KS. 67202

  
**FELT/KINGDOM ASSOCIATES**  
I N C O R P O R A T E D

8, February 1985

Mr. Robert A. Lakin  
Wichita-Sedgwick County  
Metropolitan Area  
Planning Commission  
City Hall-Tenth Floor  
455 N. Main Street  
Wichita, Kansas 67202

Re: Central Heights Shopping Center  
Community Unit Plan.

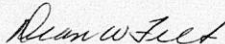
This Office has been retained by the owners of Central Heights Shopping Center, to design a "shell building" located at 7301 W. Central, through it's duly authorized Wichita agent, Robert E. Branson of Central Heights Ltd.

During the plan review now in progress by the Central Inspection Division of the Department of Housing and Economic Development; Jay Woodward has located a discrepancy between the site analyses submitted by this office and the current C.U.P.

The problem seems to be that the south end of our proposed addition is located approximately five plus feet within the building setback line shown on parcel no. 3 of the present C.U.P. The intentions of this office is to propose that a new building setback line of 35 feet be located on parcel no.1 as shown on the revised C.U.P. and the present 35 foot setback located adjacent to the north on parcel no. 3 be vacated. If this matter could be taken care of by an administrative decision; avoiding any unnecessary delay, it would be greatly appreciated. I look forward to hearing from you soon. Warmest regards.

Very truly yours,

FELT/KINGDOM ASSOCIATES, INC.  
ARCHITECTS & PLANNERS

  
Dean W. Felt, PBD, AIBD  
President

DWF:jdf

xc: James Jorgenson, Acting Supt. of Central Inspection  
Louise Olivarez, M.A.P.C.

Robert Branson, Central Heights Ltd.

715 West Thirteenth Street,

Wichita, Kansas 67203

(316) 264-3248

**TOTAL**  
Total Petroleum, Inc.

8911 WEST MAPLE

~~P.O. BOX 12800~~

WICHITA, KANSAS 67209

TELEPHONE 316 721-1603

F. L. DIEBOLD, P.E.  
CONSTRUCTION MANAGER  
MARKETING

RECEIVED

MAY 28 1982

METROPOLITAN PLANNING

ROUTE  1st

\_\_\_\_\_

May 27, 1982

Metropolitan Area Planning Department  
Attn: Mr. Art Chambers  
City Hall - 10th Floor  
455 N. Main  
Wichita, KS 67202

Re: Station #2173 - 7399 W. Central  
Wichita, KS

Dear Mr. Chambers:

Per your telephone call of today, enclosed find two (2) prints of our Canopy Site Plan for your further use.

If there is anything further you may require at this time, please advise.

Very truly,

*F. L. Diebold*

F. L. Diebold, P. E.  
Construction Manager

FLD/rp  
Enclosures

March 31, 1981

Robert B. Feldner, Superintendent of Central Inspection  
Jack H. Galbraith, Chief Planner

DP-17-Central Heights C.U.P. Generally located at the southwest corner of Central and Ridge Road.

The Board of City Commissioners on March 24, 1981, considered the above captioned C.U.P. Their action was to approve the C.U.P. subject to the following conditions:

- a. The following shall be added at the end of General Provision #4: "if developed with commercial uses. If developed residentially see Parcel 4 (alternate use) item (L)."
- b. The plan and item (G) in Parcel Description #1 shall be changed to reflect 100 foot setbacks from Ridge Road.
- c. Item (I) of Parcel 1A shall be changed to read as follows:

The Director of Planning and/or the Superintendent of Central Inspection may, if in their opinion the site is being used as a building material center and there is a large amount of outside storage, require a solid screening fence around the outside storage area. A copy of a plan of the fence shall be submitted for review and approval to the Department of Planning at such time it is determined that a fence is needed.

- d. The alternate use for Parcel 4 shall be changed to reflect a maximum of 36 dwelling units. Items (E), (F), and (K) will need to be changed to reflect the lower density.
- e. A landscape plan for these areas indicated on the plan shall be submitted to the Planning Department prior to scheduling this case before the governing body.
- f. Prior to the issuance of any additional building permits in the C.U.P., the major entrances to Central and Ridge Road shall be constructed or a financial guarantee submitted.

Page Two  
Robert B. Feldner  
March 31, 1981

LS 572

- g. Replatting or lot split approval prior to the issuance of additional building permits.
- h. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, 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.
- i. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- j. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

Please note that prior to the issuance of any building permits, and in accordance with condition "f" above, the major entrances to Central and Ridge Road shall be constructed or a financial guarantee submitted. In addition, a lot split is needed in accordance with condition "g", prior to the issuance of additional building permits.

Two approved copies of the landscape plan are also attached for your information and files.

Attached for your information and files are two approved copies of the C.U.P. If you have any questions concerning this matter, please contact our office.

Jack H. Galbraith  
Chief Planner

JHG:ADC:el  
Attachments

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

REQUEST FOR APPROVAL OF AMENDMENT TO THE  
COMMERCIAL COMMUNITY UNIT PLAN AND ZONING

CASE NO. DP-17 & Z-2314

CONSIDERED BY MAPC: 2-26-81

REQUEST FOR: Amendment to the Central Heights Commercial C.U.P. and  
zone change "LC" to "C"

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To permit the operation of a nursery, permit residential  
uses and to make minor changes to the C.U.P."

GENERAL LOCATION: At the southwest corner of Central and Ridge Road.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of  
February 26, 1981)

APPLICANT: Central Heights Ltd., 435 N. Broadway.

AGENT FOR APPLICANT: Bob Branson, Branson & Associates, Inc., 435 North  
Broadway.

PROTESTORS ( LIST AGENT ) IF ANY: None

SURROUNDING ZONING: North and East, "LC"; South, "RB" & "BB"; West,  
"A" & "BB".

LAND USE: Existing, Shopping center, animal clinic, garden center; North,  
General commercial; East, Department store; South, Fourplexes & undeveloped;  
West, Duplexes and office.

CPO RECOMMENDATION:

CPO Council Area "A" recommended, 6-0, that this application be  
approved.

PLANNING COMMISSION RECOMMENDATION:

That the zone change be approved subject to the approval of the amended  
C.U.P.; and the approval of the C.U.P. subject to the conditions as  
shown in excerpt from the Planning Commission minutes of February 26,  
1981. Gardner moved, Bayouth seconded and it carried unanimously.  
Martens was not present. Jones and Lofton were absent. One vacancy.

ACTION: 1. Concur in the findings of fact and approve the zone change  
and CUP as recommended by the Metropolitan Area Planning Commission, sub-  
ject to the recommended conditions, and instruct the Planning Department  
to forward the ordinance for first reading when the plat is forwarded to  
the City Commission or a lot split application has been approved; or  
2. Return the applications to the Metropolitan Area Planning  
Commission for its reconsideration. The City Commission states the  
following reasons for its action:

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 26, 1981

- 8a. Case No. DP-17 - Central Heights Ltd. requests amendment to the Central Heights Commercial Community Unit Plan for Lots 4 and 5 except the north 125 feet of the east 125 feet thereof, Block K, Meadowview Estates Addition, Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Central and Ridge Road.
- 8b. Case No. Z-2314 - Central Heights Ltd. requests zone change from "LC" to "C" for part of Lots 4 and 5, Block K, Meadowview Estates an Addition to Wichita, Sedgwick County, Kansas, described as follows: Beginning at a point 50 feet north and 140 feet west of the southeast corner of said Lot 4; thence north parallel with the east line of said Lots 4 and 5, 190 feet; thence west parallel with the south line, of said Lot 5, 185 feet; thence south 190 feet; thence east 185 feet to the place of beginning. Generally located in an area west of Ridge Road and north of Newell.

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

COMMENTS:

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

In compliance with Section 28.04.190 of the Code of the City of Wichita, an application has been submitted proposing several amendments to an approved commercial C.U.P., located at the southwest corner of Central and Ridge Road. The amended development plan shows the proposed changes which include the creation of Parcel 1A to allow a nursery/garden center or building material center (associated with Z-2314), creation of Parcel 4 that includes a residential alternative (density 28 du/acre) as well as commercial uses, reduction of certain setbacks, and several minor changes.

Zone change Z-2314 would establish "C" zoning for Parcel 1A. Proposed uses for Parcel 1A include uses permitted in Parcel 1, nursery, garden center and building material center. A zone change is required in order to accommodate the existing garden center.

2. Staff does not have any strong objections to the proposed parcels and uses. However, staff feels that a building material center is inappropriate for Parcel 1A and that "c" uses should be restricted to a nursery/garden center. Staff also feels that the uses permitted in Parcel 4 should be restricted to service type uses that would have minimal impact on the surrounding residential area at night. Private clubs and restaurants often operate past ten or eleven p.m. and have a continuous flow of customers.

Staff feels that the density for the residential alternate for Parcel 4 is too high in relation to the other residential uses in the area. The density to the south and west is approximately 18 du/acre while the density to the northwest is approximately 6.5 du/acre. Six or seven fourplexes, grouped around usable open space instead of a large paved area, would be more compatible with the area.

3. Another area of concern is the reduction of building setback lines from 100 feet to 50 feet in Parcel 1. Staff is particularly concerned about the development of free-standing buildings and the possibility of a strip center facing Newell. If additional area is needed it should be added to the existing building. Staff feels that 100 foot setbacks are appropriate for Parcel 1.
4. The Department of Engineering has indicated that the two major openings have not been constructed to major entrance standards. They have recommended that no more building permits be issued until the major entrances have been constructed or the construction guaranteed.
5. The plan has been revised to show required landscaping areas and staff concurs in the landscaping areas. No landscape plan has been submitted for this C.U.P. and staff recommends that a landscape plan be submitted to the Planning Department prior to forwarding these cases on to the City Commission.
6. Should the Planning Commission determine that the proposed amendments to the C.U.P. are appropriate, the following are recommended conditions of approval:
  - a. The following shall be added at the end of General Provision #4: "if developed with commercial uses. If developed residentially see Parcel 4 (alternate use) item (L)."
  - b. The plan and item (G) in Parcel Description #1 shall be changed to reflect 100 foot setbacks from Country Acres and Ridge Road and a 90 foot setback from Newell.
  - c. The term "Building Material Center" shall be deleted from item (I), Parcel Description #1A.
  - d. Under Parcel Description #4, item (H) shall be deleted and the terms "private club" and "restaurant" shall be deleted from item (I).
  - e. The alternate use for Parcel 4 shall be changed to reflect a maximum of 28 dwelling units. Items (E), (F), and (K) will need to be changed to reflect the lower density.
  - f. A landscape plan for these areas indicated on the plan shall be submitted to the Planning Department prior to scheduling this case before the governing body.
  - g. Prior to the issuance of any additional building permits in the C.U.P., the major entrances to Central and Ridge Road shall be constructed or a financial guarantee submitted.
  - h. Replatting or lot split approval prior to the issuance of additional building permits.
  - i. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, 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.
  - j. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.

- k. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

GALBRAITH stated that the staff had some concern about "C" Commercial zoning being established on this site, since the applicants not only indicate a nursery or garden center on the site but also a building materials yard. He said that staff has asked that that item be eliminated from the C.U.P. GALBRAITH mentioned that the setback that was extended out to within 50 feet of Country Acres and Ridge Road was another of staff's concerns. The staff felt that this would encourage free-standing buildings across the street from offices and residential uses. He said that staff recommended approval of the zone change and the C.U.P. subject to the conditions in the staff report. CPO Council Area "A" recommended, 6-0, that the applications be approved.

BOB BRANSON, Branson & Associates, Inc., representing the applicants, stated that, in their opinion the request for the garden center was a great improvement over the operation of the Post Office. He said that he differed with the staff on a number of items in the staff report. He said that they did not intend to put in a lumber yard. They wanted to have some possible use for this center in case the garden center was no longer in operation, and did not feel that a fenced materials yard would be a detriment. BRANSON said that in regard to item D of the staff report, they were requesting that the private club and restaurant remain in the Parcel, and at the present time they have that right. Regarding the density for Parcel 4, the first proposal was for three buildings with 16 studio apartments in each building. With Mr. Hardesty planning to build 1500 more apartments in that area, they feel their options would be limited. He felt that the reduction from 48 apartments to 28 by staff was going to the extreme and telling them what to build there in the way of duplexes or fourplexes, which they feel are economically unfeasible. He felt the best use for this space would be an office building because of the demand for office space in this whole area. If they decide to build apartments there, he would request, rather than 48, either 36 or 32 units, instead of 28 units. BRANSON said that regarding the setback, he would like to point out that the setback that was allowed across the street to the east was a minimum of 30 feet from residential zoning and they are requesting a 40 foot setback across from the "BB" on the south. The 40 foot setback would give them a possibility of putting in a shopping center that would screen the garden center from the traffic on the street.

There was no one present in opposition to the applications.

GARDNER asked Galbraith if he had any interest in discussing Mr. Branson's comments regarding the setbacks. He said that it would seem where the frontages are exposed to office use as opposed to residential, that might be a factor of consideration.

GALBRAITH said that there were two areas of concern. One is the setback of 50 feet on Ridge Road. Mr. Branson states that it is across the street from a C.U.P. that has recently been approved, but that C.U.P. has more rigid access control, and those parcels in front of the David's store are owned or leased by David's for at least a two year period. He felt that traffic should be discouraged from coming into the residential street to get to a row of shops.

GOEBEL said that his personal opinion was that when a C.U.P. is cut that tight, not that he agrees with the free standing buildings in front of it, it always looks messy because they have blacktopped the area necessary to get their building permit and then they let the rest of it go and it is hard to maintain the rest of it. He felt they should be given a little bit more ground that they can do something with and not require so much open space. GOEBEL pointed out that a materials yard was not unusual because garden centers always have a lot of building type material with them.

LAKIN commented that staff's concern was that it was not the best practice to start putting commercial development down side streets. That was never the intent of the community unit plan, or shopping centers, and the concept that these were developed under. He said that he would admit that this whole corner had been chopped up. LAKIN said that he was a little concerned about the building materials center. He knew that most of the nursery type of operations are going to have different types of materials to use as aid for landscaping. If the Commission desired to bring that type of trade and operation in as an alternate use to the nursery, then he would urge the Commission to beef up the condition that "all storage materials shall be contained within screening fence".

GARDNER responded that under Parcel 1-a, Item I, "provided that no outside storage is permitted", seems to fairly well address the concern of an outside accumulation of material.

LAKIN said that if they are talking about all inside storage for building materials, then he has no major concern.

BRANSON said that the garden center at the present time has a semi-solid screening wall that is very attractive.

**MOTION:** Having considered the factors as contained in Policy Statement No. 10; taking into consideration the mixed use character of the neighborhood; the commercial and office zoning and uses of nearby property; the suitability of the subject property for the proposed uses; the recommendation of approval from CPO Council "A" and considering the recommendation of staff; I move that we recommend to the governing body that the zone change be approved subject to the approval of the amended C.U.P.; and the approval of the C.U.P. subject to the following conditions:

- a. The following shall be added at the end of General Provision #4: "if developed with commercial uses. If developed residentially see Parcel 4 (alternate use) item (L)."
- b. The plan and item (G) in Parcel Description #1 shall be changed to reflect 100 foot setbacks from Ridge Road.
- c. Item (I) of Parcel 1A shall be changed to read as follows:

The Director of Planning and/or the Superintendent of Central Inspection may, if in their opinion the site is being used as a building material center and there is a large amount of outside storage, require a solid screening fence around the outside storage area. A copy of a plan of the fence shall be submitted for review and approval to the Department of Planning at such time it is determined that a fence is needed.

- d. The alternate use for Parcel 4 shall be changed to reflect a maximum of 36 dwelling units. Items (E), (F), and (K) will need to be changed to reflect the lower density.
- e. A landscape plan for these areas indicated on the plan shall be submitted to the Planning Department prior to scheduling this case before the governing body.
- f. Prior to the issuance of any additional building permits in the C.U.P., the major entrances to Central and Ridge Road shall be constructed or a financial guarantee submitted.
- g. Replatting or lot split approval prior to the issuance of additional building permits.
- h. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, 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.
- i. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- j. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

Gardner moved, Bayouth seconded and it carried unanimously. Martens was not present. Jones and Lofton were absent. One vacancy.

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WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

February 27, 1981

Bob Branson  
Branson & Associates Inc.  
435 North Broadway  
Wichita, Kansas 67202

Re: DP-17 - Amendment to Central Heights  
Commercial CUP  
Z-2314 - "IC" to "C" - both located  
at the southwest corner of  
Central & Ridge Road

Dear Mr. Branson:

At its regular meeting on February 26, 1981, the Metropolitan Area Planning Commission considered the above-captioned cases. The action of the Planning Commission was to recommend approval of the zone change request subject to the approval of the amended C.U.P.; and they recommended the approval of the C.U.P. subject to the following conditions:

- a. The following shall be added at the end of General Provision #4: "if developed with commercial uses. If developed residentially see Parcel 4 (alternate use) item (L)."
- b. The plan and item (G) in Parcel Description #1 shall be changed to reflect 100 foot setbacks from Ridge Road.
- c. Item (I) of Parcel 1A shall be changed to read as follows:

The Director of Planning and/or the Superintendent of Central Inspection may, if in their opinion the site is being used as a building material center and there is a large amount of outside storage, require a solid screening fence around the outside storage area. A copy of a plan of the fence shall be submitted for review and approval to the Department of Planning at such time it is determined that a fence is needed.

WICHITA - SEDGWICK COUNTY

- d. The alternate use for Parcel 4 shall be changed to reflect a maximum of 36 dwelling units. Items (E), (F), and (K) will need to be changed to reflect the lower density.
- e. A landscape plan for these areas indicated on the plan shall be submitted to the Planning Department prior to scheduling this case before the governing body.
- f. Prior to the issuance of any additional building permits in the C.U.P., the major entrances to Central and Ridge Road shall be constructed or a financial guarantee submitted.
- g. Replatting or lot split approval prior to the issuance of additional building permits.
- h. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, 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.
- i. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- j. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.


In accordance with condition "e" above, you will need to submit four copies of a landscape plan for those landscape areas indicated on the plan for our review and approval prior to these cases being scheduled for the City Commission. We need to receive those plans by March 9, 1981, in order to schedule these cases before the City Commission on March 24, 1981. In addition, we will need 10 copies of the revised C.U.P. showing the changes in conditions "a" through "d". These revised copies should be submitted by March 12, 1981, for these cases to be heard on March 24, 1981.

WICHITA - SEDGWICK COUNTY

The City Commission Meeting will be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

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

Sincerely yours,



Jack H. Galbraith  
Chief Planner

JHG:sad

cc: William L. Korber, 330 Laura, Wichita 67211

**THE CITY OF WICHITA**

OFFICE OF CITIZEN PARTICIPATION

DATE February 24, 1981

TO Jack Galbraith, Chief Planner, Current Plans

FROM Dean Kruthof, Administrative Aide III

**SUBJECT** DP-17: Central Heights Commercial  
Community Unit Plan, Southwest corner  
of Central and Ridge Road; and  
associated zone change Z-2314: West  
of Ridge Road and North of Newell.

At its February 18 meeting, Area "A" CPO Council considered the captioned cases. Robert Branson was present representing the applicant. No residents were in attendance.

The Council voted unanimously, 6-0, to recommend approval of the proposed amendments to the Community Unit Plan. The Council also voted unanimously, 6-0, to recommend approval of the associated zone change request to rezone Parcel 1-A from the "LC", Light Commercial District, to the "C", Commercial District.

Please inform the MAPC of the Council's action when the cases are considered on February 26. Thank you.

*Dean Kruthof*  
Dean Kruthof  
Administrative Aide III

DK:dm

Noted:

*Sarah Gilbert*  
Sarah Gilbert  
Assistant CP Coordinator



WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 2-26-81

Case No. DP-17 Request: Approval of Amendment to  
the Central Heights  
Commercial C.U.P.  
Z-2314 "LC" to "C"

Location: At the southwest corner of Central and Ridge Road.

Reason: To permit the operation of a nursery, permit residential  
uses and to make minor changes to the C.U.P.

Acres: DP-17 12.9 Size: 715' x 750' (irregular)  
Z-2314 .64 185' x 150' (as amended)

|          | <u>Land Use</u>                                  | <u>Zoning</u> |
|----------|--|---------------|
| Existing | Shopping center, animal<br>clinic, garden center | "LC"          |
| North    | General commercial                               | "LC"          |
| East     | Department store                                 | "LC" (CUP)    |
| South    | Four plexes & undeveloped                        | "RB" & "BB"   |
| West     | Duplexes and office                              | "A" & "BB"    |

Platted: Yes History: DP-17 MAPC Approve 5-19-66  
DP-17 MAPC Approve 9-10-70  
Z-0781 BCC Approve 10-06-70

COMMENTS:

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

In compliance with Section 28.04.190 of the Code of the City  
of Wichita, an application has been submitted proposing  
several amendments to an approved commercial C.U.P., located  
at the southwest corner of Central and Ridge Road. The  
amended development plan shows the proposed changes which  
include the creation of Parcel 1A to allow a nursery/garden  
center or building material center (associated with Z-2314),  
creation of Parcel 4 that includes a residential alternative  
(density 28 du/acre) as well as commercial uses, reduction  
of certain setbacks, and several minor changes.

Zone change Z-2314 would establish "C" zoning for Parcel  
1A. Proposed uses for Parcel 1A include uses permitted in  
Parcel 1, nursery, garden center and building material  
center. A zone change is required in order to accommodate  
the existing garden center.

2. Staff does not have any strong objections to the proposed  
parcels and uses. However, staff feels that a building  
material center is inappropriate for Parcel 1A and that "C"  
uses should be restricted to a nursery/garden center. Staff  
also feels that the uses permitted in Parcel 4 should be  
restricted to service type uses that would have minimal  
impact on the surrounding residential area at night. Private  
clubs and restaurants often operate past ten or eleven p.m.  
and have a continuous flow of customers.

Staff feels that the density for the residential alternate for Parcel 4 is too high in relation to the other residential uses in the area. The density to the south and west is approximately 18 du/acre while the density to the northwest is approximately 6.5 du/acre. Six or seven four plexes, grouped around usable open space instead of a large paved area, would be more compatible with the area.

3. Another area of concern is the reduction of building setback lines from 100 feet to 50 feet in Parcel 1. Staff is particularly concerned about the development of free-standing buildings and the possibility of a strip center facing Newell. If additional area is needed it should be added to the existing building. Staff feels that 100 foot setbacks are appropriate for Parcel 1.
4. The Department of Engineering has indicated that the two major openings have not been constructed to major entrance standards. They have recommended that no more building permits be issued until the major entrances have been constructed or the construction guaranteed.
5. The plan has been revised to show required landscaping areas and staff concurs in the landscaping areas. No landscape plan has been submitted for this C.U.P. and staff recommends that a landscape plan be submitted to the Planning Department prior to forwarding these cases on to the City Commission.
6. Should the Planning Commission determine that the proposed amendments to the C.U.P. are appropriate, the following are recommended conditions of approval:
  - a. The following shall be added at the end of General Provision #4: "if developed with commercial uses. If developed residentially see Parcel 4 (alternate use) item (L)."
  - b. The plan and item (G) in Parcel Description #1 shall be changed to reflect 100 foot setbacks from Country Acres and Ridge Road and a 90 foot setback from Newell.
  - c. The term "Building Material Center" shall be deleted from item (I), Parcel Description #1.
  - d. Under Parcel Description #4, item (H) shall be deleted and the terms "private club" and "restaurant" shall be deleted from item (I).
  - e. The alternate use for Parcel 4 shall be changed to reflect a maximum of 28 dwelling units. Items (E), (F), and (K) will need to be changed to reflect the lower density.
  - f. A landscape plan for these areas indicated on the plan shall be submitted to the Planning Department prior to scheduling this case before the governing body.
  - g. Prior to the issuance of any additional building permits in the C.U.P., the major entrances to Central and Ridge Road shall be constructed or a financial guarantee submitted.
  - h. Replatting or lot split approval prior to the issuance of additional building permits.
  - i. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved for by the governing body, 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.

Page 3  
DP-17 & Z-2314  
MAPC AGENDA  
2-26-81

- j. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- k. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.

DP-17 - 200 "Notice to Adjoining Property Owners" Mailed 2-12-81 for the  
MAPC meeting for 2-26-81

1 (including map) to CPO Office

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201 TOTAL

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

February 12, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, February 26, 1981, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for amendment to the CENTRAL HEIGHTS COMMERCIAL COMMUNITY UNIT PLAN, for property legally described as follows:

DP-17 - Lots 4 and 5 except the north 125 feet of the east 125 feet thereof, Block K, Meadowview Estates Addition, Wichita, Sedgwick County, Kansas. Generally located at the southwest corner of Central and Ridge Road.

The Development Plan of this area, originally approved on May 19, 1966 and amended on October 6, 1970, has been resubmitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

The revised Development Plan now on file proposes the following general amendments to the approved plan:

1. Creation of a subparcel which will allow, as a permitted use, a nursery and garden center. Associated zone case Z-2314 is for rezoning from the "LC" Light Commercial District to the "C" Commercial District.
2. The creation of a parcel between Country Acres and Newell, and northeast of Dunsforth, that would permit a residential alternative to the approved commercial uses.
3. The reduction of the setback lines along Country Acres and Newell from 100 feet to 50 feet.
4. Minor changes to the plan, general provisions and parcel descriptions to bring the C.U.P. up to date.

The hearing of the proposed amendments to this Development Plan, as provided in Section 28.04.190 of the City Zoning Ordinance of the City of Wichita, is to be held and the same will there be discussed and considered by said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

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

Robert A. Lakin  
Secretary

February 3, 1981

William Korber  
330 Laura  
Wichita, KS

RE: DP-17 - Central Heights Commercial CUP,  
and Z-2314 - "LC" to "C"; Generally located  
at the southwest corner of Central and  
Ridge Road.

Bill:

We have reviewed the proposed amendments to the above referenced commercial CUP, and the following are our comments as well as those of other City Departments.

OK  
Although we do not have any serious objections to the rezoning of an area to accommodate the existing nursery, we are concerned about several other changes. We do not see the need for extending "C" zoning south of the existing screening fence. If additional area is needed for the expansion of the nursery, it should be established to the west. In addition, we do not feel that a "building material center", or lumber yard, is an appropriate use for this site and should be deleted as a proposed use.

NO  
In regard to building setback lines, we feel that the currently approved 100 foot setbacks are appropriate and should remain. If additional space is needed in the shopping center, it should be added to existing buildings and not as a "strip" building facing Newell. However, the proposed 50 foot setbacks shown for Parcel 4 would be satisfactory if the parcel is developed in association with Parcel 1.

OK  
Parcel 4, if developed commercially, should not be a separate shopping area, but should be included as a part of the existing commercial activities. Uses such as barber shops or offices will have less impact on the surrounding residential area than restaurants or private clubs, and with proper design, could be compatible with other uses in the area. Likewise, theatres, if designed to minimize traffic on Newell and Country Acres, could be a compatible use.

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February 3, 1981  
Bill Korber

OK We feel that if Parcel 4 is developed commercially, that there should be no access to Country Acres or Newell. Traffic should not use the public streets for circulation, but should be required to utilize the shopping center site for access to uses in Parcel 4. Although the current CUP shows three openings to Country Acres and three openings to Newell, we feel that two openings should be the maximum unless Parcel 4 is developed residentially. If Parcel 4 is developed residentially, there should be an access point to Country Acres and to Newell from Parcel 4.

NO The density for the residential alternate for Parcel 4 seems to be too high in relation to the other residential uses in the area. If the Parcel is developed as shown, each building would have sixteen units and be of such a size that it would not blend in with the neighborhood. One other concern is that there is no usable open space. We feel that six or seven fourplexes grouped around usable open space instead of the large paved area, would be much more compatible with the area.

The Engineering Department has indicated that the two major openings to Parcel 1 have not been constructed to major entrance standards. We will be recommending, as a condition of approval, that no further building permits be issued until the major openings have been constructed or the construction is guaranteed. If you have any questions regarding the major opening, contact Mike Lindebak in the Engineering Department.

Another item that will be a condition of approval is the approval of a lot split or replatting prior to the issuance of any building permits on Lot 5, Block "K", Meadowview Estates. As you are aware, a request for a lot split has been filed for the service station area. It may be more advantageous to replat the entire site to reflect proposed parcel boundaries.

The following are specific comments relating to changes that need to be made to the Plan:

- OK Parcel 1-A should be changed to show an area 185 feet (east/west) by 150 feet (north-south). Item (I) under Parcel Description, 1-A shall be changed to read as follows: Nursery and Garden Center. All uses permitted under Parcel 1 provided that no outside storage is permitted.
- NO 2. Building Setback Lines - The setback lines along the south and west sides of Parcel 1 adjacent to public streets, need to be shown as 100 feet except around the animal clinic. Parcel Description No. 1 shall be changed to reflect 100 foot setbacks along Country Acres and Newell. The setback line on the southwest side of Parcel 4 should be shown as 50 feet on the Plan and in the Parcel Description. Setback lines for Parcel 3 should be as shown on the attached "marked" copy of the CUP.

Page 3  
February 3, 1981  
Bill Korber

5. Parcel Description No. 1-A, Item (I), proposed uses, shall be changed to read "Nursery, Garden Center and uses permitted in Parcel 1, provided that no outside storage is permitted." NO
6. The following should be added to Parcel Description No. 3 "Maximum number of buildings - one plus a photo booth." OK
7. The terms "private club" and "restaurant" shall be deleted from Item (I), Parcel Description No. 4. NO
8. Item (E), Parcel Description No. 4 (alternate) shall be changed to read: Maximum Number of dwelling units 28. Item (F) shall be changed to read "Density 16.5 Dwelling Units per acre". Item (K) will also need to be changed to reflect the lower density. The site plan should be changed to reflect lower densities and more open space. NO
9. The second portion of General Provision No. 3, shall be changed to read as follows: "A landscape plan for those landscape areas indicated on the Plan showing the location and specification of plant materials, and method of supplying water, shall be submitted to the Planning Department for review and approval." Since no landscape plan has been submitted, we will recommend that a landscape plan be submitted to us prior to forwarding these cases to the City Commission. OK

These are the comments we have at this time. This CUP and zone case are scheduled for the February 26, 1981, MAPC meeting and it is necessary that we receive 14 amended copies by Tuesday, February 10, 1981. If you have any questions please call.

Sincerely,

Jack H. Galbraith  
Chief Planner  
Current Plans Division

JHG:ADC:vn  
cc: Branson & Associates, Inc., 435 North Broadway, 67202

February 3, 1981

Richard A. Manka  
Golden Goat, Inc.  
P. O. Box 1459  
Hutchinson, Ks. 67501

Dear Mr. Manka:

The attached letter was found in our office with no envelope or other indication of who was requesting the administrative adjustment. Although, there should generally not be any serious problems with placing Golden Goats on shopping center parking lots, it is difficult for us to process these requests with minimal information. Administrative adjustments should be addressed to Bob Lakin and Robert Feldner, Superintendent of Central Inspection. Since we have dealt with the two Golden Goat requests previously, future letters do not need to include information about the operation and need for Golden Goats or reference to pictures that are not enclosed. However, additional information in relation to property lines, established parking stalls, circulation aisles, existing signs, etc., as well as legible names and addresses is necessary.

In regard to this request for an administrative adjustment on the Central Heights C.U.P., I feel that the property line should be located so that the Golden Goat is not placed in such a manner that it projects over public right-of-way. According to the C.U.P., the curb line is approximately twenty feet from the property line. However, the C.U.P. does not indicate parking spaces. When I viewed this area, there were five parking spaces west of the major shopping center sign, and in those parking spaces were two portable signs both using an existing electrical outlet. After seeing this congested area as it now exists, it is doubtful that a Golden Goat would offer any more visual congestion than already exists.

I am enclosing the material that we found in the office. We would appreciate it being returned to us with a signature and address that we can identify. If you have any questions regarding format, or the additional information needed for processing your administrative adjustment request, please contact either me or Art Chambers at 268-4421.

Page 2

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:sad

Encl.

January 5, 1981

Robert B. Feldner, Superintendent of Central Inspection  
Paul Graves, Chief Engineer  
Mike Lindebak, Program Development Engineer

Jack H. Galbraith, Chief Planner

Amendment to DP-17 - Central Heights Shopping Center C.U.P.  
Generally located at the southwest corner of Central and  
Ridge Road.

We have received a proposed amendment to the above referenced  
C.U.P. A copy is attached for your review and comment. The  
primary change is the rezoning of Parcel 1A to "C" Commercial  
to permit a garden center. The changes include the creation  
of a residential alternate for Parcel 4, reduced building  
setbacks, and minor changes to the wording of the general  
provisions and parcel descriptions.

We would appreciate receiving any comments you might have  
regarding the amendment by January 12, 1981. If you have any  
questions, please call.

Jack H. Galbraith  
Chief Planner

JHG:ADC:e1  
Attachment

associated  
2-2314

4947 A  
Sec 21  
275  
1W

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

DP-17  
amended fee #1

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

1. Name of applicant or applicants and/or their agent or agents.
  - a. Applicant  Owner Central Heights LTD. ~~264 W. Cambridge~~ 67202  
 Agent  Branson & Assoc. Inc. 435 N. Broadway  
 Address \_\_\_\_\_ Phone 267-4357  
 Agent  William L. Korber  
 Address  330 Laura 67211 Phone 262-7271
  - b. Applicant \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_  
 Agent \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_
  - c. Applicant \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_  
 Agent \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_

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

2. a. The applicant hereby requests Community Unit Plan approval on property zoned LC 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.)

*OK for bond*  
Lot 4 and Lot 5 except the north 125 feet of the east 125 feet thereof, Block K, Meadowview Estate an Addition to Wichita, Sedgwick County, Kansas.

2. 5. There are 12.9 acres (round to nearest tenth) in the above described property.

3. The general location is (use appropriate section)

a. at the southwest corner of Central  
and Ridge Road; or

b. on the \_\_\_\_\_ side of \_\_\_\_\_ (Avenue,  
Street) between \_\_\_\_\_ (Avenue, Street) and  
\_\_\_\_\_ (Avenue, Street).

4. 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.

BRANSON & ASSOCIATES INC  
By Carol D. Branson Authorized Agent (if any) Yes By \_\_\_\_\_ Authorized Agent (if any)

By \_\_\_\_\_ Authorized Agent (if any) By \_\_\_\_\_ Authorized Agent (if any)

5. OFFICE USE ONLY

This application was received at the Planning Department at 2:00  
(AM, PM) on Jan 6, 1981 (Day, Month, Year). It has been  
checked and found to be complete and accompanied by required documents and  
the appropriate fee of \$ 200.

Arthur D. Chamber Name  
Sr Planner Title

O W N E R S H I P   L I S T

| Lot           | Addition           | Property Owner   |
|---------------|--------------------|--|
| lot 11, Blk A | Meadowview Estates | Kenneth D. Thornburg and<br>Ann M. Thornburg<br>✓ 655 Redbarn 67212            |
| lot 1, Blk B  | Same               | Randy Ellwood Slaughter and<br>✓ Pamela S. Slaughter<br>654 Redbarn 67212      |
| lot 2, Blk B  | Same               | ✓ Larry N. Miles & Peggy D.<br>7614 Jennie 67212                               |
| lot 3, Blk B  | Same               | ✓ Administrator of Veterans<br>Affairs, 5500 E. Kellogg<br>67218               |
| lot 4, Blk B  | Same               | Paul Gustav Hartwig and<br>✓ Bernice Ellen Hartwig<br>7526 Jennie 67212        |
| lot 5, Blk B  | Same               | Waynetta Thrailkell and<br>✓ William Harvey Thrailkill Jr<br>7520 Jennie 67212 |
| lot 6, Blk B  | Same               | ✓ Donald P. Keefe & Catherine J.<br>7514 Jennie 67212                          |
| lot 7, Blk B  | Same               | ✓ Darrel E. Nightingale and<br>Kathleen A. Nightingale<br>7508 Jennie 67212    |
| lot 8, Blk B  | Same               | ✓ Eldon K. Harvey and<br>Nancy E. Harvey<br>7502 Jennie 67212                  |
| lot 9, Blk B  | Same               | ✓ Dennis G. Lutz & Celia<br>646 Dunsworth 67212                                |
| lot 10, Blk B | Same               | ✓ Johnnie Bell<br>801 W. Douglas 67203   |
| lot 11, Blk B | Same               | ✓ Jerry B. Malone<br>305 W. Central 67202                                      |
| lot 12, Blk B | Same               | Same   |
| lot 13, Blk B | Same               | ✓ William Luke Fry II and<br>Sharon Lynn Fry<br>610 Dunsworth 67212            |
| lot 14, Blk B | Same               | D Jerry B. Malone<br>305 W. Central 67202                                      |

| Lot   | Addition           | Property Owner  |
|---|--------------------|---|
| lot 15, Blk B<br>except N 428.37'                   | Meadowview Estates | ✓ V. Jerry Blue & Beverly<br>638 Wetmore Drive 67209  |
| north 190 ft<br>lot 15, Blk B                       | Same               | ✓ Herbert D. Leffingwell<br>7405 W. Central 67212   |
| south 158 ft of<br>north 428.37 ft<br>lot 15, Blk B | Same               | Same  |
| lot 1, Blk F  | Same               | X Kathryn Ann Frazier, Trustee<br>of Betty L. Lillibridge<br>Living Trust<br>Address Unknown ✓✓ |
| lot 2, Blk F  | Same               | ✓ Robert Carey Molhlman and<br>Lois F. Molhlman<br>7715 Jennie 67212                            |
| lot 5, Blk F  | Same               | ✓ Evelyn N. Abel<br>618 Emerson 67212   |
| lot 6, Blk F  | Same               | ✓ W. Howard Cessnun and<br>Lucille M. Cessnun<br>600 Emerson 67212                              |
| lot 8, Blk F  | Same               | ✓ Edward L. Weaver<br>557 Redbarn 67212   |
| lot 9, Blk F  | Same               | ✓ Earl E. Wallace and<br>Esther Mae Wallace<br>565 Redbarn 67212                                |
| lot 10, Blk F                                       | Same               | ✓ Harold E. Shigley Jr. and<br>Marcia G. Shigley<br>607 Redbarn 67212                           |
| lot 11, Blk F                                       | Same               | X Alvy R. Robins Jr.<br>Address Unknown ✓✓  |
| lot 12, Blk F                                       | Same               | ✓ Francis P. Werth & Marilyn A.<br>626 Redbarn 67212  |
| lot 1, Blk H  | Same               | ✓ Michael S. Rogers and<br>Aee A. Rogers<br>655 Brown Thrush 67212                              |
| lot 2, Blk H  | Same               | ✓ Robert E. Griswold and<br>Nancy L. Griswold<br>7611 Jennie 67212                              |
| lot 3, Blk H  | Same               | ✓ James Kerschen & Joyce A.<br>7623 Jennie 67212  |
| lot 4, Blk H  | Same               | D Francis P. Werth<br>626 Redbarn 67212   |

| Lot           | Addition           | Property Owner   |
|---------------|--------------------|--|
| lot 5, Blk H  | Meadowview Estates | Francis P. Werth and<br>Marilyn Werth<br>626 Redbarn 67212                               |
| lot 6, Blk H  | Same               | John A. Dickinson & Nancy L.<br>612 Redbarn 67212  |
| lot 7, Blk H  | Same               | Ronald Eugene Maybee<br>600 Redbarn 67212  |
| lot 8, Blk H  | Same               | Leon G. Keiter and Janet M.<br>570 Redbarn 67212   |
| lot 9, Blk H  | Same               | Prince Leon Hadley<br>566 Redbarn 67212  |
| lot 10, Blk H | Same               | Gary N. Cook and Terry Rae<br>562 Redbarn 67212  |
| lot 11, Blk H | Same               | Wanda M. Highland<br>109 West 30th St. South<br>67217                                    |
| lot 12, Blk H | Same               | Donald P. Russell and<br>Faviola Russell<br>Address Unknown                              |
| lot 13, Blk H | Same               | Raymond W. Berube and<br>Nadine M. Berube<br>536 Emerson 67212                           |
| lot 14, Blk H | Same               | <del>Curtis L. Brickey (deceased)</del><br>Harriet M. Brickey<br>549 Country Acres 67212 |
| lot 15, Blk H | Same               | Richard D. Jerome & Marsha S<br>553 Country Acres 67212                                  |
| lot 16, Blk H | Same               | Herbert A. McGreevy & Jo Ann<br>559 Country Acres 67212                                  |
| lot 17, Blk H | Same               | Administrator of Veterans<br>Affairs, 5500 E. Kellogg<br>67218                           |
| lot 18, Blk H | Same               | Warren P. Hurst and<br>Phyllis M. Hurst<br>571 Country Acres 67212                       |
| lot 19, Blk H | Same               | Robert E. Daniels & Willa M.<br>1045 N. Armour 67206                                     |
| lot 20, Blk H | Same               | Robert I. Balman & Luella<br>621 Brown Thrush 67212                                      |
| lot 21, Blk H | Same               | Jerl E. Blalock & Norma J.<br>Address Unknown  |

| Lot                                       | Addition           | Property Owner   |
|---|--------------------|--|
| lot 22, Blk H                             | Meadowview Estates | <i>D</i> Administrator of Veterans Affairs, 5500 E. Kellogg 67218        |
| lot 23, Blk H                             | Same               | ✓ Robert L. Herring & Carol A. 643 Brown Thrush 67212                    |
| lot 1, Blk J                              | Same               | ✓ Carol S. Epperly 643 Dunsworth 67212                                   |
| lot 2, Blk J                              | Same               | ✓ Ray M. Caster & Mary C. 7523 Jennie 67212                              |
| lot 3, Blk J                              | Same               | Regis D. Schulte & Brenda K. 650 Brown Thrush 67212                      |
| lot 4, Blk J                              | Same               | <i>4</i> ✓ David A. Beeler & Annie M. 642 Brown Thrush 67212             |
| lot 5, Blk J                              | Same               | Edward J. Kuntz & Soledad T. 630 Brown Thrush 67212                      |
| lot 6, Blk J                              | Same               | Richard F. Scholtz and ✓ Maxine D. Scholtz 622 Brown Thrush 67212        |
| lot 7, Blk J                              | Same               | DeWayne Lee O'Neal and ✓ Bonnie M. O'Neal 614 Brown Thrush 67212         |
| lot 8, Blk J                              | Same               | Ronald Lee Johnson ✓ 600 Brown Thrush 67212                              |
| lot 9, Blk J                              | Same               | Wilbert L. Rindt and ✓ Dorothy L. Rindt 607 Country Acres 67212          |
| lot 10, Blk J                             | Same               | Claude H. McComb & Ora E. ✓ 4843 N. Ridge Road 67205                     |
| lot 11, Blk J                             | Same               | Duane F. Hanson & Linda L. ✓ 617 Dunsworth 67212                         |
| lot 12, Blk J                             | Same               | Steven M. Bradshaw and ✓ Jonelle K. Bradshaw 627 Dunsworth 67212         |
| lot 13, Blk J                             | Same               | ✓ Gary S. Johnson & Brenda L. 635 Dunsworth 67212                        |
| lot 4, Blk K                              | Same               | <i>D</i> Central Heights, Ltd. 7365 West Central 67212                   |
| lot 5, Blk K except north 125' of E 125'  | Same               | Same   |
| north 125 ft of east 125 ft lot 5 Block K | Same               | ✓ G. A. Harpool Jr. & D. C. Harpool dba Harpool Bros. 611 W. Harry 67213 |

| Lot           | Addition           | Property Owner  |
|---------------|--------------------|---|
| lot 1, Blk L  | Meadowview Estates | ✓ Kenneth R. Hamilton and<br>Connie J. Hamilton<br>556 Brown Thrush 67212                     |
| lot 2, Blk L  | Same               | ✓ Thomas D. Fagan & Gloria F.<br>548 Brown Thrush 67212                                       |
| lot 3, Blk L  | Same               | ✓ Ronnie D. Williams & Debra K<br>Address Unknown   |
| lot 4, Blk L  | Same               | ✓ Thomas J. Radke & Corinne G<br>532 Brown Thrush 67212<br><i>540 Brown Thrush Lane 67212</i> |
| lot 5, Blk L  | Same               | ✓ Ted B. Cash & Della B.<br>524 Brown Thrush 67212  |
| lot 6, Blk L  | Same               | ✓ Charlene A. Orth<br>518 Brown Thrush 67212  |
| lot 7, Blk L  | Same               | ✓ Billie J. Mizer & Almeda L.<br>7442 Frazier 67212   |
| lot 8, Blk L  | Same               | ✓ Mary V. Winter<br>7426 Frazier 67212  |
| lot 9, Blk L  | Same               | ✓ Paul H. Williams and<br>LaDonna E. Williams<br>7416 Frazier 67212                           |
| lot 10, Blk L | Same               | ✓ William L. Corbett and<br>Carolyn S. Corbett<br>7402 Frazier 67212                          |
| lot 11, Blk L | Same               | ✓ Michael W. Fulton and<br>Diane J. Fulton<br>7340 Frazier 67212                              |
| lot 12, Blk L | Same               | ✓ Michael G. Olson & Juanita F<br>7336 Frazier 67212  |
| lot 13, Blk L | Same               | ✓ Herbert H. Shaner and<br>Rita M. Shaner<br>7326 Frazier 67212                               |
| lot 14, Blk L | Same               | ✗ Elberta C. Davis<br>Address Unknown ✓   |
| lot 15, Blk L | Same               | ✓ Charles N. Self & Sharon A.<br>7308 Frazier 67212   |
| lot 16, Blk L | Same               | ✓ Rayford M. Gill & Betty L.<br>503 Acadia 67212  |
| lot 1, Blk M  | Same               | ✓ Rex DeWayne Miller and<br>Rose Ann Miller<br>7429 Frazier 67212                             |

| Lot           | Addition                                  | Property Owner  |
|---------------|---|---|
| lot 2, Blk M  | Meadowview Estates                        | Thurland Witherspoon and<br>Barbara A. Witherspoon<br>Address Unknown ✓               |
| lot 3, Blk M  | Same                                      | ✓ David A. Haines & Janet E.<br>7430 Freeman Lane 67212                               |
| lot 4, Blk M  | Same                                      | ✓ James R. Laney & Cheryl<br>7420 Freeman Lane 67212                                  |
| lot 5, Blk M  | Same                                      | ✓ Josephine Ann Delcambre<br>7410 Freeman Lane 67212                                  |
| lot 6, Blk M  | Same                                      | ✓ Dean A. Marshall & Betty J.<br>7402 Freeman Lane 67212                              |
| lot 7, Blk M  | Same                                      | ✓ Kerry D. Parham & Shelley D.<br>7330 Freeman Lane 67212                             |
| lot 8, Blk M  | Same                                      | ✓ Gerald A. Mason<br>7322 Freeman Lane 67212  |
| lot 9, Blk M  | Same                                      | ✓ H. D. Palmer & M. L. Palmer<br>7316 Freeman 67212                                   |
| lot 10, Blk M | Same                                      | ✓ Lawrence A. Suter & Carmen C.<br>1251 Reece Road 67052<br><i>Goddard</i>            |
| lot 11, Blk M | Same                                      | Same  |
| lot 12, Blk M | Same                                      | Same  |
| lot 13, Blk M | Same                                      | ✓ Helen R. Hobbs<br>7315 Frazier 67212  |
| lot 14, Blk M | Same                                      | ✓ Klon G. Koster & Wilma L.<br>7325 Frazier 67212                                     |
| lot 15, Blk M | Same                                      | ✓ L. R. Belford & Freda<br>7333 Frazier 67212   |
| lot 16, Blk M | Same                                      | ✓ Stanley R. Unruh & Ginger K.<br>7339 Frazier 67212                                  |
| lot 17, Blk M | Same<br>✓ present to Colwich<br>Ko. 67030 | Michael L. Melton & Lynne F.<br>1100 Autumn Drive<br><del>Goddard, Kansas 67052</del> |
| lot 18, Blk M | Same                                      | ✓ Charles W. Kissling and<br>Eleanor Ann May<br>7415 Frazier 67212                    |
| lot 19, Blk M | Same                                      | ✓ Richard Williams & Lois<br>7421 Frazier 67212                                       |

| Lot           | Addition           | Property Owner   |
|---------------|--------------------|--|
| lot 4, Blk N  | Meadowview Estates | ✓ Marcia Steele & Carla J. King<br>454 Acadia 67212                              |
| lot 5, Blk N  | Same               | ✗ City of Wichita<br>455 N. Main 67202   |
| lot 6, Blk N  | Same               | ✓ William B. Bergman & Cindy J.<br>442 Acadia 67212                              |
| lot 7, Blk N  | Same               | ✓ Darryl L. Jacques & Diana F.<br>434 Acadia 67212                               |
| lot 8, Blk N  | Same               | ✓ Vernon R. Hazeltine & Betty L.<br>428 Acadia 67212                             |
| lot 9, Blk N  | Same               | ✓ Neal M. Garland<br>420 Acadia 67212  |
| lot 10, blk N | Same               | ✓ Farmers & Merchants State<br>Bank of Derby, 330 Madison<br>Derby, Kansas 67037 |
| lot11, Blk N  | Same               | ✓ Rexford L. Walters and<br>Helga W. Walters<br>381 N. Brunswick 67212           |
| lot 1, Blk P  | Same               | Robert Dean Serpan and<br>Gayla Jean Serpan<br>✓ 426 Brown Thrush 67212          |
| lot 2, Blk P  | Same               | ✓ Harold W. McCall and<br>Mary Louise McCall<br>1756 N. Colorado 67212           |
| lot 3, Blk P  | Same               | D Administrator of Veterans<br>Affairs, 5500 E. Kellogg 67218                    |
| lot 4, Blk P  | Same               | ✓ Elbert L. Lawson & Edna M.<br>400 Brown Thrush 67212                           |
| lot 22, Blk P | Same               | ✓ Morell I. Perkins & Ruth E.<br>363 N. Brunswick 67212                          |
| lot 23, Blk P | Same               | ✓ Gary A. Hefley & Gayla F.<br>367 N. Brunswick 67212                            |
| lot 24, Blk P | Same               | Same   |
| lot 25, Blk P | Same               | ✓ Mike Dennis Baldwin and<br>Pamela A. Baldwin<br>375 N. Brunswick 67212         |
| lot 26, Blk P | Same               | ✓ Dean D. Gilmore<br>379 Brunswick 67212   |
| lot 27, Blk P | Same               | ✗ Robert A. Eisenhart and<br>Jacqueline A. Eisenhart ✓ ✓<br>Address Unknown      |

| Lot                       | Addition   | Property Owner  |
|---------------------------|--|---|
| lot 28, Blk P             | Meadowview Estates   | ✓ Larry R. Cody & Annette R.<br>411 Acadia 67212                          |
| lot 29, Blk P             | Same   | ✓ Daniel V. Sabori & Cruz C.<br>419 Acadia 67212                          |
| lot 30, Blk P             | Same   | ✓ James B. Offutt & Vera L.<br>7315 Freeman 67212                         |
| lot 31, Blk P             | Same   | ✓ Robert E. Fox & Donna<br>9411 Briarwood 67212                           |
| lot 32, Blk P             | Same   | ✓ Thomas J. Little & Nancy J.<br>7333 Freeman 67212                       |
| lot 33, Blk P             | Same   | ✓ Roy Lee Budd & Deanna Lee<br>7401 Freeman 67212                         |
| lot 34, Blk P             | Same   | ✓ James William Cordum<br>Frances M. Cordum<br>7411 Freeman 67212         |
| lot 35, Blk P             | Same   | ✓ Rollin L. Wentz & Margaret R.<br>7417 Freeman 67212                     |
| lot 1, Blk R              | Same   | ✓ Richard B. Clausing and<br>Nancy Hunter Clausing<br>376 Brunswick 67212 |
| lot 2, Blk R              | Same   | ✓ 125 Inc., 125 South West St.<br>67209                                   |
| lot 1, Blk S              | Same   | ✓ Dickey L. Pavelski & Judi M.<br>380 N. Brunswick 67212                  |
| lot 1                     | Central Heights Addition   | ✓ V. Jerry Blue<br>638 Wetmore 67209                                      |
| lots 1 thru 12<br>Block A | Central Heights 2nd Add.<br><i>Res. to: 3246 N. Clarence Ave<br/>67204</i> | ✓ James A. Catron & Helen J.<br><del>1402 Ida 67211</del>                 |
| lots 1,2,3<br>Block B     | Same   | Same  |
| lots 1 thru 6<br>Block 1  | Central Ridge Addition   | ✓ Ritchie Bros. Construction Co.<br>6500 W. Central 67212                 |
| lot 7, Blk 1              | Same   | ✓ Young Mens Christian<br>Association of Wichita<br>402 N. Market 67202   |
| lots 1,2,3<br>Block D     | Country Acres 6th Addition   | X City of Wichita<br>455 N. Main 67202                                    |
| lots 5 thru 22<br>Block E | Same   | Same  |

| Lot                       | Addition                   | Property Owner   |
|---------------------------|----------------------------|--|
| lots 2 thru 18<br>Block F | Country Acres 6th Addition | X City of Wichita<br>455 N. Main 67202                                       |
| lots 1 and 2<br>Block 1   | Farmington Square Addition | ✓ Max L. Cole<br>520 South Holland 67209                                     |
| Reserve A                 | Same                       | ✓ Car-Ree Enterprises, Inc.<br>P. O. Box 18422 67218                         |
| lot 1, Blk 1              | Country Acres Addition     | ✓ Robert C. Kyle and<br>Francis N. Kyle<br>701 Red Barn 67212                |
| lot 1, Blk 2              | Same                       | X Harry J. Ragland & Dorothy M.<br>Address Unknown                           |
| lot 2, Blk 2              | Same                       | ✓ John H. Ottmanns &<br>Patrosinia Ottmanns<br>715 Country Acres 67212       |
| lot 3, Blk 2              | Same                       | ✓ Francis F. King & Ruby O.<br>725 Country Acres 67212                       |
| lot 4, Blk 2              | Same                       | ✓ William Martin Keith Jr.<br>735 Country Acres 67212                        |
| lot 5, Blk 2              | Same                       | ✓ Donald F. Mayer & Victoria<br>749 Country Acres 67212                      |
| lot 6, Blk 2              | Same                       | X Ronald D. Pierson & Judith A<br>Address Unknown                            |
| lot 7, Blk 2              | Same                       | ✓ Anthony T. Beugelsdyck<br>Suzanne R. Beugelsdyck<br>7509 Hale 67212        |
| lot 8, Blk 2              | Same                       | ⌋ Administrator of Veterans<br>Affairs, 5500 E. Kellogg 67218                |
| lot 9, Blk 2              | Same                       | ✓ Donald J. Brockel and<br>Jacklyn S. Brockel<br>7519 Hale 67212             |
| lot 10, Blk 2             | Same                       | ✓ Gregg A. Girrens and<br>Dianna M. Girrens<br>7523 Hale 67212               |
| lot 11, Blk 2             | Same                       | ✓ Carl D. Baird & Ruth A.<br>7527 Hale 67212                                 |
| lot 12, Blk 2             | Same                       | ✓ Frederick William Stump<br>Elizabeth Louise Stump<br>7511 Cottontail 67212 |
| lot 13, Blk 2             | Same                       | ⌋ Administrator of Veterans<br>Affairs, 5500 E. Kellogg<br>67218             |

| Lot                           | Addition               | Property Owner  |
|-------------------------------|------------------------|---|
| lot 14, Blk 2                 | Country Acres Addition | ✓ Rebeca D. Temple<br>7525 Cottontail 67212                 |
| lot 15, Blk 2                 | Same                   | ✓ Edwin M. & Helen Gusenius<br>7533 Cottontail 67212        |
| lot 16, Blk 2                 | Same                   | ✓ Donald Ray & Sherry Lee Sipult<br>7541 Cottontail 67212   |
| lot 17, Blk 2                 | Same                   | ✓ W. Earl Ambler & Exelee E.<br>7601 Cottontail 67212       |
| lot 18, Blk 2                 | Same                   | ✓ Duane A. & Ella M. Frederick<br>7611 Cottontail 67212     |
| lot 19, Blk 2                 | Same                   | ✓ William A. Reagan<br>700 Red Barn 67212                   |
| lot 1, Blk 3                  | Same                   | ✓ Philip E. & Susan F. Huttig<br>821 Country Acres 67212    |
| lot 2, Blk 3                  | Same                   | ✓ Ervin & Dorothy Doll<br>827 Country Acres 67212           |
| lot 11, Blk 3                 | Same                   | ✓ Robert K. Smith<br>768 Brown Thrush 67212                 |
| lot 12, Blk 3                 | Same                   | ✓ Robert C. & Elizabeth Ann Woods<br>760 Brown Thrush 67212 |
| lot 13, Blk 3                 | Same                   | ✓ Robert A. & Patsy B. Givens<br>752 Brown Thrush 67212     |
| lot 14, Blk 3                 | Same                   | ✓ L. D. & Billie Pearl Ray<br>744 Brown Thrush 67212        |
| lot 15, Blk 3                 | Same                   | ✓ Lois M. Hamilton<br>736 Brown Thrush 67212                |
| lot 16, Blk 3                 | Same                   | ✓ Henry A. & Jessie M. Guerrero<br>7534 Cottontail 67212    |
| W $\frac{1}{2}$ lot 17, Blk 3 | Same                   | ✓ Paul A. & Pattie J. Hanson<br>7524 Cottontail 67212       |
| E $\frac{1}{2}$ lot 17, Blk 3 | Same                   | D Paul A. & Pattie J. Hanson<br>7524 Cottontail 67212       |
| lot 18, Blk 3                 | Same                   | D Paul A. & Pattie J. Hanson<br>7524 Cottontail 67212       |
| lot 19, Blk 3                 | Same                   | ✓ Glen Harold Allen & Karen S.<br>7520 West Hale 67212      |
| lot 20, Blk 3                 | Same                   | ✓ David E. & Shirley J. Bennett<br>7514 W. Hale 67212       |

| Lot            | Addition                      | Property Owner   |
|----------------|-------------------------------|--|
| lot 21, Blk 3  | Country Acres Addition        | ✓ Michael E. Kandt<br>7510 West Hale 67212                         |
| lot 22, Blk 3  | Same                          | ✓ Houston B. Hearndon & Margie A. Hammel<br>7504 West Hale 67212   |
| lot 23, Blk 3  | Same                          | ✓ Michael F. & Janet L. Nisbet<br>7500 West Hale 67212             |
| lot 1, Blk 4   | Same                          | ✓ Richard L. & Betty L. Kammerer<br>735 Brown Thrush 67212         |
| lot 2, Blk 4   | Same                          | ✓ Ray C. & Anna Marguerite Johnson<br>745 Brown Thrush 67212       |
| lot 3, Blk 4   | Same                          | ✓ Albert L. & Mary A. Trissal<br>753 Brown Thrush 67212            |
| lot 4, Blk 4   | Same                          | ✓ Thomas A. & Teresa G. Verner<br>763 Brown Thrush 67212           |
| lot 11, Blk 4  | Same                          | ✓ Trustee of St. Lukes Methodist Church<br>750 Red Barn 67212      |
| lot 12, Blk 4  | Same                          | ✓ Frank P. Rennolet, Jr. & Faye M.<br>742 Red Barn 67212           |
| lot 13, Blk 4, | Same                          | ✓ Ray C. & Effie May Wasser<br>736 Red Barn 67212                  |
| lot 14, Blk 4  | Same                          | ✓ Francis Faith Powell & Marlene M. Brown<br>7620 Cottontail 67212 |
| lot 15, Blk 4  | Same                          | ✓ James A. & A. Marie Healy<br>7612 Cottontail 67212               |
| lot 16, Blk 4  | Same                          | ✓ Emmert M. & Lorena Brown<br>7620 Cottontail 67212                |
| lot 8, Blk 4   | Country Acres Second Addition | ✓ Robert E. Swinson<br>836 Acadia 67212                            |
| lot 9, Blk 4   | Same                          | ✗ City of Wichita<br>455 North Main 67202                          |
| lot 10, Blk 4  | Same                          | ✓ Jerry B. Malone<br>305 West Central 67202                        |
| lot 11, Blk 4  | Same                          | ✓ Eddie W. & Jane E. Trueblood<br>7307 West Hale 67212             |
| lot 12, Blk 4  | Same                          | ✓ Alan K. & Melea B. Beam<br>7313 West Hale 67212                  |

| Lot                                   | Addition                      | Property Owner  |
|---------------------------------------|-------------------------------|---|
| lot 13, Blk 4                         | Country Acres Second Addition | ✓ Russell B. & Peggy M. Vogel<br>7319 West Hale 67212                           |
| lot 14, Blk 4                         | Same                          | ✓ Russell B. & Peggy M. Vogel<br>7319 West Hale 67212                           |
| lot 15, Blk 4                         | Same                          | ✓ Darrel G. & Diana L. Bishop<br>7340 West Hale 67212                           |
| lot 16, Blk 4                         | Same                          | ✓ William David Lehl & Cheril Louise<br>830 Denmark 67212                       |
| lot 17 exc. E 36' Blk 4               | Same                          | ✓ Mary A. Christensen<br>824 Denmark 67212                                      |
| E 36' of lot 17 & 18 exc. E 68' Blk 4 | Same                          | ✓ Ray Alexander Clacher & Regina L.<br>822 Denmark 67212                        |
| E 68' of lot 18, Blk 4                | Same                          | ✓ Robert A. Zelmer, Jr. & Carol S.<br>address unknown<br>818 Denmark Ave. 67212 |
| lot 19, Blk 4                         | Same                          | ✓ Marcia M. Friend<br>808 Denmark 67212   |
| lot 20 exc S 7' of N 15', Blk 4       | Same                          | ✓ Robert Owen Randall & Connie B.<br>800 Denmark 67212                          |
| lot 1, Blk 5                          | Same                          | ✓ Harold James Parris<br>841 Denmark 67212                                      |
| lot 2, Blk 5                          | Same                          | ✓ Larry G. & Beverly J. Burns<br>7411 West Hale 67212                           |
| lot 3, Blk 5                          | Same                          | ✓ Lawrence Bannon<br>7421 West Hale 67212                                       |
| lot 7, Blk 26                         | Same                          | ✓ Donald D. & B. Patricia Seely<br>7400 West Hale 67212                         |
| lot 8, Blk 26                         | Same                          | ✓ Thomas R. & Karen V. Ireys<br>R. R. 1, Seward, Kansas 67577                   |
| lot 9, Blk 26                         | Same                          | ✓ Thomas George Geanopoulos<br>7422 West Hale 67212                             |
| lot 10 exc NWly 4' Blk 26             | Same                          | ✓ William S. & Doris J. Schimmel<br>826 Country Acres 67212                     |

| Lot   | Addition  | Property Owner  |
|-------|---|---|
|       | Part of lot 4, Blk 5, Country Acres Second Addition, Sedgwick County, Kansas, Beg. 150 ft. W of the NE corner of said lot 4; th W 234.45 ft.; th S at right angles 286.8 ft.; th E at right angles 234.45 ft.; th N 286.8 ft. to p o b  | C. B. Dodge, Jr. & etc. Trustee<br>for Howard M. Burch<br>219 N. Santa Fe<br>Salina, Kansas 67401   |
| lot 1 | Ruffin 5th Addition   | Phil G. Ruffin<br>943 McLean Blvd. 67213  |
|       | lot 4, Blk 5, Country Acres 2nd Addn., Sedgwick County, Kansas, desc. as beg. at a point on the W line of said lot 4, said point being the S corner of lot 3, in said Blk 5, th Sly on said W line of said lot 4, 334.08 ft., th E at a right angle a dist. of 200 ft., th NEly to a point on the N line of said lot 4, said point being 444.45 ft W of the NE corner of said lot 4, measured on the N line of said lot 4, th NWly on the N line of said lot 4, 247.72 ft to the E corner of lot 1, Blk 5, th SWly on the SE lines of lots 1, 2 & 3 in said Blk 5, 240 ft. to p o b | The City of Wichita<br>455 North Main 67202   |
| lot 1 | Bruce Addition  | The American Oil Company<br>address unknown<br><i>Amoco Bld - Bld 1099 KCity, Mo. 64141</i><br>Ridge Road Bowl, Inc.<br>address unknown<br><i>749 N. Ridge Rd</i><br><i>67212</i> |
|       | All of lot 1, Blk 1 & part of lot 3, Blk 1, Gentry 4th Addition, Wichita, Sedgwick County, Kansas, more particularly desc. as follows: Beg. at the NE corner of said lot 3, th S on the E line of said lot 3, 165 ft. th W at right angles, 150 ft.; th S at right angles, 31.8 ft.; th W at right angles, 262.35 ft. to W line of said lot 3, th N on said W line, 70 ft to the NW corner of said lot 3, th E on the N line of said lot 3, 262.35 ft. th N 126.8 ft.; th E 150 ft. to the pob.   |   |
| lot 2 | Gentry 4th Addition<br>except<br>lot 3, Blk 1, Gentry 4th Addition  | Savina Builders, Inc.<br>352 N. Broadway 67202<br>Fred C. Bramlage<br>address unknown   |
|       | lot 3, Blk 1, Gentry 4th Addition, Beg. at the NE corner of said lot 3; th S on the E line of said lot 3, 165 ft.; th W at right angles, 150 ft.; th S at right angles, 31.8 ft.; th W at right angles, 262.35 ft. to the W line of said lot 3; th N on said W line 70 ft. to the NW corner of said lot 3; th E on the N line of said lot 3, 262.35 ft.; th N 126.8 ft.; th E 150 ft. to pob exc Ruffin 5th Addn.   |   |
| lot 1 | Roberson Addition   | Clarice H. Roberson<br>217 N. Atchison<br>El Dorado, Kansas 67042   |

| Lot   | Addition                | Property Owner  |
|-------|-------------------------|---|
| lot 1 | Wilcrest Addition       | ✓ Myrnon Wilbur & Sylvia B. Wilbur<br>943 Wilbur Lane 67212   |
| lot 1 | Bottenberg 2nd Addition | ✓ David W. & Kathryn E. Wigglesworth<br>825 Circle Lake 67209 |
| lot 2 | Same                    | X Lakewood Village Apartments<br>address unknown ✓✓           |
| lot 3 | Same                    | ✓ Kansas State Bank & Trust Co.<br>123 North Market 67202     |

A tr beg. at a point 759.81 ft W & 175 ft N ✓ Robert Hentzen  
of the SE cor of the SE $\frac{1}{4}$  of Sec. 16, 27, 1W,  
of the 6th P. M.; Sedgwick County, Kansas; th  
N 75 ft; th E 150 ft; th S 75 ft; th W 150 ft  
to pob 1618 S. Santa Fe 67211

Commencing at the NW corner of the NE $\frac{1}{4}$  of Sec. Board of Park Commissioners of  
21, 27S, 1W of the 6th P.M., Sedgwick County, the City of Wichita  
Kansas, th S along the W line of said NE $\frac{1}{4}$  a distance of 1479 ft for a point of beg. th  
continuing S along said W line of said NE $\frac{1}{4}$  a distance of 1157.78 ft. to the corner stone  
in the center of said Sec. 21; th to the left at an angle of 89°29'20" along the left at an  
angle of 89°38'30" a distance of 670.33 ft. to a point of curve; th curving to the left with  
a Delta of 25°51'20" and a radius of 520.00 ft. a distance on the curve of 235.32 ft to the  
point of tangent; th along the tangent a distance of 995.26 ft; th to the left at an angle of 90°  
a distance of 1481.25 ft. to the pob, all of which lies in the NE $\frac{1}{4}$  of said Sec. 21, exc. the west  
510.28 ft thereof. The property described above contains 44.62 acres, more or less.

The W 250' of the S 240' of the W $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Sec. 15, 27, 1W of the 6th P. M. Sedgwick ✓ Hammett, Mason & Swartz Realty  
County, Kansas Company  
939 Donner Way #101  
Salt Lake City, Utah 84108

| Lot   | Addition  | Property Owner |
|---|---|----------------|
| <p>Tract "E": A tract in the SW<math>\frac{1}{4}</math> of Sec. 15, 27S, 1W of the 6th P.M. in Sedgwick County, Kansas described as commencing at a point on the W line said SW<math>\frac{1}{4}</math> 1030 ft N of the SW corner thereof; th E at right angles to said W line 580.8 ft for a place of beg. th S at right angles to last described line, 300 ft th E at right angles to last described line 19.2 ft th S at right angles to last described line 293.68 ft to a point 440 ft N of the S line of said SW<math>\frac{1}{4}</math> th E parallel with the S line of said SW<math>\frac{1}{4}</math> 475 ft th N parallel with the W line of said SW<math>\frac{1}{4}</math> 15.43 ft to the point of curvature of a curve to the left having a central angle of 42°00' &amp; a radius of 512.07 ft th along said curve 375.37 ft. to the point of tangency of said curve th along tangent to said curve 312.4 ft. to the point of curvature of a curve to the left having a central angle of 22°35'20" &amp; a radius of 369.29 ft th along said curve 145.6 ft to the point of tangency of said curve th SWly at a right angle to tangent of said curve 87.77 ft to the pob containing 4.07 acres, more or less</p> | <p>John T. Arnold Associates, Inc.<br/>Sutton Place 67202</p>             |                |
| <p>Commencing at a point 880.00 ft N &amp; on the W line of the SW<math>\frac{1}{4}</math> of Sec. 15, 27S, 1 W of the 6th P.M. Sedgwick County, Kansas, th right with an angle 90°.00' Ely a dist. of 580.80 ft. th left with an angle of 90°.00' Nly a distance of 150.00 ft, th left with an angle of 90°.00' Wly a distance of 580.80 ft. th left with an angle of 90°.00' a distance of 150.00 ft to the pob, containing 2 acres, more or less</p>   | <p>Arthur W. Borst &amp; Agatha P.M.<br/>802 N. Ridge Road 67212</p>      |                |
| <p>Beg. at a point 600 ft E of the SW corner of the SW<math>\frac{1}{4}</math> of Sec. 15, 27S 1W; th E along the S line of said SW<math>\frac{1}{4}</math> 676.6 ft.; th N at right angles to the S line of said SW<math>\frac{1}{4}</math> 440 ft; th W parallel with the S line of said SW<math>\frac{1}{4}</math> 679.67 ft more or less to a point 600 ft. E of the W line of said SW<math>\frac{1}{4}</math>; th S 440 ft to beg.</p>   | <p>Hershel B. Cook &amp; Vera Arlene Cook<br/>1501 Woodrow Ave. 67203</p> |                |

| Lot      | Addition   | Property Owner  |
|----------|--|---|
| Tract 1: | Beg. at a point 599.72 ft E & j40 ft N of the SW corner of Sec. 15, 27S, 1W of the 6th P. M. th N to a point 599.57 ft E & 60 ft N of the SW cor of said Sec. 15, th NEly to a point 1276.60 ft E & 65 ft N of the SW corner of said Sec. 15; th S to a point 1276.60 ft E & 40 ft N of the SW cor of said Sec. 15; th W along the existing right-of-way parallel to & 40 ft. from the S of said Sec. 15 a distance of 676.88 ft to pob; containing 15.237 sq. ft more or less | John T. Arnold & Associates, Inc.<br>Sutton Place 67202 |

Tract 2  
Beg. at a point 599.40 ft E & 85 ft N of the SW corner of Sec. 15, 27S, 1W of the 6th P.M. th S to a point 599.57 ft E & 60 ft N of the SW corner of said Sec. 15; th NEly to a point 1276.60 ft E & 65 ft N of the SW corner of said Sec. 15; th N 20 ft to point 1276.60 ft E & 85 ft N of the SW corner of said Sec. 15; th W to the pob; containing 15.235 sq. ft more or less

~~Commencing at the SW corner of Sec. 15, 27S, 1W of the 6th P. M.; th N along the W line of said Sec 15 a distance of 730 ft to the intersection of Ridge Road & Denmark Ave. to a pob; th right with an angle of 90° a distance of 290 ft; th left with an angle of 90° a distance of 150 ft; th left with an angle of 90° a distance of 290 ft; th left with an angle of 90° a distance of 150 ft to the pob, subject to 30 ft on the S side of said tract which is reserved for road purpose for an extension of Denmark Ave.~~

Arthur W. Borst & Agathe P.M.  
Borst  
802 N. Ridge Road 67212  
duplicate tract

Commencing at the SW corner of Sec. 15, 27S, 1W of the 6th P. M.; th N along the W line of said Sec. 15 a distance of 730 ft to the intersection of Ridge Road & Denmark Ave.; th right with an angle of 90° distance of 290 ft to a pob; th E a distance of 290.8 ft; th left with an angle of 90° a distance of 150 ft; th left with an angle of 90° a distance of 290.8 ft. th left with an angle of 90° distance of 150 ft to the pob, subject to 30 ft on the S side of said tract which is reserved for road purposes for an extension of Denmark Ave.

Arthur W. Borst & Agathe  
Borst  
802 N. Ridge Road 67212

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

1000 foot radius of Lots 4 and 5, Block K,  
Meadowview Estates, an addition in Sedgwick  
County, Kansas.

as shown by the last deeds of record on file in the Office of the Register  
of Deeds of Sedgwick County, Kansas, on the 18th day of July, 1980 at  
7:00 o'clock A. M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

*Mary Gable*

Vice President

Order No. 289460  
wh/fs

*Cont* →

We hereby extend the foregoing ownership list from the 18th day of July, 1980 at 7:00 o'clock A.M. to the 7th day of January, 1981 at 7:00 A.M., without change except:

| <u>Lot</u>         | <u>Addition</u>  | <u>Property Owner</u>   |
|--------------------|--|---|
| 10, Block B        | Meadowview Estates   | ✓ Andrew W. Kowal<br>Norma J. Kowal<br>1144 Acadia<br>67212                           |
| 2, Block F         | Meadowview Estates   | ✗ Ronn L. Sorensen<br>Darlene E. Sorensen<br>Address Unknown ✓                        |
| 21, Block H        | Meadowview Estates   | ✓ Elden R. Schniepp<br>Valerie A. Schniepp<br>5314 S Madison Ave.<br>67216            |
| 1, Block J         | Meadowview Estates   | ✓ Sharon J. Heinold <i>Rt 1, Augusta</i><br><del>Address Unknown</del> <i>67010</i>   |
| 3, Block L         | Meadowview Estates   | ✓ Kent Davison and<br>Patricia Davison<br>8724 C<br>University 67213                  |
| 1, Block M         | Meadowview Estates<br><i>✓ Present to 643 Greenwood</i><br><i>✗ Returned - no other 67211</i><br><i>address.</i> | ✗ Gary L. Dick and<br>Sharon A. Dick<br><del>814 Denmark 67212</del>                  |
| 18, Block M        | Meadowview Estates   | ✗ Mid-Continent Homes<br>Address Unknown ✓  |
| 10, Block N        | Meadowview Estates   | <i>D</i> Lawrence A. Suter and<br>Carmen C. Suter<br>1251 Reece Road<br>Goddard 67052 |
| 2, Block P         | Meadowview Estates   | ✓ Gladys C. Means and<br>Eldon A. Means<br>418 Brown Thrush Lane<br>67212             |
| 29, Block P        | Meadowview Estates   | <i>D</i> Mid-Continent Homes<br>Address Unknown                                       |
| 1 and 2<br>Block 1 | Farmington Square<br>Addition  | <i>D</i> 1 2 5, Inc. <i>125 So West St</i><br>Address Unknown <i>67209</i>            |
| Reserve A          | Farmington Square<br>Addition  | <i>D</i> 1 2 5, Inc.<br>Address Unknown   |

Lot or Tract (in Central-Ridge Addition)Property Owner

That part of lots 1 & 6, Block 1, Central-Ridge Add. described as: Beg. at a point 456.10 ft. East & 60.00 ft South of the N.W. corner of Section 22, Township 27S, Range 1W; said point also being on the South right-of-way line of Central Ave.; thence bearing N 89° 56'45" E along said right-of-way a distance of 45.00 ft.; thence bearing S 0°03'15" E a distance of 285.00 ft.; thence bearing N 89°56'45" a distance of 178.32 ft.; thence bearing S 0°03'15" E a distance of 405.99 ft. to a point in the North right-of-way line of Newell St.; thence along said North right-of-way line bearing S 88°11'24" W a distance of 55.73 ft. to P.C. of a curve to the left; thence along said curve to the left having a radius of 856.96 ft., through a central angle of 13°24'35" an arc distance of 200.57 ft.; thence bearing S 74°46'49" W a distance of 15.26 ft. to the P.C. of a curve to the right; thence along said curve to the right having a radius of 183.26 ft, through a central angle of 14° 48'07" an arc distance of 47.34 feet; thence bearing S 89°34'56" W a distance of 164.02 ft.; thence bearing N 0°26'00" W a distance of 30.04 ft; thence bearing S 89°34'00" W a distance of 135 ft. to a point on the East right-of-way of Ridge Road; thence bearing N 0° 26'00" W along said right-of-way a distance of 24.00 ft.; thence bearing N 89°34'00" E a distance of 135.00 ft.; thence bearing N 0°26'00" W a distance of 287.83 ft.; thence bearing S 89°34'00" W a distance of 130.00 ft. to a point on the East right-of-way line of Ridge Road; thence bearing N 0°26'00" W along said right-of-way a distance of 50.00 ft.; thence bearing N 89°34'00" E a distance of 130 ft.; thence bearing N 0°26'00" W a distance of 146.70 ft.; thence bearing N 89°34'00" E a distance of 112.50 ft; thence bearing N 0°03'15" W a distance of 44.25 ft.; thence bearing N 89°56'45" E a distance of 146.91 ft.; thence bearing N 0°03'15" W a distance of 150 ft. to the point of beginning.

Phil G. Ruffin, 1458 Willow Road, 67208

Lots 1 & 6, Block 1, Central-Ridge Add. except the last above described tract

Ritchie Brothers Construction Company, Address Unknown

Lot 2, Block 1 Central Ridge Addition

Phil G. Ruffin  
1458 Willow Road  
67208

McLean  
Herd

| <u>Lot</u>  | <u>Addition</u>   | <u>Property Owner</u>  |
|---|---|--|
| Lot 6, Block 2  | Country Acres Addition  | ✓ Marilyn S. Smith<br>761 Country Acres<br>67212   |
| Lot 13, Block 2   | Country Acres Addition  | ✓ Southwest Citizens<br>Federal Savings & Loan<br>130 North Market<br>67202  |
| Lot 12, Block 3   | Country Acres Addition  | X Douglas E. Van Western ✓<br>Loretta S. Van Western<br>Address <u>Unknown</u>   |
| Lot 17, except<br>E 36 ft Block 4   | Country Acres Addition  | ✓ Mary A. Adair and<br>Billie R. Adair<br>824 Denmark 67212  |
| E 68 feet of<br>Lot 18, Block 4   | Country Acres Addition  | D Gary L. Dick and<br>Sharon A. Dick<br>814 Denmark 67212  |
| Part of Lot 4,<br>Block 5, Country Acres Second Addition,<br>Beginning 150 feet west of the NE corner<br>of said lot 4; thence west 234.45 feet;<br>thence S at right angles 286.8 feet; thence<br>east at right angles 234.45 feet; thence<br>north 286.8 feet to point of beginning.                                  |   | D Ridge Road Bowl Inc.<br>749 North Ridge Road<br>67212  |
| Lot 3   | Bottenberg 2nd Addition<br>X <i>Returned - no other<br/>address</i> | X Synergy Oil Co. Inc.<br><del>Address Unknown</del> <i>3330 W. Douglas<br/>67205</i>  |
| A tract beginning at a point 759.81 feet<br>west and 175 feet north of the southeast<br>corner of the southeast $\frac{1}{4}$ of Section 16-<br>27-1W, of the 6th P.M., Sedgwick County,<br>Kansas; thence North 75 feet; thence east<br>150 feet; thence south 75 feet; thence<br>west 150 feet to point of beginning. |   | ✓ Edwin J. Calvert and<br>Beverly J. Calvert<br>318 Cheryl Street<br>and 67209<br>Richard A. Crown and<br>Marilyn S. Crown<br>✓ 9701 Harvest Lane<br>67212 |

THE SECURITY ABSTRACT & TITLE CO. INC.

By

*Mary Stubb*  
Vice President

Order No. 295100  
Update of #289460  
AP

FORM 29-021

PAYMENT NOTICE  
City of Wichita



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

| DESCRIPTION | AMOUNT |
|-------------|--------|
|             |        |
|             |        |
|             |        |

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

|      |          |
|------|----------|
| FUND | DUE DATE |
|------|----------|

COMMENTS \_\_\_\_\_

|      |    |
|------|----|
| DATE | BY |
|------|----|

\*

This DP File  
Has a Large Drawing  
On 35mm Microfilm.

Roll # 1

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