

POSTED

10-30-80

DATE

ACTION

COMMITTEE

11-20-80

M.A.P.C.

Approved sub to
Administration

12-16-80

R.C.C./B.C.C.

Approved as
recommended

DP-4a - COMM-FBI
FILE #6 - Northeast corner of 110
St. North and Woodlawn Avenue

Map No. 5950C
Sec. 6
Twp. 27S
Range 2E

DATA SHEET
COMMUNITY UNIT PLAN

AMENDED FILE #6

DP - 46
Filed 10-22-80

Associated
Case: _____

APPLICATION REQUEST: Approval of proposed AMENDMENT #6
COMOTARA
(Residential) & Commercial Community Unit Plan.

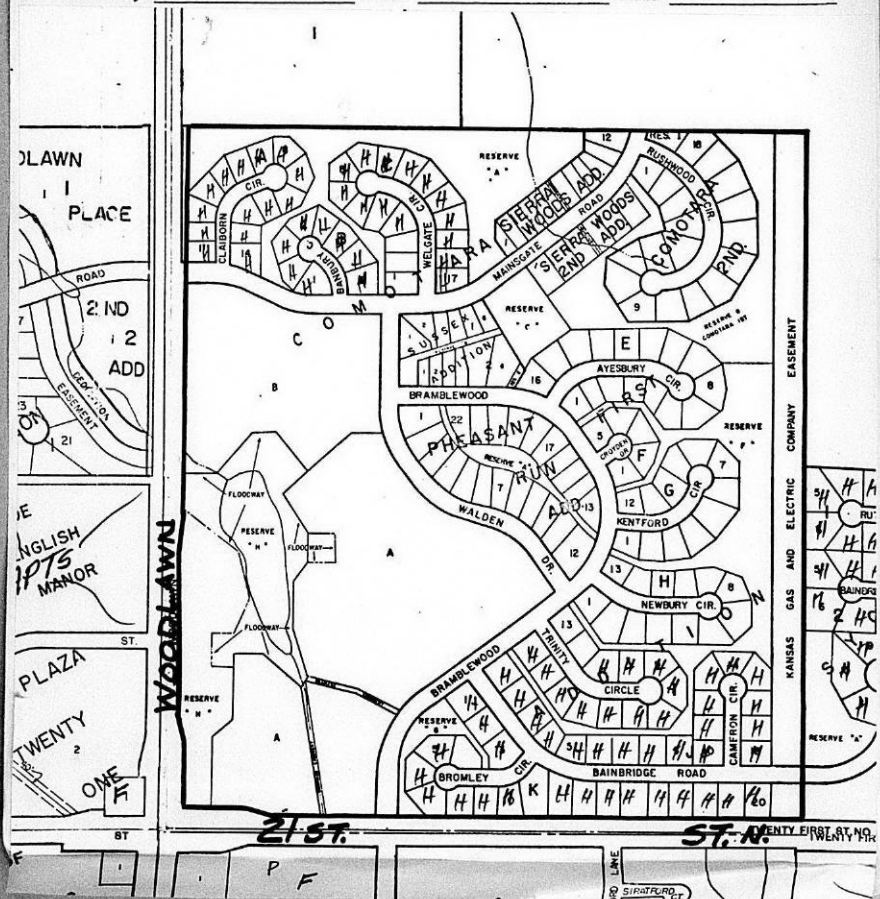
1. Applicant Alfred A. Caro, et al
Address 2400 N. Woodlawn, Suite 120, 67220 Phone 681-0529
2. Agent Keith Parker Associates
Address 239 Pattie, Suite 2, 67211 Phone 263-8261
3. General Location: Northeast corner of 21st St. North and Woodlawn Ave.
Address _____
4. Proposed Use: _____

AREA DATA:

1. Acres: 10 "LC" (1530 ft. by 2640 ft.)
2. Existing Zoning: "LC"
3. Land Use: East SINGLE FAM South SHOPPING CENTER
West APARTMENTS North UNDEVELOPED
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: SINGLE FAM - MULTI FAM
6. Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time DP-46



Map No. 5950C
Sec. 6
Twp. 27S
Range 2E

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AMENDED FILE #6
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(Residential)~~(Commercial)~~ Community Unit Plan.

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3. General Location: Northeast corner of 21st St. North and Woodlawn Ave.
Address _____
4. Proposed Use: _____

AREA DATA:

1. Acres: 10 (2530 ft. by 2640 ft.)
2. Existing Zoning "LC" Proposed Zoning _____
3. Area (is) (is not) platted. _____ Addition _____

HISTORY

PROCEDURE DATA

1. MAPC Meeting:

Date	Action
<u>11-20-80</u>	<u>Approved out to committee</u>

2. Governing Body

Date	Action
<u>12-16-80</u>	

NOTES: Mailed copy of first two pages of application to:
Robert L. Heath, Attorney, 450 Century Plaza Bldg., 67202

CASE FILE

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

November 6, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

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DP-46 - The southwest 1/4 of Section 6, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas. Generally located at the northeast corner of 21st Street North and Woodlawn Avenue.

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

1. A change in proposed uses for Parcel 1-B, located at the southeast corner of Woodlawn and Mainsgate Road from financial institutions to medical offices.
2. A change to the general provisions that would permit identity signs less than 15 feet to be placed within the commercial portion of this C.U.P.

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

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

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

Robert A. Lakin
Secretary

WICHITA-SEDGWICK COUNTY
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Robert A. Lakin
Secretary

662, CID

From Art Chambers MLD

Subject Administrative Adjustment to PARCEL 1-C, DP46

Date 2-8-82

Message Attached are two copies of the revised site plan as required by the letter dated 2-3-82.

SIGNED *Art*

DATE

Reply

SIGNED

NATIONAL 47-223 Made in U.S.A.

SENDER RETAIN THIS COPY

February 3, 1982

Robert B. Feldner, Superintendent of Central Inspection

Robert A. Lakin, Director of Planning

Request for Administrative Adjustment of 35 foot setbacks
on Parcel 1-C, DP-46 - Comotara Phase I C.U.P.

We are in receipt of a letter and site plan from Alfred A. Caro requesting an administrative adjustment to reduce the indicated 35 foot setback to 20 feet. The 20 feet corresponds to a utility easement that is being platted on Lot 7, Comotara Villages Addition. We have discussed the submitted site plan with Tom Jacob, the architect, who says his client agrees to adjusting the setback next to the lake only and not next to the apartments adjacent to Parcel 1. After reviewing the site plan and case file, I believe that the request is not a substantial deviation from the provisions of the C.U.P. I feel that the request should be granted subject to the following conditions:

1. The adjustment is granted from 35 feet to 20 feet for that portion of Parcel 1-C northeast of the existing lake on Parcel 1. The adjustment is not granted next to the apartments to the southeast.
2. No portion of the proposed building shall overhang or project into the 20 foot platted utility easement.
3. Submission of 4 corrected copies of the site plan reflecting the adjusted 20 foot setback along the lake. The revised site plan shall also reflect the driveway to Mainsgate as not being a major approach and only being 30 feet wide as required under Commercial General Provision No. 2.

Your signature of approval will indicate that you concur that this adjustment is not a substantial deviation of the intent and purpose of the C.U.P. By copy of this letter we will notify Tom Jacob, and others, that the request is approved subject to the conditions listed above and that four revised copies of the site plan need to be submitted by February 9, 1982.


Robert A. Lakin, Director of Planning

ATTEST:


Robert B. Feldner
Superintendent of Central Inspection

RAL:JHG:el

Page Two
Robert B. Feldner
February 3, 1982

cc: Alfred A. Caro, 2400 North Woodlawn
Suite 120, Wichita, Kansas 67220

Thomas D. Jacob, Architect
5920 East Central, Wichita, Kansas 67208

February 1, 1982

Robert Feldner, Superintendent
of Central Inspection

Robert Lakin, Director
Metropolitan Area Planning Department

RE: SETBACK ADJUSTMENT
COMOTARA - PHASE I
COMMUNITY UNIT PLAN

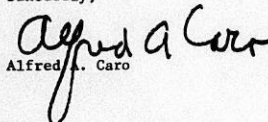
Dear Sirs:

This letter is to request an administrative adjustment of the thirty-five (35) foot building setback along the Lake of Parcel 1-C of the above referenced C.U.P. This setback request is to a twenty (20) foot setback that corresponds with the utility easement shown on Lot 7 of the Comotara Villages Plat.

Upon your approval of this administrative change, we will amend through the proper channels the unrecorded plat before filing.

Thank you for your consideration in this matter.

Sincerely,


Alfred A. Caro

AAC:km

cc: Jack Galbraith

ALFRED A. CARO • 2400 N. WOODLAWN • SUITE 120 • WICHITA, KANSAS 67220

THE CITY OF WICHITA

OFFICE OF Central Inspection Division DATE January 8, 1981

TO Jack Galbraith, Chief Planner
FROM James H. Jorgensen, Plans Examiner
SUBJECT DP-46 Amendments

I have no comments concerning the proposed amendments.

James H. Jorgensen

James H. Jorgensen,
Plans Examiner

JHJ:bg

RECEIVED

JAN 12 1981

METROPOLITAN PLANNING

ROUTE 15

January 2, 1981

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

DP-46 - Comotara Commercial and Residential C.U.P.
Generally located at the northeast corner of 21st
Street North and Woodlawn.

The Board of City Commissioners on December 16, 1980, considered the above captioned CUP. Their action was to approve the CUP subject to the following conditions:

- a. The maximum building coverage for Parcel 1-B shall be changed to read 30%.
- b. The following shall be added to General Provision No. 6: One identification sign is permitted in the front yard setback of Parcel 1-B along Woodlawn not to exceed 15 feet in height.
- c. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- e. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial and residential development and be binding upon the present owners, their successors and assigns, unless amended.

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

JHG:ADC:el

Attachments

Jack H. Galbraith
Chief Planner

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE November 19, 1980

TO Jack Galbraith, Chief Planner, Current Plans

FROM Dean Kruthof, CPO Administrative Aide

SUBJECT DP-46: Comotara Commercial and Residential Community Unit Plan, Northeast Corner of 21st Street North and Woodlawn Avenue

At its November 18 meeting, Area "I" CPO Council considered the captioned case. Robert Heath and Keith Parker were present representing the applicant. No one was present to oppose the proposed amendment.

Don Smiset, President of the Comotara Home Owners Association, reported that his association had met with the agent on November 17 and agreed to support the CUP amendment. The association was uncomfortable with the fact that no site development plan had been presented, however, the amendment as a whole was well received. Mr. Smiset listed six concerns of the association regarding the proposed development. These concerns are:

1. Architectural consistency with the rest of the commercial CUP.
2. No building in Parcel 1-B exceeding one story.
3. No rear storage or delivery areas.
4. Adequate parking to prevent overflow into neighborhood streets.
5. All outside storage areas be properly screened.
6. No flashing, neon, or other distracting un-professional signs be placed in Parcel 1-B.

The Council voted unanimously, 7-0, to recommend approval of this CUP amendment with MAPC staff comments as well as the comments of the Comotara Homeowners Association.

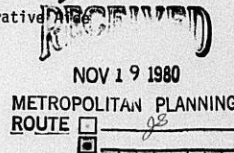
Please inform the MAPC of the Council's action and the filed comments when the case is considered on November 20. Thank you.

DK:m1

Noted:

Sarah Gilbert
Sarah Gilbert
Assistant CP Coordinator

Dean Kruthof
Dean Kruthof
CPO Administrative Aide



RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

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

CASE NO. DP-46

CONSIDERED BY MAPC: 11-20-80

REQUEST FOR: Approval of amendment to the Commercial and Residential
Community Unit Plan for Comotara

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To permit medical offices on a portion of the commercial area
of the C.U.P. that is located at the southeast corner of Woodlawn
and Mainsgate Road."

GENERAL LOCATION: Northeast corner of 21st Street North and Woodlawn Avenue.

LEGAL DESCRIPTION:

(see excerpt of Planning Commission minutes of
November 20, 1980)

APPLICANT: Alfred A. Caro, et al, 2400 N. Woodlawn, Suite 120.

AGENT FOR APPLICANT: Keith Parker, Keith Parker Associates, 239 Pattie,
Suite 2.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North, East and South, "AA"; West, "BB".

LAND USE: Existing, Offices & commercial shops; North, Single-family; East,
Single-family & apartments; South, Townhouses; West, Undeveloped.

CPO RECOMMENDATION:

None received.

PLANNING COMMISSION RECOMMENDATION:

That this amendment to the Community Unit Plan be approved subject to the
conditions as shown in excerpt from Planning Commission minutes of
November 20, 1980. Martens moved, Gardner seconded and it carried unanimously.
Hennessy, Jones, Lofton and Shook were absent.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area Planning
Commission and approve the Community Unit Plan subject to the recommended
conditions; or
2. Return the application to the Metropolitan Area Planning Com-
mission for its reconsideration. The City Commission states the following
reasons for its action.

EXCERPT FROM PLANNING COMMISSION MINUTES OF NOVEMBER 20, 1980

28. Case No. DP-46 - Alfred A. Caro, et al request approval of amendment to the Comotara Commercial and Residential Community Unit Plan for the southwest 1/4 of Section 6, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas. Generally located at the northeast corner of 21st Street North and Woodlawn Avenue.

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

COMMENTS:

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

In compliance with Section 28.04.190 of the Code of the City of Wichita, an application has been submitted proposing amendments to an approved residential and commercial C.U.P. at the northeast corner of 21st Street North and Woodlawn. The amended development plan shows the proposed changes which deals only with the commercial area of the C.U.P. and includes the following changes for Parcel 1B; the substitution of medical offices instead of financial institutions; an increase of the maximum permitted floor area to 21,000 square feet; and an increase in building coverage from 30% to 35%. A general provision allowing identity signs, not to exceed 15 feet in height, has been added.

2. Staff supports the proposed change in permitted uses for Parcel 1-B and is of the opinion that the changes to the floor area will not significantly impact surrounding properties. In regard to the building coverage, the Zoning Ordinance states that coverage shall not exceed 30% of the land area. Staff feels that the increase in coverage cannot be justified and should remain 30%.

Staff questions the wording of General Provision No. 11 that would permit 15 foot high signs anywhere in the commercial area. The proposed wording would permit signs in front of the building setback lines along Woodlawn; Mainsgate Road and Walden Drive, which conflicts with General Provision No. 6. If an identity sign is needed for the uses in Parcel 1-B General Provision No. 6 should be revised to permit one sign adjacent to Woodlawn.

3. Should the Planning Commission determine that the proposed amendments are appropriate the following are recommended conditions of approval.

- a. The maximum building coverage for Parcel 1-B shall be changed to read 30%.
- b. The following shall be added to General Provision No. 6: One identification sign is permitted in the front yard of Parcel 1-B along Woodlawn not to exceed 15 feet in height.
- c. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

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

GALBRAITH stated that the staff recommended approval of the application.

GARDNER expressed concern regarding the increase in floor area.

KEITH PARKER, representing the applicant, stated that initially they were considering 24,000 square feet, but in further review, the applicant felt that 21,000 square feet was agreeable and that he could build his facility and not cover over 30 percent of the area with building. He said that they have no objections to the staff comments. He mentioned that they had failed to catch the 5 percent increase of floor area and would change it back to 30 percent.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into account the character of the neighborhood, the zoning and uses of nearby property, the unsuitability of the subject property for the uses to which it has been restricted and considering the recommendations of staff; I move that we recommend to the governing body that the amendment to the Community Unit Plan be approved subject to the following conditions:

- A. The maximum building coverage for Parcel 1-B shall be changed to read 30%.
- B. The following shall be added to General Provision No. 6: One identification sign is permitted in the front yard of Parcel 1-B along Woodlawn not to exceed 15 feet in height.
- C. The development of this property shall proceed in accordance with the development plan as recommended for approval 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.
- D. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
- E. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial and residential development and be binding upon the present owners, their successors and assigns, unless amended.

Martens moved, Gardner seconded and it carried unanimously. Hennessy, Jones, Lofton and Shook were absent.

November 24, 1980

Keith Parker
Keith Parker Associates
239 Pattie, Suite 2
Wichita, Kansas 67211

Re: DP-46 - Amendment to Comotara
Residential & Commercial C.U.P.
Northeast corner of 21st Street
North and Woodlawn Avenue

Dear Mr. Parker:

At its regular meeting on November 20, 1980, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend the approval of the amended C.U.P. subject to the following conditions:

- a. The maximum building coverage for Parcel 1-B shall be changed to read 30%.
- b. The following shall be added to General Provision No. 6: One identification sign is permitted in the front yard of Parcel 1-B along Woodlawn not to exceed 15 feet in height.
- c. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
- d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.

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

It is necessary that we receive ten (10) corrected copies of the C.U.P. by December 5, 1980, so that subject case can be scheduled for consideration by the City Commission at its regular meeting of December 16, 1980. This meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

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

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sad

cc: Alfred A. Caro, 2400 North Woodlawn, Suite 120, Wichita 67220
Colby B. Sandlian, 435 North Broadway, Suite 201, Wichita 67202

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 11-20-80

Case No. DP-46 Request: Approval of Amendment to the Commercial part of the Comotara Phase I C.U.P.

Location: Northeast corner of 21st Street North and Woodlawn Avenue.

Reason: To permit medical offices on a portion of the commercial area of the C.U.P. that is located at the southeast corner of Woodlawn and Mainsgate Road.

Acres: 156.38 Size: 2610' x 2610'

	<u>Land Use</u>	<u>Zoning</u>
Existing	Offices & commercial shops	"LC"
North	Single-family	"AA"
East	Single-family & apartments	"AA"
South	Townhouses	"AA"
West	Undeveloped	"BB"

Platted: Yes

History:

Z-1434	"AA" & "LC" to "LC" & "AA"	9-28-72	MAPC	Approved
		10-17-72	BCC	Approved
DP-46	Originally approved in 1972			
	Amended twice in 1974, once in 1976 and 1977			
	Most recent amendment	5-10-79	MAPC	Approved
		6-05-79	BCC	Approved

COMMENTS:

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

In compliance with Section 23.04.190 of the Code of the City of Wichita, an application has been submitted proposing amendments to an approved residential and commercial C.U.P. at the northeast corner of 21st Street North and Woodlawn. The amended development plan shows the proposed changes which deals only with the commercial area of the C.U.P. and includes the following changes for Parcel 1B: the substitution of medical offices instead of financial institutions; an increase of the maximum permitted floor area to 21,000 square feet; and an increase in building coverage from 30% to 35%. A general provision allowing identity signs, not to exceed 15 feet in height, has been added.

2. Staff supports the proposed change in permitted uses for Parcel 1-B and is of the opinion that the changes to the floor area will not significantly impact surrounding properties. In regard to the building coverage, the Zoning Ordinance states that coverage shall not exceed 30% of the land area. Staff feels that the increase in coverage cannot be justified and should remain 30%.

Staff questions the wording of General Provision No. 11 that would permit 15 foot high signs anywhere in the commercial area. The proposed wording would permit signs in front of the building setback lines along Woodlawn; Mainsgate Road and Walden Drive, which conflicts with General Provision No. 6. If an identity sign is needed for the uses in Parcel 1-B General Provision No. 6 should be revised to permit one sign adjacent to Woodlawn.

3. Should the Planning Commission determine that the proposed amendments are appropriate the following are recommended conditions of approval.
 - a. The maximum building coverage for Parcel 1-B shall be changed to read 30%.
 - b. The following shall be added to General Provision No. 6: One identification sign is permitted in the front yard of Parcel 1-B along Woodlawn not to exceed 15 feet in height.
 - c. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - d. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for their consideration.
 - e. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial and residential development and be binding upon the present owners, their successors and assigns, unless amended.

DP-46 - 249 - "Notice to Adjoining Property Owners" mailed 11-6-80 for
the MAPC meeting for 11-20-80.

1 (including map) to CPO Office

250 TOTAL

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

November 6, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, November 20, 1980, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider an application for amendment to the COMOTARA COMMERCIAL AND RESIDENTIAL COMMUNITY UNIT PLAN, for property legally described as follows:

DP-46 - The southwest 1/4 of Section 6, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas. Generally located at the northeast corner of 21st Street North and Woodlawn Avenue.

The Development Plan of this area originally approved in October 1972, and as amended in February 1974, October 1974, January 1977 and June 1979, has been resubmitted as required under the Community Unit Plan provisions of Section 28.04.190 of the City Zoning Ordinance of the City of Wichita. The Development Plan is on file in the Planning Department Office, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas, and is available for public information and review.

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

1. A change in proposed uses for Parcel 1-B, located at the southeast corner of Woodlawn and Mainsgate Road from financial institutions to medical offices.
2. A change to the general provisions that would permit identity signs less than 15 feet to be placed within the commercial portion of this C.U.P.

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

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

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

Robert A. Lakin
Secretary

November 5, 1980

Keith Parker Associates
239 Pattie, Suite 2
Wichita, Kansas 67211

Re: DP-46 - Comotara Commercial and
Residential C.U.P. Generally
located at the northeast corner
of 21st St. North & Woodlawn Ave.

Dear Keith:

We have reviewed the proposed amendments to the existing commercial and residential C.U.P. at the above location and the following are our comments regarding the project.

Generally we are supportive of the proposed change from financial institutions to medical offices as permitted uses on Parcel 1-B. You will need to change the floor area ratio figure to 35% in order for it to correspond with the maximum amount of square feet permitted.

In regard to General Provision #11, we question the need for identification signs up to 15 feet in height for Parcels 1-B and 1-C. We feel that if identification or directional signs are needed, they should not exceed five square feet in area and not be over five feet in height. This would allow identification of the various offices without being visible from surrounding residential areas. General Provision #11 should be changed to reflect the above conditions.

OK The only other comment we have at this time is that the words "administrative adjustment" should be deleted from the parcel descriptions for Parcels 2 and 3.

Page Two
Keith Parker
November 5, 1980

These are the comments we have at this time. We have scheduled this item for consideration by the Planning Commission on November 20, 1980, and it is necessary that we receive fourteen (14) amended copies of the plan by November 10, 1980. If you have any questions, please call me or Art Chambers.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ADC:e1

cc: Alfred A. Caro, 2400 N. Woodlawn, Suite 120, 67220
Colby B. Sandlian, 435 N. Broadway, Suite 201, 67211

MAP 59500
sec U
T275
R2E
pmed
KC

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.

DP-46 Amended
File # 6

- I. Name of applicant or applicants and/or their agent or agents. *File # 6*
- a. Applicant Alfred A. Caro 67210
Address 2400 No. Woodlawn, Suite 120, Wichita, Ks. Phone 681-0529
Agent Keith Parker Associates
Address 239 Pattie, Suite 2, Wichita, Ks. 67211 Phone 263-8261
- b. Applicant Colby B. Sandlian
Address 435 No. Broadway, Suite 201, Wichita, Ks. Phone 263-0118
Agent Keith Parker Associates
Address 239 Pattie, Suite 2, Wichita, Ks. Phone 263-8261
- 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 te and legally described as Lot(s) 4, Block(s) _____, Comotara Villages Addition.
(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

use this legal
S¹/₄ T275 R2E

- II.B There are 10 acres (round to nearest tenth) in the above described property.

III. This property is located at (address) Mainsgate and Woodlawn.

The general location is (use appropriate section)

- a. at the Southeast Corner corner of Mainsgate and Woodlawn
and _____; or
- b. on the _____ side of _____ (Ave.,
Street) between _____ (Ave., Street) and
_____ (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.

Keith Parker Associates
By [Signature] Authorized Agent (if any) By _____ Authorized Agent (if any)

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

V. OFFICE USE ONLY

This application ^{filed fee} was received at the Planning Department at
2:00 (~~AM~~, PM) on Oct. 22 1980 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ 200.

[Signature] Name
Sr. Planner Title

OWNERSHIP LIST

Lot	Addition	Property Owner
lots 1 and 2, Block 1	Sussex Addition	✓ Robick Enterprises, a partnership 436 N. Pershing 67208
lot 3, Block 1	Same	✓ Robert C. Goldenberg and Judith E. Plaskow 6711 Maingate 67226
lot 4, Block 1	Same	✓ David M. Doden and Mary Ellen Doden 6715 Mainsgate 67226
lots 5 and 6 Block 1	Same	✓ Larry A. Ball 6721 Maingate Wichita, Kansas 67226
lot 1, Block 2	Same	✓ Mary L. Hattan Address Unknown 2438 Bramblewood 67226
lot 2, Block 2	Same	✓ Betty J. Kell 2434 Bramblewood 67226
lot 4, Block 2	Same	✓ Allen N. Hinners and Margaret Ann Hinners 2426 Bramblewood 67226
lot 3, Block 2	Same	✓ Mary J. Yager 2430 Bramblewood 67226
That part of lot 5, Block 2, Sussex Addition described as beginning at the SW corner of said lot 5; thence east along the south line of said lot 5, 37.81 feet; thence north at right angles 83.3 feet; thence NWly 86.72 feet to a point on the northerly line of said lot 5, said point being, 40.85 feet NEly of the NW corner of said lot 5; thence SWly, 40.85 feet to the NW corner of said lot 5; thence southerly and south along the west line of said lot 5, 157.25 feet to pob.		✓ Thomas C. Leavitt 2424 Bramblewood 67226
lot 5, Block 2 except above tract	Same	Returned - no other address ✓ Sussex Corporation 6511 East-Murdock 67206
lot 6, Block 2	Same	✓ Marjorie A. Dix 2416 Bramblewood 67226
Reserves D & E	Same	✓ Comotara Homeowners Association Inc. 2225 Hathway Circle 67226

Lot	Addition	Property Owner
lot 1 and SWly 12 ft lot 2	Sierra Woods	✓ Donald K. Allen and Verna M. Allen 6804 Mainsgate 67220 ⁶
Nely 38 ft lot 2 SWly 9 ft lot 3	Same <i>Returned no other address</i>	✓ English Piper and Marceline Piper 2200 South Rock Road 67207 6810 Mainsgate 67226
NE 41 ft lot 3 SW 5 ft lot 4	Same	✓ Michael R. Smith and Kathleen M. Smith 505 N. Rock Road, Apt. 826 67206
Nely 45 ft lot 4 SWly 2 ft lot 5	Same <i>Acant 11-17 to: 6822 Mainsgate 67227</i>	✓ Michael D. Archer and Sharon S. Archer 9100 East Harry 67207
NE 48 ft lot 5	Same	✓ Boyd W. Whittecar and Carol A. Whittecar 6828 Mainsgate Road 67226
lot 6 and SW 7 ft lot 7	Same	✓ Paul E. Schwarz and Mary Janet Schwarz 6834 Mainsgate Road 67220 ⁶
Nely 57 ft lot 7 all lot 8	Same	✓ James C. Mershon, M.D. Beverly S. Mershon 1035 N. Emporia 67214
lot 9	Same	✓ William T. Curtin and Betty L. Curtin 6852 Mainsgate 67220 ⁶
lot 10	Same	✓ Thomas P. Carr & Dorothea J. 6858 Mainsgate Rd. 67220 ⁶
lot 11	Same	✓ Merle Howard Quig and Betty L. Quig 6904 Mainsgate Road 67220 ⁶
lot 12	Same	✓ Samuel S. Williamson III Cheryl A. Williamson 6910 Mainsgate Road 67220 ⁶
lot 1	Hinkle Addition	✓ Jack B. Hinkle Union Center Building 6720
The East Half of the NW $\frac{1}{4}$ of Section 6-27-2E		✓ Wichita Development Co. 2225 Hathway Circle 67226
The East Half of the NE $\frac{1}{4}$ of Section 1-27-1E		✓ Unified School District No. 259 428 South Broadway 67202

Lot	Addition	Property Owner
lot 7, Block L	Comotara Second Addition <i>Recent 11-17-70: 6941 Redwood Cir. 67226</i>	Stanley L. Carlton and Linda L. Carlton 924 Fabrique 67218
lot 8, Block L	Same	Mark H. Long and Connie M. Long 920 South Rock Road 67200
lot 9, Block L	Same	Manuel Francisco Gonzalez Mary Elizabeth Gonzalez 1035 N. Emporia 67214
lots 1 thru 52 inclusive	The Meadows	Wichita Development Co. 2225 Hathway Circle 67228
lot 1, Block 1	Woodlawn Place 2nd Add.	Fidelity Development Inc. 229 South Market 67202
lot 1, Block 2	Same	Same
lot 1, Block 1	Woodlawn Place Addition	Same
lots 14 thru 27 Block 1	Woodlawn Place 4th Addition	Fidelity Investment Co. 229 South Market 67202
lots 3, 4, 5, 6 and 9 thru 17, Blk 2	Same	Same
lot 1, Block 1	Olde English Manor <i>no address available</i>	Wes Pac Investors Trust a California Real Estate Investment Trust
lot 2	Plaza Twenty One Addition	Arthur O. Schreck and Clara 2013 N. Parkwood Lane 67208
lot 3, Block 4	Third Addition to Crestview Heights	Houston L. Haynes and Jerine J. Haynes 2317 N. Grove 67219
lot 4, Block 4	Same	Randolph L. Moon and Cynthia R. Moon 2337 Farmstead 67220
		Charles R. Crawley and Marjorie M. Crawley 733 Doreen 67206

Lot	Addition	Property Owner
lot 7, Block B	Comotara First Addition	✓ E. A. Sanders and Kathryn D. Sanders 2510 Banbury Circle 6722 6
lot 8, Block B	Same	✓ Huey A. Seyforth and D. Voncile Seyforth 2500 Banbury Circle 6722 6
lot 1, Block C	Same	✓ Dwight D. Murphy and Virginia S. Murphy 2501 Welgate Circle 6722 6
lot 2, Block C	Same	✓ J. Christopher Pruitt and Ann M. Pruitt 2517 Welgate Circle 6722 6
lot 3, Block C	Same	✓ Max R. Sutton 2525 Welgate Circle 6722 6
lot 4, Block C	Same	✓ Donald R. Arnold and Virginia E. Arnold 2535 Welgate Circle 6722 6
lot 5, Block C	Same	✓ Jimmy Webber Franklin and Sally Franklin 2545 Welgate Circle 6722 6
lot 6, Block C	Same	✓ Daryl D. Anderson and Karen L. Anderson 2555 Welgate Circle 6722 6
lot 7, Block C	Same	✓ Robert L. D. Fleeman and Barbara J. Fleeman 2563 Welgate Circle 6722 6
lot 8, Block C	Same	X Darrell V. Thompson Address Unknown
lot 9, Block C	Same	✓ Lamar B. Roemer and Gloria 2564 Welgate Circle 6722 6
lot 10, Block C	Same	✓ Robert A. De Moss and Eleanor P. De Moss 2558 Welgate Circle 6722 6
lot 11, Block C	Same	✓ Orville R. Taylor and Beverly J. Taylor 2550 Welgate Circle 6722 6
lot 12, Block C	Same	X Robert E. Miller Address Unknown by 2544 Welgate Cir. 6722 6
lot 13, Block C	Same	✓ Thomas A. Williams and Karen J. Williams 2538 Welgate Circle 6722 6
lot 14, Block C	Same	✓ Bertha Olive Morgan 2530 Welgate Circle 6722 6

Lot	Addition	Property Owner
lot 15, Block C	Comotara First Addition ✓	J. D. Kerr and Darla Dee 2524 Welgate Circle 67226
lot 16, Block C	Same	Terrance L. Stokka and Artha L. Stokka 2518 Welgate Circle 67226
lot 17, Block C	Same ✓	Bruce W. Wilgers and Karen Wilgers 2500 Welgate Circle 67226
Reserve B except that portion platted as Comotara 2nd Addition, Comotara First Addition		Comotara Homeowners Assoc. 2225 Hathway Circle Inc. 67226
Reserve A	Comotara First Addition	Same
Reserve C	Same	Same
Reserve H	Same	Same
Reserve G	Same	Same
lot 1, Block E	Same	✓ William John Carraway II 6809 Ayesbury Circle 67226
lot 2, Block E	Same	✓ Vernon R. Miller and Mary Frances Miller 6821 Ayesbury Circle 67226
lot 3 except the West 5 ft, Block E	Same	* Philip L. Holdomb Address Unknown
lot 4, Block E	Same	Returned part to 1142 Valley road Andrews-Wood Inc. 232 North Seneca 67203
lot 12, Block E	Same	67212 Richard B. Wells and Lindsay W. Wells 6844 Ayesbury Circle 67226
lot 13, Block E	Same	✓ Harold J. Pfountz and Judith M. Pfountz 6834 Ayesbury Circle 67226
lot 14, Block E	Same	✓ Richard L. Dreiling and Bob Jane Dreiling 6824 Ayesbury Circle 67226
lot 15, Block E	Same	William B. Richter and Alice M. Richter 6814 Ayesbury Circle 67226
lot 16, Block E	Same	Michael W. Dart and Sammie J. Dart 6806 Ayesbury Circle 67226
lot 1, Block F	Same	James R. Cook and Shirley A. Cook 6905 Croyden Circle 67226

Lot	Addition	Property Owner
lot 2, Block F	Comotara First Addition	✓ Le Chung Cheng and Mei Yao Cheng 6915 Croyden Circle 67226 ⁶
lot 3, Block F	Same	✓ Dong W. Cho and Jinyoung K. Cho 6925 Croyden Circle 67226 ⁶
lot 4, Block F	Same	✓ Ronald E. Van Huss and Lynne M. Van Huss 6922 Croyden Circle 67226 ⁶
lot 5, Block F	Same	✓ Steven W. Jacobson and Susan A. Jacobson 6912 Croyden Circle 67226 ⁶

lot 1, Block A Same D Wichita Development Co.
2225 Hathway Circle 67226

lot 2, Block A Same Same

lot 3, Block A Same Same

lot 1, Block X *Resent 11-17-67 6707 Bainbridge 67226* X Louis K. Blomquist and
Marcheta M. Blomquist
3120 North St. - Clair 67204

Part of Lot 4, Block A, Comotara First Add. ✓ Tryon S. Lindabury
described as beg. at the rear corner common
to lots 4 and 5, thence SWly along the rear
line of said lot 4, 6 feet; thence SEly 55.75
feet to a point on the lot line common to said
lots 4 and 5, said point being 55.84 feet
NWly from the front corner common to said
lots 4 and 5, thence NWly 55.85 feet to beg. 2533 Claiborn Circle ~~67226~~
67226

lot 4, Block A, Comotara First Addition, X James K. Goldsmith and
except above described tract, and part of
lot 5, Block A, Comotara First Addition,
described as beg. at the front corner common
to lots 4 and 5, thence NEly along the front
line of said lot 5, 6 feet; thence NWly 55.29
feet to a point on the lot line common to said
lots 4 and 5, said point being 55.84 feet NWly
from beginning; thence SEly 55.84 feet to beg. ~~2532 Banbury Circle~~
~~67226~~
Resent 11-17-67
2527 Claiborn Cir 67226

lot 5, Comotara First Addition, except above D Tryon S. Lindabury
described tract and except that deed 167-1454 2533 Claiborn Circle ~~67226~~
67226

Lot	Addition	Property Owner
Part of lot 6, Block A,	Comotara First Addition	Tryon S. Lindabury 2533 Claiborn Circle 67220-67226
described as beginning at the front corner common to lots 5 and 6, Thence easterly along the front line of said lot 6, 6 feet; thence NWly 55.03 feet to a point on the line common to said lots 5 and 6, said point being 55.23 feet NWly from beginning; thence SEly 55.23 feet to beginning (film 167 page 1453)		
Part of lot 5, Block A,	Comotara First Addition	Jesse W. Jones and Sherianne H. Jones Address Unknown 2541 Claiborn Cir. 67226
described as beginning at the rear corner common to lots 5 and 6, thence SWly along the rear line of said lot 5, 6 feet; thence SEly 64.88 feet to a point on the line common to said lots 5 and 6, said point being 55.23 feet NWly from the front corner common to said lots 5 and 6; thence NWly 66.57 feet to beginning (film 167 page 1454)		
lot 7, Block A	Comotara First Addition	Steven B. Acker and Constance Acker 2549 Claiborne Circle 67226
lot 8, Block A	Same	Don V. Smiset and Gail N. Smiset 2555 Claiborne Circle 67226
lot 9, Block A	Same	Raymond R. Rogers and Jo Ann Rogers 2558 Claiborne Circle 67226
lot 10, Block A	Same	Kenneth H. Burge and Karen S. Burge 2550 Claiborne Circle 67226 67226
lot 11, Block A	Same	Ross Marsh and Janet A. 2540 Claiborne Circle 67220x6
lot 12, Block A	Same	F. Torey Southwick and Patricia A. Southwick 2530 Claiborn Circle 67220x6
lots 13 and 14 Block A	Same	Returned - 190 other address Robert H. Mickel and Bernice H. Mickel 2200 South Rock Road 67207 2500 Claiborne Cir. 67226
lot 1, Block B	Same	Marlyn L. Brock & J. Sue Address Unknown
lot 2, Block B	Same	Returned - sent to: 2523 Banbury 67226 Donald G. Bowles and Janet 3834 N. Clarence 67204
lot 3, Block B	Same	Daniel J. Thorning & Sandra 2531 Banbury Circle 67220-6
lot 4, Block B	Same	Alfonso R. Calvo and Maria Stella Calvo Address Unknown 2537 Banbury 67226

Lot	Addition	Property Owner
lot 5, Block B	Comotara First Addition	Richard J. Flaker and Patricia R. Flaker 2526 Banbury Circle 67226-6
lot 6, Block B	Same	Mark William Guilds and Brenda Guilds Kinnison 2520 Banbury Circle 67226-6
lot 1, Block G	Same	Bill G. Suhm dba Boss Construction, K.S.B. & T. Building 67202
lot 11, Block G	Same	Maurice Cox and Marjorie 6920 Kentford Circle 67220
lot 12, Block G	Same	Francisco C. Rausa Jr. and Elisa M. Rausa Address Unknown
lot 1, Block H	Same	Bradley K. Brownlee and Dorothy J. Brownlee 803 North Battin 67208
lot 13, Block H	Same	Eugene P. Friedman 6906 Newbury Circle 67226-6
lot 1, Block I	Same	Dennis R. Kuhn and Connie T. 6805 Trinity Circle 67220
lot 13, Block I	Same	Jernal L. Miller and Elizabeth A. Miller Rt. 3, Newton, Kansas
lot 1, Block J	Same	Darryl L. Veach and Davia M. Veach 6706 Bainbridge 67220-6
Lot B	Comotara First Addition	Alfred A. Caro 356 North Rock Road 67206 Colby B. Sandlian 435 North Broadway 67202
lot 1	Sierra Woods 2nd Add.	Jeanette R. Holmes 3934 East Elm 67208
lots 2 and 3	Same	Larry K. Kuhlman and Marilyn K. Kuhlman 1502 Robin Ridge Circle 67202
lots 4 and 5	Same	Wichita Development Co. 2225 Hathway Circle 67220-6
lots 14 thru 27, Block 1	Woodlawn Place 4th Addition	Fidelity Investment Co. 229 South Market 67202
lots 3,4,5,6 and 9 thru 16, Blk 2	Same	Same

Returned - sent to: 14901 Timber Lake 67230

Returned - sent to: 6905 Newbury Cir. 67226

Ret. 11-19 (meeting tomorrow)
correct add: 6804 Trinity Cir 67226
Spent a note in the notice. 22 is 684-6892

Lot	Addition	Property Owner
<p>All of lot 1, Pheasant Run Addition, except beginning at the NW corner of said lot 1, thence east to the NE corner of said lot 1, a distance of 150.00 feet; thence south, a distance of 15.69 feet; thence along a curve to the left, said curve having a radius of 173.10 feet, a distance of 25.99 feet; thence West-SW to the West line of said lot 1, a distance of 150.51 feet; thence along a curve to the right, said curve having a radius of 323.10 feet, a distance of 59.71 feet, thence north a distance of 15.69 feet to pob.</p>		<p>✓ Charles S. Cornfield Jacque M. Cornfield 2428 Walden Drive 67220 6</p>
<p>That portion of lot 1, Pheasant Run Addition excepted in above deed</p>		<p>✓ James Robert Mullen 550 West Central, Apt. 1114 67203</p>
<p>lot 2, Pheasant Run Addition, except that portion described as: from the westerly corner of said lot 2, SE on the SW line of said lot 2, said line being a curve to the left with a radius of 323.10 feet, a distance of 47.59 feet to the pob, thence on the SW line of said lot 2, said line being a curve to the left with a radius of 323.10 feet, a distance of 47.60 feet to the southerly corner of said lot 2; thence NE on the SE line of said lot 2, a distance of 150.00 feet to the easterly corner of lot 2; thence on the NE line of said lot 2, said line being a curve to the right with a radius of 173.10 feet, a distance of 25.50 feet; thence SW a distance of 150.00 feet to the point of beginning</p>		<p>✓ Donald E. Copenhaver and Shirley A. Copenhaver 2426 Walden Drive 67220 6</p>
<p>That portion of lot 2, Pheasant Run Addition excepted in above deed</p>		<p>✓ Craig P. Meis and Vicki L. 2424 Walden 67220 6</p>
<p>A portion of lot 3, Pheasant Run Addition, beginning at the westerly corner of said lot 3, thence NEly on the NWly line of said lot 3, a distance of 150.00 feet to the northerly corner of said lot 3; thence SEly on the NEly line of said lot 3, said line being a curve to the left, said curve having a radius of 173.10 feet; a distance of 11.50 feet; thence continuing on the said NEly line of said lot 3, a distance of 20.42 feet thence SWly a distance of 150.00 feet to the SWly line of said lot 3, a distance of 20.19 feet; thence NWly on the SWly line of said lot 3, said line being a curve to the right, said curve having a radius of 323.10 feet, a distance of 21.47 feet to the pob.</p>		<p>✓ Frank K. Galbraith 2422 Walden 67220 6</p>

Lot

Addition

Property Owner

Beginning at the Southerly corner of lot 3, Pheasant Run Addition, thence NWly on the SWly line of said lot 3 a distance of 33.21 feet, thence NEly a distance of 150 feet to the NEly line of lot 3, thence SEly on said NEly line lot 3, a distance of 32.98 feet to the Easterly corner of said lot 3, thence SWly on SEly line lot 3, a distance of 150 feet to the point of beginning

✓ Merle J. Zook and
Ruth E. Zook
2420 Walden Drive 67228
6

A portion of lot 4, Pheasant Run Addition described as: Beg. at the Westerly corner of said lot 4; thence NEly along the NWly line of said lot 4, a distance of 150 feet to the Northerly conre of said lot 4; thence SEly along the NEly line of said lot 4, a distance of 17.84 feet; thence continuing on the NEly line of said lot 4 on a curve to the left, said curve having a radius of 173.10 feet, a distance of 9.48 feet; thence SWly a distance of 151.25 feet to the SWly line of said Lot 4; thence NWly on the SWly line of said lot 4, said line being a curve to the right with a radius of 323.10 feet, a distance of 28.88 feet; thence continuing on the SWly line of said lot 4 a distance of 17.84 feet to the point of beginning

✓ Ronald A. Neal
Address Unknown
2418 Walden, 67226

A portion of lot 4, Pheasant Run Addition, described as: Beg. at the southerly corner of said lot 4; thence NWly along the SWly line of said lot 4; said line being a curve to the right with a radius of 323.10 feet, a distance of 42.60 feet; thence NEly addistance of 151.25 feet to the NEly line of said lot 4; thence SEly along the NEly line of said lot 4, said line being a curve to the left with a radius of 173.10 feet, a distance of 28.82 feet to the easterly corner of said lot 4; thence SWly along the SEly line of said lot 4, a distance of 150.00 feet to pob.

✓ Kenneth Lee Sebo
2416 Walden 67228
6

lot 5 Pheasant Run Addition

✓ Ralph W. Owen III and
Carolyn R. Owen
2412 Walden 67228
6

lot 6 Same

✓ Gary W. Herlocker
2408 Walden 67228
6

lot 7 Same

D. ✓ David E. Sproul
1940 N. Mt. Carmel 67203
6700 E. Central, Rm 5
67208

Lot	Addition	Property Owner
<p>A portion of lot 8, Pheasant Run Addition described as: Beginning at the SWly corner of said lot 8; thence N-NELY along the westerly line of said lot 8, 150.00 feet to the NWly corner of said lot 8, thence E-SELY on the Northerly line of said lot 8, said line being a curve to the right, said curve having a radius of 543.10 feet, a distance of 41.45 feet; thence S-SWly 150.00 feet to the southerly line of said lot 8; thence West-NWly on said southerly line of said lot 8, said line being a curve to the left, with a radius of 393.10 feet, a distance of 26.10 feet to the pob.</p>		<p>✓ Gregory J. Dowling 2350 Walden Drive 67220 6</p>

Lot 8, Pheasant Run Addition, except above described tract

✓ William M. Wendell
2348 Walden 67220
6

A portion of lot 9, Pheasant Run Addition described as: Beg. at the Westerly corner of said lot 9; thence NEly on the NWly line of said lot 9, 150.00 feet to the northerly corner of said lot 9; thence SEly on the NEly line fo said lot 9, said line being a curve to the right, having a radius of 543.10 feet, a distance of 40.43 feet; thence SWly, 150.06 feet, to the SWly line of said lot 9; thence NWly on said SWly line of said lot 9, said line being a curve to the left, said curve having a radius of 393.10 feet, a distance of 33.15 feet to the pob.

✓ Alfred B. Beard and
Mabel A. Beard
2346 Walden 67220
6

A portion of lot 9, Pheasant Run Addition, described as: Beg. at the Southerly corner of said lot 9, thence NWly on the SWly line, said line being a curve to the left, having a radius of 393.1 feet, a distance of 26.85 feet; thence NEly, 150.06 feet to the NEly line of said lot 9; thence SEly on the NWly line of saidlot 9, said line being a curve to the right, having a radius of 543.10 feet, a distance of 42.47 feet to the NEly corner of said lot 9; thence SWly on the SEly line of lot 9, 150.00 feet to the pob.

✓ Barbara A. Lavoie
2344 Walden 67220
6

Beginning at the westerly corner of lot 10, Pheasant Run Addition, thence NEly on the NWly line of saidlot 10, 150.00 feet to the northerly corner of said lot 10, thence SEly on the NEly line of saidlot 10, said line being a curve to the right, having a radius of 543.10 feet, a distance of 40.63 feet; thence SWly, 150.00 feet to the SWly line of said lot 10; thence NWly on said SWly line of said lot 10, said line being a curve to the left having a radius of 393.10 feet, a distance of 28.70 feet to the pob.

✓ Louie Beller & Phyllis J.
2342 Walden Drive 67220
6

Lot

A portion of lot 10, Pheasant Run Addition, described as: Beg. at the southerly corner of said lot 10; thence NWly on the SWly line of said lot 10, said line being a curve to the left, having a radius of 393.10 feet, a distance of 31.30 feet; thence NEly on the NWly line of said lot 10, 150 feet to the NEly line of said lot 10, thence SEly on the NEly line of said lot 10, said line being a curve to the right, having a radius of 543.10 feet, a distance of 42.27 feet to the NEly corner of said lot 10; thence SWly on the SEly line of said lot 10, 150 feet to the pob.

Property Owner

✓ Joseph P. Francel, Jr.
Sandra D. Francel
2340 Walden 67220/6

A portion of lot 11, Pheasant Run Addition, being more particularly described as: Beg. at the southerly corner of lot 11; thence NWly on the SWly line of said lot 11, a distance of 35.56 feet; thence continuing on the SWly line of said lot 11 on a curve to the left, said curve having a radius of 393.10 feet, a distance of 2.45 feet; thence NEly a distance of 150.00 feet to the NEly line of said lot 11; thence SEly on said line of said lot 11, said line being on a curve to the right, said curve having a radius of 543.10 feet, a distance of 2.53 feet; thence continuing SEly on the NEly line of said lot 11, a distance of 35.56 feet to the Easterly corner of said lot 11; thence SWly on the SEly line of said lot 11, a distance of 150.00 feet to the pob.

✓ Gordon A. Gregwire and
Jean Gregwire
2336 Walden 67220/6

Lot 11, Pheasant Run Addition, except above described tract

✓ Thomas D. Jacob
2338 Walden 67220/6

lot 12, Pheasant Run Addition, except a portion described as: Beg. at the westerly corner of said lot 12; thence NEly on the NWly line of lot 12, 150.00 feet to the northerly conre of said lot 12, thence SEly on the NEly line of said lot 12, said line being a curve to the left having a radius of 124.90 feet, a distance of 30.69 feet; thence SWly 153.75 feet to the SWly line of said lot 12; thence NWly on said SWly line, 57.04 feet to the pob.

✓ James B. Morcom and Lois D.
2332 Walden 67220/6

That portion of lot 12, Pheasant Run Addition excepted in above description

✓ Randal A. Johnson and
Shirley A. Johnson
2334 Walden 67220/6

A portion of lot 13, Pheasant Run Addition, described as: Beg. at the southerly corner of said lot 13; thence NWly on the SWly line of said lot 13, said line being a curve to the right, having a radius of 99.90 feet, a distance of 55.17 feet, to the end of said curve; thence continuing NWly on said SWly line of said lot 13, a distance of 35.56 feet to the P.C., said curve to the left, having a radius of 568.10 feet, a distance of 32.43 feet; thence NEly a distance of 107 feet, more or less, to Easterly line lot 13;

✓ Robert M. Hobson and
Shirley I. Hobson
2337 Bramblewood 67220/6

(continued)

Tract

(continued)

thence SWly on said Easterly line of said lot 13, said line being a curve to the right, having a radius of 323.10 feet, a distance of 153.12 feet to the point of beginning

Property Owner

A portion of lot 13, Pheasant Run Addition, described as: Beg. at the northerly corner of said lot 13; thence SEly on the easterly line of said lot 13, said line being a curve to the right, having a radius of 323.10 feet, a distance of 32.90 feet; thence SWly 107 feet more or less to the SWly line of said lot 13; thence NWly on said SWly line of said lot 13, said line being a curve to the left, having a radius of 568.10 feet, a distance of 32.41 feet to the westerly corner of said lot 13; thence NEly on the NWly line of said lot 13, 123.24 feet to the point of beginning

✓ Don Felkner and Joy L.
2339 Bramblewood 67228/6

A portion of lot 14, Pheasant Run Addition, described as: Beginning at the northerly corner of said lot 14; thence SEly on the easterly line of said lot 14, said line being a curve to the right, having a radius of 323.10 feet, a distance of 33.20 feet; thence SWly 136.5 feet, more or less, to the SWly line of said lot 14, said line being a curve to the left, having a radius of 568.10 feet, a distance of 33.52 feet to the westerly corner of said lot 14; thence NEly on the NWly line of said lot 14, 148.24 feet to the point of beg.

✓ Robert F. Fee and Winifred
2343 Bramblewood 67228/6

A portion of lot 14, Pheasant Run Addition, described as beg. at the easterly corner of said lot 14; thence SWly on the SEly line of said lot 14, a distance of 123.24 feet to the southerly corner of said lot 14; thence NWly on the SWly line of said lot 14; said line being a curve to the left, having a radius of 568.10 feet, a distance of 32.49 feet; thence NEly a distance of 136.5 feet more or less, to the easterly line of said lot 14; thence SEly on said easterly line of said lot 14, said line being a curve to the right, having a radius of 323.10 feet, a distance of 33.34 feet to the pob.

✓ Marc T. Dicker and
Rox Ann Dicker
2341 Bramblewood
67228/6

A portion of lot 15, Pheasant Run Addition, described as: Beg. at the easterly corner of lot 15; thence SWly on the SEly line of said lot 15, a distance of 148.24 feet to the Southerly corner of said lot 15; thence NWly on the SWly line of said lot 15, a distance of 34.50 feet, thence NEly a distance of 150 feet to the NEly line of said lot 15; thence SEly on said NEly line said lot 15, said line being a curve to the right, having a radius of 323.10 feet, a distance of 31.26 feet to the pob.

✓ Wilfred C. Lauver and
Patricia A. Lauver
2345 Bramblewood 67228/6

Tract

Property Owner

A portion of lot 15, Pheasant Run Addition, beginning at the Northerly corner of said lot 15, thence SEly on the NEly line of said lot 15, a distance of 33.13 feet; thence SWly 150 feet to the SWly line of said lot 15, a distance of 29.83 feet, to the westerly corner of said lot 15; thence NEly on the NWly line of said lot 15, 150 feet to the point of beginning

✓ Joseph McGarvey Harper
2347 Bramblewood 67220
6

A portion of lot 16, Pheasant Run Addition, beginning at the easterly corner of said lot 16, thence SWly on the SEly line of said lot 16, a distance of 150 feet to the southerly corner of said lot 16; thence NWly on the SWly line of said lot 16, 31.98 feet; thence NEly, a distance of 150 feet to the NEly line of said lot 16; thence SEly on said NEly line of said lot 16, a distance of 32.02 feet to the pob.

✓ Larry Conrad Ross and
Monica Flinger-Ross
2349 Bramblewood 67220
6

A portion of lot 16, Pheasant Run Addition described as: Beg. at the northerly corner of said lot 16; thence SEly on the NEly line of said lot 16, a distance of 32.98 feet; thence SWly 150 feet to the SWly line of said lot 16; thence NWly on said SWly line of said lot 16; a distance of 33.02 feet, to the westerly corner of said lot 16; thence NEly on the NWly line of said lot 16, 150 feet to the point of beg.

✓ Bill D. Keethler and
Rachel E. Keethler
2351 Bramblewood 67220
6

A portion of lot 17, Pheasant Run Addition, described as: Beg. at the northerly corner of said lot 17; thence SEly on the NEly line of said lot 17, said line being a curve to the right, having a radius of 323.10 feet, a distance of 33.59 feet; thence SWly a distance of 151.5 feet, more or less, to the SWly line of said lot 17; thence NWly on said SWly line of said lot 17, said line being a curve to the left, having a radius of 173.10 feet, a distance of 32.70 feet, to the westerly corner of lot 17; thence NEly 150 feet to the pob.

✓ Clifton W. Sproul and
Muriel M. Sproul
1345 Arrowhead 67203

A portion of lot 17, Pheasant Run Addition beginning at the easterly corner of said lot 17; thence SWly on the SEly line of said lot 17, a distance of 150 feet to the south corner of said lot 17; thence NWly on the SWly line of said lot 17, a distance of 25.00 feet; thence NEly a distance of 151.5 feet, more or less, to the NEly line of said lot 17; thence SEly on said NEly line of said lot 17, said line being a curve to the right, having a radius of 323.10 feet, a distance of 35.96 feet; thence continuing SEly on said NEly line of said lot 17, a distance of 20.44 feet to pob.

✓ Lee D. Greiving and
Helen E. Greiving
2403 Bramblewood 67220
Resent 11-17: 6
2620 N. Fountain 67230

Tract

Property Owner

Lot 18, Pheasant Run Addition, except: Beg. at the Northerly corner of said lot 18; thence SEly on the NEly line of said lot 18, said line being a curve to the right having a radius of 323.10 feet, a distance of 45.18 feet; thence SWly 150 feet to the SWly line of said lot 18; thence NWly on said SWly line of said lot 18, said line being a curve to the left, having a radius of 173.10 feet, a distance of 22.00 feet to the westerly corner of said lot 18; thence NEly on the NWly line of said lot 18, a distance of 150 feet to the point of beginning

✓ Glenn C. Woodmancy and Amy L. Woodmancy 2409 Bramblewood 67220/6

That portion of lot 18, Pheasant Run Addition excepted in above description

✓ Robert E. Gruenloh 2411 Bramblewood 67220/6

lot 19

Pheasant Run Addition
*Recent 11-17-6200 E. Central
67208 Run 5*

✓ David E. Sproul and Sidney K. Sproul 1940 N. Mt. Carmel 67203

lot 20, Pheasant Run Addition, except beg. at the NEly corner of said lot 20; thence southerly on the easterly line of said lot 20, a distance of 150 feet to the SEly corner of said lot 20; thence westerly on the southerly line of said lot 20, said line being a curve to the left, having a radius of 173.10 feet, a distance of 24.39 feet; thence continuing westerly on said southerly line of said lot 20, a distance of 4.48 feet; thence northerly 150 feet to the northerly line of said lot 20; thence easterly on the northerly line of said lot 20, said line being a curve to the right, having a radius of 323.10 feet, a distance of 39.00 feet to pob

✓ Murray L. Reimer-Penner and Nadine J. Reimer-Penner 2419 Bramblewood 67220/6

That portion of lot 20, Pheasant Run Addition excepted in above description

✓ Stephen F. Sisley and Anne T. Sisley 2417 Bramblewood 67220/6

Lot 21 except East 32.84 ft

Pheasant Run Addition

✓ James P. Litsey 2423 Bramblewood 67220/6

East 32.84 ft lot 21

Same

✓ Mary L. Herrin and Glenn C. Herrin & Edith L. Herrin 2421 Bramblewood 67220/6

Beginning on the east line of lot 22, at a point 58.89 feet south of the NE corner of said lot 22; thence south on said east line, a distance of 91.11 feet; thence west on the south line of said lot 22, a distance of 24.56 feet to the SW corner of said lot 22; thence NW on the west line of said lot 22, a distance of 54.21 feet; thence on a curve to the right, said curve having a central angle of 21°19'42" and a radius of 148.10 feet, a distance of 55.12 feet thence east a distance of 83.55 feet to the pob.

✓ Kemper C. Willcut, Sgt. Winona G. Armstrong, Sgt. 2425 Bramblewood 67220/6

Lot	Addition	Property Owner
lot 22, except that portion described in last deed	Pheasant Run Addition	✓ Bernard A. Clark and Geraldine P. Clark 2427 Bramblewood 67220 ⁶
Reserve A	✓ Phrasant Run Addition <i>Resent 11-17 to 6806 E. Central Rm 5 - 67208</i>	✓ Carson-Sproul Investment Company Inc. 1940 N. Mt. Carmel 67203
Unit Bldg.	Country Lake Condominium, a part of Lot A, Comotara First Addition	✓ Owner: 6500 East 21st St. ²³ 67220 67206
17 M	" 6500 E. 21st St. 67206	✓ Bruce A. Munsell & Jeanne E.
19 M	"	✓ Rounds & Porter Lumber Co. 400 N. St. Francis, 7203
21 M	"	✓ Gene E. Rump and Patricia I.
23 M	"	✓ Lewis R. Blackwell and Ceceilia M. Blackwell
2 1	"	✓ Daniel Baysinger and Nancy J. Baysinger
4 1	"	✓ Edna Nance & Pamela Oxenreider
6 1	"	✓ United Beech International Est., A Lichtenstein Corp.
8 1	"	✓ Dennis D. McMillan and Connie S. McMillan
16 2	"	✓ Charles H. Reichart
18 2	" <i>Ret. 12-10-80. Meeting was 11-20-80</i>	✓ Ross D. Alexander
20 2	" <i>Correct add: 64 Norfolk, 67208</i>	✓ Dale M. Quillen & Betty J.
22 2	" <i>Returned - no other add.</i>	✓ Melvin A. Jensen & Dean ^{Unit 5, 67206}
9 8	" <i>Resent 11-17-89 89 E. Harry 67207</i>	✓ Walter D. Webb & Irene G.
11 8	"	✓ Vo L. Will and Sally A.
13 8	"	✓ William R. Blackwell and Bonnie J. Blackwell
15 8	"	✓ Emmett E. Cole & Lela Nilas

Country Lake Condominiums
6500 East 21st Street
67206

Unit	Owner
101	✓ Henry Schichtle
102	✓ Harry S. Koger & Donna Lee
103	✓ James R. Spiller and Sarah K. Spiller
104	✓ John R. Rimmer Jr.
201	✓ Avenell R. Elliott
202	✓ Martha H. Thiessen
203	✓ Michael D. Allen and Patricia J. Allen
204	✓ Ayse Neda Brown
301	✓ Dale L. Harris & Connie S.
302	✓ <i>Recent 11-17-202 N. Rock Rd. apt 1404 - 67206</i> X Loquetta Jean Glass Diggs
303	✓ Pat B. Preboth
304	✓ <i>Recent 11-17-2221 Bramblewood 67226</i> X James S. Stockwell and Margit M. Stockwell
401	✓ Todd L. Salmans and Deborah K. Salmans
402	✓ George F. Figgins and Jane L. Barr
403	✓ Richard L. Jameson and Debra G. Jameson
404	✓ Robert W. Witham and Carey
501	✓ John W. Myers & Nancy Lee
502	✓ Gary J. Martin
503	✓ <i>Recent 11-17-2221 Bramblewood 67226</i> X Robert R. Jackson and Elizabeth S. Jackson
504	✓ Patricia F. Lawrence
601	✓ Firmina Bittel
602	✓ <i>X no other add</i> X Darcy B. Yowell
603	✓ <i>Recent 11-17 to Pa. Burnett - 1933 High St 67203</i> X Robert W. Burdick and Patricia Ann Burnett
604	✓ Ronald A. Taylor & Vickie C.
701	✓ Steven D. Van Camp & Connie
702	✓ <i>Recent 11-17-2243 Bramblewood St 67226</i> X Randal Adams & Sandra S.

Unit	Country Lake Condominiums	Property Owner
703	<i>Present 11-17-2203 Bromble wood 67576</i>	<input checked="" type="checkbox"/> Eugene F. Baskerville and Virginia L. Baskerville
806		<input checked="" type="checkbox"/> Gregory L. Nance and Linda
801	no other address →	<input checked="" type="checkbox"/> Rodney E. Brecheisen
802		<input checked="" type="checkbox"/> Robert L. Mitchell and Rhonda A. Mitchell
803		<input checked="" type="checkbox"/> Elma A. Klaassen
804		<input checked="" type="checkbox"/> Charles J. Mifsud & Joan C
901	<i>Present - 1440 N. Brunswick 67212</i>	<input checked="" type="checkbox"/> Richard N. Anderson and Sherrie R. Anderson
902		<input checked="" type="checkbox"/> Jane F. Farmer
903		<input checked="" type="checkbox"/> Donald M. Brinton
904		<input checked="" type="checkbox"/> Jerry R. Kruger and Vinge H. Kreuger
1001		<input checked="" type="checkbox"/> Lois I. Green
1002		<input checked="" type="checkbox"/> Joanne K. Davis
1003		<input checked="" type="checkbox"/> Susan V. Hensley
1004		<input checked="" type="checkbox"/> Maurice B. Bowles and Helen R. Bowles
1101		<input checked="" type="checkbox"/> Peggy T. Hartman
1102		<input checked="" type="checkbox"/> Betty K. Van Buren
1103		<input checked="" type="checkbox"/> Le Ann E. Cushenbery
1104		<input checked="" type="checkbox"/> Barbara N. Briggs
1201		<input checked="" type="checkbox"/> Melan Inez Osburn
1202		<input checked="" type="checkbox"/> William H. Stauffer
1203		<input checked="" type="checkbox"/> June C. Sperkhardt and Teresa L.
1204		<input checked="" type="checkbox"/> Michael H. Morgan & Carol Telford
1301	no other address →	<input checked="" type="checkbox"/> Sharon E. Diaz
1302		<input checked="" type="checkbox"/> Norwin Lee Aronfeld
1303		<input checked="" type="checkbox"/> David E. Nelson and Nancy Jo Nelson
1304		<input checked="" type="checkbox"/> Allen D. Gerber & Jan M.
1401		<input checked="" type="checkbox"/> John A. Tenborg & Kathleen

Unit	Country Lake Condominiums	Property Owner
1602		Dale Allen & Laurette R.
1603		Ed Flanagan and Sue
1604		Country Lake VI Inc.
1501	<i>X no other add.</i>	<input checked="" type="checkbox"/> Douglas H. Seidler and Joyce L. Seidler
1502		<input checked="" type="checkbox"/> Max F. Blakely
1503		Country Lake II Inc.
1504		<input checked="" type="checkbox"/> James B. Lynn & Jean A.
1601		<input checked="" type="checkbox"/> Clifford W. Hibbs and Lorene I. Hibbs
1602		<input checked="" type="checkbox"/> Bruce W. Bertsch and Brenda S. Bertsch
1603	<i>X no other add.</i>	<input checked="" type="checkbox"/> Kathleen A. Spearow
1604		<input checked="" type="checkbox"/> George W. Howing and M. Dean Howing

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

A 1000 foot radius of: Lot B,
Comotara First Addition, an
Addition to Wichita, Sedgwick
County, Kansas

as shown by the last deeds of record on file in the Office of the Register
of Deeds of Sedgwick County, Kansas, on the 30th day of March, 1979 at
7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Gable

Vice President

Order No. 275019
wh

10/9/80 - someone from Parker's office brought 6 copies of the C.U.P. (DP-46) with a \$4.00 filing fee. DP#6
I told the person that the fee was only \$2.00.
He took the check with him and said he would be back on Friday.

10/10/80 Jack prepared updated ownership list

10/13/80 Copies of the C.U.P. were sent out for review and comment

10/16/80 Parker called to check on status of C.U.P. He wanted it on the Oct 23 MAPC meeting. I told him that the earliest it could be scheduled would be Nov. 20. I also told him that we needed the \$200 ~~check~~ Jack. He said he would have it delivered the same day.

10/20 Jack talked to Parker and told him that the next cutoff date was Weds and we needed the check by Weds so we could advertise. Parker told Jack that he would have the check up here the same day.

10/22 Jack called Parker to find out if he was going to bring the check. Like said, Parker brought the check up Weds. and gave it to me

We hereby extend the foregoing ownership list from the 30th day of March, 1979 at 7:00 o'clock A.M., to this 11th day of September, 1980 at 7:00 o'clock A.M., without change except:

That part of Lot B, Comotara First Addition, desc. as beginning at the SW corner of said Lot B; thence along the west line of said Lot B, bearing $N0^{\circ}56'56''$ West, 167.77 feet; thence $N89^{\circ}03'04''$ East, 281.21 feet; thence $S0^{\circ}56'56''$ East, 10 feet; thence $S41^{\circ}52'25''$ West, 215.10 feet; thence $S89^{\circ}03'04''$ West, 135 feet to the point of beginning, together with easement created by instrument filed on Film 375 Page 978.

✓ Jayhawk One, Ltd.
2400 N. Woodlawn
Suite 120 67220

A part of Lot B, Comotara First Addition, desc. as beginning at a point 230 feet south of the NW corner thereof; thence south along the west line of said lot, 127 feet; thence east at right angles 315 feet; thence north 127 feet; thence west 315 feet to beginning

✓ Ray C. Trimble and
Phillip G. Barkett
3705 East Douglas
67218

Lot B, Comotara First Addition, except above two parcels

D Alfred A. Caro and
Colby B. Sandlian
435 N. Broadway 67202

lot 8, Blk B Comotara First Addition

✓ William J. Wilhelm
Patricia Z. Wilhelm
2500 Banbury Circle
67226

lot 9, Blk C Same

✓ John H. Holmgren
2564 Welgate Circle
67226

lot 11, Blk C Same

✓ Jeanette P. Ribordy
2550 Welgate Circle
67226

lot 16, Blk C Same

✓ Steven C. Cho and
Gloria Hibang Cho
2518 Welgate Circle
67226

Reserve H Same

✓ Country Lake Homeowners
Association Inc.
6500 E. 21st St. 67206

lot 3, Blk E
except W 5 ft Same

✓ Kelly R. Smith and
Shirley A. Smith
6837 Ayesbury Circle
67226

lot 4, Blk E Same

✓ Kenneth E. Wright
Angelin E. Wright
6905 Ayesbury Circle
67226

Lot 12, Blk E	Comotara First Addition	✓ Calvary United Methodist Church, 201 Lulu 67211
lot 15, Blk E	Same	✓ Linus J. Schmitz ✓ Susan M. Schmitz 6814 Ayesbury Circle 67226
lot 16, Blk E	Same	✓ Richard G. Rogers Mary Frances Rogers 6806 Ayesbury Circle 67226
lot 1, Blk F	Same	✓ Said Amin Madani and Azar Mostafavi Navai 6905 Croyden Circle 67226
lot 11, Blk A	Same	Ray F. Bowden and ✓ Vickie F. Bowden 2540 Claiborn Circle 67226
lot 12, Blk A	Same	✓ Antonio Aldana Jr. Marcella Louise Aldana 2530 Claiborn Circle 67226
lot 2, Blk B	Same	Donald D. Deckert and ✓ Karen S. Deckert 8800 East Harry 67207
lot 6, Blk B	Same	John David Mitchell and ✓ Donna Lee Mitchell 2520 Banbury 67226
lot 1, Blk G	Same	Ming-Hsu Hsiao and ✓ Wen-Chuan Kang Hsiao 6905 Kentford Circle 67226
lot 12, Blk G	Same	✓ Vernon E. Surber and Martha L. Surber 6904 Kentford Circle 67226
lot 1, Blk I	Same	✓ Donald I. J. Muck and Jane F. Muck 6805 Trinity Circle 67226
lot 1, Blk J	Same	✓ Charles C. Rodd and Rosetta C. Rodd 6706 Bainbridge 67226
lot 4, Blk 1	Sussex Addition	✓ Geraldine M. Shidler 6715 Mainsgate 67226

Lot 3, Blk 1	Sussex Addition	✓ Charles W. Kilgore and Terri M. Kilgore 6711 Mainsgate 67226
<p>Lot 5, Block 2, Sussex Addition, except that part described as beginning at the SW corner said lot 5; thence east along the south line of said lot 5, 37.81 feet; thence north at right angles, 83.3 feet; thence NWly, 86.72 feet to a point on the northerly line of said lot 5, said point being 40.85 feet NELY of the NW corner of said lot 5; thence SWly 40.85 feet to the NW corner of said lot 5; thence southerly and south along the west line of said lot 5, 157.25 feet to the place of beginning</p>		✓ Lelya M. Herrman 2422 Bramblewood 67226
lot 12	Sierra Woods	✓ Thomas E. Klag and Anita L. Klag 6910 Mainsgate 67226
NELY 4ft lot 3 SWly 5 ft lot 4	Same	✓ Thomas T. Wallace and Lynda S. Wallace 6816 Mainsgate 67226
lot 1	Hinkle Addition	✓ Metropolitan Life Insurance 2600 N. Woodlawn Co. 67220
lot 8, Blk L	Comotara 2nd Addition	✓ Mid American Credit Union 8404 West Highway 54 67209
lot 9, Blk L	Same	✓ Roger D. Pendergraft Louise V. Pendergraft 6950 Rushwood Circle 67226
lots 1 thru 30	The Meadows	✓ Hartman Homes Inc. 6200 East Central 67208
lot 31	Same	✓ Scott L. Banks 2403 Walden 67226
lot 32	Same	✓ Allen D. Grubb 400 West Central 67202
lot 33	Same	✓ Windell G. Snow 2403 Walden 67226
lots 34, 38, 46 and 50	Same	✓ Tax Deferral Investments 430 R. H. Garvey Bldg. Inc. 67202
lot 35	Same	✓ Nola J. Walker 2403 Walden 67226
lots 36 & 40	Same	✓ Hartman Homes Inc. 6200 East Central 67208

Lot 37	The Meadows	✓ Ronald D. Linhardt 3423 East Murdock 67208
lot 39	Same	Edwin D. Steffy and Deanne L. Steffy 2403 Walden 67226
lot 41	Same	✓ Brian T. Kogal 2403 Walden 67226
lot 42	Same	✓ Steven Wall & Connie J. 2403 Walden 67226
lot 43	Same	Gerald P. Johnson ✓ Address Unknown 2403 Walden 67226
lot 44	Same	✓ Jack J. Campbell and S. Jonelle Campbell 2403 Walden 67226
lot 45	Same	✓ Charles E. Smith and Shirley M. Smith Address Unknown
lot 47	Same	<i>no other add.</i> ✗ Byron D. Cohen 2251 Bramblewood 67226 <i>OK per phone book</i>
lot 48	Same	✓ Roy Turner 2251 Bramblewood 67226
lot 49	Same	✓ Marc Alan Quillen Marilyn M. Harp 2251 Bramblewood 67226
lot 51	Same	✓ Stan E. Wisdom R. H. Garvey Bldg. 67202
lot 52	Same	✓ Robert D. Mitchell 2243 Bramblewood 67226
lot 19, Blk 1	Woodlawn Place 4th Addition	✓ Ronald D. Jones Luanne A. Jones 6115 Croyden Circle 67226
lot 20, Blk 1	Same	✗ John G. Holm and ✗ Cynthia L. Madson Address Unknown
lot 21, Blk 1	Same	✓ Donald G. Gerszewski Marnae Gerszewski 6129 Croyden 67226
lot 22, Blk 1	Same	✓ Michael G. Mirt and Debora J. Mirt 6120 Croyden 67226

Lot 23, Blk 1	Woodlawn Place 4th Addition	Allen W. Morris and ✓ Deloris D. Morris 6114 Croyden 67226
lot 24, Blk 1	Same	✓ Douglas Randl Brown 2414 Farmstead 67220
lot 25, Blk 1	Same	✓ Terry L. Carr and Cristi L. Carr 2422 Farmstead 67220
lot 27, Blk 1	Same	✓ Fidelity Development Inc. 229 S. Market 67202
lot 3, Blk 2	Same	✓ Lowayne J. Maple and Margaretta L. Maple Address Unknown
lot 4, Blk 2	Same	✓ Ralph Kirby and Deborah Leah Goodman 2434 Charlotte Court 67220
lot 5, Blk 2	Same	✓ Richard P. Zahmer and Vera L. Zahmer 2430 Charlotte Court 67220
lot 6, Blk 2	Same	✓ Kevin J. Wray and Ja Layne Wray 2426 Charlotte Court 67220
lot 9, Blk 2	Same	✓ Lonny R. McCurdy R. Annette McCurdy 7008 East 14th St. 67206
lot 11, Blk 2	Same	✓ W. J. Lewis Jr. 2405 Farmstead 67220
lots 15 & 16 Block 2	Same	D Fidelity Development Inc. 229 S. Market 67202
lot 4, Blk 4	Third Addition to Crestview Heights	✓ Fourth National Bank & Trust Co. and Marjorie M. Crawley as Trustees 100 N. Broadway 67202

A portion of Lot 1, Pheasant Run Addition, described as beginning at the NW corner of said lot 1, thence east to the NE corner of said lot 1, a distance of 150.00 feet; thence south a distance of 15.69 feet; thence along a curve to the left, said curve having a radius of 173.10 feet, a distance of 25.99 feet; thence west-southwest to the west line of said lot 1, a distance of 150.51 feet; thence along a curve to the right, said curve having a radius of 323.10 feet, a distance of 59.71 feet; thence north a distance of 15.69 feet to the place of beg.

✓ Brent James Peterson
Randal Lee Marshall
2430 Walden 67226

A part of lot 2, Pheasant Run Addition, described as: From the westerly corner of said lot 2, SE on the SW line of said lot 2, said line being a curve to the left with a radius of 323.10 feet, a distance of 47.59 feet to the point of beginning; thence on the SW line of said lot 2, said line being a curve to the left with a radius of 323.10 feet, a distance of 47.60 feet to the southerly corner of said lot 2, thence NE on the SE line of said lot 2, a distance of 150.00 feet to the easterly corner of said lot 2; thence on the NE line of said lot 2, said line being a curve to the right with a radius of 173.10 feet, a distance of 25.50 feet; thence SW a distance of 150.00 feet to the point of beg.

✓ Edith M. Valliere
2424 Walden 67226

A portion of lot 3, Pheasant Run Addition, desc. as beginning at the southerly corner of said lot 3; thence NWly on SWly line of said lot 3, a distance of 33.21 feet; thence NEly a distance of 150.00 feet to the NEly line of said lot 3; thence SEly on said NEly line of lot 3, a distance of 32.98 feet to the easterly corner of said lot 3; thence SWly on the SEly line of said lot 3, a distance of 150.00 feet to the point of beginning

✓ Marilee K. Hopkins
2420 Walden 67226

Lot 8, Pheasant Run Addition, except: beginning at the SWly corner of said lot 8; thence north-NEly along the westerly line of said lot 8, 150.00 feet to the NWly corner of said Lot 8; thence East-NEly on the northerly line of said lot 8, said line being a curve to the right, said curve having a radius of 543.10 feet, a distance of 41.45 feet; thence south-SWly, 150.00 feet to the southerly line of said lot 8; thence West-NWly on said southerly line of said lot 8, said line being a curve to the left, with a radius of 393.10 feet, a distance of 26.10 feet to the pob.

✗ Richard J. Wise
Address-Unknown
5900 E. MAINSGATE
-67226
returned - No other
address

A portion of Lot 13, Pheasant Run Addition, described as beginning at the southerly corner of said lot 13; thence NWly on the SWly line of said lot 13, said line being a curve to the right, having a radius of 99.90 feet, a distance of 55.17 feet to the end of said curve; thence continuing NWly on said SWly line of said lot 13 a distance of 35.56 feet to the P.C. said curve to the left, having a radius of 568.10 feet, a distance of 32.43 feet; thence NEly a distance of 107 feet, more or less, to the easterly line of said lot 13, thence SWly on said easterly line of said lot 13, said line being a curve to the right, having a radius of 323.10 feet, a distance of 153.12 feet to the pob.

Whitney L. Vin Zant
 ✓ Elizabeth C. Vin Zant
 1431 S. Bluffview
 67218

A portion of lot 16, Pheasant Run Addition, described as beginning at the easterly corner of said lot 16; thence SWly on the SEly line of said lot 16, a distance of 150 feet to the southerly corner of said lot 16; thence NWly on the SWly line of said lot 16, 31.98 feet; thence NEly a distance of 150 feet, to the NEly line of said lot 16; thence SEly on said NEly line of said lot 16, a distance of 32.02 feet to the point of beginning

Kent B. Murray and
 ✓ Sandra K. Murray
 2349 Bramblewood 67220

All that portion of lot 22, Pheasant Run Addition beginning at a point on the east line of said lot 22, said point being 59.75 feet south of the NE corner of said lot 22; thence south along said east line, a distance of 90.25 feet to the SE corner of said lot 22; thence west, along the south line of said lot 22, a distance of 24.56 feet to the SW corner of said lot 22; thence NWly along the westerly line of said lot 22, a distance of 54.21 feet, thence northerly, continuing along the westerly line of said lot 22, on a curve to the right having a central angle of 21°19'42" and a radius of 148.10 feet, a distance of 54.23 feet; thence east a distance of 83.3 feet to the point of beginning

✓ Michael G. Roberts
 P. O. Box 1007
 67201

Unit 19, Bldg. M Country Lake Condominium,
 a part of Lot A, Comotara
 First Addition

✓ Ruby M. Bell

Unit 23, Bldg. M Same

✓ Cecelia M. Blackwell

Unit 6, Bldg. 1 Same

United Beech International
 Ltd., an Ireland Corp.

Unit 20, Bldg. 2 Same

✓ Jon C. Macy & Janet E.

Unit 102 Country Lake II Condominiums
 6500 East 21st St. North
 67206

✓ Steven L. Jenkins
 Deatra L. Jenkins

Unit 103

✓ Same
 present 11-17-2221 Bramblewood
 67226

✓ Robert G. Svaton and
 Monika M. L. Svaton

Unit 203

Same

✓ Rita J. Simmons

Unit 403	Country Lake II Condominiums 6300 East 21st St. North 67206	✓ Robert D. Finn
Unit 604	✓ Same <i>Resent 11-17-2243 Bramblewood 67226</i>	✗ Keith E. Owens Ravenna H. Owens
Unit 704	Same	✓ Lyle Garcia and Henrietta W. Garcia
Unit 902	Same	✓ Jo Anne K. Finn
Unit 904	Same	✓ Margaret C. Winget
Unit 1004	✓ Same <i>Resent 11-17-2243 Bramblewood 67226</i>	✗ Thay L. Richardson Ted J. Richardson
Unit 1201	Same	✓ Floyd D. Powell and Shirley T. Powell
Unit 1202	Same	Richard Lee Davis and ✓ Janice E. Davis
Unit 1402	Same	✓ William S. Graves
Unit 1403	Same	✓ Walter S. Grecher
Unit 1404	Same <i>Returned - no other address</i>	✗ C.M.R.C.C. Inc. a New York Corporation
Unit 1503	Same	Same

THE SECURITY ABSTRACT & TITLE CO., INC.

By

Mary Gable

Vice President

Order No. 291658
wh

THE CITY OF WICHITA

OFFICE OF CENTRAL INSPECTION DIVISION


DATE October 17, 1980

TO Jack H. Galbraith, Chief Planner

FROM Robert B. Feldner, Superintendent of Central Inspection

SUBJECT DP-46 - Comotara Commercial and Residential CUP - Generally located at the northeast corner of Woodlawn and 21st Street North

The proposed amendment to subject CUP should include a change in the Floor Area Ratio to correspond with the change in the Maximum Gross Floor Area.


Robert B. Feldner
Superintendent of Central Inspection

BBF:DM:nml

RECEIVED

OCT 17 1980

METROPOLITAN PLANNING

ROUTE

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING DATE October 15, 1980

TO Art Chambers, Junior Planner
FROM Mike Lindebak, Program Development Engineer

SUBJECT DP-46 - Comotara Commercial
and Residential C.U.P.

We have no comment in regard to the proposed amendment to
the above caption C.U.P. - see attached copy of your memo
dated October 13, 1980.

Mike Lindebak
MLD

Mike Lindebak
Program Development Engineer

ML:md

Attachment

RECEIVED

OCT 16 1980

METROPOLITAN PLANNING

ROUTE

WICHITA-SEDGWICK COUNTY

DATE
October 13, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

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

FROM Jack H. Galbraith, Chief Planner

SUBJECT DP-46 - Comotara Commercial and Residential C.U.P.
Generally located at the northeast corner of Woodlawn
and 21st Street North.

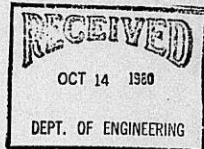
We have received a proposed amendment to the above captioned C.U.P. A copy is attached for your review and comment. Parcel 1-B, at the southeast corner of Tyler and Mainsgate Road, is the only parcel being amended. The proposed amendment would permit medical offices instead of only financial institutions. The applicants are proposing three buildings with a maximum building coverage of 35% on the 1.57 acre Parcel 3. The only other change is the addition of General Provision #11, relating to signs.

We would appreciate receiving any comments you might have by October 22, 1980. If you have any questions, please call.

No Comments

Jack H. Galbraith
Jack H. Galbraith
Chief Planner

JHG:ADC:e1
Attachment



October 13, 1980

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

Jack H. Galbraith, Chief Planner

DP-46 - Comotara Commercial and Residential C.U.P.
Generally located at the northeast corner of Woodlawn
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We would appreciate receiving any comments you might have by October 22, 1980. If you have any questions, please call.

Jack H. Galbraith
Chief Planner

JHG:ADC:el

Attachment

FORM 2001

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION	AMOUNT
500	20
200	

NAME *Paul Price*

ADDRESS *1923 W 10th St*

FUND *10-0000-000* DUE DATE

COMMENTS

DATE *1/10/80* BY *J. H. Schuler*

*

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

Roll # 1

*