

COMMITTEE

M.A.P.C. Approve subject 10-20-66  
to conditions

~~10-20-66~~

Mapc (Remain) Approves 7-13-67  
second screening wall condi-  
tion ~~condition~~ of 10-20-66

See Approved as 8-15-67  
recommended

Closed 8-16-67

10-21 - WESTWAY SHOPPING CENTER, on  
the south side of Pawnee between  
Elizabeth and Seneca

7-17-66

# ACTION

COMMITTEE \_\_\_\_\_ DATE \_\_\_\_\_

M.A.P.C. Approve subject 10-20-66  
to conditions

~~B.C.C./B.C.C.C. 10-20-66~~

Mapc (Revised) Approve & 7-13-67  
rescind screening wall condi-  
tion ~~condition~~ of 10-20-66

Bcc Approved as 8-15-67  
recommended

Closed 8-16-67

SHOPPING CENTER, ON  
the south side of Pawnee between  
Elizabeth and Seneca

Map No. 5344  
Sec. 6  
Twp. 28  
Range 1E

DATA SHEET  
COMMUNITY UNIT PLAN

DP- 21  
Z- \_\_\_\_\_  
Filed 9-15-66

APPLICATION REQUEST: Approval of proposed planned Commercial development.

1. Applicant Westway Inc. & John J. Darrah, et al.  
Address 200 North Main Phone FO 3-5251
2. Agent Vern Lambertz  
Address 1608 East Central Phone AM 5-8537
3. General Location On the south side of Pawnee between Elizabeth and Seneca Address \_\_\_\_\_
4. Proposed Use Westway Shopping Center

AREA DATA

1. Acres 37.5 ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Existing Zoning "BB" & "LC" Proposed Zoning "BB" & "LC"
3. Area (is) (~~located~~) platted. Westway Park Addition
4. Existing R/W 50 half ft. 50 half ft. 30 half ft.  
Pawnee St. Seneca St. Elizabeth St.  
Proposed R/W \_\_\_\_\_ ft. \_\_\_\_\_ ft. \_\_\_\_\_ ft.  
Pawnee St. Seneca St. Elizabeth St.

HISTORY

PROCEDURE DATA

1. MAPC Meeting:  
Date 10-20-66 Action Approve subject to conditions  
7-13-67 (Revised) Approve & record Condition #4  
re screening wall
2. Governing Body  
Date 8-15-67 Action Approved as recommended

NOTES:

**IMPORTANT MESSAGE**

FOR Jack

DATE 8-1 TIME 10:15 P.M.

**WHILE YOU WERE AWAY**

MR. Delores Mast

OF \_\_\_\_\_

PHONE No. \_\_\_\_\_

TELEPHONED	PLEASE CALL
CALLED TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	RETURNED YOUR CALL

MESSAGE Left this information for you.

SIGNED Luby

FORM 000-017

West Village

Vac Ord 23-989

11-20-58

all easements & streets & alleys

1 Main Block

2

3

4

5

John

approved by County 11-24-58

W-9769

Terry Worden

686-2115

4328 E Kellogg.

67208

Landscaped planting

strip for Applegate Trail

December 17, 1980

Robert B. Feldner, Superintendent of Central Inspection

Robert A. Lakin, Director of Planning

DP-21 - Westway Shopping Center C.U.P. - Request for  
Administrative Adjustment

We are in receipt of a letter (copy attached) from Rhil Ruffin requesting an administrative adjustment to the above referenced C.U.P., to allow a "Golden Goat" to be placed in front of the building setback line along Seneca Street. According to Mr. Ruffin the "Golden Goat" is a portable structure that can fit within a parking space. Basically the "Golden Goat" is designed to accept aluminum cans, weighs them and pays the customer.


After reviewing Mr. Ruffin's letter and the case file on the C.U.P., I do not feel that the placement of the "Golden Goat" in front of the setback line along Seneca Street would be a substantial deviation from the intent and purpose of the C.U.P. provisions. My opinion is based upon the fact that the "Golden Goat" is a portable structure and can be removed if it becomes a nuisance due to trash, congestion, etc. Although the "Golden Goat" is portable and a building permit is not required, it will have to meet building code requirements in regard to electrical hookups.

Your signature of approval will indicate that you concur that the requested placement of a "Golden Goat" in front of the building setback line along Seneca Street is not a substantial deviation from the intent and purpose of the C.U.P. Approval for the placement of the "Golden Goat" is subject to the following conditions:

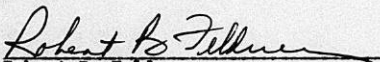
1. The "Golden Goat" shall not be placed closer than 25 feet to the Seneca right-of-way line.
2. The "Golden Goat" shall be placed between the southern two openings to the C.U.P.
3. Advertising signs on the "Golden Goat" shall not advertise any use, store, product or firm except the "Golden Goat".
4. The "Golden Goat" shall meet the requirements of the building code for electrical service.

5. If in the opinion of the Director of Planning and the Superintendent of Central Inspection the operation of the "Golden Goat" becomes a nuisance due to trash, congestion, noise or other reason, this administrative adjustment may be withdrawn.

By copy of this memorandum, the applicant and others are notified of our joint action on the request to place a "Golden Goat" in front of the building setback line along Seneca Street, and our determination that the request is in keeping with the intent and purpose of the C.U.P. provisions.

  
Robert A. Lakin  
Director of Planning

APPROVED:

  
Robert B. Feldner  
Superintendent of Central Inspection

RAL:ADC:sad  
Attachment

cc: Phil Ruffin, Westway Properties, P. O. Box 17087, 943  
McLean Blvd. South, Wichita 67217  
Richard A. Manka, Golden Goat, Inc., P. O. Box 1459,  
200 East Third, Hutchinson, Ks. 67501

**WESTWAY PROPERTIES**

P. O. BOX 17087

943 McLEAN BOULEVARD SOUTH  
WICHITA, KANSAS 67217

**RECEIVED**

DEC 9 1980

METROPOLITAN PLANNING

ROUTE

November 20, 1980

Mr. Robert Lakin  
Director of Planning  
City of Wichita, Kansas  
Wichita, Kansas

Re: Zoning administrative adjustment for  
Golden Goat aluminum collection machine.

Dear Mr. Lakin:

We request that the city of Wichita grant a zoning administrative adjustment for the installation of a Golden Goat aluminum collection machine on the West Way Shopping Center at Seneca and Pawnee. We would like to allow our lessee, Golden Goat, Inc., to install their machine inside the normal building setback line on Seneca Street.

The Golden Goat aluminum collection machine is a revolutionary new concept. The machine is truly the first convenient method for people to redeem and be paid for their aluminum cans. It accepts the cans, sorts out the non-aluminum and overweighted cans and weighs and pays the customer for the good aluminum cans. Amazingly, it performs these functions automatically without an attendant. A modern micro-computer controls all of these functions - even the payment of money.

The Golden Goat fits in a parking lot space, processes up to 7,000 cans per hour and stores up to 30,000 aluminum cans. It is considered to be the convenience store of aluminum collection. A picture of the Golden Goat is enclosed.

Why recycle aluminum cans? Save energy - it requires only 5% of the electricity to make new aluminum from recycled aluminum as it does from the original ore. Clean up litter - by making it convenient to redeem aluminum cans. Fewer people will improperly dispose them and more people will pick up those which are disposed improperly.

The Golden Goat machines have successfully been installed in Denver, Phoenix, Tucson and a number of small towns in Oklahoma. In these towns, they have been installed on shopping centers similar to ours.

We sincerely request that you grant the zoning administrative adjustment to allow our lessee to install their machine in the most advantageous location on our parking lot.

Sincerely,

A handwritten signature in dark ink, appearing to be "Raff", written in a cursive style.

GOLDEN GOAT, INC.

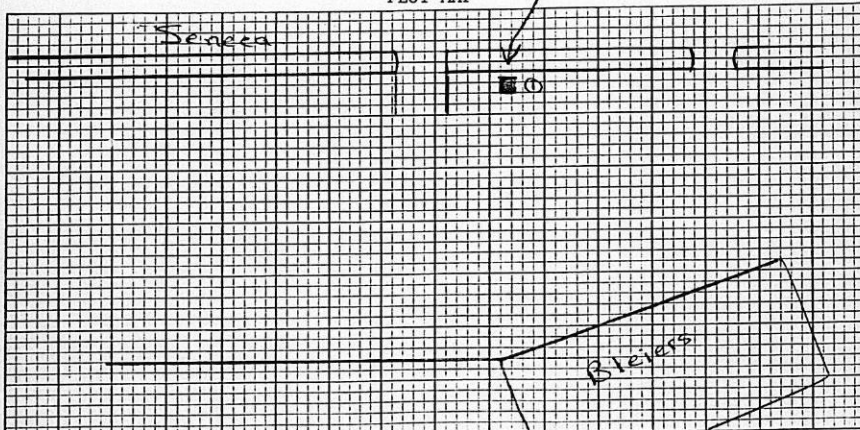
Center Name WestWay City Wichita Ks  
Intersection Seneca And Dawance  
Lessor Bleiers, Inc Phone 263-0178  
Address 2559 S. Seneca City Wichita Zip \_\_\_\_\_  
Lessor Representative Calvin Herman Phone \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_  
Legal Owner Ruffin Properties Phone, Bus: 265-7201 Home: \_\_\_\_\_  
Address 1725 E. Douglas City Wichita, Ks Zip 67217  
Major Tenants: \_\_\_\_\_  
Market Bleiers Drug \_\_\_\_\_  
Variety Dauids Other \_\_\_\_\_  
Number of Satellites \_\_\_\_\_ Zoning \_\_\_\_\_

CONSTRUCTION NOTES:

LOCATION

70' South of driveway }  
25' West of Seneca Street }

PLOT MAP



Prepared By \_\_\_\_\_ Date \_\_\_\_\_  
Approved By Lessee \_\_\_\_\_ Approved By Lessor \_\_\_\_\_

EXHIBIT A



**Golden Goat, inc.**

P.O. Box 1459  
Hutchinson, Kansas 67501



Mr. Robert Lakin  
Director Of Planning  
City of Wichita  
Wichita, Kansas 67202

CUP- DP-21

DP-21



October 5, 1978

Phil G. Ruffin  
P. O. Box 17087  
Wichita, KS 67217

Dear Sir:

Due to the harsh summer weather, Central Inspection Division is in the process of inspecting all Community Unit Plan Developments within the City for the purpose of verifying the installation and maintenance of screening and landscaping as required by the approved CUP. Unfortunately, this inspection conducted October 2, 1978, revealed that CUP DP-21 (known as Westway Shopping Center) is in violation.

The required screening wall has not been installed. Many of the required plantings in the planting strip and associated approved landscape plan for the Applegate's Landing are either dead or dying and some materials are missing. The screening wall and the missing plantings must be installed. The dead materials must be replaced and the screening/landscaping maintained.

This letter shall be considered as official notification that unless action is initiated within thirty days to provide screening and landscaping, in accordance with the approved plan, the appropriate action will be taken to insure correction of these deficiencies. Bonds guaranteeing such installations may be considered to be acceptable initial action.

It will be necessary to withhold approval for all building permits and occupancy permits associated with this CUP until such time that the deficiencies have been corrected. Your assistance and cooperation in expeditiously resolving this matter will be appreciated. We look forward to hearing from you soon.

Sincerely,

Sam L. Mobley  
Building Code Administrator

SIM:AI:kda

July 26, 1977

Keith E. Parker, A.I.A.  
Parker Krehbiel Associates  
1021-1 East Waterman  
Wichita, Kansas 67211

Re: DP-21 - Westway Shopping  
Center C.U.P. - Request for  
determination of setback  
from Seneca.

Dear Mr. Parker:

In response to your letter of July 20, 1977, inquiring as to the correct building setback from Seneca and Pawnee, on the above captioned CUP, this is to advise you that setbacks on CUP's do not increase because of street widening and additional right-of-way being acquired.

When this CUP was approved, both Seneca and Pawnee had 50' of half-street right-of-way. Therefore, the building setback is essentially 150' from center line of street and if 60' of half-street right-of-way now exists, the setback is now 90'.

Accompanying your letter was a site plan of the shopping center showing a number of parcels. As we discussed by phone, this is not a copy of the CUP as the approved CUP does not indicate this number of Parcels. We have previously advised the owner that should these Parcels be sold, such sell offs may require replatting prior to the new owner being able to obtain building permits. You advised, however, that the site you are interested in for Mid Kansas Federal will be developed on leased land.

If you have any additional questions on the required setbacks, please advise.

Sincerely,

Robert A. Lakin  
Director of Planning

RAL:JHG:el

cc: Robert Feldner, Superintendent of Central Inspection  
John Riddel, Plans Examination Section



**parker krehbiel associates**

architects planners commercial consultants

July 20, 1977

Mr. Robert A. Lakin  
Director of Planning  
Metropolitan Area Planning Department  
455 North Main, City Hall  
Wichita, Kansas 67202

RE: Proposed Mid Kansas Federal Savings and Loan  
Westway Shopping Center  
Wichita, Kansas

Dear Bob:

Enclosed is a copy of the Westway Shopping Center development plan as provided by the owner. During the course of the preparation of the plans for the above mentioned project, all surveys, community unit plans, etc. refer to a 90' building setback line. At this date, with plans in for approval and building permit, we were notified by Central Inspection that a 100' setback was requested from Seneca Street. This request was in compliance with an old community unit plan filed on this project in 1967. Subsequently Seneca Street was widened as an additional 10' of right-of-way was dedicated by the property owner. CUP and surveys were not changed to reflect 100' setback from the new right-of-way line but are shown as 90' and the American Savings Building is constructed with a distance of 90' from the new, right-of way. Our finished working drawings reflect a 90' setback.

For the above reasons, we are requesting an administrative change so that the 90' setback is approved. It is our feeling and I am sure you will concur that the 90' setback is within the intent and purpose of the original setback requirement as filed.

Thank you for your time.

Sincerely,

PARKER KREHBIEL ASSOCIATES



Keith E. Parker, A.I.A.

KEP:mm  
Enclosure

(316) 263-6251

1021-1 east waterman

wichita, kansas 67211



Pizza Hut, Inc. / P.O. Box 428 / 10225 East Kellogg / Wichita, Kansas 67201 / Phone 316-687-4111

March 8, 1977



Mr. Jack H. Galbreath  
CITY OF WICHITA  
Planning Department  
455 N. Main Street  
Wichita, Kansas 67202

Dear Mr. Galbreath:

This letter is to advise you that we will have the landscaping for the Applegate's Landing restaurant located at 1415 W. Pawnee, Wichita, Kansas, completed as per plan by June 1977.

Sincerely,

APPLEGATE'S LANDING

A handwritten signature in dark ink, appearing to read "C. Terry Worden". The signature is fluid and cursive.

C. Terry Worden  
Construction Manager

CTW:db

March 14, 1977

Robert Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

Applegate Landing Landscape Plan - DP-21

Attached is our letter of review and approval of a required landscape plan for that portion of the Westway Shopping Center CUP on which an Applegate Landing facility has been constructed. This letter of approval has been prepared since February, however, Bob Young who was reviewing the plans had several discussions with Mr. Worden and had requested a letter from him accompanying the plans stating that they were going to complete the plantings this spring.

His letter has not been received and Mr. Worden has not returned the calls left for him. Inasmuch as the building is probably ready to occupy, thought you should have the letter of approval and perhaps your inspector can see that compliance with the required landscaping, which was a condition of the building permit, is complied with.

Jack H. Galbraith  
Chief Planner

JHG:el

Attachments

February 25, 1977

Mr. Terry Worden  
4328 E. Kellogg  
Wichita, Kansas 67208

Re: Applegate Landing Landscape  
Plan. DP-21

Dear Mr. Worden:

This is to advise that we have received and reviewed the landscape plan associated with Applegate Landing. This plan covers the required 10 foot wide planting strip on the property along Pawnee and Elizabeth Streets originally designated on the approved Westway Shopping Center community unit plan (DP-21).

We have discussed the plant materials and their proposed locations with the Superintendent of Landscape and Forestry staff and they are considered to be appropriate. The Superintendent of Landscape and Forestry staff mentioned, however, that they had in the past experienced some problems with Lodense variety of privet. This variety is apparently susceptible to powdery mildew, a fungus disease which over time may kill the plant. You and your landscape architect may wish to consider substituting another variety such as Chinese privet or Amur River South privet which are not as susceptible to the mildew disease.

We understand that you intend to plant the landscape materials during the coming growing season (Spring of 1977) and that the property owner(s) will be responsible for continued upkeep and maintenance of the landscaping.


On the basis of this understanding and our review, we will advise the Superintendent of Central Inspection by copy of this letter, that the Applegate Landing landscape plan is approved. Such approval, furthermore, satisfies the landscape planting strip condition of the Community Unit Plan (DP-21) as it relates to the issuance of permits for construction and occupancy on the property.

Page Two  
Mr. Terry Worden  
February 25, 1977

In addition, based on your comments concerning the absence of landscaping of the Post Office property south of the Applegate Landing site, a field check was conducted which revealed that all of the proposed landscaping has been carried out in accordance with the Post Office's previously approved landscape plan. Post Office landscaping endeavors were not limited to the 10 foot strip along Elizabeth Avenue as Postal Officials chose to locate their parking areas further to the east and retain the area between their parking lot and Elizabeth Street as a much wider landscaped yard. The screening of their parking area is to be accomplished by the maturing of the Manhattan Euonymus shrubbery now in place in front of the chain-link fence along the west boundary of their parking lot.

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

Sincerely yours,

  
Jack H. Galbraith  
Chief Planner

JHG:RLY:el

cc: Robert Feldner, Superintendent of Central Inspection  
Bill G. Yung, Design Consultant  
R.R.#2, Valley Center, Kansas 67147  
Phil Ruffin, P.O.Box 17087, 943 McLean Blvd., 67217

November 1, 1976

Robert Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

CUP DP-21 - Westway Shopping Center

John Riddel requested that we review the proposed plans for an enclosed trash receptacle to be developed south of a proposed Applegate Landing building at the southeast corner of Pawnee and Elizabeth Avenue. On this date, Jerry Worden reviewed the enclosed area with me and we believe that it is not necessary to construct any fencing along the west property line as the proposed solid fence around the trash area should satisfy General Provision number 5 regarding Screening Control.

I am concerned, however, whether or not John has called to Mr. Worden's attention the "10 foot wide planting strip that is clearly indicated adjacent to Pawnee and Elizabeth Avenue. I've not had an occasion to review this area for some time to know whether or not this area is planted, but I remember this landscaping being discussed when the post office was under construction to the south and as I remember they provided considerable landscaping adjacent to their enclosed fence.

It would now seem that since this building is being constructed in the corner with parking to Elizabeth, that if permits are being issued, they should be subject to the landscaping of the designated 10 foot area adjacent to both streets. Such plantings should include trees, shrubs and grass or some other acceptable ground cover. Since this old CUP did not require the submission of a landscape plan for approval, it would seem that we are still responsible to require some sort of plan for review. If we can assist in reviewing their proposals, please advise.

---

Jack H. Galbraith  
Chief Planner

JHG:rme

cc: John Riddel, Central Inspection  
Delores Mast, Central Inspection

**UNITED STATES POSTAL SERVICE**

AREA REAL ESTATE & BUILDINGS OFFICE  
5700 Broadmoor, Room 918  
Mission, KS 66202

*SE*

DATE: December 4, 1975

OUR REF: 436:RMForbes:kew

SUBJECT: Chisholm Station  
Wichita, KS

TO: Mr. Robert A. Lakin, Director of Planning  
Wichita - Sedgwick County  
Metropolitan Area Planning Department  
City Building Annex  
104 South Main Street  
Wichita, KS 67202

Dear Mr. Lakin:

Your November 25, 1975, letter approving the landscaping plan for subject facility also addresses the matter of platting. Since the resolving of the platting is being handled by the Real Estate Manager, Mr. Gilbert P. Mullen, I am enclosing a copy of his October 16, 1975, letter to Mr. Jack Galbraith, Chief Planner, for your information.

Further questions regarding this matter will be expedited if directed to Mr. Mullen. He has been furnished a copy of your letter.

Sincerely,

*Edward J. Beins*

EDWARD J. BEINS  
Manager, Design and Construction

Enclosure

cc: G.P. Mullen, Mgr./Real Estate



432:GPM:jk

October 16, 1975

Wichita, KS  
Chisholm/West Wichita Consolidated Postal Station

Mr. Jack H. Galbraith  
Chief Planner  
Metropolitan Area Planning Dept.  
1045 Main Street  
Wichita, KS 67202

RECEIVED

29  
OCT 17 1975  
DESIGN & CONSTRUCTION  
KCAREBO

Dear Mr. Galbraith:

We submitted a plat of the property which the Postal Service has acquired on the east side of Elizabeth Street and south of Pawnee to Mr. R. W. Bruggeman August 21, 1975.

Our submission was returned by Mr. Curtis L. Newby August 26, 1975, together with the filing fee which had been tendered. In Mr. Newby's letter he stated, "If you wish to submit an application for plat approval, please return the subdivision application form properly filled out and signed together with 29 copies of a preliminary plat on which existing features, topographical information, adjoining ownerships and zoning, etc., have been indicated."

The Postal Service, as an instrumentality of the Federal Government, is not subject to local ordinances; however, we endeavor to coordinate and comply to the extent practicable.

We have no wish to plat the acquired property and see no benefit to either the City or Postal Service since the property is not subject to local ordinances nor on the tax rolls. Our interpretation of Mr. Newby's statement as quoted above was that City Planning, having recognized our position, was not asking that this matter be pursued, but if we wished to do so, was offering guidance on submitting an application.

As a Contracting Officer for the Postal Service, I cannot execute an application which provides that the Postal Service agrees to comply with all regulations, ordinances, and resolutions of the City of Wichita or Sedgwick County. If it will be beneficial to have the survey-plat as previously submitted filed of record, we will be glad to do so; however, we must decline to submit an application for platting.

Under these circumstances, we solicit your consideration to administratively waive the matter of platting.

/S/ GILBERT P. MULLEN  
GILBERT P. MULLEN  
Manager, Real Estate  
Area Real Estate & Buildings Office

bcc: ✓ EJBains, Mgr., Design and Construction

November 25, 1975

Mr. Edward J. Beins, Manager  
Design and Construction  
United States Postal Service  
Area Real Estate and Building  
Office  
5700 Broadmoor, Room 918  
Mission, Kansas 66202

Re: Revised Landscape Plan  
associated with a request  
for Administrative Adjust-  
ment in building setback  
and wall requirements -  
Westway Shopping Center  
CUP DP-21.

Dear Mr. Beins:

We are in receipt of and have reviewed your revised Landscape Plan dated October 28, 1975 as it applies to your request for an Administrative Adjustment to the approval requirements of Community Unit Plan No. DP-21. After reviewing the location and variety of plant material specified on the face of the Landscape Plan, we have determined that your proposal is an acceptable substitute for the masonry wall originally required as a condition of approval of the Westway Shopping Center Community Unit Plan.

We, furthermore, have determined that your request to substitute the chain link fence and landscape screen for the masonry wall and the five foot extension into the established 127.5 foot setback do not constitute substantial deviations from the approved Community Unit Plan nor are they a violation of the building permit authorizing construction of the proposed development.

Having made these determinations, we again draw your attention to the question of platting raised in Mr. Galbraith's letter of October 13, 1975. It is our understanding that prior to the

Mr. Edward J. Beins  
November 25, 1975

issuance of building permits, assurance was given by the postal service that a plat would be filed on the property at Elizabeth and 25th Street South. To date, we have not received an application for platting. We would appreciate submission of the same at your earliest opportunity.

Sincerely,

Robert A. Lakin  
Director of Planning

Robert Feldner  
Superintendent of Central  
Inspection

RAL:RLY:rme

cc: Gilbert P. Mullen, Manager, Real Estate  
Area Real Estate & Building Office  
U. S. Postal Service  
5700 Broadmoor, Room 920  
Mission, Kansas 66202

Glenn E. Benedick  
230 Laura, 67211

Ray Bruggeman, Director of Public Works  
Robert Feldner, Superintendent, Central Inspection

UNITED STATES POSTAL SERVICE

AREA REAL ESTATE & BUILDINGS OFFICE  
5700 Broadmoor, Room 918  
Mission, KS 66202

DATE: November 17, 1975

OUR REF: 436:DForbes:ck

SUBJECT: Chisholm & West Wichita Consolidated Station  
Wichita, KS

TO: Mr. Jack H. Galbraith, Chief Planner  
Metropolitan Area Planning Department  
City Building Annex  
104 S. Main Street  
Wichita, KS 67202

Dear Mr. Galbraith:

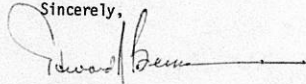
Enclosed you will find three copies of Sheet 9 titled "Landscape Plan", for the subject project. You will note that the "Landscape Plan" has been changed to add additional screening as requested in your letter of October 13, 1975.

We, therefore, request your approval of the enclosed "Landscape Plan", Sheet 9 of 9, Revision A, dated October 28, 1975.

Please retain two copies for your files and return one approved copy to this office.

Thank you for your cooperation.

Sincerely,



EDWARD J. BEINS  
Manager, Design and Construction

Enclosures

cc:  
GEBenedick, Architect

UNITED STATES POSTAL SERVICE

AREA REAL ESTATE & BUILDINGS OFFICE  
5700 Broadmoor, Room 918  
Mission, KS 66202

DATE: October 20, 1975

OUR REF: 436:DForbes:ck  
SUBJECT: Chisholm and West Wichita  
Consolidated Station  
Wichita, KS  
TO: Glenn E. Benedick, Architect  
230 Laura  
Wichita, KS 67211  
ATTN: Mr. Glenn Benedick

Dear Mr. Benedick:

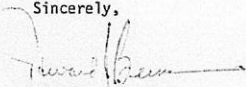
We recently received a letter from Mr. Jack H. Galbraith, Chief Planner, Metropolitan Area Planning Department, dated October 13, 1975, regarding the substituting of chain link fencing in lieu of a masonry screen wall. We are required to provide additional landscape screening at the chain link fence.

We, therefore, request that you make the necessary adjustments to Sheet 9 of 9 for the subject project. These changes are to insure "the use of plant materials that will provide a mass planting effect adjacent to the fence."

You are requested to complete the necessary adjustments within ten calendar days from the date of this letter.

If you have any questions, please feel free to call Mr. Ted Pasiuk, FMSSC Project Coordinator, at (816) 926-6365.

Sincerely,



EDWARD J. BEINS  
Manager, Design and Construction

Enclosure

cc:  
JGalbraith



**UNITED STATES POSTAL SERVICE**

Area Real Estate & Buildings Office  
5700 Broadmoor, Room 920  
Mission, KS 66202

OUR REF: 432:GPM:jk

DATE: October 16, 1975

SUBJECT: Wichita, KS  
Chisholm/West Wichita Consolidated Postal Station

TO: Mr. Jack H. Galbraith  
Chief Planner  
Metropolitan Area Planning Dept.  
1045 Main Street  
Wichita, KS 67202

Dear Mr. Galbraith:

We submitted a plat of the property which the Postal Service has acquired on the east side of Elizabeth Street and south of Pawnee to Mr. R. W. Bruggeman August 21, 1975.

Our submission was returned by Mr. Curtis L. Newby August 26, 1975, together with the filing fee which had been tendered. In Mr. Newby's letter he stated, "If you wish to submit an application for plat approval, please return the subdivision application form properly filled out and signed together with 29 copies of a preliminary plat on which existing features, topographical information, adjoining ownerships and zoning, etc., have been indicated."

The Postal Service, as an instrumentality of the Federal Government, is not subject to local ordinances; however, we endeavor to coordinate and comply to the extent practicable.

We have no wish to plat the acquired property and see no benefit to either the City or Postal Service since the property is not subject to local ordinances nor on the tax rolls. Our interpretation of Mr. Newby's statement as quoted above was that City Planning, having recognized our position, was not asking that this matter be pursued, but if we wished to do so, was offering guidance on submitting an application.

As a Contracting Officer for the Postal Service, I cannot execute an application which provides that the Postal Service agrees to comply with all regulations, ordinances, and resolutions of the City of Wichita or Sedgwick County. If it will be beneficial to have the survey plat as previously submitted filed of record, we will be glad to do so; however, we must decline to submit an application for platting.

Under these circumstances, we solicit your consideration to administratively waive the matter of platting.

*Gilbert P. Mullen*  
GILBERT P. MULLEN  
Manager, Real Estate  
Area Real Estate & Buildings Office



October 16, 1975

Mr. Gilbert P. Mullen, Manager  
Real Estate  
Area Real Estate and Buildings Office  
United States Postal Service  
5700 Broadmoor, Room 920  
Mission, Kansas 66202

Dear Mr. Mullen:

By your letter of August 8, 1975, assurance was given that the Postal Service would file a plat on the property which has been acquired at Elizabeth and 25th Street South for a postal substation.

Please advise the status of this plat.

Yours truly,



R. W. Bruggeman  
Director of Public Works

RWB:gr

cc: Jack H. Galbrath, Chief Planner ✓  
Robert B. Feldner, Supt. of Central Inspection



**UNITED STATES POSTAL SERVICE**

Area Real Estate & Buildings Office  
5700 Broadmoor, Room 920  
Mission, KS 66202

OUR REF: 432:GPM:jk

DATE: October 16, 1975

SUBJECT: Wichita, KS  
Chisholm/West Wichita Consolidated Postal Station

TO: Mr. Jack H. Galbraith  
Chief Planner  
Metropolitan Area Planning Dept.  
1045 Main Street  
Wichita, KS 67202

Dear Mr. Galbraith:

We submitted a plat of the property which the Postal Service has acquired on the east side of Elizabeth Street and south of Pawnee to Mr. R. W. Bruggeman August 21, 1975.

Our submission was returned by Mr. Curtis L. Newby August 26, 1975, together with the filing fee which had been tendered. In Mr. Newby's letter he stated, "If you wish to submit an application for plat approval, please return the subdivision application form properly filled out and signed together with 29 copies of a preliminary plat on which existing features, topographical information, adjoining ownerships and zoning, etc., have been indicated."

The Postal Service, as an instrumentality of the Federal Government, is not subject to local ordinances; however, we endeavor to coordinate and comply to the extent practicable.

We have no wish to plat the acquired property and see no benefit to either the City or Postal Service since the property is not subject to local ordinances nor on the tax rolls. Our interpretation of Mr. Newby's statement as quoted above was that City Planning, having recognized our position, was not asking that this matter be pursued, but if we wished to do so, was offering guidance on submitting an application.

As a Contracting Officer for the Postal Service, I cannot execute an application which provides that the Postal Service agrees to comply with all regulations, ordinances, and resolutions of the City of Wichita or Sedgwick County. If it will be beneficial to have the survey-plat as previously submitted filed of record, we will be glad to do so; however, we must decline to submit an application for platting.

Under these circumstances, we solicit your consideration to administratively waive the matter of platting.

*Gilbert P. Mullen*  
GILBERT P. MULLEN  
Manager, Real Estate  
Area Real Estate & Buildings Office



October 13, 1975

Ray Bruggeman, Director of Public Works

Jack H. Galbraith, Chief Planner

Attached is a copy of our latest letter to Mr. Beins regarding the post office facility under construction at Pawnee and Elizabeth Avenue. I have no explanation as to why they have not submitted a plat. Perhaps some prodding on your part or reminder that a permit was issued with the understanding that they would plat the property would help. If we can furnish any information, please advise.

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Robert Feldner, Superintendent  
of Central Inspection

UNITED STATES POSTAL SERVICE

AREA REAL ESTATE & BUILDINGS OFFICE  
5700 Broadmoor, Room 918  
Mission, KS 66202

DATE: October 14, 1975

OUR REF: 436:EJBeins:jks  
SUBJECT: Chisholm & West Wichita  
Consolidated Station  
Wichita, KS  
TO: Mr. Jack H. Galbraith  
Chief Planner  
Metropolitan Area Planning Department  
City Building Annex  
104 South Main Street  
Wichita, KS 67202

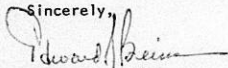
Dear Mr. Galbraith:

Your October 13, 1975, letter regarding our request for Administration Adjustment in building set-back and wall requirements for subject facility has been received and the following action is being taken.

Our design A/E is being requested to recommend for our review a proposed landscaping plan to comply with your desire for additional plantings adjacent to the chain link fence. Upon receipt and concurrence in this plan, we will submit it to your office for approval.

The matter of platting is being referred to Mr. Gilbert Mullen, Manager of Real Estate, for the appropriate follow-up action.

Sincerely,



EDWARD J. BEINS  
Manager, Design and Construction

cc:  
GPMullen - R/E  
GEBenedick - Arch  
Simpson & Son, Inc



October 13, 1975

Mr. Edward J. Beins  
Manager, Design and Construction  
United States Postal Service  
Area Real Estate & Building Office  
5700 Broadmoor, Room 918  
Mission, Kansas 66202

Re: Request for Administrative Ad-  
justment in building setback and  
wall requirement associated with  
Westway Shopping Center CUP DP-21

Dear Mr. Beins:

We have reviewed your submitted landscape plans for the post office substation and your request that the solid screen be waived and that a landscaped screen and chainlink fence be accepted in lieu thereof. We have also reviewed your request that we administratively adjust the 127.5-foot setback on the CUP so that a corner of a canopy could extend into this established setback a distance of approximately 5 feet. One of the conditions of the approved CUP is as follows:

The development of this property proceeding in accordance with the development plan as approved by the Planning Commission and City Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

In reviewing the extension of the corner of the canopy with Robert Lakin, Director of Planning, and Robert Feldner, the Superintendent of Central Inspection, both agreed that that extension of approximately 5 feet is not a substantial deviation and does not require an amendment to the CUP. Regarding the proposed substituting of a chainlink fence instead of the required masonry wall, concern was expressed that the limited landscaping as shown on the plan, would not adequately screen the truck loading area from the view of the public and the residential area to the west. The plant materials, as shown, are generally adequate and do quite well in Wichita, however, in addition, there needs to be provided mass shrub plantings adjacent to the chainlink fence to provide the screening desired.

Page 2 - Mr. Edward J. Beins  
October 13, 1975

Therefore, we are not in a position to approve the use of the chain-link fence at this time, however, we will concur in the substitute of the chainlink over the masonry wall after you submit an amended landscape plan, indicating the use of plant materials that will provide a mass planting effect adjacent to the fence. If your selected landscape architect has any questions, please have him contact me.

The last concern and the major one that has held up this review is that, as of this date, you have not submitted an application for the platting of this sell-off from the original CUP site. Curtis Newby of our staff corresponded with Mr. Gilbert Mullen on August 26, 1975, forwarding to him application for platting and returning a \$50 filing fee as we do not require governmental agencies to pay the fee. Since that time, we have not received an application and, although several hearings have passed, Mr. Bill Korber of Baughman Company advised that he has not been authorized to submit the plat.

We would appreciate your attention to this matter of platting as the Department of Public Works cooperated with you in issuing a construction permit early, with the understanding that you would immediately proceed in the platting of the property. Attached are two copies of the application for platting. The next closing date to accept plat applications is October 24, to be scheduled to be considered by the Subdivision Committee on November 6, 1975.

After you review these comments, if you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

Enclosures

cc: Gilbert P. Mullen, Manager Real Estate  
Area Real Estate and Building office, United States  
Postal Service, 5700 Broadmoor, Room 920  
Mission, Kansas 66202  
Glenn E. Benedick, Architect, 230 Laura 67211  
Ray Bruggeman, Director of Public Works  
Robert Feldner, Superintendent of Central Inspection

**UNITED STATES POSTAL SERVICE**

AREA REAL ESTATE & BUILDINGS OFFICE  
5700 Broadmoor, Room 918  
Mission, KS 66202

*JK*

DATE: August 12, 1975

OUR REF. 436:DForbes:ck

SUBJECT: Chisholm and West Wichita Consolidated Station  
Wichita, KS

TO: Mr. Robert A. Lakin  
Director of Planning  
Metropolitan Area Planning Dept.  
City Building Annex  
104 S. Main Street  
Wichita, KS 67202

Dear Mr. Lakin:

Enclosed, you will find two copies of Sheet 9 "Landscape Plan" for the subject project. We hereby request your approval of this landscape plan.

We request that you waive the solid screen requirement, in that we are providing a chain link fence with a landscape screen in lieu of the solid screen requirement.

Finally, we request that you waive the canopy encroachment into the setback of 122'-6". The encroachment is an estimated 9" and would not present a problem, as the canopy is at 10'-0" above grade.

Thank you for your cooperation.

Sincerely,

*Edward J. Beins*

EDWARD J. BEINS  
Manager, Design and Construction

cc:  
City Inspector's Office  
Simpson & Son, Inc.  
GBenedick, Architect



August 26, 1975

Gilbert P. Mullen, Manager  
Real Estate  
Area Real Estate & Building Office  
United States Postal Service  
5700 Broadmoor, Room 920  
Mission, Kansas 66202

Re: Proposed plat for post office  
site in Westway Shopping Center.

Dear Mr. Mullen:

Your letter of August 21, 1975 to Mr. Ray Bruggeman, Director of Public Works and the accompanying survey drawings have been forwarded to me by Mr. Bruggeman's Office since platting applications are processed and handled by the Planning Department.

I am herewith returning to you your letter, \$50 money order for the filing fee and the survey drawings. The drawings are being returned in a separate mailing tube. Also, I am enclosing a Subdivision application form for your use. If you wish to submit an application for plat approval, please return the Subdivision application form properly filled out and signed together with 29 copies of a preliminary plat on which existing features, topographical information, adjoining ownerships and zoning, etc., have been indicated. We will then schedule the plat for consideration by the Subdivision Committee of the Metropolitan Area Planning Commission. No filing fee is required since the application is being made by a governmental unit.

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

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Encl.

August 1, 1975

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

DP-21 - Westway Shopping Center

On this date Mr. Eugene W. Kisker, Real Estate Officer of the Postal Service came in and discussed the possible vacation of utility easements for the tract of land they have purchased from Phil Ruffin that lies on the east side of Elizabeth in an area south of Pawnee. I advised him that on January 7, 1975 I discussed this site with Glenn Benedick, a local architect, and at that time advised that replatting of subject property would be required prior to issuance of any building permits. I also advised Mr. Benedick that the replatting would thus vacate the utility easements that he was concerned with. I advised them of the minimum time to complete and record the plat as being 45 days, and he suggested he would contact Bill Korber who had prepared a previous survey of the property and they would authorize him to proceed with platting the property.

He commented that the Office of Central Inspection had stated that perhaps they could issue an early permit for foundation work only, however, I stated that I felt usually this was done only after the plat had at least been considered by the Sub-division Committee.

I also advised him that without knowing what his exact building plans were, I would not know whether or not the community unit plan, DP-21, would have to be amended or adjusted. I remember earlier a problem with the 127.5 foot building setback from Elizabeth, however Benedick had advised that he felt he could design the building so it would not encroach into that area.

This is provided for your information as I wanted you to be aware of my conversation.

Jack H. Galbraith  
Chief Planner

JHG:js  
cc: Ray Bruggeman, Director of  
Public Works  
John Riddel, Central Inspection

Eugene W. Kisker  
Real Estate Officer



Area Real Estate &  
Buildings Office  
5700 Broadmoor, Suite 920  
Mission, Kansas 66202  
Commercial: 913-262-2967  
FTS: 816-926-6482

March 24, 1975

Robert Feldner, Superintendent of Central Inspection

Robert A. Lakin, Director of Planning

DP-21 - Westway Shopping Center CUP - Request for Administrative Adjustment in Access Control

Attached is a copy of Phil Ruffin's letter of March 20, 1975 requesting that we administratively adjust the 150 feet of complete access control along the north line of Crawford Street adjacent to Seneca, to 90 feet. In reviewing the CUP filed, it is my opinion that the driveway in question, which begins 90 feet west of Seneca, was existing in 1966 when this CUP was approved and it is in that location because it is a continuation of their private drive in front of the shopping center building. This problem recently came to light when the Traffic Engineering Division was asked to review plans for the Westway branch American Saving's building. We have reviewed those plans with Bill McKinley and he agrees that the existing curb opening is satisfactory and will still provide an adequate area for cars to stack while waiting to enter Seneca.

Attached is a xeroxed copy of those plans showing the existing curb cut. Your signature below will indicate that you concur in the adjustment from 150 feet to 90 feet.



Robert A. Lakin  
Director of Planning

RAL:JHG:js  
Attachment

cc: Phil Ruffin, P. O. Box 17087, Wichita, Ks. 67217

APPROVED BY



Robert Feldner, Superintendent of Central Inspection

**T**OWN &  
**C**OUNTRY  
markets inc.

(316) 265-7201

P. O. Box 17087 ← 943 McLean Blvd. South ← Wichita, Kansas 67217

March 20, 1975

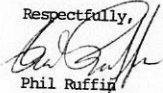
Robert A. Lakin  
Secretary of the Metropolitan  
Area Planning Committee  
City Building Annex  
Wichita, Kansas

Dear Mr. Lakin:

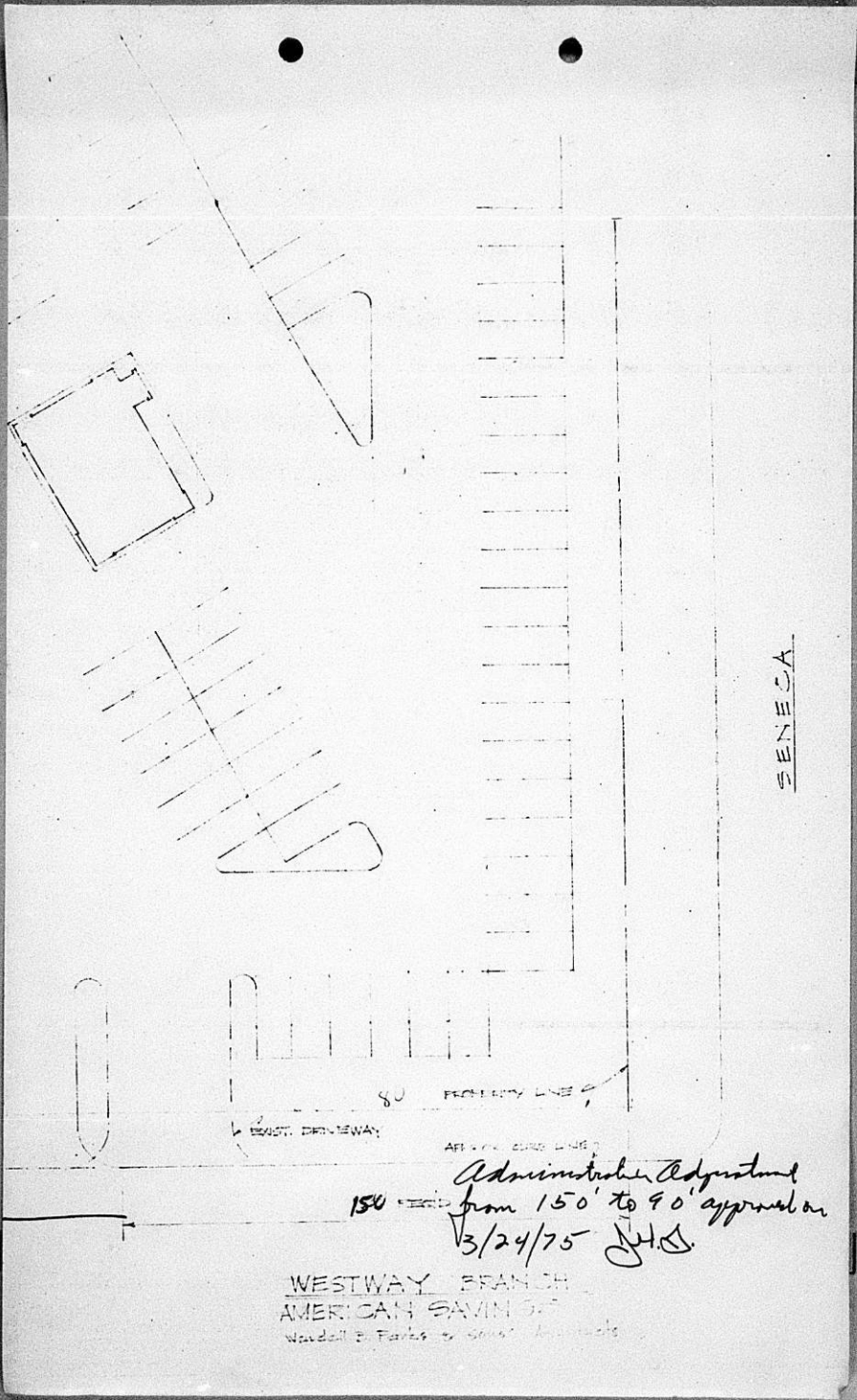
I am requesting that the 150 feet of access control along the north line of Crawford Street adjacent to Seneca Street be reduced to 90 feet.

If the existing opening, which is 90 feet west of Seneca, was moved to 150 feet west, it would create a problem in the existing traffic flow. The present drive in front of the building correctly lines up with the existing curb cut.

Respectfully,



Phil Ruffin



SENECA

PROPERTY LINE

DRIVEWAY

ADMINISTRATIVE ADJUSTMENT

150' ~~width~~ from 150' to 90' approved on 3/24/75 J.H.S.

WESTWAY BRANCH  
 AMERICAN SAVINGS  
 Wanda B. Parks, Secretary

March 3, 1975

Mr. Phil Ruffin  
Town and Country Markets, Inc.  
P. O. Box 17087  
Wichita, Kansas 67217

Subject: DP-21 - Westway  
Shopping Center C.U.P.

Dear Mr. Ruffin:

I reviewed your letter of February 28, 1975 with Joe Martin last Friday and advised him that we could not administratively adjust the Westway Shopping Center C.U.P. to permit apartments as the property uses only lists "Shopping Center, Retail Stores and Offices". I advised him that, in my opinion, apartments would be an appropriate use to the west of the shopping center, however, I raised certain questions as to density, open space, access to residential streets, et. that should be resolved. I advised him of the procedure and furnished him applications to amend the C.U.P. I also discussed the replatting of subject property as a probable condition of approval on an amendment to the Plan.

Inasmuch as the post office site has been sold off of the original tract, and since the original tract includes a number of residential lots on vacated streets, it would be my opinion that all of subject property needs to be replatted. At such time as your consultant has an amended plan for our review, we will review it, make suggested changes, and authorize the submission of the plans for advertising the case for public hearing.

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

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:js

**TOWN &  
COUNTRY**  
markets inc.

(316) 265-7201

P. O. Box 17087 → 943 McLean Blvd. South → Wichita, Kansas 67217

February 28, 1975

Mr. Jack Gailbrath, Chief Planner  
Community Development Division  
City of Wichita  
104 South Main Street  
Wichita, Kansas 67202

Dear Mr. Gailbrath:

This writing is in reference to:

Parcel Five (5), Westway Shopping Center Development,  
located in the Northeast Quarter (NE $\frac{1}{4}$ ) Section 6,  
Township 28 South, Range 1 East, Sedgwick County,  
Kansas.

It is my intention to develop a multiple family apartment project  
on Parcel Five (5) which consists of approximately 10.29 Acres.

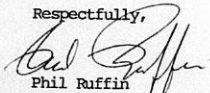
It is my understanding with the present zoning, which is a combination  
of light commercial and office district, a density of approximately  
75 units per acre is allowed for a multiple family development.

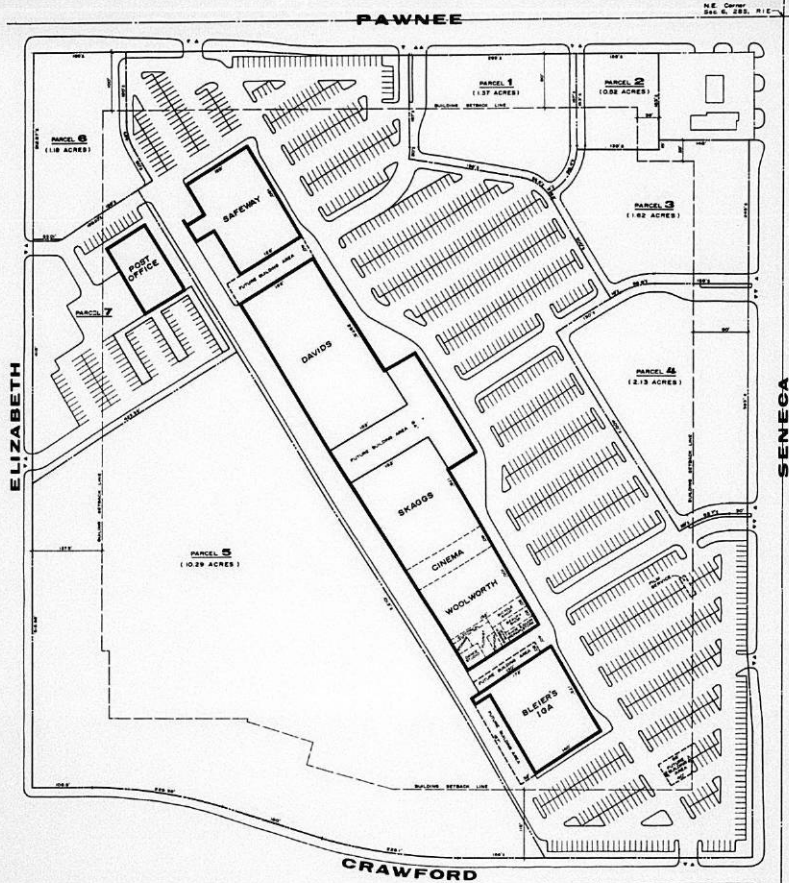
I would be pleased to have your approval for a multiple family apartment  
project development on the subject tract with a density not to  
exceed 32 dwelling units per acre.

I fully intend to observe all setbacks and screening requirements  
and assure you that the project will be designed in compliance with  
all applicable codes and ordinances.

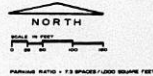
Thank you for your consideration on this matter and I shall look forward  
to receiving your approval by return mail.

Respectfully,

  
Phil Ruffin



**WESTWAY SHOPPING CENTER**  
 OWNER / DEVELOPER • PHIL RUFFIN



WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

February 28, 1975

TO The Files

FROM Jack H. Galbraith, Chief Planner *JHG*

SUBJECT DP-21 - Westway Shopping Center

On this date Joe Martin, representing Phil Ruffin, was in and requested information concerning potential development of apartments on the west side of the existing shopping center buildings on Westway Shopping Center. He had a general parcel development proposal prepared a few months ago by O&S which did not have supporting text information. I advised that since the existing C.U.P. permitted only shopping center uses that we could not administratively interpret the C.U.P. to permit apartments. I advised the procedure and timing for amending the C.U.P. and cautioned that one of the conditions of approval would probably be a replatting of subject property. I raised several questions concerning setbacks, access points to residential streets, density, etc. He advised that he would get back with the property developer from Tulsa and would contact us if we could be of further assistance.

Jack H. Galbraith  
Chief Planner

JHG:js

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

1/7/75

Olen Benedict came in on this date and discussed the development of the post office at a different location near Pawnee. Proposed encroached into 127.5' setback approximately 5'. advised him of procedure to request adjustment, however, cautioned him that if extended into "BB" zone it might require special permit for Governmental Bldg. advised that property had to be replatted as it is a metes and bounds description.

There is a diagonal easement that he is working with Wilton on that they need to build over.

JHS.

Jack H. Galbraith

March 4, 1974

Mr. Gilbert P. Mullen  
Manager, Real Estate  
United States Postal Service  
5700 Broadmoor, Room 920  
Mission, Kansas 66202

Dear Mr. Mullen:

My apologies for not getting your letters answered earlier. After I looked at your site plan, several questions came to mind about the relationship of this parcel with the remainder of the Community Unit Plan yet to be developed. I, therefore, attempted to contact Mr. Eugene Coombs, attorney who represents the owner of the land, in order to try to determine what the plans were for the remainder of the parcel and how they might affect development of this land. Mr. Coombs was in trial for a good portion of the time and we were not able to get in contact with each other.

As I look at the proposal that you have submitted, it would require an amendment to the Community Unit Plan to:

1. Increase the number of curb cuts on Crawford from two to four.
2. Increase the number of curb cuts on Elizabeth from three to four.
3. Reduce the access control now on the Community Unit Plan at the intersection of Crawford and Elizabeth.
4. Reduce the building setback from both streets to permit the building at the location you desire.

It appears that the use characteristics within that Community Unit Plan would not prohibit the substation site as proposed.

The Community Unit Plan as existing was approved in 1967 and, in our opinion, if this proposal is undertaken should be amended to provide for this proposal, and for redesignation for reuse of the land to the west and southwest of the Center.

Page 2 - Mr. Gilbert P. Mullen  
March 4, 1974

Frankly, the proposed layout that you have looks quite attractive for the post office substation. It does bring certain questions as to whether the increased traffic to this substation, including the truck traffic, is an appropriate activity back on these two residential streets at this point. I would have to think not, but must say you have attempted to negate the affect of such traffic and such operation by appropriate screenings and walls.

Our major concern is the rather unuseable portions of land which you create, particularly directly to the east between the entranceway to the back of the Center and a triangular portion of land remaining. I would like to see some proposal for that development before approving any change on the Community Unit Plan. I would also like to see how this would relate to the land directly to the north and northeast of your parcel and how that would relate to your proposal and the screening necessary to protect the land to the north if, indeed, it is to be used for residential purposes.

Frankly, I cannot recommend a change to the Community Unit Plan until we have some answers as to how the remainder of the tract is to be developed and related to your proposed development.

Mr. Galbraith of my staff has discussed with Mr. Coombs our general concerns and I understand that he is willing to obtain the services of some planners to advise him on how this tract can be redeveloped. Therefore, I would encourage the two of you to work together to propose a redevelopment to us which I am sure can ultimately be made acceptable. However, without some of these answers available to the Planning Commission and the City Commission, I think the chances are questionable for approval of a change.

Please be advised, however, that these are my impressions and concerns and I certainly am not in a position to speak for the Planning Commission or the City Commission. Their views can only be expressed once an application is before them and at a public hearing.

If there are additional questions that you have, please feel free to give me a call and I will certainly attempt to work with you and Mr. Coombs for a satisfactory solution.

Sincerely,

  
Robert A. Lakin  
Director of Planning

RAL:ber

**UNITED STATES POSTAL SERVICE**

Facility Area Office  
5700 Broadmoor, Room 920  
Mission, KS 66202

*JK  
RSC*

OUR REF: 432GK:jk

DATE: February 13, 1974

SUBJECT:

TO:

Mr. Robert Lakin, Director  
Metropolitan Area Planning Dept.  
City Building Annex  
104 South Main  
Wichita, KS 67202

Dear Mr. Lakin,

Pursuant to our telephone conversation of February 13, 1974,  
we are enclosing a preliminary site plan for the Chisholm and  
West Wichita Stations for your study and consideration of  
rezoning and changing setback requirements. Your prompt  
review and candid opinion on the feasibility of obtaining a  
zoning change will be appreciated.

Sincerely yours,

*Gilbert P. Mullen*

GILBERT P. MULLEN  
Manager, Real Estate

Enclosure



July 27, 1971

Mr. Vern Lambertz  
1608 East Central  
Wichita, Kansas 67214

Dear Vern:

In response to your letter of July 23, 1971, I have made notations on three of the attached plans verifying the "LC" and "BB" zoning which recommended for approval by the Planning Commission on October 1, 1957 and approved by the Board of City Commissioners on November 5, 1967; and the building setbacks indicating the 1967 approved CUP for Westway Shopping Center.

I made one other notation on the attached plans with regard to access to Crawford Street. The approved CUP has indicated only two access points to Crawford with 150 feet of complete access control west from Seneca. Therefore, the driveway nearest Seneca is not an approved opening.

Enclosed also are three copies of the follow-up correspondence to Glenn Lytle from me stating the conditions of the approved CUP by the Board of City Commissioners. Our files also indicate that on August 23, 1967 I verified eight copies of the CUP submitted by Mr. Easterly. If you desire to have us verify additional copies of the approved CUP, it will be necessary that you have Mr. Easterly forward us a copy made from the original that I assume he still has.

Please contact our office if we can furnish additional information.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

Enclosure

**LAMBERTZ COMPANY**

Established 1935

AREA CODE 316      PHONE: 265-8537  
1608 EAST CENTRAL / WICHITA, KANSAS 67214  
July 23, 1971



Mr. Jack Galbraith  
METROPOLITAN AREA PLANNING DEPT.  
City Annex Building  
Wichita, Kansas

Dear Jack:

We had a Westway Shopping Center, Inc., meeting and I was asked to furnish a plot plan which has been approved by the city, and also a copy of the minutes, or whatever is necessary to show that the zoning was approved, and new setback was allowed.

I am attaching three copies of our present plot plan, in which I think we depict the entire situation, and I am hopeful that someone in your good office, will stamp these and return them with a set of three copies of whatever letter went forward to indicate that zoning had been improved.

Be assured of my cooperation and willingness to reciprocate.

Cordially yours,

LAMBERTZ COMPANY

Vern Lambertz:bl

81



COMMERCIALS • SHOPPING CENTERS • PROPERTY MANAGEMENT • INDUSTRIALS • INSURANCE

Individual membership in  
Kansas State Chamber of Commerce  
Kansas Association of Realtors

National Association of Real Estate Board  
International Council of Shopping Centers

Wichita Chamber of Commerce  
Wichita Board of Realtors

May 11, 1970

Robert A. Lakin, Director of Planning

Jack H. Galbraith, Senior Planner

DP-21 - Westway Shopping Center CUP

In review of the above-captioned files in an attempt to answer John Darrah's questions to you concerning the possibility of constructing a large building on the east side of the existing buildings, the attached letter should be of interest.

The purpose of the Westway amendment to their CUP was to give them more flexibility in building location. As I clarified in answer to Mr. Easterly's letter in 1968, as long as the "general provisions" conditions are complied with as indicated on the approved plan, new buildings on the Westway site may be constructed any place within the building setback line. I would assume that any building plans for new structures east into the existing parking lot would be reviewed carefully by the Office of Central Inspection and the Traffic Engineer in relation to off-street parking requirements and circulation of the parking lot in relation to access points to both Pawnee and Seneca.

Since Mr. Darrah did not submit a copy of the approved CUP to you, I will be happy to review the approved plan with him at his convenience.

JHG:ber

Attachment - 1

LAMBERTZ Company

Established 1955

AREA CODE 316 PHONE AREA CODE 9-8227  
1608 EAST CENTRAL WICHITA, KANSAS 67214



July 5, 1968

Mr. Jack Galbraith  
Metropolitan Planning Department  
204 South Main  
Wichita, Kansas

Dear Jack:

I am enclosing a plot plan of the Westway Shopping Center. Our owners would like to have us request a set-back along Seneca Street. We have an opportunity to place an auto service company in this location as per the attached plot plan.

I wonder if you will review this and then permit me to come down and visit with you to determine the routine which you think advisable in order to get it approved and scheduled.

If after you look this over, you would have your secretary call to arrange a convenient time and place for us to meet, I would be most appreciative. I shall be happy to meet you at any convenient time.

Cordially yours,

LAMBERTZ Company

*Vern*  
Vern Lambertz

Encl.

kl

7-10-68

*Vern came in and we discussed application and ownership list and closing dates.*





Sedgwick County has a population of nearly 349,000. In Wichita, there are 281,110; in Derby, 7,406; in 15 other towns, 19,595; and 40,800 on rural routes.

The following is an itemized list of the population of Sedgwick County:

Andale	511	Derby	7406	Kechi	236	Viola	190
Bentley	235	Eastborough	1002	Maize	757	Rural Route	40800
Cheney	1214	Garden Plain	677	Mount Hope	659		
Clearwater	1304	Goddard	754	Mulvane	2029	TOTAL OUTSIDE	
Colwich	900	Haysville	6498	Valley Center	2629	WICHITA	67,801

The following data explains many items of interest appearing on the reverse side:

YEAR	POPULATION	ELECTRIC METERS	AVERAGE NUMBER PEOPLE/METER	RETAIL SALES
1950	222,290	59,944	3.7	\$206,566,538
1960	343,231	102,046	3.3	417,742,736
1967	349,000	116,504		628,000,000
1968	384,000	(116,504)	(3.3)	650,000,000

The 1950 and 1960 population figures are from the census; the others are estimates. Consider 3.3 people (average in 1960) for each electric meter to project population in 1968, as we have done, and the estimate becomes 384,000. If you were to figure 3.5 people per meter, the estimate would be 407,764.

(Note: All population barometers, including the number of students, gas meters, and water meters have increased.)

1961 marked our low point in employment. 1949 and 1960 were the only years since 1940 which do not show a sales increase over the previous year. 1967 retail sales more than tripled 1950 sales of \$206,566,538. It is interesting to note that the increase in sales really started in 1955, when the first shopping center of any size opened in Wichita.

Cessna and Beech have the distinction nearly every year of being the top producers of private aircraft; and, Boeing is a huge "plus" item. The unemployment in Wichita is 2.5, compared to the national average of 3.5.

Sedgwick County also has the advantage of oil, agriculture (grain), and various industries, as well as aircraft production.

LAMBERTZ COMPANY  
1608 East Central  
Wichita, Kansas 67214

Whickway  
Whicheverway  
Wichita

Courtesy of.....

# LAMBERTZ Company

Established 1933

COMMERCIALS • SHOPPING CENTERS • PROPERTY MANAGEMENT • INDUSTRIALS • INSURANCE



AREA CODE 316 PHONE: LAMBERTZ B-8337  
1608 EAST CENTRAL/WICHITA, KANSAS 67214

\*-Census years...others are Chamber of Commerce estimates B-Billions M-Millions S-Sedgwick and Butler Counties

YEAR	POPULATION IN SEDGWICK COUNTY	TELEPHONES IN SERVICE	ELECTRIC METERS IN SERVICE	GAS METERS IN SERVICE	WATER METERS IN SERVICE	STUDENTS 1ST THRU 12TH GRADE	MONTHLY AVERAGE EMPLOYED PEOPLE IN SEDGWICK COUNTY	POSTAL RECEIPTS	BANK DEPOSITS	BANK RESOURCES	BANK CLEARINGS	BANK DEBITS	FISCAL YEAR	CALENDAR YEAR	YEAR	SEDGWICK COUNTY SALES TAX PAID PROJECTED TO SALES ---
1938	131,745							1,115,749.								51,085,737.
1939	138,187							1,108,861.								43,985,252.
1940*	136,526	39,828	36,715	29,364	26,390	23,443	52,091	1,140,836.	\$ 76-M	\$ 160-M	\$ 559-M	\$ 38,711,706.				47,428,259.
1941	142,861	44,145	41,089	31,962	28,508	24,434		1,263,834.	104	210	822	55,049,704.				64,284,530.
1942	164,994	50,547	41,698	35,709	30,688	26,033		1,423,716.	163	258	1,213-B	70,288,520.				74,016,534.
1943	218,619	53,136	42,874	37,444	31,836	28,682	89,720	1,612,017.	221	318	1,873	81,603,209.				90,344,279.
1944	226,724	53,251	43,708	38,284	32,436	27,532		1,879,531.	247	394	2,342	96,172,578.				102,162,086.
1945	203,398	52,855	43,836	38,703	32,775	24,424	61,140	1,891,002.	266	389	2,365	107,078,878.				110,553,467.
1946	191,612	57,592	45,480	40,063	33,769	24,441		1,819,497.	229	453	1,977	121,700,968.				138,680,707.
1947	203,146	64,285	47,586	42,250	35,705	24,514	60,870	1,925,779.	235	557	2,351	150,700,044.				164,214,689.
1948	214,469	72,361	50,444	44,936	37,982	25,527		2,193,594.	242	668	2,667	173,617,395.				191,764,584.
1949	230,929	75,480	54,463	49,153	41,131	27,640		2,472,714.	247	593	2,567	191,417,453.				179,695,787.
1950*	222,290	82,840	59,994	54,864	45,028	29,409	80,750	2,622,073.	272	715	2,887	182,130,263.				206,566,538.
1951	256,860	92,027	65,783	61,121	48,192	32,697	102,850	2,914,680.	329	884	3,613	256,540,042.				324,943,049.
1952	272,864	99,710	72,734	68,098	51,610	36,332	116,650	3,329,287.	318	1,035-B	4,293	344,411,442.				359,123,336.
1953	260,150	107,934	76,915	72,541	52,122	38,932	117,700	3,650,925.	345	1,114	4,109	359,504,716.				368,092,460.
1954	280,199	114,582	83,433	77,350	58,325	43,194	119,150	3,953,721.	383	1,197	4,399	368,901,109.				388,169,089.
1955	297,388	123,617	91,555	81,477	61,687	48,476	120,900	4,116,934.	370	1,354	4,777	413,254,230.				420,872,402.
1956	306,339	134,299	96,515	86,049	63,684	53,083	124,350	4,268,088.	383	1,427	4,705	413,274,551.				418,872,404.
1957	312,131	143,030	100,394	88,848	67,157	55,960	133,650	4,556,585.	385	1,490	5,196	422,533,439.				426,767,838.
1958	325,961	149,955	101,769	90,351	67,801	57,769	125,700	5,046,548.	\$365-M	401	1,663	401,650,235.				431,271,481.
1959	321,503	157,267	102,750	91,290	68,796	58,817	124,100	5,577,107.	362	397	1,787	436,802,030.				451,974,671.
1960*	343,231	158,420	102,046	90,941	69,264	59,728	119,100	5,736,378.	370	408	1,669	437,536,540.				417,742,736.
1961	324,020	160,074	109,669	92,749	69,824	61,619	117,500	5,843,291.	382	460	1,736	420,435,947.				435,122,378.
1962	323,574	163,324	110,892	92,652	72,115	63,219	119,100	5,957,609.	416	484	1,831	449,671,531.				451,825,143.
1963	322,113	163,446	109,830	92,441	74,062	70,774	117,350	6,977,587.	441	489	1,933	458,693,373.				485,588,350.
1964	338,617	170,847	113,451	94,778	76,405	74,774	119,500	7,257,620.	486	539	1,969	507,362,514.				528,182,210.
1965	344,400	176,208	113,797	95,369	76,890	76,937	121,600	7,704,249.	510	569	2,108	526,830,376.				565,943,009.
1966	349,000	186,710	116,504	95,388	78,563	83,222	133,850	8,180,185.	561	630	2,289	584,520,318.				606,497,140.

Sales January thru May, 1968 were \$273,850,301 which equalled 65.5% of the entire year of 1950.

Sales July 1963 thru May 1964	\$460,769,437
July 1964 thru May 1965	\$481,496,331
July 1965 thru May 1966	\$530,229,960
July 1966 thru May 1967	\$560,689,096
July 1967 thru May 1968	\$594,282,264

This year we are ahead of 1966  
by \$64,000,000 and \$30,000,000  
ahead of 1967.

April 4, 1968

Mr. A. C. Esterly  
510 McDaniel Bldg.  
Springfield, Missouri 65806

Subject: DP-21 - Westway Shopping Center  
Community Unit Plan

Dear Mr. Esterly:

We are sorry that there is still conflict concerning the location of buildings on the Westway Community Unit Plan. Your understanding is correct that no building may extend into the indicated setback area which is around the entire perimeter of the site. It is permissible to construct anywhere except in the setback areas as long as the proposed use is permitted in the "LC" district and is indicated as an intended use on the Plan. It also necessary that the five conditions under "General Provisions" be complied with which pertain to land coverage, maximum gross floor area, height, etc.

I hope this clears up any misunderstanding the owners have and if you have any other questions concerning this matter, please contact our office.

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:js

cc: Mr. Irving W. Schwab  
509 Holland Building  
Springfield, Missouri

A. C. ESTERLY

ARCHITECT, A.I.A.

510 Mc DANIEL BLDG.  
SPRINGFIELD, MISSOURI 65806

April 1, 1968

Mr. Jack H. Galbraith  
Senior Planner  
Metropolitan Area Planning Commission  
City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

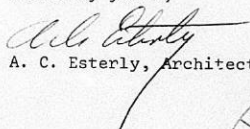
Re: Westway Shopping Center  
Wichita, Kansas

Dear Mr. Galbraith:

There is still some confusion in the minds of the Owners of Westway Shopping Center, Inc. in regard to the location of additional buildings at Westway. It was my understanding that under the new regulations covered under the ammended Community Unit Plan that it would be permissible to construct buildings at any location on the property provided that they were not built within the set back area from the street property lines and that these buildings comply with the zoning regulations for type.

I would appreciate very much if you would give me a letter confirming the above or correcting any false impression I may have.

Sincerely yours,

  
A. C. Esterly, Architect

ACE/mh

cc: Mr. Irving Schwab



A. C. ESTERLY

ARCHITECT, A.I.A.

510 McDANIEL BLDG.  
SPRINGFIELD, MISSOURI 65806

August 23, 1967

Mr. Jack H. Galbraith  
Senior Planner Metropolitan Area Planning Commission  
City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

Re: Westway Shopping Center  
Wichita, Kansas

As requested in a recent letter from Mr. Vern Lambertz,  
we are enclosing eight copies of the plot plan for the  
Westway Shopping Center in Wichita.

It is our understanding that you will put the stamp of  
approval of the City Planning Department on them and Mr.  
Lambertz will pick them up at your office.

Sincerely yours,

*A. C. Esterly*  
A. C. Esterly, Architect

/mh

Enclosures

cc: Mr. Vern Lambertz



August 16, 1967

Glen E. Lytle, Superintendent of Central Inspection  
Jack H. Galbraith, Senior Planner

Case No. DP-21 - Community Unit Plan for Westway Shopping  
Center on the south side of Pawnee between  
Elizabeth and Seneca

At its regular meeting on August 15, 1967, the Board of  
City Commissioners considered the above-captioned develop-  
ment plan for Westway Shopping Center. The action of the  
City Commission was to approve the development plan sub-  
ject to:

1. The development of this property proceeding in ac-  
cordance with the development plan as approved by the  
Planning Commission and Board of City Commissioners  
and any substantial deviation of the plan, as deter-  
mined by the Superintendent of Central Inspection and  
the Director of Planning, constituting a violation of  
the building permit authorizing construction of the  
proposed development.
2. Any major changes in this development plan being re-  
submitted to the Planning Commission and to the City  
Commission for their consideration.

Attached is a copy of the development plan, as approved by  
the Planning Commission and City Commission, for your in-  
formation and files.

JHG:bgs  
Attachment

cc: Mr. Vincent L. Bogart  
501 One-Twenty Building  
Wichita, Kansas 67202

Mr. Vern Lambertz  
1608 East Central  
Wichita, Kansas 67214

Mr. John Jay Darrah  
200 North Main  
Wichita, Kansas 67202

Mr. Irving W. Schwab  
509 Holland Building  
Springfield, Missouri

Report from the MAPC to the Board of City Commissioners

Case No. DP-21

Considered by M.A.P.C. 10-20-66  
Reconsidered by MAPC: 7-13-67

Request for: Approval of Commercial Community Unit Plan

Reason for request (as provided by petitioner):

Not applicable.

Location of property: Bounded by Pawnee on the north, Seneca on the east,  
Crawford on the south and Elizabeth on the west

Legal description of property:

Blocks 1, 2, 3, 4, and 5. Westway Park Addition to the  
City of Wichita, Sedgwick County, Kansas

Petitioner: Westway, Inc. and Westway Shopping Center, Inc.  
Address: 200 N. Main, Wichita 509 Holland Bldg., Springfield, Mo.

Counsel for petitioner: Vince Bogart

Protesters (list counsel, if any): None

Surrounding zoning: To the north is "AA", "B" and "LC"; east is "LC"  
and "AA"; south and west is "AA"

Land use: Subject property is the location of Westway Shopping Center; north is  
a church, Shakey's Pizza, single-family and vacant; east is a finance  
company, shoe store, Lazy R. and general business; south and west is single-  
family.

Planning Commission recommendation:

BIASER moved and TROUT seconded that the conditions to approval of  
Case DP-21 established by the Planning Commission at its meeting  
of October 20, 1966, be amended to delete condition #4 related to  
the 3½-foot solid or semi-solid wall, and that this recommendation  
for amendment of the conditions to approval be forwarded to the  
Board of City Commissioners

VOTE OF PLANNING COMMISSION: Unanimous

- ACTION:
1. Approve the recommendation of the Metropolitan Area Planning Commission; or
  2. Return the application 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 OCTOBER 20, 1966:

"16. Case No. DP 21 - Westway, Inc. and Westway Shopping Center, Inc. request approval of Residential Community Unit Plan for Blocks 1, 2, 3, 4, and 5, Westway Park Addition. Generally located on the south side of Pawnee between Elizabeth and Seneca.

GALBRAITH pointed out the area on the map and reviewed the following staff report:

Comments

1. A development plan was filed on subject property and approved in November of 1957. Since that time the CUP provisions of the ordinance have been amended and the applicants have re-submitted their plan in order to bring it into conformance with the new requirements of the ordinance.
2. The development plan as submitted indicates the required information pertaining to the gross area, maximum building height, maximum building coverage, proposed general uses, maximum curb cuts, sign controls, minimum building setbacks and screening controls. Therefore, it is the opinion of the staff that the plan is satisfactory and is in conformance with the purpose and intent of the ordinance to promote well-organized and well-planned shopping centers.

Recommendation

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

1. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission and Board of City Commissioners, 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.
2. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.

No one appeared in opposition.

BRANSON raised the question of whether or not a brick wall should be required along the west and south sides where residential development will face into subject shopping center. It was pointed out that such has been required in some similar cases and that it serves to shield car lights and prevents papers or other types of debris from becoming a nuisance to the residents.

WILLIAM TOMLINSON, Attorney for the applicant, offered objection to the proposed wall and felt that there would be complaints because of a wall and further, the shopping center has been in existence for several years and apparently no objection has been evidenced by the residents of the area.

GOEBEL observed that if a 10-foot planting strip is dense enough and maintained it should be sufficient screening, but in the discussion it was noted that walls have been required in similar cases. LAW observed that a planting strip was required in the original approval of this Community Unit Plan but that it has never been installed.

**MOTION:** BRANSON moved, HILL seconded and it carried unanimously that the Planning Commission recommend to the City Commission that this application be approved on the basis that this tract of land is under one ownership and control and is in accordance with the intent of Section 28.04.190 of the Ordinance to promote well-planned and well-organized shopping centers, subject to the following conditions:

1. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission and Board of City Commissioners, 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.
2. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
3. Determination of the status and possible releasing of the restrictive covenants on subject property.
4. A 3½-foot solid or semi-solid wall of brick, stone, masonry or architectural tile, shall be constructed within one foot of the interior side of the 10-foot planting strip of low shrubbery adjacent to both Crawford and Elizabeth."

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**EXCERPT FROM PLANNING COMMISSION MINUTES OF JULY 13, 1967:**

- "21. Case No. DP-21 - Westway, Inc. and Westway Shopping Center, Inc., by Vincent Bogart, Attorney, requests reconsideration of approval of Commercial Community Unit Plan for Blocks 1, 2, 3, 4, and 5, Westway Park Addition, generally located on the south side of Pawnee between Elizabeth and Seneca.

GALBRAITH pointed out the area on the map and reviewed the following staff report:

1. On October 20, 1966, the Planning Commission considered the Development Plan for Westway Shopping Center and the action was as follows:

**MOTION:** BRANSON moved, HILL seconded and it carried unanimously that the Planning Commission recommend to the City Commission that this application be approved on the basis that this tract of land is under one ownership and control and is in accordance with the intent of Section 28.04.190 of the ordinance to promote well-planned and well-organized shopping centers, subject to the following conditions:

1. The development of this property shall proceed in accordance with the development plan as approved by the Commission and Board of City Commissioners, 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.
2. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
3. Determination of the status and possible releasing of the restrictive covenants on subject property.
4. A 3 1/2-foot solid or semi-solid wall of brick, stone, masonry or architectural tile, shall be constructed within one foot of the interior side of the 10-foot planting strip of low shrubbery adjacent to both Crawford and Elizabeth.

The applicant is requesting reconsideration of Condition #4 relating to the wall.

GALBRAITH said that a check has been made of past commercial community unit plans approved and the requirement in question was not made. He said that the wall and planting area was very much discussed in connection with the consideration of the Seneca Square Shopping Center CUP but not required because residents across the street did not want the wall and preferred the planting strip only as required by the ordinance. GALBRAITH reported that the Commission has deviated with respect to the 10-foot planting strip on two occasions, once requiring 20 feet and once 50 feet.

No one appeared in opposition. In this respect, GALBRAITH said that an up-to-date ownership list was not required nor notices sent inasmuch as at the previous consideration of this community unit plan none of the adjacent property owners were present. The Chairman agreed that the staff was correct in not requiring an up-to-date ownership list.

When questioned as to the necessity of the requirement originally, GALBRAITH read from the minutes of the previous meeting, at which time one of the Commissioners felt that it would be desirable to serve as a shield from car lights and prevent papers and other types of debris from becoming a nuisance to adjacent residents.

VINCENT BOGART, Attorney for the applicant, said that Westway Shopping Center is one of the first Community Unit Plans developed in 1957 and that at that time all requirements of a Community Unit Plan were complied with, which were much more strict than now called for. BOGART referred to research which his office has done with respect to other Commercial Community Unit Plans which have been approved and in no case was this requirement made before. He pointed out that subject center is almost a half-mile long and that a 3 1/2-foot wall would be a considerable cost. He said there would be two rows of buildings and no receiving area or storage area visible from any structure. BOGART also pointed out that there is a "BB" zoning adjacent to this center which serves as a buffer. It was his feeling that his clients were entitled to the same treatment that other shopping center developers have been afforded.

**MOTION:** BLASER moved, TROUT seconded and it carried unanimously that the conditions to approval of Case DP-21 established by the Planning Commission at its meeting of October 20, 1966, be amended to delete condition #4 related to the 3½-foot solid or semi-solid wall, and that this recommendation for amendment of the conditions to approval be forwarded to the Board of City Commissioners.

GALBRAITH said that in the event buildings are constructed which would nacc up to residential development then the normal requirements for screening would apply. This was agreed to by Mr. Bogart."

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BOGART, HYLTON & DUGAN

Attorneys at Law

501 ONE TWENTY BUILDING  
WICHITA, KANSAS 67202

VINCENT L. BOGART  
FRANK W. HYLTON  
PAUL V. DUGAN

FOREST 3-6281  
AREA CODE 316

3 August 1967

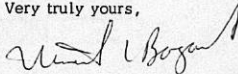
Mr. Jack Galbraith  
Planning Commission  
City Annex Building  
Wichita, Kansas 67202

Re: Westway Shopping Center

Dear Jack:

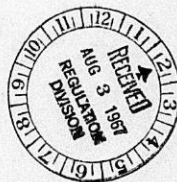
I have had a search run at the Fidelity Title Company concerning restrictive covenants which might be affected by the proposed change in the Community Unit Plan and I find none that would need to be removed. I am, therefore, delivering copies of the final Community Unit Plan and request that it be forwarded to the City Commission for final action.

Very truly yours,



Vincent L. Bogart  
Of BOGART, HYLTON & DUGAN

VLB/cp



**BOGART, HYLTON & DUGAN**

*Attorneys at Law*

501 ONE TWENTY BUILDING  
WICHITA, KANSAS 67202

VINCENT L. BOGART  
FRANK W. HYLTON  
PAUL V. DUGAN

FOREST 3-6291  
AREA CODE 316

19 July 1967

Mr. A. C. Esterly  
400 McDaniel Building  
Springfield, Missouri

Re: Westway Shopping Center

Dear Mr. Esterly:

I am enclosing a copy of a letter which I received from Mr. Jack Galbraith regarding the action of the Planning Commission.

I should point out that this will not come up on the 25th of July as indicated because it will be necessary to have ten copies of the corrected development plan by today and it is impossible to have these at this time although I tried to call you yesterday.

Further, I am attempting to determine, as indicated in the letter, what restrictive covenants have been formerly placed on the subject property. This is necessary before it can be forwarded to the City Commission. I think this is for our benefit as we can attempt to have some of them released if they were placed on it as a pre-requisite for the former Community Unit Plan zoning back in 1957.

In the preparation of the corrected development plan you should use the one you submitted as of August 12, 1966, except that paragraph 4 should read as follows:

"A 5' - 8' solid or semi-solid wall of brick, stone, masonry, architectural tile or other similar material shall be constructed along the property line of that part of the following described streets where the service area, storage



C  
O  
P  
Y

Mr. Esterly  
19 July 1967  
Page 2

area, or rear of the commercial structures  
faces directly an "AA", "A", "RB", or "B"  
District, even if separated by an alley,  
public way, or street,

Elizabeth Avenue  
Crawford Street  
West 400 feet of frontage on Pawnee

The above conditions shall be complied with as  
development occurs.

We are not putting in anything about the planting area because  
that is shown on the plat and you should probably start that planting strip  
in the very near future.

As soon as I get twelve copies of the corrected development  
plan, I will send ten over to the Planning Staff, and retain two for my  
reference, and I hope by that time to have the restrictive covenant problem  
ironed out.

Very truly yours,

Vincent L. Bogart  
Of BOGART, HYLTON & DUGAN

VLB/cp  
Enclosure  
CC: Mr. Jack Galbraith

July 14, 1967

Mr. Vincent L. Bogart  
Bogart, Hylton & Dugan  
501 One-Twenty Building  
Wichita, Kansas 67202

Subject: DP-21 - Amendment to Community Unit Plan  
for Westway Shopping Center

Dear Mr. Bogart:

At its regular meeting of July 13, 1967, the Metropolitan Area Planning Commission reconsidered the Community Unit Plan for Westway Shopping Center at your request. Specifically, the Planning Commission reconsidered the following condition which was required as a condition of approval on October 20, 1966:

"A 3½-foot solid or semi-solid wall of brick, stone, masonry or architectural tile, shall be constructed within one foot of the interior side of the 10-foot planting strip of low shrubbery adjacent to both Crawford and Elizabeth".

The action of the Planning Commission was to recommend that this condition be rescinded.

Enclosed is a copy of the Community Unit Plan with the correct conditions of approval listed under "General Provisions". This matter will be forwarded to the Board of City Commissioners for its consideration at 9:00 a.m., Tuesday, July 25, 1967, provided that 10 copies of the corrected development plan have been submitted to this office by 5:00 p.m., Wednesday, July 19, 1967.

Also prior to forwarding this matter to the City Commission, it will be necessary that you submit, by letter, your determination of the status pertaining to the restrictive covenants on subject property (Condition No. 4 in our letter dated October 21, 1966, of the Planning Commission approval).

July 13, 1967

If you should have any questions concerning this matter, please do not hesitate to call.

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:bgs

Enclosure

cc: Mr. Vern Lambertz  
1608 East Central  
Wichita, Kansas 67214

Mr. John Jay Darrah  
Westway, Inc.  
200 North Main  
Wichita, Kansas 67202

Mr. Irving W. Schwab  
Westway Shopping Center  
509 Holland Building  
Springfield, Missouri

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: July 13, 1967

Case No. DP-21

Request: Reconsideration of the recommendation of the MAPC for Westway Shopping Center

Comments

1. On October 20, 1966, the Planning Commission considered the Development Plan for Westway Shopping Center and the action was as follows:

MOTION: BRANSON moved, HILL seconded and it carried unanimously that the Planning Commission recommend to the City Commission that this application be approved on the basis that this tract of land is under one ownership and control and is in accordance with the intent of Section 28.04.190 of the ordinance to promote well-planned and well-organized shopping centers, subject to the following conditions:

1. The development of this property shall proceed in accordance with the development plan as approved by the Commission and Board of City Commissioners, 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.
2. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
3. Determination of the status and possible releasing of the restrictive covenants on subject property.
4. A 3½-foot solid or semi-solid wall of brick, stone, masonry or architectural tile, shall be constructed within one foot of the interior side of the 10-foot planting strip of low shrubbery adjacent to both Crawford and Elizabeth.

The applicant is requesting reconsideration of condition #4 relating to the wall.

40

**WICHITA-SEBOWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT**

DATE: July 13, 1967

Case No. DP-21

Request: Reconsideration of the recommendation of the MAPC for Westway Shopping Center

Comments

1. On October 20, 1966, the Planning Commission considered the Development Plan for Westway Shopping Center and the action was as follows:

**MOTION:** BRANSON moved, HILL seconded and it carried unanimously that the Planning Commission recommend to the City Commission that this application be approved on the basis that this tract of land is under one ownership and control and is in accordance with the intent of Section 28.04.190 of the ordinance to promote well-planned and well-organized shopping centers, subject to the following conditions:

1. The development of this property shall proceed in accordance with the development plan as approved by the Commission and Board of City Commissioners, 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.
2. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
3. Determination of the status and possible releasing of the restrictive covenants on subject property.
4. A 3½-foot solid or semi-solid wall of brick, stone, masonry or architectural tile, shall be constructed within one foot of the interior side of the 10-foot planting strip of low shrubbery adjacent to both Crawford and Elizabeth.

The applicant is requesting reconsideration of condition #4 relating to the wall.

June 7, 1967

Mr. Vincent L. Bogart  
Bogart, Hylton & Dugan  
501 One-Twenty Building  
Wichita, Kansas 67202

Subject: DF-21 - Community Unit Plan for Westway  
Shopping Center

Dear Mr. Bogart:

As you requested in your letter of June 6, 1967, the Community Unit Plan for Westway Shopping Center has been scheduled for reconsideration by the Planning Commission at its regular meeting at 1:45 p.m., Thursday, July 13, 1967, in Room 401, City Building Annex, 104 South Main.

It is my understanding that you wish to discuss one of the conditions of approval as previously recommended by the Planning Commission regarding the requirement of a wall adjacent to both Crawford and Elizabeth. The sidewalk that you mentioned was not a requirement of the Planning Commission, however, it is possible that the Board of City Commissioners may require the guarantee of the installation of sidewalks on this property at the time they consider the Community Unit Plan.

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

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:bgs

June 7, 1967

cc: Mr. Vern Lambertz  
1608 East Central  
Wichita, Kansas 67214

Mr. John Jay Darrah  
Westway, Inc.  
200 North Main  
Wichita, Kansas 67202

Mr. Irving W. Schwab  
Westway Shopping Center  
509 Holland Building  
Springfield, Missouri

BOGART, HYLTON & DUGAN

*Attorneys at Law*  
501 ONE TWENTY BUILDING  
WICHITA, KANSAS 67202

FOREST 3-6291  
AREA CODE 316

VINCENT L. BOGART  
FRANK W. HYLTON  
PAUL V. DUGAN

6 June 1967

Planning Commission  
City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

Attention: Mr. Jack Galbraith

Re: Westway Shopping Center

Dear Mr. Galbraith:

I would like to request a re-consideration of the action of the Planning Commission in its requirements of Westway Shopping Center and in particular the requirement for the sidewalk and wall.

I am agreeable to this matter being set July 13th as I understand you have a full agenda for the 22nd of June.

Very truly yours,

*Vincent L. Bogart*  
Vincent L. Bogart  
Of BOGART, HYLTON & DUGAN

VLB/cp



October 21, 1966

Mr. A. C. Esterly  
400 McDaniel Building  
Springfield, Missouri

Subject: DP-21 - Community Unit Plan for Westway  
Shopping Center at the Southwest Corner of  
Fawnee and Seneca

Dear Mr. Esterly:

At its regular meeting on October 20, 1966, the Metropolitan Area Planning Commission considered the above-captioned development plan for Westway Shopping Center. The action of the Planning Commission was to recommend that this development plan be approved subject to:

1. Amending Condition No. 4 under General Provisions to read as follows:

"4. A 3½-foot solid or semi-solid wall of brick, stone, masonry or architectural tile, shall be constructed within one foot of the interior side of the 10-foot planting strip of low shrubbery adjacent to both Crawford and Elisabeth. However, in the event the rear of the commercial development faces an "AA", "A", "RB" or "B" District, even if separated by an alley, publicway or street, said wall shall be increased to a 5 to 8-foot height. A 10-foot planting strip only, of low shrubbery shall be provided adjacent to the west 400 feet of frontage on Fawnee. Said screening condition shall be complied with upon the issuance of the next building permit."

October 21, 1966

2. The development of this property proceeding in accordance with the development plan as approved by the Planning Commission and Board of City Commissioners, 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.
3. Any major changes in this development plan being resubmitted to the Planning Commission and to the City Commission for their consideration.
4. Determination of the status and possible releasing of the restrictive covenants on subject property.

This matter will be forwarded to the Board of City Commissioners for their consideration at 9:00 a.m., Tuesday, November 8, 1966, provided that 10 copies of the corrected development plan have been submitted to this office by 5:00 p.m., Wednesday, November 2, 1966. A copy of the corrected development plan is enclosed.

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

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:bjg

Enclosure

cc: Vern Lambertz  
1608 East Central  
  
Irving W. Schwab  
Westway Shopping Center  
509 Holland Building  
Springfield, Missouri

John Darrah  
Westway, Inc.  
200 North Main

Mr. William J. Tomlinson  
One Twenty Building

Glenn Lytle, Superintendent  
Central Inspection Division  
Department of Public Works

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION

DATE: October 20, 1966

Case No. DP-21	Request: Approval of a Commercial Development Plan under the CUP provisions of the ordinance
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Location: Bounded by Pawnee on the north, Seneca on the east, Crawford on the south and Elizabeth on the west

Acres: 37.5	Size: 1246 ft. by 1240 ft.
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	Land Use	Zoning
Existing North	Westway Shopping Center Church, Shakey's Pizza, single-family and vacant	"LC" & "BB" "AA", "B" & "LC"
East	Finance company, shoe store, Lazy R, and general business	"LC" & "AA"
South	Single-family	"AA"
West	Single-family	"AA"

Platted X

Existing R W for all surrounding streets is satisfactory

History: N/A

Comments

1. A development plan was filed on subject property and approved in November of 1957. Since that time, the CUP provisions of the ordinance have been amended and the applicants have re-submitted their plan in order to bring it into conformance with the new requirements of the ordinance.
2. The development plan as submitted indicates the required information pertaining to the gross area, maximum building height, maximum building coverage, proposed general uses, maximum curb cuts, sign controls, minimum building setbacks and screening controls. Therefore, it is the opinion of the staff that the plan is satisfactory and is in conformance with the purpose and intent of the ordinance to promote well-organized and well-planned shopping centers.

Recommendation

The Planning Department recommends that the development plan be approved with the understanding that such approval is given on the basis that this tract of land is under one ownership and control and is in accordance with the intent of Section 28.04.190 of the

ordinance to promote well-planned and well-organized shopping centers. It is further recommended that approval of the plan be given subject to the following conditions:

1. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission and Board of City Commissioners, 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.
2. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.

**WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION**

DATE: October 20, 1966

Case No. DP-21	Request: Approval of a Commercial Development Plan under the CUP provisions of the ordinance
Location: Bounded by Pawnee on the north, Seneca on the east, Crawford on the south and Elizabeth on the west	
Acre: 37.5	Size: 1246 ft. by 1240 ft.

	Land Use	Zoning
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East	Finance company, shoe store, Lazy R, and general business	"LC" & "AA"
South	Single-family	"AA"
West	Single-family	"AA"

Platted X  
Existing R W for all surrounding streets is satisfactory

History: N/A

Comments

1. A development plan was filed on subject property and approved in November of 1957. Since that time, the CUP provisions of the ordinance have been amended and the applicants have re-submitted their plan in order to bring it into conformance with the new requirements of the ordinance.
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Page 2 - Case No. DP-21  
October 20, 1966

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1. The development of this property shall proceed in accordance with the development plan as approved by the Planning Commission and Board of City Commissioners, 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.
2. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.

DP-21 - 429 NOTICES MAILED 10-6-66 FOR 10-20-66 MAPC MEETING

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

NOTICE TO ADJOINING PROPERTY OWNERS

OCT 6 - 1966

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, at its meeting at 2:00 p.m. on OCT 20 1966, at which time you may appear either in person or by agent or attorney, if you so desire.

C. Bickley Foster, Secretary

DP-21 - Blocks 1, 2, 3, 4, and 5, Westway Park Addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the south side of Pawnee between Elizabeth and Seneca.

The Development Plan of this area, originally approved in 1957, has been redesigned and submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Code of the City of Wichita. The Development Plan is on file in the Planning Department, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, and is available for public information and review.

The Development Plan on file proposes a 37.5-acre commercial development for the WESTWAY SHOPPING CENTER. Included in the Development Plan is information concerning building setbacks, maximum ground coverage by structures, maximum gross floor area, maximum height limitations, location of ingress and egress, and off-street parking.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, C. Bickley Foster, 104 South Main, 7 days prior to the meeting. The Chairman and Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

T9-215

SUMMARY DESCRIPTION OF CITY OF WICHITA ZONING DISTRICTS

- "AA" - One-Family Dwelling District  
Permits one-family dwellings, parks, schools, libraries, golf courses, nurseries, churches and home occupations.
- "A" - Two-Family Dwelling District  
Permits two-family dwellings and uses permitted in "AA".
- "RB" - Four-Family Dwelling District  
Permits three and four-family dwellings, and uses permitted in "AA" and "A".
- "B" - Multiple-Family Dwelling District  
Permits multiple dwellings, off-street parking areas, apartments, boarding houses, cemeteries, medical offices and uses permitted in "AA", "A" and "RB".
- "BB" - Office District  
Permits apothecaries, clinics, hospitals; medical, business and professional offices; motels under certain conditions; and all residential uses.
- "LC" - Light Commercial District  
Permits all purely retail business conducted within an enclosed building; service stations; all residential and office uses.
- "C" - Commercial District  
Permits all commercial uses and residential and office uses and some fabrication uses.
- "D" - Central Business District  
Permits all commercial, office, wholesale, manufacturing and residential uses. Prohibits those which constitute a hazard or nuisance from smoke, dust, odor or fire danger.
- "E" - Light Industrial District  
Permits all manufacturing activities which do not constitute a hazard or a nuisance; and all office and commercial uses. Residential uses are prohibited.
- "F" - Heavy Industrial District  
Permits all office, commercial and manufacturing uses. Most objectionable manufacturing uses are subject to conditional approval. Residential uses are prohibited.
- "G" - Mobile Home District  
Permits mobile home parks and associated uses.

(P21) (Published in The Wichita Beacon on September 27, 1966)

**OFFICIAL NOTICE**

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on October 20, 1966, at 2:00 P.M., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, will consider an application for a **COMMUNITY UNIT PLAN - PLANNED COMMERCIAL DEVELOPMENT** for property legally described as follows:

**DP-21** - Blocks 1, 2, 3, 4, and 5, Westway Park Addition to the City of Wichita, Sedgwick County, Kansas. Generally located on the south side of Pawnee between Elizabeth and Seneca.

The Development Plan of this area, originally approved in 1957, has been redesigned and submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Code of the City of Wichita. The Development Plan is on file in the Office of the Planning Director, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, and is available for public information and review.

The Development Plan on file proposes a 37.5-acre commercial development for the WESTWAY SHOPPING CENTER. Included in the Development Plan is information concerning building setbacks, maximum ground coverage by structures, maximum gross floor area, maximum height limitations, location of ingress and egress, and off-street parking.

This hearing is to be held as provided in Section 28.04.190 of the Code of the City of Wichita and the same will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

WITNESS MY HAND AND SEAL this 22nd day of September, 1966.

C. Bickley Foster, Secretary  
Wichita-Sedgwick County Metropolitan Area Planning Commission

(SEAL)

September 13, 1966

Mr. A. C. Esterly  
400 McDaniel Building  
Springfield, Missouri

Subject: Community Unit Plan for Westway Shopping  
Center at the southwest corner of Pawnee  
and Seneca

Dear Mr. Esterly:

We have received and reviewed the Preliminary Development Plan submitted for Westway Shopping Center. The Plan generally meets the criteria established under the Community Unit Plan provisions of the City Zoning Ordinance; however, there are some areas which need clarification. Following are some of the comments made by the Planning Department during the review of this Plan:

Sign Control

The purpose of the sign control provision is to not permit any free-standing signs to be oriented toward the residential streets. Therefore, it is recommended that Condition No. 1 under General Provisions be restated as follows:

- "1. Sign Control: No signs shall be erected adjacent to Crawford Street, Elizabeth Avenue, or the west 400 feet adjacent to Pawnee. No signs shall exceed 30 feet in height or be located so as to project over any public right-of-way."

Curb Cuts

In order to permit the maximum amount of flexibility for future site development, specific curb cut locations should not be a part of this Plan. As new development occurs, it may be necessary to redesign the parking layout and the curb cuts as existing may need to be moved. It is recommended that 150 feet of complete access control be granted back from each intersection and that

the approved number of curb cuts be designated as indicated in red on the accompanying Plan. It is not necessary to remove the proposed and existing curb cuts from the Plan, but the additional information shown in red should be added.

#### Screening Control

The Plan has indicated a 10-foot planting screen adjacent to Elizabeth, Crawford and the west 400 feet of frontage adjacent to Pawnee. It should be pointed out that according to the City Zoning Ordinance, if the rear of the buildings, service area, or storage area face on "AA", "A", "RB" or "B" District, a 5'-8' solid or semi-solid wall must be constructed in order to screen the residents. Therefore, in order to clarify the screening condition, Condition No. 4 under General Provisions should be restated as follows:

- "4. Screening Control: A 5'-8' solid or semi-solid wall of brick, stone, masonry, architectural tile, or other similar material, shall be constructed within one foot of the interior side of the indicated 10-foot planting strip adjacent to Elizabeth Avenue, Crawford Street, and the west 400 feet of frontage on Pawnee, if the service area, storage area or rear of the commercial development faces an "AA", "A", "RB" or "B" District, even if separated by an alley, publicway or street. A planting strip only, no less than 10 feet in width, of low shrubbery shall be provided adjacent to the property lines when the service area, storage area or rear of a commercial structure does not face an "AA", "A", "RB" or "B" District and is separated by an alley, publicway or street. The above conditions shall be complied with as development occurs."

#### Setbacks

The building setback lines are not clearly labeled on the Plan and it is recommended by the staff that they be labeled as indicated in red on the accompanying Plan.

#### Building Coverage

Either under General Provisions or under Parcel No. 1, an additional comment should be included concerning maximum building coverage. The Ordinance states that buildings shall not cover more than 30 percent of the site.

September 13, 1966

In order to schedule the Development Plan for public hearing, it will be necessary to submit twelve corrected copies of the Plan, a certified ownership list of all property owners within 1000 feet, and a signed and completed application form. If these items are received in the Planning Department Office by 5:00 p.m., September 21, 1966, the Plan will be scheduled for public hearing by the Planning Commission on October 20, 1966.

Enclosed is a marked copy of the Development Plan for your information and files.

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:bgs

Enclosure

cc: Mr. Vern L. N. Lambertz  
1608 East Central  
Wichita, Kansas

\* Mr. A. C. Easterly  
Architect  
Mr. Daniel Bldg  
Springfield, Mo  
Mr. Irving W. Schrat  
500 Holland  
Springfield Mo.

} Westway owners

L. N. Lambert

cc

\* Mr. Hugo S. De Groot  
1010 Euclid Loop 712  
Cleveland Ohio

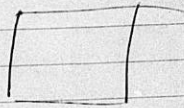
} Westgate owners

Mr. W. Casaro  
1616 Lovington Street  
Youngstown Ohio

cc L. N. Lambert

cc Willis Smith

Copy to L. N. Lambert  
323 West Mydock  
Nichita, Kansas



$\sqrt{2650}$   
 $\frac{10,600}{21,200}$

5 Acres

$20,000 = 100,000$   
 $\frac{30,000}{100}$   
 $10,300$

② G.

① L.

Westway

\* A. Gross Floor Area - 304,752 ft<sup>2</sup> (~~gross floor only~~ <sup>ground floor only</sup> or ground did not show gross coverage <sup>feasible area</sup>)  
~~\* B. Site height was not shown~~

B. Development Plan Scale 1"=100'

\* C. Topography was not shown nor were any significant natural features.

D. The Development Plan Indicated:

1. Building Arrangement
2. Proposed Land Uses
3. Offstreet Parking
- \* 4. Loading Facilities were not shown, although two small service areas were indicated.
5. Vehicular and pedestrian circulation ~~was indicated~~ <sup>although not</sup>
6. Ingress and Egress
- \* 7. There were no landscaped areas indicated.
- \* 8. There were no screening provisions indicated
- \* 9. Proposed lighting was not shown
- \* 10. Size, location, & orientation of signs was not shown

E. Minimum Yard Requirements

1. All buildings were set back more than 35' from street R/W
2. " " " " " " " " Residential Dist

\* 3. A rear yard or service area was not indicated as such, ~~although~~ parking was indicated in this area and came to within 10' of the property line.

F. Lot coverage is 19%, approximately 11% below the requirement of 30% maximum coverage.

Total property area = 37.52 Acres 1,634,300 ft<sup>2</sup>

\* G. Proposed Height of structures was not indicated.

H. Offstreet parking and Loading Requirements

1. Approximate number of parking stalls indicated? 3,580, utilizing an area of 1,232,600 ft<sup>2</sup>. This figure ~~is~~ is probably considerably more than necessary although exact requirement could not be determined as the gross leasable area was not shown on the plan.

\* 2. Offstreet loading space was not shown as such, but two small service areas were indicated at opposite ends of the building complex. The balance of the structures were shown with no provisions for loading indicated.

### I. Screening and Planting

\* 1. Screening and landscaping have been neglected in all aspects. There are no indications of landscaped areas or walls of any nature.

September 15, 1966

Mr. Vern Lambertz  
1608 East Central  
Wichita, Kansas

Subject: DP-21 - Westway Community Unit Plan at  
the south side of Pawnee between Elizabeth and  
Seneca

Dear Mr. Lambertz:

This is to advise you that we have received the application for Community Unit Plan approval for Westway Shopping Center and the check for \$200 which was attached. We are returning this check to you as it is not required.

As we discussed by telephone this morning, it will be necessary that you submit an ownership list of all property owners within a 1000-foot radius of subject property no later than 5:00 p.m., September 21, so that this application can be advertised for hearing by the Planning Commission on October 20, 1966.

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

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:bgs

Enclosure - Check

# LAMBERTZ Company

*Established 1955*

COMMERCIALS • SHOPPING CENTERS • PROPERTY MANAGEMENT • INDUSTRIALS • INSURANCE



September 14, 1966

AREA CODE 316 PHONE: AMHERST 5-8537  
1608 EAST CENTRAL / WICHITA, KANSAS 67214

Mr. Jack Galbraith  
City Planning Department  
104 South Main  
Wichita, Kansas

Dear Jack:

Enclosed you will find an application properly executed by the owner as well as the lessee of the land at Seneca and Pawnee. Also, enclosed you will find a \$200 check for the application.

We have not ordered any thing other than these items until you have given us the go ahead to place the order, because it is my understanding that the record of owners will need to be current.

If you will drop me a note as to what is required other than what has been done, I will be glad to proceed.

Cordially yours,

LAMBERTZ COMPANY

L. N. Lambertz

aw

Enclosures 2

*Chk 200.00 Enc.*



# 5344  
6  
28  
1C

N-1C  
S-AA  
E-1C  
N-AA

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

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

1. Name of applicant or applicants and/or their agent or agents.

- a. Applicant Westway, Inc. Owner of the fee  
Address 200 N. Main, Wichita, Kansas Phone FO 3-5251  
Agent John Darrah  
Address same Phone same
- b. Applicant Westway Shopping Center, Inc.  
Address 509 Holland Bldg., Springfield, Mo. Phone UN 5-2877  
Agent Irving W. Schwab, President  
Address same Phone same
- c. Applicant \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_  
Agent \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_

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

- II. A The applicant hereby requests Community Unit Plan approval on property zoned BB4LC and legally described as Lot(s) \_\_\_\_\_  
\_\_\_\_\_, Block (s) 1, 2, 3, 4, 5 Westway \_\_\_\_\_  
Park \_\_\_\_\_ Addition \_\_\_\_\_

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

- II. B There are 37 1/2 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) starting with 2501 South Seneca

The general location is (use appropriate section)

a. at the Southwest corner of Seneca  
and Pawnee; or

b. on the south side of Pawnee (Ave.,  
Street) between Elizabeth (Ave., Street) and  
Seneca (Ave., Street).

IV. I (we), the applicant (s), acknowledge receipt of the instruction  
sheet explaining the method of submitting this application. I (we)  
realize that this application cannot be processed unless it is completely  
filled in and accompanied by a current abstractor's certificate as  
required in the instruction sheet.

Westway Inc.

By [Signature] By \_\_\_\_\_  
Authorized Agent (if any) Authorized Agent (if any)

Westway Shopping Center Inc.  
By [Signature] By \_\_\_\_\_  
Authorized Agent (if any) Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at

\_\_\_\_\_ (AM, PM) on \_\_\_\_\_ (day, Month,  
Year). It has been checked and found to be complete and accompanied by  
required documents and the appropriate fee of \$ \_\_\_\_\_.

\_\_\_\_\_  
Name  
\_\_\_\_\_  
Title



OWNERSHIP LIST

LOT	BLOCK	ADDITION	PROPERTY OWNER
1 to 26 inc.	1	Westway Park	X Westway, Inc. 2400 South Seneca
1 to 28 inc.	2	"	X Westway, Inc. 2400 South Seneca
1 to 19 inc.	3	"	"
1 to 19 inc.	4	"	"
1 to 21 inc.	5	"	"
1	6	"	X John Jay Darrah 200 North Main
2	"	"	✓ Malcolm E. Bramhall Geraldine A. Bramhall 1413 Crawford Ave.
3	"	"	✓ Edward J. Schultz Patricia J. Schultz 1411 Crawford Ave.
4	"	"	X Carlton M. Johnson Wynema Johnson Address unknown <i>no address found</i>
5	"	"	✓ Harlan C. Long Bessie B. Long 1405 Crawford Ave.
6	"	"	✓ Delroy Thompson Margaret Thompson 2701 S. Martinson
7	"	"	✓ Kansas District Lutheran Church Address-unknown <i>1000 W. 26th St. So.</i>
8	"	"	✓ Marvin H. Frank Lorena A. Frank 1406 Dallas
10	"	"	✓ Fred A. Romereim Lucille H. Romereim 1414 Dallas
11	"	"	✓ Harold E. Clark Eleanora W. Clark 1821 Maple
1	7	"	✓ Edith A. Garlock 1306 Dallas
2	"	"	X Edith A. Garlock 1306 Dallas <i>Jack Harrison 13520 Luffon Chalmitte, La. 70043</i>

LOT	BLOCK	ADDITION	PROPERTY OWNER
3	7	Westway Park	✓ Spencer F. Bays Betty Lou Bays 1301 Crawford
4 & 5	"	"	✓ John T. Davis Edna M. Davis 143 S. McComas
6	"	"	✓ A. F. Casado 202 North Terrace Dr.
7	"	"	✓ Robert V. McGrath 6825 E. 14th Street
8	"	"	✓ Kenneth E. Holt Lois L. Holt 1400 S. Wichita
9	"	"	✓ Frank H. Boyles Irma B. Boyles 1226 S. Millwood
10	"	"	X John Jay Darrah 200 North Main
11	"	"	"
12	"	"	✓ J. W. Woolsey Erma Lee Woolsey 1102 Dallas
13	"	"	✓ Wyatt Waymer Weaver 2214 Hiram
14	"	"	✓ B. C. Wagoner Juanita Wagoner 1110 Dallas
15	"	"	✓ Charles Robert Gerkin Myrtle E. A. Gerkin 1114 Dallas
16	"	"	X John B. Vallee Ada R. Vallee Address unknown <i>no address found</i>
17	"	"	✓ Administrator of Veterans Affairs 5500 East Kellogg
18	"	"	✓ Lyle R. Bird Juanita M. Bird 1210 Dallas
19	"	"	✓ Charles E. Cooley Reva D. Cooley 1214 Dallas

LOT	BLOCK	ADDITION	PROPERTY OWNER
20	7	Westway Park	✓ Leonard H. Watson - <i>deceased</i> Oritha M. Watson <del>Address unknown</del> <i>1218 Dallas</i>
21	"	"	✓ Robert L. Stone Jo Ann Stone 1302 Dallas
22	"	"	✓ Edith A. Garlock 1306 Dallas
23	"	"	✓ Joseph Eugene Caldarera Kathleen M. Caldarera 1314 Dallas
1	8	"	✓ Carl O. Tribelhorn Betty M. Tribelhorn 1313 Dallas
2	"	"	✓ Kenneth E. Rousseau Phyllis G. Rousseau 1309 Dallas
3	"	"	✓ John E. Carver Lillian D. Carver 1305 Dallas
4	"	"	✓ Robert A. Haskell Shirley F. Haskell 1301 Dallas
5	"	"	✓ Richard Wallace Jones Barbara Jean Jones 1217 Dallas
6	"	"	✓ Jay M. Foster Thelma Jean Foster 1213 Dallas
7	"	"	✓ James E. Stowell Bernice Joyce Stowell 1209 Dallas
8	"	"	✓ William Junior Albert Margaret Lucille Albert 1205 Dallas
9	"	"	✓ The Salvation Army 136 N. Emporia
10	"	"	✓ Ora A. Shurtleff Olive M. Shurtleff 1113 Dallas
11	"	"	✓ Paul E. Moreland Mildred K. Moreland 1109 Dallas

LOT	BLOCK	ADDITION	PROPERTY OWNER
12	8	Westway Park	✓ Floyd G. Beal Leota M. Beal 1105 Dallas
13	"	"	✓ James C. Jacks Willa J. Jacks 1101 Dallas
14	"	"	✓ W. C. Crowder Grace Crowder <del>Address unknown</del> <i>601 S. Main</i>
15	"	"	✓ <i>no address found</i> Administrator of Veterans Affairs X 5500 E. Kellogg
16	"	"	✓ Harold R. Dugan Veda M. Dugan 1110 Casado Ave.
17	"	"	✓ William John Mulek Mary L. Mulek 1114 Casado Ave.
18	"	"	✓ Dixie J. Hilliard Kenneth E. Hilliard 1202 Casado Ave.
19	"	"	✓ Lawrence G. Williamson Dorothy Williamson 1206 Casado Ave.
20	"	"	✓ Richard W. Cory Maxine M. Cory 1210 Casado Ave.
21	"	"	✓ Wess C. Richardson Ethel Mae Richardson 1214 Casado Ave.
22	"	"	✓ Phillip D. Hardesty Janet L. Hardesty 1218 Casado Ave.
23	"	"	✓ Robert Lawrence Stwalling Martha Jane Stwalling 1302 Casado Ave.
24	"	"	✓ Walter W. White Corene M. White 4510 S. Broadway
25	"	"	✓ P. H. Yates Evelyn Yates 1310 Casado Ave.
26	"	"	✓ Lillie L. Conkright 1314 Casado Ave.

LOT	BLOCK	ADDITION	PROPERTY OWNER
1	9	Westway Park	✓ Sam L. Yancey Arlene M. Yancey 1413 Dallas
2	"	"	✓ Rollin G. Copeland Pauline P. Copeland 1409 Dallas
3	"	"	✓ Glenn H. Carr Vivian L. Carr 1405 Dallas
4	"	"	✓ James L. Moore Mary J. Moore 1401 Dallas
5	"	"	✓ Kenneth R. Decker 2709 S. Martinson
6	"	"	X Administrator of Veterans Affairs 5500 East Kellogg
7	"	"	✓ Hugh E. Sargent Minnie T. Sargent 2717 S. Martinson
8	"	"	✓ Gordon G. Beehler Donna E. Beehler 3021 East Osie
9	"	"	✓ Robert E. Kuhlmann Elizabeth Ann Kuhlmann 2725 S. Martinson
10	"	"	✓ Roy Parker Anderson Sr. <i>deceased</i> Mildred H. Anderson Address unknown <i>2729 S. Martinson</i>
11 exc. 5 2 ft	"	"	✓ Robert D. Sands Mary J. Sands 2731 S. Martinson
5 2 ft of 11 & all of 12	"	"	✓ Elbert J. Keeth Velva Gwendolyn Keeth 2735 S. Martinson
13	"	"	✓ Robert F. Neale Beverly Ann Neale 2734 S. Martinson
14	"	"	✓ Richard J. Morrow Tillie R. Morrow 2730 S. Martinson
15	"	"	✓ Fred R. Clark Esther H. Clark 614 W. 30th St. South

LOT	BLOCK	ADDITION	PROPERTY OWNER
16	9	Westway Park	✓ Donald C. Morton Mary J. Morton 2722 S. Elizabeth
17	"	"	✓ Donald W. Morgan Kathleen A. Morgan 2718 S. Elizabeth
18	"	"	✓ Jack F. Creamer Mary Lou Creamer 2714 S. Elizabeth
19	"	"	✓ Kenneth Darell Cole Carolyn B. Cole 2710 S. Elizabeth
1	10	"	✓ Lewis J. Garrett Margaret M. Garrett 1317 Casado Ave.
2	"	"	✓ Robert L. Westhoff Wilma J. Westhoff 1313 Casado Ave.
3	"	"	✓ William W. Cook Eva B. Cook 1309 Casado Ave.
4	"	"	✓ Harlan D. Monteith Patricia A. Monteith 1305 Casado Ave.
5	"	"	✓ Willard R. Banman Shirley A. Banman 1301 Casado Ave.
6	"	"	✓ Harold R. Carey Patricia Carey Lassen Hotel
7	"	"	✓ Jerome Wayne Messerly Ellen Marie Messerly 1213 Casado
8	"	"	✓ Albert P. Guerra Reva Guerra 2616 Bob White Rd.
9	"	"	✗ Administrator of Veterans Affairs
10	"	"	✓ Dean F. Walsh Joye A. Walsh 1201 Casado
11	"	"	✓ William D. Robinson Mary A. Robinson 1113 Casado

LOT	BLOCK	ADDITION	PROPERTY OWNER
12	10	Westway Park	✓ Emmett E. Shuck Doretta A. Shuck 1109 Casado
13	"	"	✓ Willis L. Winder Rose Marie Winder 1105 Casado
14	"	"	X John H. Rule Carol M. Rule Address unknown <i>no address found</i>
15	"	"	"
16	"	"	✓ Clyde W. Noell Cora E. Noell 1028 West 29th North
17	"	"	✓ Willard W. Schroeder Darlene M. Schroeder 1110 Greenfield
18	"	"	✓ Lloyd A. Wilson Jane Ann Wilson 1114 Greenfield
19	"	"	✓ Duane C. Landen Sylvia J. Landen 2206 W. McArthur Rd
20	"	"	✓ Richard David Jones Pansy R. Jones 1202 Greenfield
21	"	"	✓ Charles Cody Payne LaVerne Anne Payne 1206 Greenfield
22	"	"	✓ Joseph Lynn Patton Karen L. Patton 1210 Greenfield
23	"	" <i>act. &amp; remailed 10-14-66</i>	✓ Thomas Stanley Caster Marjorie Durlene Caster <del>2206 W. McArthur Rd.</del> <i>1217 Greenfield Ave.</i>
24	"	"	✓ John F. Wilhelm Thelma W. Wilhelm 1218 Greenfield
25	"	"	✓ K. N. Cary Joan Cary 1302 Greenfield
26	"	"	✓ Merton Everett Schreiber Gladys O. Schreiber 1306 Greenfield

LOT	BLOCK	ADDITION	PROPERTY OWNER
27	10	Westway Park	✓ Robert J. Malsam Betty J. Malsam 1310 Greenfield
28	"	"	✓ W. J. Van Cleve Winnie Van Cleve 1314 Greenfield
29	"	"	✓ Ralph Ross Owens Juanita M. Owens 2734 S. Martinson
N 125 ft of W 125 ft of 1	-	Leonard Powell 2nd	✓ John F. Deardon, Roman Catholic Archbishop of Archdiocese of Detroit Address unknown <i>9/6 424 W. Broadway</i>
N 65.24 ft of S. 80.24 ft of 1	-	"	✓ Carl Chuzy 204 S. Parkwood ✓ Lewis Weidenbaum 6309 Jacqueline
1 exc. N. 125 ft of W 125 ft and exc. S 80.24 ft.	-	"	✓ Sadie Ray R. E. Ray 1015 Vincent Lane
S 15 ft of 1 and vac. alley on S	-	"	✓ Fourth National Bank & Trust Co. Market at Douglas
2	1	Leonard Powell	✓ Garold C. Hammer Anna Louise Hammer 1201 West 27th South
3	"	"	"
4	"	"	X Eugene Cumley Doris Cumley Address unknown <i>no address found</i>
5	"	"	X Administrator of Veterans Affairs 5500 East Kellogg
6	"	"	✓ Lily Menzies 2467 S. Walnut
7	"	"	<i>not remailed 10-12-66</i> ✓ Curtis Harper Gwen Harper Address unknown <i>300 W. Allison Denver, Colorado</i>
8	"	"	✓ Westside Evangelical United Brethren Church 2203 S. Exposition
9	"	"	"
10	"	"	"

LOT	BLOCK	ADDITION	PROPERTY OWNER
11	1	Leonard Powell	✓ Mary Harjo Darlene J. Harjo 2439 S. Walnut
12	"	"	✓ Jose M. Arellano Katie Arellano 2433 S. Walnut
13	"	"	✓ Willard Dale Ritchie Faye E. Ritchie 1315 N. Meridian
14	"	"	X Ronald L. Wible Esther R. Wible Address unknown <i>no address found</i>
15	"	"	✓ Orlen Lee Green Maxine Green 2415 S. Walnut
16	"	"	✓ Leonard F. Powell Mildred N. Powell 2403 S. Walnut
17	"	"	"
1	2	"	X Donald E. Hayden Virginia Ruth Hayden Address unknown <i>no address found</i>
2	"	"	✓ Charles Lee Bindrum Nettie Jo Bindrum 2410 S. Walnut
3	"	"	✓ James C. Nelson Phyllis J. Nelson 2416 S. Walnut
4	"	"	<i>ret. &amp; remailed 10-13-66</i> ✓ Selby Jean Craven F. Maxine Craven <del>242 S. Walnut</del> <i>2422 S. Walnut</i>
5	"	"	<i>ret &amp; remailed 3305 E. Douglas</i> ✓ Preferred Equities, Inc. <del>Address unknown</del> <i>2415 - East Central</i>
6	"	"	X Administrator of Veterans Affairs 5500 E. Kellogg
7	"	"	✓ William Leon Giddeon Marilyn L. Giddeon 2440 S. Walnut
8	"	"	✓ Everett H. Berry Lorene V. Berry 2446 S. Walnut
9	"	"	X Joe D. Henning 311 S. Seneca

LOT	BLOCK	ADDITION	PROPERTY OWNER
10	2	Leonard Powell	✓ Federal Housing Commissioner <i>Amun National Bldg.</i>
11	"	"	✓ Emil F. Ayers ✓ Phyllis L. Ayers 705 Hiram
12	"	"	✓ Ted Robert McLean C. Ruth McLean 2439 S. Handley
13	"	"	X Marion King Davenport Gretchen R. Davenport Address unknown <i>no address found</i>
14	"	"	✓ Bill G. DeMoure Cliffie M. DeMoure 2427 S. Handley
15	"	"	✓ Harold Earl Isenegger Marilyn A. Isenegger 2421 S. Handley
16	"	"	✓ Roger L. Brooner Barbara Brooner 2415 S. Handley
17	"	"	X Administrator of Veterans Affairs
18	"	"	✓ Charles Raymond Powell Glynda L. Powell 2401 South Handley
1	3	"	✓ Mervin L. Metz 2404 S. Handley
2	"	"	X Ellis Beuford Record Mary R. Dunn Record Address Unknown <i>no address found</i>
3	"	"	✓ Eugene W. Elder Beulah Jane Elder 2416 S. Handley
4	"	"	X Administrator of Veterans Affairs 5500 East Kellogg
5	"	"	✓ Charles D. Stratton Ella V. Stratton 2635 S. Hydraulic
6	"	"	✓ Ralph Dolezae Mae Dolezae 2434 S. Handley
7	"	"	✓ Joseph A. Friedel Thelma Ann Friedel 2440 S. Handley

LOT	BLOCK	ADDITION	PROPERTY OWNER
8	3	Leonard Powell	✓ M. W. Renollet Marie J. Renollet 2137 S. Seneca
9	"	"	✓ R. B. Eggleston Judeth D. Eggleston 2452 S. Handley
1	6	"	✓ William Vance Beverly Ann Vance 760 Dayton
2	"	"	✓ William Kerschen Shirley A. Kerschen 921 West Maxwell
3	"	"	✓ A. Burt King Theda M. King 1527 S. Waco
4	"	"	✓ Farel James Warren Marilyn Jane Warren 909 Maxwell
5	"	"	✓ Robert Harold McComb Mary F. McComb 903 Maxwell
6	"	"	✓ Homer L. Shockey Daisy D. Shockey 2246 Laura
7	"	"	✓ Edward Sprague Bertha M. Sprague 821 W. Maxwell
8	"	"	✓ Elden E. Shear Dorothy J. Shear 815 W. Maxwell
S 48 ft of Block A	A	Garlock	✓ Caliendo Motor Co., Inc. <del>Address unknown</del> <i>Yoklan Caliendo</i> <i>Union National Bldg.</i>
Exc. S 48 ft. of Block A	A	"	✓ W. Carter Goodpasture 1031 N. Yale
1	-	Kensler	✓ Milton T. Fox 2250 S. Greenwich Rd
N ½ of 3	-	"	✓ Larry D. Saunders Irene H. Saunders 2235 S. Washington
S ½ of 3	-	"	X Administrator of Veterans Affairs
N 132.2 ft of 4	-	"	✓ Glenn Newport Lelia M. Newport 1113 Greenfield

LOT	BLOCK	ADDITION	PROPERTY OWNER
4 exc. N. 132.2 ft.	-	Kensler	✓ Oscar H. Dougherty Evelyn M. Dougherty 1126 N. 27th South
N ½ of 5	-	"	✓ Gerald V. McNew Bernice M. McNew 2122 S. Seneca
S ½ of 5	-	"	✓ Lesley P. Hodge Clara E. Hodge 1132 W. 27th South
6	-	"	✓ F. T. Rogers, Jr. Elva J. Rogers 1206 W. 27th South
N 132 ft of 7	-	"	✓ Verne D. Clark 7641 S. Broadway
7 exc. N 132 ft	-	"	✓ Leonard Wayne Peterson Patricia L. Peterson 1214 W. 27th South
S 130 ft of 8	-	"	✓ Frederick R. Schultz Shirley M. Schultz 1220 W. 27th South
N ½ of 8	-	"	✓ Woodrow W. Wade Fern Marine Wade 1209 Greenfield
8 exc. S 130 ft and exc. N ½	-	"	✓ Roy L. Custer Mary A. Custer <del>2451 Coolidge</del> ✓ Sherwood C. Gregory Cora A. Gregory 211 S. Meridian
N 133 ft of 9	-	"	✓ The Salvation Army 619 East Douglas
9 exc. N 133 ft	-	"	✓ Dallas O. Eaton Geraldine Eaton 1228 West 27th South
N 133 ft of 10	-	"	✓ Jack E. Jossehand Louise Jossehand 1217 Greenfield
10 exc. N 133 ft	-	"	✓ Lewil K. Black Joyce E. Black 1234 W. 27th South
S ½ of 11	-	"	✓ Gary E. Kuenzi Shirley A. Kuenzi 1304 W. 27th South

LOT	BLOCK	ADDITION	PROPERTY OWNER
N ½ of 11	-	Kensler	X Gaylon E. Royer Viola Royer Address unknown <i>no address found</i>
S ½ of 12	-	"	✓ Glenn E. Walters Rosy J. Walters 1312 W. 27th South
N ½ of 12	-	"	✓ Marion F. Elam Wanda F. Elam 1305 Greenfield
N 130.85 ft of 13	-	"	✓ Velma Mae Ash 1523 N. Clarence
13 exc. N 130.85 ft	-	"	✓ Bryce Duane Swafford Ora Deen Swafford 1320 W. 27th South
N ½ of 14	-	"	✓ Constantine Sauer Rosa Sauer 1313 Greenfield
S ½ of 14	-	"	✓ William H. McLinden Pauline E. McLinden 1326 W. 27th South
1	A	F. A. Brown's 2nd	X G. L. Stuber Rose Alice Stuber Address unknown <i>no address found</i>
2	"	"	X Administrator of Veterans Affairs
3	"	"	"
4	"	"	✓ A. D. Saunders Rosemary Saunders 2421 S. Fern
5	"	"	X Don L. Huber Carol C. Huber Address unknown <i>no address found</i>
6	"	"	✓ George M. Caywood Phyllis Laurene Caywood 2503 S. Fern
7	"	"	✓ Bowen D. Langton E. Ruth Langton 2509 S. Fern
8	"	"	X Administrator of Veterans Affairs
9	"	"	✓ Marjorie I. Setter H. Jay Setter 2651 S. Elizabeth

LOT	BLOCK	ADDITION	PROPERTY OWNER
10	A	F. A. Brown's 2nd	✓ Kenmit B. Snyder Doris Snyder 2527 S. Fern
11	"	"	✓ Myrvan W. Wood Christina Wood 2533 S. Fern
12	"	"	✓ James Charles Wilbert Marie C. Wilbert 2603 S. Fern
13	"	"	✓ Joseph L. Crown Selma L. Crown 2609 S. Fern
14	"	"	✓ William R. Roberts Betty J. Roberts 2615 S. Fern
15	"	"	✓ Everett McKinley Eubanks Zelda Faye Eubanks 2621 S. Fern
16	"	"	✓ Will Gay Adams, Jr. Patricia J. Adams 2627 S. Fern
17	"	"	✓ Gary Allen McMillen Margo Dean McMillen 2633 S. Fern
18	"	"	✓ Earl Dean Richman Vivian Richman 2639 S. Fern
19	"	"	✓ Earl Adin Lattin, Jr. Gertrude B. Lattin 2645 S. Fern
20	"	"	✓ Horace Rowland Betty Rowland 2651 S. Fern
1	B	"	✓ Fred Amen Verba I. Amen 837 Marcilene
2	"	"	✓ Robert L. Davis Marian J. Davis 2408 S. Fern
3	"	"	✓ Edwin J. Brimmer Dorothy Brimmer 2414 S. Fern
4	"	"	✓ Manley M. Basham Lora E. Basham 2420 S. Fern

LOT	BLOCK	ADDITION	PROPERTY OWNER
5	B	F. A. Brown's 2nd	✓ Leon M. Paulson Eula Mae Paulson 2426 S. Fern
6	"	"	✓ James M. Mapes Sandra J. Mapes 2502 S. Fern
7	"	"	✓ Kenneth W. Coy Jo Ann Coy 2508 S. Fern
8	"	"	X Gerald L. Shouf Doris J. Shouf Address unknown <i>No address found</i>
9	"	"	✓ David D. Hennessy Carolyn A. Hennessy 2520 S. Fern
10	"	"	✓ Gordon A. Wells Elizabeth A. Wells 2526 S. Fern
11	"	"	✓ George W. Poznick Clara L. Poznick 1502 Savannah
12	"	"	✓ Everett A. Dillon Betty F. Dillon 1227 Fultz
13	"	"	✓ Daniel J. Sullivan Patricia A. Sullivan 2515 S. Elizabeth
14	"	"	X Administrator of Veterans Affairs
15	"	"	✓ Leonard H. Hoheisel Betty Hoheisel 2503 S. Elizabeth
16	"	"	✓ Gilbert L. Coker Wanda Lee Coker <i>2427 S. Elizabeth</i>
17	"	"	✓ Kenneth A. Waegener Nita V. Waegener 2421 S. Elizabeth
18	"	"	✓ Raymond L. Burdick Ava V. Burdick 2415 S. Elizabeth
19	"	"	✓ Jerry D. Krug Charlotte M. Krug 2409 S. Elizabeth

LOT	BLOCK	ADDITION	PROPERTY OWNER
20	B	F. A. Brown's 2nd	✓ Charles E. Cook Bertha Mae Cook 2242 Ellis
1	C	"	✓ Bruce B. Madden Helen Madden 2602 S. Fern
2	"	"	✓ Darrel M. Webb Joann M. Webb 2608 S. Fern
3	"	"	✓ James W. Weeks Connie J. Weeks 2614 S. Fern
4	"	"	X James W. Weeks 2614 S. Fern
5	"	"	✓ Herman Kerstein Edith M. Kerstein 2626 S. Fern
6	"	"	✓ Samuel Jackson Willis Blanche Willis 2632 S. Fern
7	"	"	✓ John Lind Barbara I. Lind 2638 S. Fern
8	"	"	✓ Dan C. Linn Mildred I. Linn 2644 S. Fern
9	"	"	✓ James Robert Cartwright Arlita L. Cartwright 2650 S. Fern
10	"	"	X Marjorie I. Setter H. Jay Setter 2521 S. Fern
11	"	"	✓ Charles Edward Weathers Barbara Jean Weathers <del>Address unknown</del> 1807 Laura
12	"	"	✓ Paul H. Heger Meredith Heger 314 Patterson
13	"	"	✓ Constance M. Kenney <del>address unknown</del> 2548 N. Fountain
14	"	"	✓ John Stanley Hayworth Faith D. Hayworth 2627 S. Elizabeth

LOT	BLOCK	ADDITION	PROPERTY OWNER
15	C	F. A. Brown's 2nd	✓ Robert D. Keeter Mava R. Keeter 2621 S. Elizabeth
16	"	"	✓ Administrator of Veterans Affairs
17	"	"	✓ Lawrence Lee Gates Shirley K. Gates 2609 S. Elizabeth
18	"	"	✓ A. W. Pickett Helen M. Pickett 2603 S. Elizabeth
A	-	Kuechenmeister	✓ Bethany Lutheran Church 1000 W. 26th South
1	-	Scheers	✓ David W. Bock Rudolph H. Wankum Annabelle Wankum 1639 N. Market
2 exc. part lying E of a line drawn from a pt 18 ft W of NE corn Lot 2 to pt 37 ft W of SE corn. Lot 2	-	"	✓ Robert L. Smith Mary C. Smith 1009 Savannah
That part Lot 2 lying E of a line drawn from a pt 18 ft W of NE cor. Lot 2 to pt 37 ft W of SE cor. Lot 2 and Lot 3 exc. E. 88.74 ft	-	"	✓ Orval Lee Gleason Darlene H. Gleason 1003 Savannah
W 57.75 ft of E 88.74 ft of 3	-	"	✓ Bernard M. Smith Mildred L. Smith 929 Savannah
E 31 ft of 3 and W 27 ft of 4	-	"	✓ Philip Melvin Doramus Irma Doramus 1632 Ida
4 exc. W 27 ft and exc. E 40 ft	-	"	✓ David W. Brock Rudolph H. Wankum 1639 N. Market
E 40 ft of 4 and W 18 ft of 5	-	"	✓ Leslie M. Shipley Danalee J. Shipley 911 Savannah
W 58 ft of E 107 ft of 5	-	"	✓ Leroy O. Trissal Vera F. Trissal 905 Savannah
E 49 ft of 5 and W 9 ft of 6	-	"	✓ Boyd L. Hermann Geraldine A. Hermann 827 Savannah

LOT	BLOCK	ADDITION	PROPERTY OWNER
W 58 ft of E 116 ft of 6	-	Scheers	✓ Willis J. Nichols Ethel M. Nichols 821 Savannah
E 58 ft of 6	-	"	✓ Wylie K. Rowan Louise M. Rowan 815 Savannah
E 60 ft of 9	-	"	✓ Frank DeBarea Jennie DeBarea 814 Savannah
W 65 ft of 9	-	"	✓ Robert L. Cole Esther Darlene Cole 816 Savannah
10 ex. W 50 ft	-	"	✓ Richard L. Hawkes Phyllis A. Hawkes 820 Savannah
W 50 ft of 10	-	"	✓ Ted K. August Patricia A. August 824 Savannah
E 62½ ft of 11	-	"	✓ L. G. Laudermilk Norma J. Laudermilk 830 Savannah
11 ex. E 62½ ft	-	"	✓ Ted G. Scheer Eleanor C. Scheer 1002 Savannah
12	-	"	✓ Delmar W. Becker Rosalie I. Becker 1221 W. 44th South
W 60 ft of 13	-	"	✓ James W. Thompson Gail R. Hines 2327 Wildwood
13 exc. W 60 ft	-	"	✓ Ted G. Scheer Eleanor C. Scheer 1002 Savannah
Res. A exc. N 150 ft of W 160 ft	-	"	"
N 150 ft of W 160 ft of Res. A	-	"	X Tennessee Production Co. Address unknown <i>no address found</i>
Reserve B	-	"	X James W. Thompson Gail R. Hines 2327 Wildwood
1	A	Kingdom Park	X Albert Lieberman Address unknown <i>no address found</i>

LOT	BLOCK	ADDITION	PROPERTY OWNER
2, 3, 4, & 5	A	Kingdom Park	✓ Catholic Diocese of Wichita 424 North Broadway
6	"	"	✓ Trustees of Santa Fe Unit of Wichita Kansas Congregation of Jehovah's Witnesses 2703 S. Osage
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11	B	"	X Catholic Diocese of Wichita 424 North Broadway
1 & 2	C	"	"
1, 2, & 12	-	Southway	"
1	-	Southway 2nd	"
1	-	Lazy R	✓ Rosen Company, Inc. 139 N. Mead
5	A	Replat of Sowers Gardens	✓ J. Walter Ross 9800 W. 2nd
6	"	"	X C. H. Schlesinger Lucille C. Schlesinger Address unknown <i>no address found</i>
7	"	"	✓ Irene M. Taylor Douglas Kent Taylor 1721 Crawford
8	"	"	X Federal Housing Administrator
9	"	"	✓ John R. Sprague Rose Ann Sprague 1709 Crawford
10	"	"	✓ Larry G. Brazell Kathleen F. Brazell 1703 Crawford
11	"	"	✓ Edward N. Laird Wauneta Laird 1702 Dallas
12	"	"	X Thomas Eldon Foster Dorothy Foster Address unknown <i>no address found</i>
13	"	"	X Administrator of Veterans Affairs
14	"	"	X Armand Robert Leblond Elma Jean Leblond Address unknown <i>no address found</i>
15	"	"	✓ Victor E. Heasley Wilma R. Heasley 1726 Dallas

LOT	BLOCK	ADDITION	PROPERTY OWNER
1	B	Replat of Sowers Gardens	✓ Berton W. Adamson Trenita L. Adamson 841 S. Mission Rd
2	"	"	✓ Larry E. Whisenhunt Brenda K. Whisenhunt 3227 Oakland Ave, Apt. 4
3	"	"	X Federal Housing Administrator
4 & 5	"	"	✓ Perry O. Ward, Sr. Bethsheba Ward 1609 Crawford
6	"	"	✓ Marlin R. Frederick 1521 Crawford
7	"	"	✓ Francis R. Schmidt Jennie Schmidt 1515 Crawford
8	"	"	✓ Robert L. Hurlock Virginia Carol Hurlock 1509 Crawford
9	"	"	✓ Larry J. Franklin Sharon D. Franklin <del>1423 W 34th South</del> 639 George Washington Blvd
10	"	"	X Administrator of Veterans Affairs
11	"	"	✓ Donald R. Anderson Thelma L. Anderson 1508 Dallas
12	"	"	✓ Milton L. Bryan Eva Mae Bryan 1236 Fultz
13	"	"	✓ John L. Allen Gloria V. Allen 1520 Dallas
14	"	"	✓ Linnie C. Heasley 1221 Waverly Dr.
15	"	"	✓ Conrad Maurice Stahl Lela Leota Stahl 315 S. Volutsia
16	"	"	✓ Basil Robert Keck Marjorie J. Keck 1614 Dallas
17	"	"	✓ Norman J. Shryock Fleta M. Shryock 1620 Dallas

LOT	BLOCK	ADDITION	PROPERTY OWNER
18	B	Replat of Sowers Gardens	✓ Raymond O. Cox Olive Jo Cox 1626 Dallas
1	C	"	✓ Leland Howard Runft Claire A. Runft 1827 Dallas
2	"	"	✓ Alfred H. Flax Ida Flax 1821 Dallas
3	"	"	✓ Donald H. Parker Lois P. Parker 1815 Dallas
4	"	"	✓ Oscar C. Williams Helen I. Williams 1809 Dallas
5	"	"	✓ T. W. Ralston Ruby G. Ralston 1803 Dallas
6	"	"	✓ Jesse W. Killian Betty L. Killian 1727 Dallas
7	"	"	Robert Fletcher Fife Jr. Geraldine Ann Fife Address unknown
8	"	"	<i>no address found</i> ✓ James Robert White Jenetta A. White 1715 Dallas
9	"	"	✓ Judson W. Athey Jean E. Athey 1709 Dallas
10	"	"	✓ Gerald C. Sharp Bybia R. Sharp 1703 Dallas
11	"	"	✓ J. W. Landrum Alice B. Landrum 1702 Anita
12	"	"	✓ John L. Martin Barbara J. Martin 1708 Anita
13	"	"	✓ Eldon Howard Kaiser Della Kaiser 3039 S. Elizabeth
1	D	"	✓ Francis R. Greenfield Dorothy M. Greenfield 1627 Dallas

LOT	BLOCK	ADDITION	PROPERTY OWNER
2	D	Replat of Sowers Gardens	✓ William A. C. Bowen 1621 Dallas
3	"	"	✓ Franklin D. Dare Mildred C. Dare 1615 Dallas
4	"	"	✓ Administrator of Veterans Affairs
5	"	"	✓ James Alfred Bender Karen Lee Bender 1603 Dallas
6	"	"	✓ Marlow W. Clayborn Barbara A. Clayborn 1521 Dallas
7	"	"	✓ Albert A. Trantham Everlyn I. Trantham 1515 Dallas
8	"	"	✓ Eileen E. Miller 1509 Dallas
9	"	"	✓ Richard D. Standrich Vanatta F. Standrich 1503 Dallas
10	"	"	✓ Harold I. Power Eunice Power 1502 Anita
11	"	"	✓ Charles S. Arbuckle Phyllis V. Arbuckle 1508 Anita
12	"	"	✓ Lewis Dale Hoskins Viola Jean Hoskins 1514 Anita
13	"	"	✓ Edwin N. Scheer Phyllis A. Scheer 1520 Anita
14	"	"	✓ William L. Shaw Donna M. Shaw 1602 Anita
15	"	"	✓ Kenneth E. Peters Twila A. Peters 1608 Anita
16	"	"	✓ Dwight W. Bebermeyer Elizabeth Mae Bebermeyer 1614 Anita
17	"	"	✓ Samuel L. Casey Mary Lue Casey 1620 Anita

LOT	BLOCK	ADDITION	PROPERTY OWNER
18	D	Replat of Sowers Gardens	✓ Billy J. Conner Mary D. Conner 1626 Anita
10	E	"	✓ John Melvin Dyer Clara Ilene Dyer 1703 Anita
1	F	"	✓ Robert T. Jones Edna I. Jones 1627 Anita
2	"	"	✓ LaVern G. Meier Geraldine R. Meier 1621 Anita
3	"	"	✓ David W. Kershner Eva M. Kershner 1615 Anita
4	"	"	✓ Cecil Herbert Faidley Mary Louise Faidley 1609 Anita
5	"	"	✓ Theodore J. Joeckel Geraldine Joeckel 1609 Anita
6	"	"	✓ Aileen E. Watkins 1521 Anita
7	"	"	✓ John W. Crego Jr. Dorothy A. Crego 1515 Anita
8	"	"	✓ Darrell Duane Iverson Carolyn K. Iverson 6605 East 11th
9	"	"	✓ William R. Pettit Ruth A. Pettit 1503 Anita
10	"	"	✗ Fred R. Clark Esther H. Clark 614 W. 30th South
11	"	"	✓ James M. Corbin Helen F. Corbin 1508 Greenfield
12	"	"	✓ Emanuel L. Camacho Beryl A. Camacho 1514 Greenfield
13	"	"	✓ Clarence P. Green Virginia L. Green 1520 Greenfield

LOT	BLOCK	ADDITION	PROPERTY OWNER
14	F	Replat of Sowers Gardens	✓ William L. Boggs Delpha D. Boggs 1602 Greenfield
15	"	"	✓ August F. Horst Emma P. Horst 1608 Greenfield
16	"	"	✓ Hallie A. Shutts 111 S. Evergreen
17	"	"	✓ Martha Allene Hunter 1620 Greenfield

LOT	BLOCK	ADDITION	PROPERTY OWNER
1, 2, 3, 4, 5, 6	1	Midland Villa	✓ West Side Church of the Nazarene 2300 S. Seneca
1, 2	2	"	"
3	"	"	✓ Administrator of Veterans Affairs
4	"	"	✓ Charles Edward Koehler Jennie Lou Koehler 2314 S. Walnut
5	"	"	✓ Melvin A. Powell Eugena Faye Powell 2318 S. Walnut
6, 7	"	"	✓ M. W. Renollet Marie J. Renollet 2137 S. Seneca
8	"	"	✓ Max K. Fogg Shirley A. Fogg 2301 S. Osage
3	B	Lloyd E. Nichols	✓ Lloyd E. Nichols Tressie E. Nichols 940 Merkle Road
4	"	"	Forest W. Eckhardt Elsie M. Eckhardt Address Unknown <i>no address found</i>
5	"	"	✓ F. G. McAlester Imogene B. McAlester 2256 S. Seneca
6	"	"	✓ Harold D. Phillips Jewell Jean Phillips 2259 S. Walnut
11	C	"	✓ Harold M. Stancer Ada J. Stancer 2253 S. Osage
12	"	"	✓ Clarence O. McGregor Wilma E. McGregor 2254 S. Walnut
13	"	"	✓ James L. Campbell Darlene Campbell 2248 S. Walnut
14	"	"	✓ Oren Lee Baker Judy Baker 2244 S. Walnut
15	"	"	✓ Jessie B. Corley Alice V. Corley 2238 S. Walnut

LOT	BLOCK	ADDITION	PROPERTY OWNER
1	-	Satterfield	✓ Ernest A. Burdick Doris Burdick 1401 Lotus
1, 2	A	Roberts-Brenner-Klein	✓ Sumner E. Roberts Elizabeth E. Roberts 1407 Lotus
1, 2	B	"	✓ Herman J. Klein Carman R. Klein Address Unknown <i>no address found</i>
1, 2	C	"	✓ William S. Brenner Madeline C. Brenner 1320 Haskell
1	-	Widener	✓ M. W. Renollet Marie J. Renollet 2137 S. Seneca
2		"	✓ Carl Lavern Shipman Lola P. Shipman 1415 Lotus
3		"	✓ Gerald D. Chase Elinor C. Chase 1420 Haskell
4		"	✓ O. V. Heinsohn Vera M Heinsohn 950 Back Bay Blvd.
1		Rucas	✓ William Edward Crain Selma F. Crain 1433 Lotus
2		"	✓ Clarence W. Rucas Dorothy Rucas 1436 Haskell
1	A	McNew-Renollet	✓ Gerald D. McAllister Ellen M. McAllister 2236 S. Elizabeth
2	"	"	✓ James C. Waggoner Jr. Carolyn S. Waggoner 2244 S. Elizabeth
3	-	Norman-Smith	✓ Joseph L. Cotton Judith Ann Cotton 1438 Haskell
1	2	Replat of Lots 11, 12, 13, 18, 19, 20, Haycraft Acres	✓ Elmer Dean Moulds Patricia Ann Moulds 1521 Lotus
2	"	"	✓ Sec. of Housing & Urban Development

LOTS	BLOCK	ADDITION	PROPERTY OWNERS
3	2	Replat of Lots 11, 12 13, 18, 19, 20 Haycraft Acres	✓Vergil A. Amend Sallie H. Amend 1026 Amidon
4	"	"	✓Donald L. Doll Marilyn J. Doll 1509 Lotus
5	"	"	✓Kenneth H. Cantrell Ruby I. Cantrell 1505 Lotus
6	"	"	✓Wayne R. Schultz Mavis A. Schultz 1501 Lotus
7	"	"	✓George W. Bishop Ruby Irene Bishop 1502 Haskell
8	"	"	✓Robert E. Lee Betty F. Lee 1506 Haskell
9	"	"	✓Robert A. Smith Elsie M. Smith 1510 Haskell
10	"	"	✓Orville B. McClelland Lucille McClelland 1514 Haskell
11	"	"	✓Jack E. Chester Sharon L. Chester 1518 Haskell
12	"	"	✓Gary D. Chastain Marilyn K. Chastain 1522 Haskell
1		Replat of Lot 14 Haycraft Acres	✓Robert W. Baker Dorothy I. Baker 1603 Lotus
2		"	✓James Lee Todd 1609 Lotus
3		"	✓John C. Milton Patricia Sue Milton 1610 Haskell
14 S 150' E 70'	-	Haycraft Acres	✓Glenn Dale Holmes LaVina Holmes 1602 . Haskell

LOT	BLOCK	ADDITION	PROPERTY OWNER
3	2	Replat of Lots 6, 7 15, 16, 17, Haycraft Acres	✓ Roy E. Carey Luella P. Carey 561 S. Illinois
4	"	"	✓ Robert A. Scriven Betty J. Scriven 1622 Haskell
1	3	"	✓ Edward A. Ballard Bonnie I. Ballard 1621 Haskell
2	"	"	✓ Max W. McAllister Beverly J. McAllister 1615 Haskell
3	"	"	X Administrator of Veterans Affairs
4	"	"	✓ Wilbur J. Medearis Marie O. Medearis 1603 Haskell
5	"	"	X Administrator of Veterans Affairs
6	"	"	✓ Dearl E. Lance Bessie L. Lance 1610 W. Blake
7	"	"	✓ Dale G. Atwood Edith R. Atwood 1616 W. Blake
8	"	"	✓ Clifton V. White Mildred E. White 1622 W. Blake
1	-	Replat of Lot 5 & W $\frac{1}{2}$ of Lot 4, Haycraft Acres	✓ Roman Avila Odelia P. Avila 1621 W. Blake
2	"	"	✓ Donald L. Gatson Marie M. Gatson 1615 W. Blake
3	"	"	X Wilbur J. Elliott Darlene N. Elliott Address Unknown <i>-no address found</i>
4	"	"	X Administrator of Veterans Affairs
5 W 6'	"	"	✓ Marion R. Sumner Betty J. Sumner 1622 W. Pawnee
5 E 60'	"	"	✓ Larry W. Carroll Edna C. Carroll 1616 W. Pawnee

LOT	BLOCK	ADDITION	PROPERTY OWNER
6	-	Replat of Lot 5 & W $\frac{1}{2}$ of Lot 4 Haycraft Acres	X Marion R. Sumner Betty J. Sumner 1622 W. Pawnee
2 E $\frac{1}{2}$	-	Haycraft Acres	✓ M. E. Ellis Violet M. Ellis 2247 Laura
2 W $\frac{1}{2}$		"	✓ Donal R. Cole Mildred Cole 1508 W. Pawnee
3 E 66'		"	"
3 W 66'		"	✓ John Floyd Ashlock Anna Elaine Ashlock 1520 W. Pawnee
4 E $\frac{1}{2}$		"	X Floyd J. Ashlock 1520 W. Pawnee
8 E 64' ex S 42' & ex N 132.75'		"	✓ Ruth E. Bode 1518 W. Blake
8 W 68' ex N 132.75' & ex S 42'		"	✓ Truett M. Hyles Dorothy J. Hyles 1522 W. Blake
8 E 64' of N 132.75'		"	✓ Glen V. Merrifield Iris V. Merrifield 1511 Haskell
8 W 68' of N 132.75'		"	✓ James M. Reeves Mary Lou Reeves 1521 Haskell
9 W 3' N 132.75'		"	X Glen V. Merrifield Iris V. Merrifield 1511 Haskell
9 ex W 3' N 132.75'		"	X Samuel N. Haycraft Address Unknown <i>no address found</i>
10 W $\frac{1}{2}$		"	✓ Paul W. Annett Hazel M. Annett 1505 Haskell
10 E $\frac{1}{2}$		"	✓ Gregory E. Frizzell Patsy E. Frizzell 4205 S. Broadway
1	A	Schallmo	X Administrator of Veterans Affairs
2	"	"	✓ Donald L. Hill Doris L. Hill 2352 N. Green

LOT	BLOCK	ADDITION	PROPERTY OWNER
3	A	Schallmo	Bobby C. Anderson X Virginia M. Anderson Address Unknown <i>no address found</i>
4	"	"	✓ Gerald J. Walker Clara J. Walker 2345 S. Walnut
5	"	"	✓ Robert E. Martin Retha F. Martin 2351 S. Walnut
6	"	"	✓ Jessie L. Goodman Nola F. Goodman 2357 S. Walnut
7	"	"	X Administrator of Veterans Affairs
8 S 165' of W 165' "		"	✓ Elmer E. McKay 3035 Menlo Drive
1	B	"	X Administrator of Veterans Affairs
2	"	"	✓ Frank D. Greenfield Gertrude J. Greenfield <del>Address Unknown</del> <i>2330 So. Walnut</i>
3	"	"	X Administrator of Veterans Affairs
4	"	"	✓ Donald L. Cheatum 2344 S. Walnut
5	"	"	✓ Sam Larkin Ruth L. Larkin 302 Greenwood
6	"	"	✓ Francis J. Clasen Donna J. Clasen 2356 S. Walnut
7	"	"	✓ Gene Bell Vicki Lynn Bell 520 E. 37th So.
8	"	"	X Ted G. Scheer Eleanor Scheer 1002 Savannah
9	"	"	<i>ret "10-11-66 no address found</i> X ✓ June Dale Blackburn Mary Ruth Blackburn <del>2357 S. Osage</del>
10	"	"	X Administrator of Veterans Affairs

LOT	BLOCK	ADDITION	PROPERTY OWNER
11	B	Schallmo	✓ Donald LeRoy Kimple Virginia M. Kimple 2345 S. Osage
12	"	"	✓ Verlin C. Welch Jo Ann Welch 2339 S. Osage
13	"	"	✓ Miles Kaiser Marie Kaiser 2331 S. Osage
14	"	"	X Administrator of Veterans Affairs
1	-	M & B	✓ M & B Investments Inc. 359 S. Hydraulic
1	-	McNew	✓ Donald William Mai Mary K. Mai 2235 S. Walnut
2	"	"	✓ James C. Hauetter Catherine M. Hauetter 2251 S. Walnut
4	4	Langford	✓ Fred J. Huschka Mona M. Huschka 2254 S. Millwood
1	5	"	✓ Theo. Max Hale Naomi R. Hale 2304 S. Millwood
2	"	"	✓ Bernard E. Carbon Barbara A. Carbon 2310 S. Millwood
3	"	"	✓ Arthur A. Schaefer Evelyn Schaefer 2316 S. Millwood
4	"	"	✓ B. J. Douglas <del>Address Unknown</del> <i>1953 71 Poplar</i>
1	6	"	✓ Beverly Easum Powell Marjorie L. Powell 2336 S. Millwood
2	"	"	✓ Archie M. Ailshie Dorothy A. Ailshie 1310 Marlboro
3	"	"	X Roberta L. Neely <del>Address Unknown</del> <i>no address found</i>
4	"	"	X Administrator of Veterans Affairs

LOT	BLOCK	ADDITION	PROPERTY OWNER
9	7	Langford	✓ Donald Gene Fowler Anna Lee Fowler 2352 S. Vine
10	"	"	✓ Robert E. Bolen Charlotte Bolen 2351 S. Millwood
11	"	"	✓ George L. Blanchard Angie E. Blanchard 2345 S. Millwood
12	"	"	✓ Robert Harold Taylor Dorothy Lee Taylor 2521 Bennett
13	"	"	X Administrator of Veterans Affairs
14	"	"	X Christie Higbee Jr. Mary L. Higbee 2327 S. Millwood
15	"	"	✓ Billy C. Naylor Patricia M. Naylor 2321 S. Millwood
16	"	"	✓ George Howard Bobbitt Edith Louise Bobbitt 2315 S. Millwood
1	-	De Witt	✓ R. V. Wells 1046 Lawrence Court
	A	Kerr-McGee Oil Industries Inc	X Oklahoma Stations Inc. Address Unknown <i>no address found</i>
1, 2, 3, except E 20' of each lot		Meyers Gardens <i>10-14-66 set. &amp; remailed 3801 N. St. Clair</i> <i>set &amp; remailed 10-12-66 1018 Vincent Lane</i>	✓ K. S. Stevens 138 S. Pinecrest ✓ M. M. Hammer <del>1018 Vincent Lane</del> ✓ Melvin L. Davis <del>2542 Somerset</del> ✓ Laurence R. Davis 7322 Elm Court ✓ M. Y. Blum 6511 Claytonia
4	"	"	✓ Philip F. Farha Gloria Farha 557 N. Armour
5 W½	"	"	✓ Orland A. Curfman Elva M. Curfman 345 Ida
5 E½	"	"	✓ Ray R. Barton Mattie G. Barton 1307 Haskill

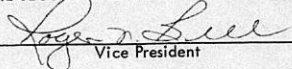
LOT	BLOCK	ADDITION	PROPERTY OWNER
6 W 58'	-	Meyers Gardens	✓ Howard T. McKinney 1325 Haskell
6 ex W 58'	"	"	Gerald H. Palmer Ruth D. Palmer X Address Unknown <i>no address found</i>
7 W 60'	"	"	X Administrator of Veterans Affairs
7 ex W 60'	"	"	✓ Kenneth M. Bruce Mildred V. Bruce 1329 Haskell
8 ex W 66'	"	"	✓ Ernest E. McIlvaine Bernadine Lois McIlvaine 1401 Haskell
8 W 66'	"	"	✓ Joe F. VonAchen Betty VonAchen 1403 Haskell
9 W 65'	"	"	✓ Charles E. Schen Mary F. Schen 4390 Bernita Drive
9 E 75'	"	"	✓ Joe L. Prichard Edith L. Prichard 1413 Haskell
10 & 11 ex W 140.52'	"	"	✓ Herschell E. Stockwell Alice M. Stockwell 1435 Haskell
11 N 140' E 70' W 140.52'	"	"	✓ Earl F. Berry Betty F. Berry 1441 Haskell
11 W 70.52' N 140'	"	"	✓ Walter J. Dye - 4744 S. Main Blanche Beaver, Calvin Chisholm, Trustees Wichita Indiana Methodist Church
11 W 140.52' ex N 140'	"	"	✓ Charles M. Esham Opal O. Eshom 2050 S. Santa Fe.
1, 2	-	Hugh Spencer	✓ Hugh S. Stevens Margaret E. Stevens 417 Lexington
1	-	Grace Baptist Church	✓ Grace Baptist Church 1414 W. Pawnee
1	-	Coleman & Detwiler	✓ Fount K. Hartley 1148 S. Hillside

LOT	BLOCK	ADDITION	PROPERTY OWNER
1	-	Dewitt 3rd	X Fount K. Hartley 1148 S. Hillside
1	-	Renollet 7th	/ Taco Grande, Inc. 857 S. Oliver
Beg. at NW corn of NE $\frac{1}{4}$ Sec 6-28-1E, thence E 860 ft; thence S 1320 ft; thence W 860 ft; thence N 1320 ft to beg.			/ Board of Education <i>428 S. Broadway</i>
N 230 ft of W 568.2 ft of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ Sec 5-28-1E			X Rosen Company, Inc. 139 N. Mead
Beg. 427.5 feet N and 30 ft E of SW corn. of NW $\frac{1}{4}$ of Sec 5-28-1E; thence E 350 ft; thence N 72 ft; thence W 350 ft; thence S 72 ft to beg.			X Catholic Diocese of Wichita 424 N. Broadway
Beg. 723.4 ft E and 530 ft N of SW corn. of NW $\frac{1}{4}$ Sec 5-28-1E; thence N 125 ft; thence E 191.5 ft; thence S 125 ft; thence W 191.3 ft to beg.			/ Kansas Gas & Electric Co. <i>201 N. Market</i>
Beg. 723.4 ft E of SW corn. of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ Sec. 5-28-1E; thence N 530 ft; thence E 383.4 ft; thence S 530 ft; thence W 383.4 ft to beg.			/ Trustees of First Seventh Day Adventist 302 S. Dodge
Beg. at SW corn. of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 5-28-1E; thence N 11.74 rods; thence E 69.33 rods; thence S 11.74 rods; thence W 69.33 rods; to beg., except the W 348.2 ft thereof			/ Ella Magers <del>Address unknown</del> <i>710 East Hulda McPherson, Ks.</i>
Beg. at SW corn of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ Sec 5-28-1E, thence E 348.2 ft; thence N 190.41 ft; thence W 348.2 ft; thence S 190.41 ft; to beg., except the W 288.2 ft thereof			X Rosen Company, Inc. 139 N. Mead
Beg. 530 ft N and 914.9 ft E of SW corn. of NW $\frac{1}{4}$ Sec. 5-28-1E; thence E 191.5 ft; thence N 125 ft; thence W 191.5 ft; thence S 125 ft to beg.			/ James Paton Armstrong Mabel Mary Armstrong 4623 S. Main
W 135.92 ft W $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ 31-27-1E			/ Arlie A. Johnson M. Elma Johnson 5916 Minnie
Beg. 660 ft N and 1320 ft W SE corn. SE $\frac{1}{4}$ 31-27-1E; N 160 ft; E 75 ft; S 160 ft; W 75 ft to beg. except 20 ft for road			/ Leon F. Brown Lois M. Brown 2610 Exchange
Beg. 660 ft N and 759 ft W of SE corn. SE $\frac{1}{4}$ 31-27-1E; N 330 ft; W 132 ft; S 330 ft; E 132 ft; to beg., except S 20 ft and except N 170 ft.			X Administrator of Veterans Affairs
Beg. SE corn. SW $\frac{1}{4}$ SE $\frac{1}{4}$ 31-27-1E; N parallel with E line Sec. 330 ft; W 132 ft; S 170 ft; E 50 ft; S 160 ft to S line Sec., E 82ft to beg, exc. S 30 ft for road.			/ James Paul Chapman Marie Chapman 1422 W. Pawnee

LOT	BLOCK	ADDITION	PROPERTY OWNER
Beg. 40 rods N and 34 rods W of SE corn. SE $\frac{1}{4}$ , 31-27-1E; N 20 rods; W 8 rods; S 20 rods; E 8 rods to beg., except S 20 ft.			✓ Robert L. Brown Gretchen M. Brown 1328 Haskell
Beg. 660 ft N. and 429 ft W of SE corn. SE $\frac{1}{4}$ 31-27-1E; N 165 ft; W 132 ft; S 165 ft; E to Beg.			X William S. Brenner Madeline C. Brenner 1320 Haskell
Beg. SE corn. 31-27-1E; N 149 ft; W 180 ft; S 149 ft; E 180 ft to beg., except streets			✓ W. H. Rex Box 334 Eldorado, Kansas
Beg. 884 ft N of SE corn. SE $\frac{1}{4}$ 31-27-1E; W 26 rods; N 102 ft; E 26 rods; S 102 ft to beg.			✓ J. D. Henning Grace G. Henning 311 S. Seneca
Beg. 30 ft N and 132 ft W of SE corn. of SW $\frac{1}{4}$ SE $\frac{1}{4}$ 31-27-1E; N 130 ft; E 50 ft; S 130 ft; W 50 ft to beg.			X Wayne K. Henderson Hallie Henderson Address unknown <i>no address found</i>
N 89 ft; W 380 ft; S 470 ft; Govt Lot 8, 32-27-1E			X West Side Church of Nazarene 2300 S. Seneca
Beg. 819.82 ft N SW corn. 32-27-1E; N 67 ft; E 300 ft; S 27 ft; W 300 ft to beg., except E 125 ft			✓ William W. Dean Bessie N. Dean 2244 S. Seneca

The Security Abstract and Title Co., Inc., hereby certifies the foregoing to be a true and correct list of property owners within 1,000 foot radius of property bounded on the North by Pawnee Avenue, on the South by Crawford Street, on the West by Elizabeth Street, and on the East by Seneca Street, as shown by the records in the office of the Register of Deeds of Sedgwick County, Kansas, on this the 21st day of September, A.D., 1966, at 7:00 A.M.

THE SECURITY ABSTRACT AND TITLE CO., INC.

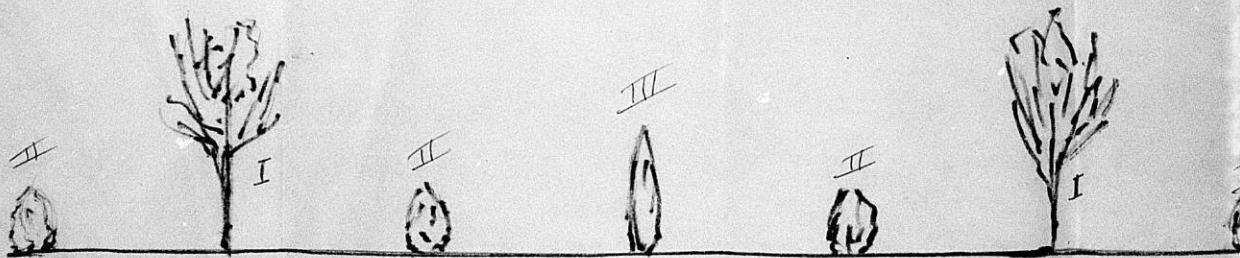
  
Vice President

Order No. 138461

PLANTING PROPOSAL FOR

WESTWAY SHOPPING CENTER

WICHITA KANSAS.



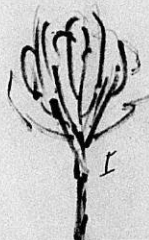
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II GOLDEN ARBORVITAE.

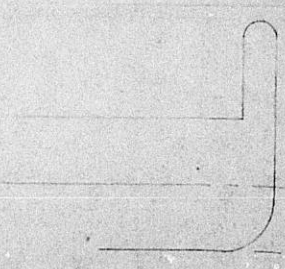
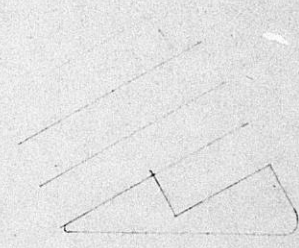
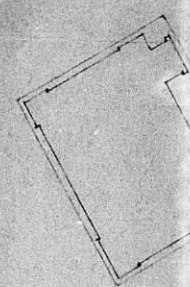
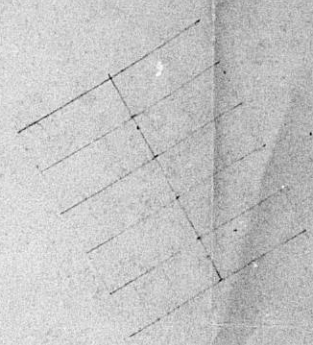
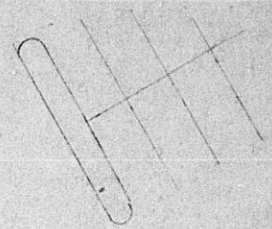
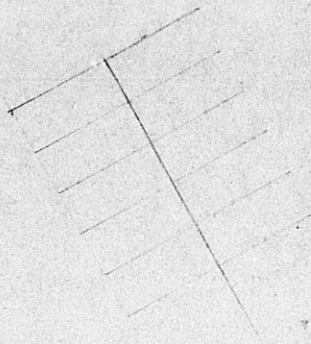
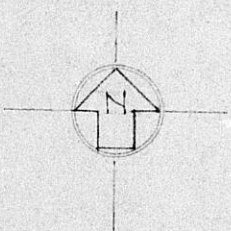
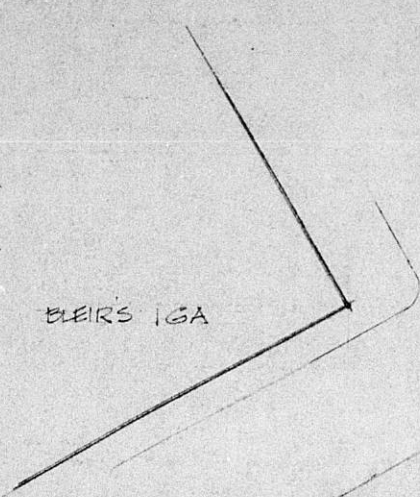
III UPRIGHT JUNIPER. CANBARTI

ALL ARE EVERGREEN TYPES

CENTER

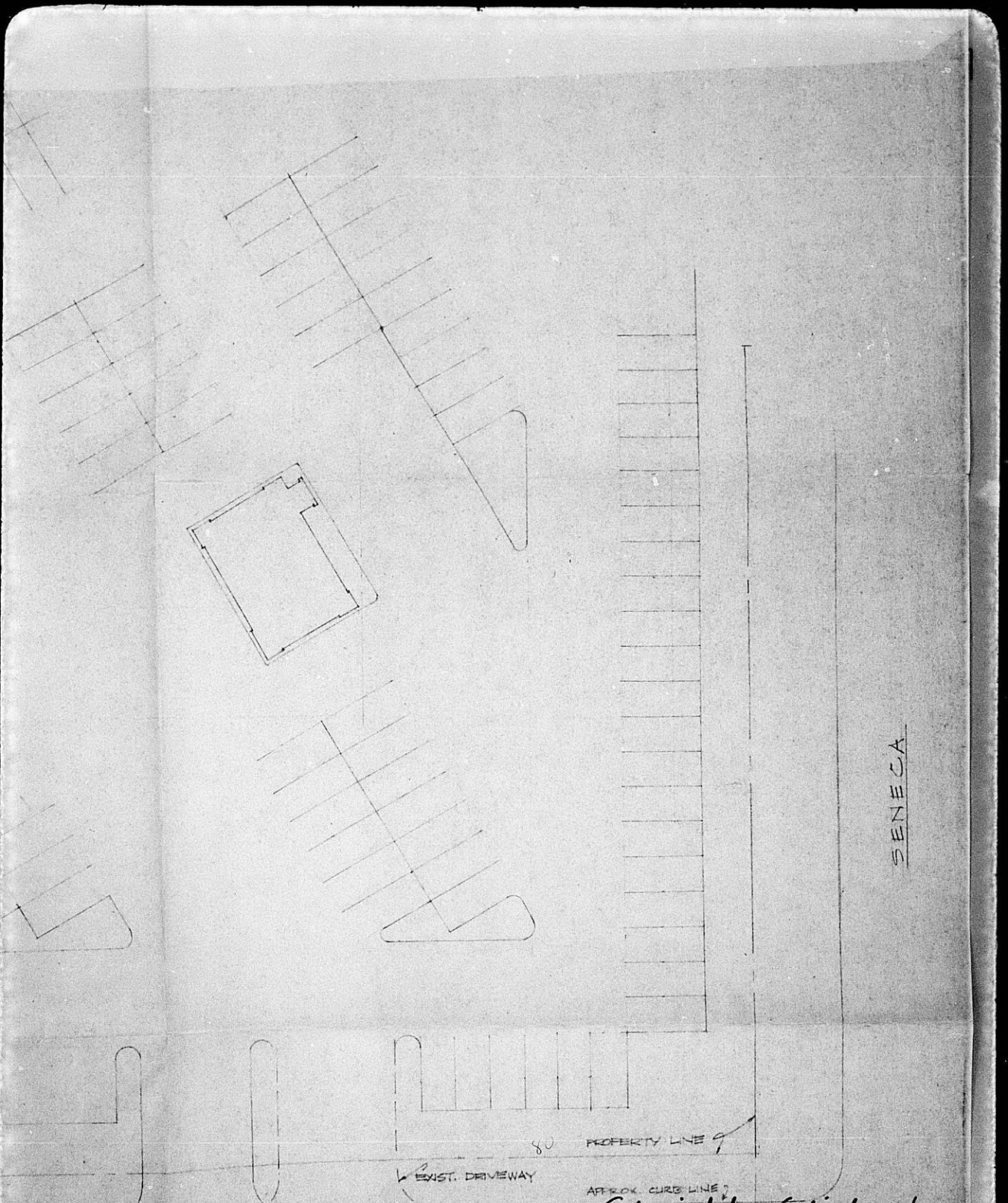


BEIRS IGA



CRAWFORD





SENECA

EXIST. DRIVEWAY

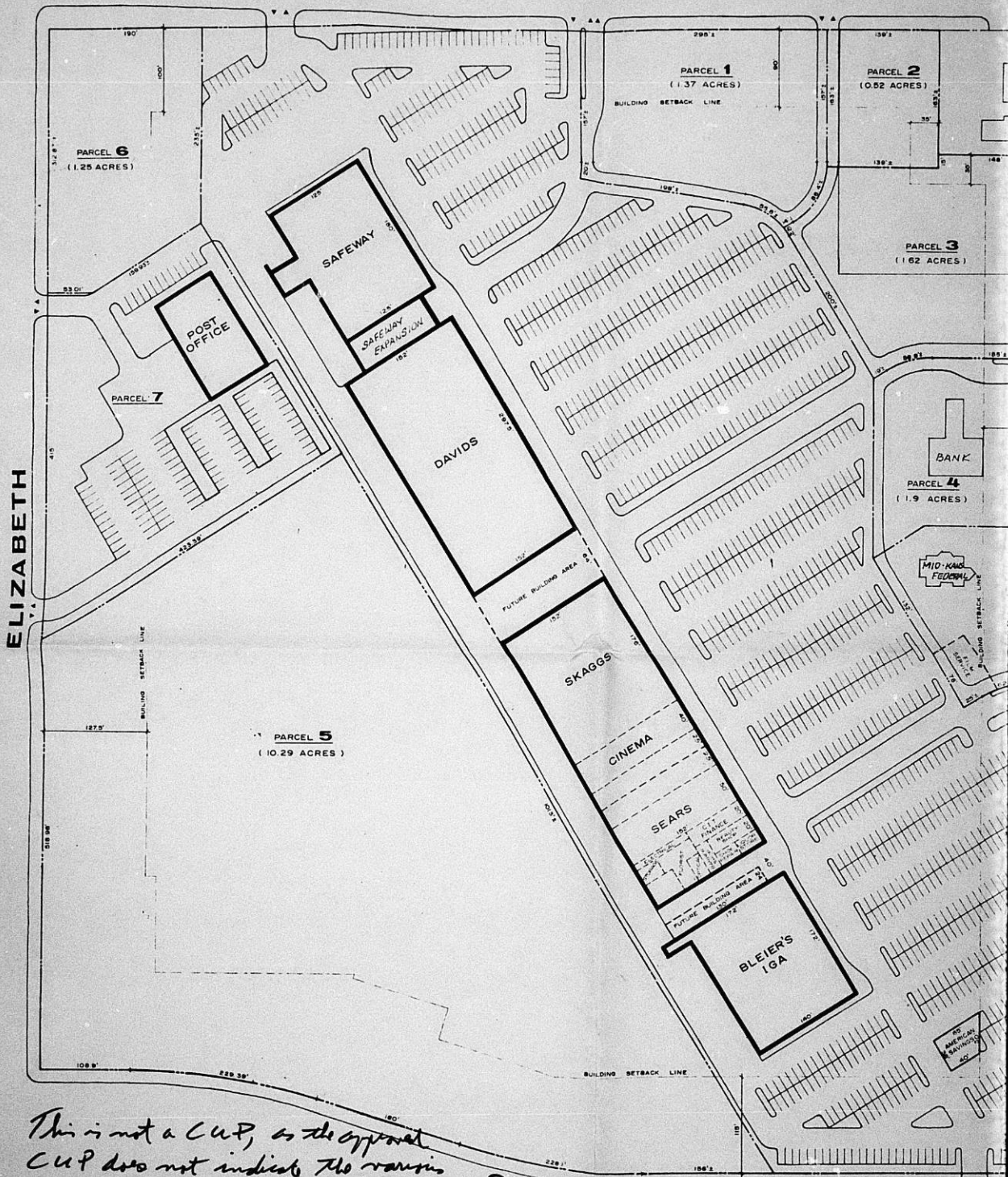
APPROX CURB LINE?

Administration Adjusted from  
 150' to 90' approved on  
 3/24/75 JHO

WOLFORD

WESTWAY BRANCH  
 AMERICAN SAVINGS  
 Wardell B. Parks & Sons Architects

PAWNEE



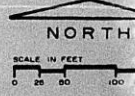
ELIZABETH

CRAWFORD

*This is not a CUP, as the approved CUP does not indicate the various parcels. For reference, the official CUP was approved in 1967 and is dated Aug 12, 1966. JH*

**WESTWAY SHOPPING CENTER**

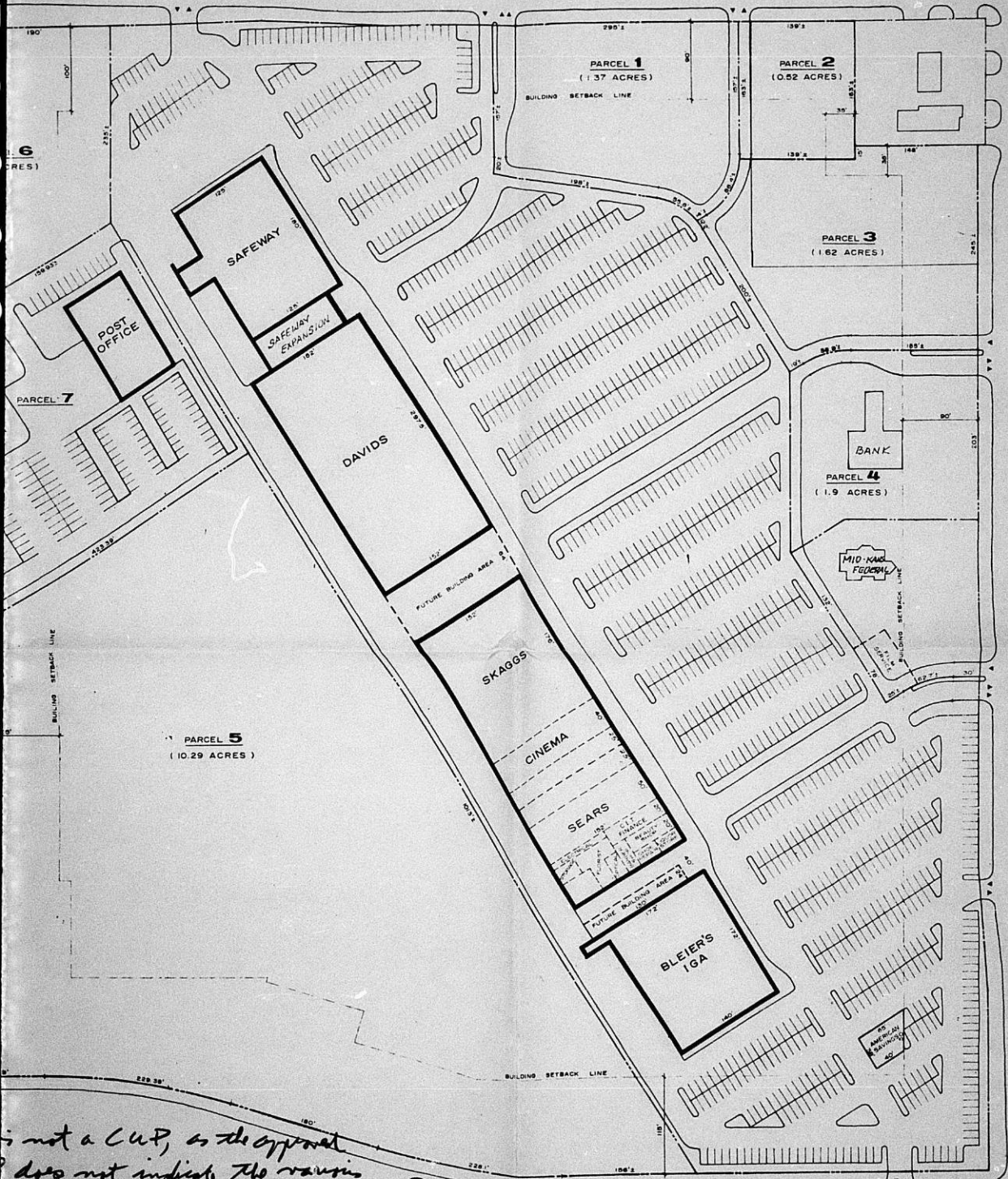
OWNER / DEVELOPER • PHIL RUFFIN



PARKING RATIO - 7.5 SP/AC

PAWNEE

N.E. Corner  
Sec 6, 28S, R1E

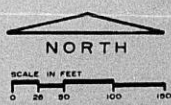


SENECA

is not a CUP, as the approval  
 does not indicate the various  
 For reference, the official CUP was  
 in 1967 and is dated Aug 12, 1966. JH

**WESTWAY SHOPPING CENTER**

OWNER / DEVELOPER • PHIL RUFFIN



PARKING RATIO • 7.3 SPACES / 1,000 SQUARE FEET

\*

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

Roll # 1

\*