

002002

ACTION

DATE

COMMITTEE

M.A.P.C. Agreement out to committee 1-11-73

B.C.C. ~~REDACTED~~ Strikes from agenda 2.6.73

BCC Agreement 2-20-73



File #1

POSTED

11-8-72

MAY
27
5-26-72

ACTION

DATE

COMMITTEE _____

M.A.P.C. Agreed sub to condition 1-11-73

B.C.C. ~~at C.C.C.~~ Strikes from agenda 2-6-73

B.C.C. Agreed 2-20-73

File #1

Map No. 647
Sec. 20
Twp. 27
Range 2E

DATA SHEET
COMMUNITY UNIT PLAN

DE- 49
Z- _____
Filed 11/6/72

APPLICATION REQUEST: Approval of proposed planned commercial development.

1. Applicant TIP-MLPT Co. #1 (Transamerican Investment Properties, Inc.)
Address 260 North Rock Road 67-06 Phone 685-5355
2. Agent Max E. Eberhart
Address 260 North Rock Road Phone 685-5355
3. General Location On the Southeast corner of Central and Rock Road
Address _____
4. Proposed Use Commercial

AREA DATA

1. Acres 7.8 (_____ ft. by _____ ft.)
2. Existing Zoning "LC" Proposed Zoning N/A
3. Area (is) (~~is not~~) platted. _____ Addition _____
4. Existing R/W _____ ft. _____ ft. _____ ft.
Proposed R/W _____ ft. _____ ft. _____ ft.
_____ St. _____ St. _____ St.
_____ St. _____ St. _____ St.

HISTORY

PROCEDURE DATA

1. MAPC Meeting:
Date _____ Action _____
~~1-11-72~~
1-11-73 Approved subject to conditions
2. Governing Body
Date _____ Action _____
~~1/16/73~~
12/16/72 Stricken from Agenda
2/20/73 Approved

NOTES:

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
WICHITA, KANSAS 67202

DEC 29 1972

NOTICE TO ADJOINING PROPERTY OWNERS:

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 1:30 p.m. on Thursday, January 11, 1973, at which time you may appear either in person or by agent or attorney, if you so desire.

DP-49 - Lot 2 and Reserve "A" Block 1, Dean Rupert First Addition and Lot 1 and Reserve "A" in Block "A" Dean Rupert Second Addition to Wichita, Sedgwick County, Kansas, EXCEPT beginning at a point 651 feet South and 60 feet East of the Northwest corner of Northwest Quarter Section 20, Township 27 South, Range 2 East of the 6th P.M., said point being the Southwest corner of the 140 foot by 175 foot tract of land owned by Kansas Gas and Electric Company; thence South 120 feet; thence East 175 feet; thence North 120 feet; thence West 175 feet to the point of beginning, being a part of Lot 1 Block "A" Dean Rupert Second Addition to Wichita, Sedgwick County, Kansas. Generally located at the Southeast corner of Central and Rock Road.

This Development Plan has been 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 an approximate 7.7 acre commercial development which will include general retail businesses and offices. Included in the Development Plan is information concerning building setbacks, maximum ground coverage by structures, maximum gross floor areas, screening, and sign and building height limitations.

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, Robert A. Lakin, 104 South Main, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin,
Secretary

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
WICHITA, KANSAS 67202

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Robert A. Lakin,
Secretary

October 8, 1973

Mr. Everett Fettis, Attorney
Suite 504, 120 Building
Wichita, Kansas 67202

Re: DP-49 - Request for
Administrative Adjust-
ment of 30-foot setback

Dear Mr. Fettis:

As we discussed this morning, we have reviewed your request for us to administratively adjust the approved 30-foot setback adjacent to the south line of Cobblestone alley CUP to 15 feet. We have also reviewed the associated plat and the designated 10-foot walk easement. Inasmuch as you desire to provide off-street parking in the walk easement, it is first required that the easement be vacated. In our brief review of this possible vacation with the administrative staff of the Board of Education, we were advised that since the Brookhollow area to the east is now in the Minneha school district, there no longer appears to be a need for this walk easement.

Regarding the adjustment of the 30-foot setback on the south, Section 28.04.190.5.c. requires the following:

There shall be a rear yard, alley, service drive or combination thereof of not less than 30 feet.

Inasmuch as the CUP regulations establish this minimum setback of 30 feet, it is my opinion that we would not have the authority to make an administrative adjustment to reduce this minimum requirement. If, for instance, the CUP had required a 50-foot setback from the south, and you desired an adjustment to 30 feet, then we would have the jurisdiction to consider such a request.

If your client determines that the building cannot comply with the 30-foot setback, then it is necessary that you submit an application to amend the CUP.

Page 2 - Mr. Everett Fettis
October 8, 1973

If you have any questions on this matter, or determine that
you desire to amend the CUP, please call.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:JHG:ber

cc: Robert Feldner, Superintendent
of Central Inspection

LAW OFFICES
FETTIS AND ARABIA
SUITE 504-120 SOUTH MARKET STREET
AREA CODE 316-267-7251
WICHITA, KANSAS 67202

October 2, 1973

EVERETT C. FETTIS
PAUL ARABIA
MICHAEL G. QUINN
JAMES G. BEASLEY
GERALD E. WELLS
KEITH M. CURFMAN

Mr. Robert Lakin
Metropolitan Area Planning Commission
City Building
Wichita, Kansas

Dear Mr. Lakin:

We represent the owners of the area located at Central and Rock Road known generally as Cobblestone Alley with which I am sure you are familiar.

There was a Community Unit Plan adopted covering this property. At the South end of this CUP area there is apparently a ten foot walk easement and utility easement. There is also a thirty foot set back line on the CUP which I understand was probably occasioned because of the walk easement.

I am informed that the walk easement was provided for the reason that the Board of Education, at that time, contemplated building an elementary school in the Rockwood area. Plans were made accordingly to provide a bridge across the drainage ditch from the Brookhollow Addition to the East of our property to allow the school children access and a route to school. Recently I understand that the Board of Education has sold that particular school site and apparently the walkway will no longer be needed.

I am attaching herewith two drawings which show my client's intended development of this particular property.

Mr. Robert Lakin
October 2, 1973
Page 2

Included in the development is a free standing building located generally in the southwest corner of the property which is noted as a liquor store on the drawing.

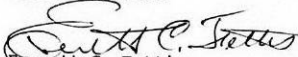
We are asking you to consider an administrative exception or encroachment into the thirty foot set back area so that we may locate the liquor store fifteen feet from the south property line which is an encroachment of fifteen feet into the set back area.

Our reason for this request is that it would not only improve the aesthetics of the area, but, more importantly, it would, in our opinion, facilitate traffic flow around the central area of the development. I think this is demonstrated by the view of the two drawings which we are furnishing herewith.

I would appreciate discussing this with you and Mr. Feldner at your convenience.

Yours very truly,

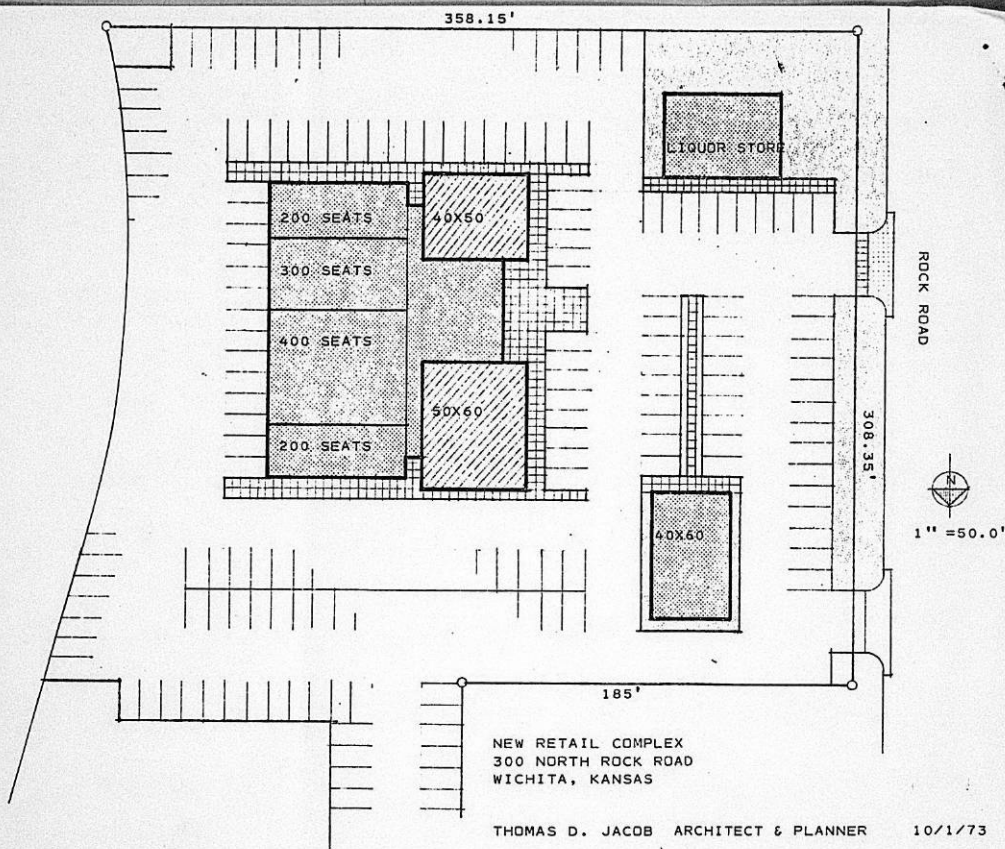
FETTIS & ARABIA


Everett C. Fettes

ECF/ram

Enclosure

cc: Mr. Feldner



February 26, 1973

Bob Feldner, Supt of Central Inspection

Jack H. Galbraith, Chief Planner

COBBLESTONE ALLEY CUP - DP-49

The Board of City Commissioners at its regular meeting of February 20, 1973, considered the above captioned Community Plan. Their action was to approve the CUP subject to the following conditions:

- A. Either replatting within one year from the date of approval by the Board of City Commissioners to accomodate the vacation of easements and dedication of additional right-of-way for Rock Road, and guarantee of the installation of accel-decel lanes; or submission of separate instruments to accomplish these requirements; or this CUP be marked "denied and closed".
- B. The applicant shall prepare and submit to the Planning Department an avigational easement covering all of subject property, as subject property is located within the noise hazard flight approach cone to McConnell Air Force Base.
- C. The applicant shall submit to the Planning Department a "letter of awareness" that the development is proposed in the noise cone of McConnell Air Force Base, and that adequate construction methods will be utilized so as to minimize the effect of noise pollution within all structures proposed to be built on subject property.
- D. 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.

Bob Feldner
Page 2

- E. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.
- F. 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 development and be binding upon the present owners, their successors and assigns, unless amended.

Attached is a copy of the Community Unit Plan for your information and files.

If you have any questions, please contact our office.

JHG:rw
attachment

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR APPROVAL OF
COMMERCIAL COMMUNITY UNIT PLAN

CASE NO. DP-49

CONSIDERED BY MAPC: 1-11-73

REQUEST FOR: Approval of Community Unit Plan

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

To develop the property with mixed
light commercial and office uses.

GENERAL LOCATION: Southeast corner of Central and Rock Road

LEGAL DESCRIPTION:

See excerpt of Planning Commission minutes of
January 11, 1973 attached.

APPLICANT: TIP-MLPT CO. #1, 260 North Rock Road 67206

COUNSEL FOR APPLICANT: Max Eberhardt, Attorney

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: To the north and west is "LC"; east
is "AA"; south is "BB" and "AA"LAND USE: Subject property and that to the west is undeveloped; north
is service station and undeveloped; east is single-family and drainage
ditch; south is offices and drainage ditch.

PLANNING COMMISSION RECOMMENDATION:

That this application be approved, subject to Conditions A through F as shown in the attached minutes of the Planning Commission meeting of January 11, 1973. Blakey moved, Harrison seconded and it carried unanimously. (Note that Condition C was amended by the Planning Commission on February 8, 1973.)

-
- ACTION 1. Accept the dedication; approve the petition and instruct the Director of Law to prepare the necessary resolution, the publication cost of which shall be billed to the applicant; approve the CUP as recommended by the Metropolitan Area Planning Commission, and instruct the City Clerk to file the dedication and avigational easement with the Register of Deeds; 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 JANUARY 11, 1973:

21. Case No. DP-49 - TIP-MLPT Co. #1 requests approval of a Commercial Community Unit Plan for Lot 2 and Reserve "A", Block 1, Dean Rupert First Addition, and Lot 1 and Reserve "A", in Block "A", Dean Rupert Second Addition, EXCEPT beginning at a point 651 feet south and 60 feet east of the northwest corner of northwest quarter Section 20, Township 27 South, Range 2 East of the 6th P.M., said point being the southwest corner of the 140-foot by 175-foot tract of land owned by Kansas Gas and Electric Company; thence south 120 feet; thence east 175 feet; thence north 120 feet; thence west 175 feet to the point of beginning, being a part of Lot 1, Block "A", Dean Rupert Second Addition. Generally located at the southeast corner of Central and Rock Road.

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

Comments

1. Subject property involves Lot 1 of Dean-Rupert Addition and a portion of Dean-Rupert Second Addition, and is presently zoned "LC" Light Commercial. The applicant is requesting approval of the CUP in order to establish a shopping center consisting of small shops, offices, theaters, etc.
2. As required under the CUP provisions of the zoning ordinance, a preliminary development plan has been submitted for review. The development plan indicates the required information pertaining to gross area, maximum building heights, maximum building coverage, proposed general use, maximum curb cuts, sign controls, minimum building setbacks and screening controls. It should be noted that the minimum setbacks indicated adjacent to Rock Road and Central are 35 feet whereas the setbacks indicated on the CUP to the west "The Market" were as much as 120 feet.
3. The plan indicates that the applicant proposes to vacate some existing platted easements. Also, the plan indicates an additional 10 feet of right-of-way for Rock Road which will accommodate future accel-decel lanes to serve subject property. Both the vacation and additional 10-foot dedication can be handled by separate instrument or can be accomplished through replatting.
4. Should the Planning Commission recommend the approval of the request, then the following conditions would be consistent with other approved CUP'S:
 - A. Either replatting within one year from the date of approval by the Board of City Commissioners to accommodate the vacation of easements and dedication of additional right-of-way for Rock Road, and guarantee of the installation of accel-decel lanes; or submission of separate instruments to accomplish these requirements; or this CUP be marked "denied and closed".
 - B. The applicant shall prepare and submit to the Planning Department an avigational easement covering all of subject property, as subject property is located within the noise hazard flight approach cone to McConnell Air Force Base.
 - C. The applicant shall submit to the Planning Department a covenant which assures that adequate construction methods will be utilized so as to minimize the affects of noise pollution within all structures proposed to be built on subject property.

- D. 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.
- E. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
- F. 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 development and be binding upon the present owners, their successors and assigns, unless amended.

GALBRAITH said the staff would recommend approval, subject to conditions shown above. No one appeared in opposition.

BLAKEY pointed out on the map the location of his home in relation to subject property and asked if anyone felt he should abstain from discussion or voting because of a possible conflict of interest. CHAIRMAN HENNESSY said he has the right to rule on such a matter and that he saw no conflict or reason for Mr. Blakey to abstain.

MAX EBERHART, attorney for the applicant, said he saw no conflict of interest either, and in view of the fact that there is no opposition and the recommendation of the Planning Department, he would offer no further comments unless the Commission has questions. He said 35 to 40% of the development space is leased and construction will start as soon as the weather permits.

MOTION: That the Planning Commission recommend to the City Commission that this application be approved, subject to Conditions A through F as shown in the staff report. Blakey moved, Harrison seconded and it carried unanimously.

The Planning Commission on February 8, 1973 considered a request from Max Eberhardt that the Commission reconsider the requirement of a covenant in Condition C. After considerable discussion, it was the action of the Planning Commission to strike the word "covenant" and instead require a "letter of awareness" that the development is proposed in the noise cone of the McConnell Air Force Base and that the applicant would attempt to minimize the affect of noise pollution within all structures proposed to be built on subject property.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, TIP MLPT Co. # 1, a Kansas limited partnership

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

SEE ATTACHED EXHIBIT "A"

do es hereby dedicate the above described real estate to the public for Street right-of-way purposes.

Executed this 23rd day of January 19 73.

TIP MLPT CO. #1 By Transamerican Investment Properties, Inc. General Partner

LaVetrice Lewis
Secretary

By Max E. Eberhart
Vice-President

STATE OF KANSAS)
SEDGWICK COUNTY)^{SS}

BE IT REMEMBERED, that on this 23 day of January, 1973, came Max E. Eberhart, Vice President of Transamerican Investment Properties, Inc., a Kansas Corporation

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this _____

City Clerk

Caro Lee Stockdale
Notary Public

My Commission Expires: Aug 14, 1976



EXHIBIT "A"

All of Reserve 'A' to Dean Rupert First Addition to Wichita, Sedgwick County, Kansas; thence from the N.W. corner of said Reserve 'A', North a distance of 161.00 feet; thence S $89^{\circ} 49' 45''$ E a distance of 10.00 feet; thence South a distance of 161.00 feet; thence N $89^{\circ} 49' 45''$ W a distance of 10.00 feet to the N.W. corner of said Reserve 'A', said Reserve 'A' and the aforescribed tract being dedicated for an additional 10.00 feet of Street right-of-way for Rock Road.

All of Reserve 'A' to Dean Rupert Second Addition to Wichita, Sedgwick County, Kansas; thence from the S.W. corner of said Reserve 'A', South a distance of 428.35 feet; thence East a distance of 10.00 feet; thence North a distance of 428.35 feet; thence N $89^{\circ} 49' 45''$ W a distance of 10.00 feet to the S.W. corner of said Reserve 'A'. Said Reserve 'A' and the aforescribed tract being dedicated for an additional 10.00 feet of Street right-of-way for Rock Road.

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That for a good and valuable consideration, the receipt of which is hereby acknowledged, that TIP MLPT CO. # 1, a limited partnership organized and existing under and by virtue of the laws of the State of Kansas, does hereby grant a permanent Avigational Easement to the public authority authorized by law to own and operate public owned airports in Sedgwick County, Kansas, for the use of "Navigable Airspace" as defined by the Federal Aviation Act of 1958, over all of the following described real estate, to-wit:

Lot 2 and Reserve "A" Block 1, Dean Rupert First Addition and Lot 1 and Reserve "A" in Block "A" Dean Rupert Second Addition to Wichita, Sedgwick County, Kansas, EXCEPT beginning at a point 651 feet South and 60 feet east of the Northwest corner of Northwest Quarter Section 20, Township 27 South, Range 2 East of the 6th P.M., said point being the Southwest corner of the 140 foot by 175 foot tract of land owned by Kansas Gas and Electric Company, thence south 120 feet; thence east 175 feet; thence north 120 feet; thence west 175 feet to the point of beginning, being a part of Lot 1 Block "A" Dean Rupert Second Addition to Wichita, Sedgwick County, Kansas.

By virtue of this easement, the grantor, for and on behalf of himself and all successors in interest to any and all of the real property above described, waives as to the public authority only any and all claims for damage of any kind whatsoever incurred as a result of aircraft using the "Navigable Airspace" granted herein. This easement does not grant or convey any surface use rights, nor is it to be construed to grant any right to private persons or corporations.

"Navigable Airspace" means air space above the minimum altitudes of flight prescribed by regulations issued under the Federal Aviation Act of 1958, Section 101 (24) 49 U.S. Code 1301, and shall include air space needed to insure safety in take-off and landing of aircraft.

To have and to hold said easement forever.

IN WITNESS WHEREOF, the said grantor has hereunto set its hand and seal the day and year last above written.

TIP MLPT CO. # 1 By Transamerican
Investment Properties, Inc., General Partner

By Max E. E. Schubert
Vice-President

ATTEST:

LaVonne Lewis
Secretary

STATE OF KANSAS)
) SS:
COUNTY OF SEDGWICK)

BEFORE ME, the undersigned, a Notary Public, within and for said County and State, on this 29 day of January, 1973, personally appeared Mrs. E. Chesnut President President of Transamerican Investment Properties, Inc., a Kansas corporation, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed, as such officer, the within instrument of writing on behalf of said corporation, and said person duly acknowledged the execution of the same, to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and my official seal the day and year last above written.

Cara Lee Stockdale
Notary Public





TRANSMERICAN INVESTMENT PROPERTIES, INC. ROCKBOROUGH EXECUTIVE PARK
2000 ROCK ROAD • P. O. BOX 18403 • (316) 685-6385 • WICHITA, KANSAS 67218

February 14, 1973

Mr. Jack H. Galbraith
Chief Planner
104 S. Main St.
Wichita, Kansas 67202

Re: DP-49 - Request for Approval of
Community Unit Plan - Southeast
Corner of Central and Rock Road

Dear Mr. Galbraith:

In conformity with the requirement of the Metropolitan Area Planning Commission, we hereby acknowledge that we are aware that the shopping center development we are commencing at the southeastern corner of Central and Rock Road, here in Wichita, lies within the so called "noise cone" of McConnell Air Force Base. We know these airplanes fly over our property and have given an avigation easement allowing this. After consultation with our architects, we are accordingly planning to build our shopping center with materials and with a design that attempts to minimize the affect of noise pollution within the structures giving due consideration to the use for which such structures are designed and built. Our materials specifications have been previously submitted by our architects in a separate letter. We ask that this letter be made a part of your file on this application. Thank you.

Yours truly,

Max E. Eberhart

Max E. Eberhart
Vice President, General Counsel

MEE/djm



February 12, 1973

Mr. Max Eberhardt, Attorney
260 North Rock Road
Wichita, Kansas 67206

Re: DP-49 - Request for Ap-
proval of Community Unit
Plan - Southeast corner
of Central and Rock Road

Dear Mr. Eberhardt:

The Planning Commission, at its regular meeting on February 8, 1973, considered as an off-agenda item the above-captioned CUP. Their action was to amend one of the conditions of approval that was established at their previous meeting of January 11, 1973 which pertained to the submission of a covenant to assure that adequate construction methods would be utilized to minimize the affect of noise pollution within all structures proposed to be built on subject property.

It was the action of the Planning Commission to strike the word "covenant" and instead require a "letter of awareness" that the development is proposed in the noise cone of McConnell Air Force Base. It is my opinion that the intent was that such letter also assure that you would attempt to minimize the affect of noise pollution within all structures proposed to be built on subject property.

If we receive this letter by 5:00 p.m. on February 14, 1973, this matter will be forwarded to the Board of City Commissioners for consideration on February 20, 1973, the meeting to start at 9:00 a.m. in Room 201 City Building, 204 South Main.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: TIP-MLPT Co. #1, 260 North Rock Road 67206
Transamerican Investment Properties, Inc.
260 North Rock Road 67206



TRANSAMERICAN INVESTMENT PROPERTIES, INC. ROCKBOROUGH EXECUTIVE PARK
260 N. ROCK ROAD • P. O. BOX 18403 • (316) 865-5335 • WICHITA, KANSAS 67219

86

February 5, 1973

Mr. Ralph Wulz
City Manager
204 S. Main
Wichita, Kansas

| | |
|--|--------------------|
| ROUTING: | |
| <input checked="" type="checkbox"/> RW | <i>[Signature]</i> |
| <input type="checkbox"/> [] | <i>[Signature]</i> |
| FEB - 5 1973 | |
| <input type="checkbox"/> EK | |
| <input type="checkbox"/> FILE | <i>[Signature]</i> |

Re: Cobblestone Alley C.U.P. Approval
(Property generally located at
southeast corner of Central and
Rock Road)

Dear Mr. Wulz:

This item is on the City Commission's agenda for hearing Tuesday, February 6, 1973. At this time, we are requesting that this matter be deferred for a later hearing.

One of the requirements on the C.U.P. is a covenant to use construction methods so as to minimize possible noise pollution to the occupants of improvements on the property. We have had extensive discussions with the Planning Department and so far we are unable to mutually agree upon a disposition of this requirement. We think a solution will be forthcoming in the near future. Accordingly we request deferment until that solution can be obtained.

Thank you for your consideration of our request.

Sincerely,

[Signature]
Ward V. Lawrence
Executive Vice President

WVL/djm

cc: Metropolitan Area Planning Commission
Attention: Mr. Curtis Newby

REFERENCE: ITEM 6
AGENDA FOR: FEB 6 1973





TRANS AMERICAN INVESTMENT PROPERTIES, INC. 200 BROUGH EXECUTIVE PARK
200 BROUGH EXECUTIVE PARK • P. O. BOX 18403 • (316) 865-5355 • WICHITA, KANSAS 67218

February 5, 1973

Mr. Ralph Wulz
City Manager
204 S. Main
Wichita, Kansas

| ROUTING: | |
|-------------------------------------|------|
| <input checked="" type="checkbox"/> | RW |
| <input type="checkbox"/> | RW |
| FEB - 5 1973 | |
| <input type="checkbox"/> | EK |
| <input type="checkbox"/> | FILE |

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(Property generally located at
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Thank you for your consideration of our request.

Sincerely,

Ward V. Lawrence
Executive Vice President

WVL/djm

cc: Metropolitan Area Planning Commission
Attention: Mr. Curtis Newby

REFERENCE: ITEM 6
AGENDA FOR: FEB 6 1973

robson kuhnel and spangenberg architects and planners

January 29, 1973

Metropolitan Planning

Attention: Mr. Jack Galbraith

Re: Cobblestone Shopping Center
Rockroad and Central
Noise Pollution Control

Gentlemen:

Following is the proposed construction for this project, along with the approximate sound transmission ratings:

Typical exterior wall: Wood studs (2 x 4 @ 16" o.c.) with $\frac{1}{2}$ " plywood sheathing and 5/8" wood siding on exterior side, $\frac{1}{2}$ " gypsum board on interior side, 3" fiberglass insulation batts between studs; STC rating of 35 - 40.

Typical window or door: Single glazing, DSB glass; amount of glass and doors not to exceed 25% of exterior wall surfaces; STC rating of 20 - 25.

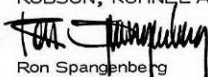
Typical roof construction: Wood trusses, 24" o.c.; with $\frac{1}{2}$ " plywood sheathing and wood shingles or built-up roofing on exterior side; $\frac{1}{2}$ " gypsum board on interior side; STC rating of 35 - 50.

We would appreciate your earliest reply as to whether the above construction is acceptable.

Thank you.

Sincerely,

ROBSON, KUHNEL AND SPANGENBERG


Ron Spangenberg

RS:sg



260 north rock road

wichita kansas 67206

telephone 316 685-4234

January 12, 1973

Mr. Max E. Eberhart
260 North Rock Road
Wichita, Kansas 67206

Re: DP-49 - Request for Ap-
proval of Community Unit
Plan - Southeast corner
of Central and Rock Road

Dear Mr. Eberhart:

At the regular meeting of the Metropolitan Area Planning Commission on January 11, 1973, the above-captioned zone change request was considered. It was the action of the Commission to approve the request, subject to Conditions A through F as shown in the staff report. Regarding Conditions A through C, it is necessary that you submit the dedication of an additional 10 feet of right-of-way along Rock Road and a satisfactory guarantee for the installation of the deceleration lane. In addition, it is necessary that we receive an avigational easement covering subject property and a covenant which assures that adequate construction methods will be utilized so as to minimize the affect of noise pollution within all structures proposed to be built on subject property. Further, it is necessary that we receive ten additional copies of the CUP.

These documents should be submitted to our office by 5:00 p.m. on January 24, 1973, so that this matter may be forwarded to the City Commission for consideration on January 30, the meeting to start at 9:00 a.m. in Room 201 City Building, 204 South Main.

Please contact us relative to preparing the appropriate dedication which would, hopefully, include a 10-foot strip in front of the KG&E substation and in front of the "privy shop".

Page 2 - Mr. Max E. Eberhart
January 12, 1973

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc TIP-MLPT Co. #1, 260 North Rock Road 67206
Transamerican Investment Properties, Inc.
260 North Rock Road 67206

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
WICHITA, KANSAS 67202

DEC 29 1972

NOTICE TO ADJOINING PROPERTY OWNERS:

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 1:30 p.m. on Thursday, January 11, 1973, at which time you may appear either in person or by agent or attorney, if you so desire.

DP-49 - Lot 2 and Reserve "A" Block 1, Dean Rupert First Addition and Lot 1 and Reserve "A" in Block "A" Dean Rupert Second Addition to Wichita, Sedgwick County, Kansas, EXCEPT beginning at a point 651 feet South and 60 feet East of the Northwest corner of Northwest Quarter Section 20, Township 27 South, Range 2 East of the 6th P.M., said point being the Southwest corner of the 140 foot by 175 foot tract of land owned by Kansas Gas and Electric Company; thence South 120 feet; thence East 175 feet; thence North 120 feet; thence West 175 feet to the point of beginning, being a part of Lot 1 Block "A" Dean Rupert Second Addition to Wichita, Sedgwick County, Kansas. Generally located at the Southeast corner of Central and Rock Road.

This Development Plan has been 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 an approximate 7.7 acre commercial development which will include general retail businesses and offices. Included in the Development Plan is information concerning building setbacks, maximum ground coverage by structures, maximum gross floor areas, screening, and sign and building height limitations.

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, Robert A. Lakin, 104 South Main, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin,
Secretary

WICHITA-SEDCWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MARC HEARING DATE: Jan. 11, 1973

Case No. DP-49

Request: Commercial Community
Unit Plan - Cobblestone Alley

Location: Southeast corner of Central and Rock Road

Proposed Use: To develop the property with mixed
light commercial and office uses.

Acres: 7.8

Size: Irregular in shape
285 ft. by 408 ft.

| | Land Use | Zoning |
|----------|--------------------------------|-------------|
| Existing | Undeveloped | "LC" |
| North | Service station & undeveloped | "LC" |
| East | Single-family & drainage ditch | "AA" |
| South | Offices & drainage ditch | "BB" & "AA" |
| West | Undeveloped | "LC" |

Existing R/W - Rock Road (half) 50 & 75 ft.
Proposed R/W - Rock Road (half) 60 & 75 ft.
Existing R/W - Central (half) 50 & 75 ft.
Proposed R/W - Central (half) 50 & 75 ft.

Platted: Yes
Sidewalks: Previously
guaranteed on plat.

Comments

1. Subject property involves Lot 1 of Dean-Rupert Addition and a portion of Dean-Rupert Second Addition, and is presently zoned "LC" Light Commercial. The applicant is requesting approval of the CUP in order to establish a shopping center consisting of small shops, offices, theaters, etc.
2. As required under the CUP provisions of the zoning ordinance, a preliminary development plan has been submitted for review. The development plan indicates the required information pertaining to gross area, maximum building heights, maximum building coverage, proposed general use, maximum curb cuts, sign controls, minimum building setbacks and screening controls. It should be noted that the minimum setbacks indicated adjacent to Rock Road and Central are 35 feet whereas the setbacks indicated on the CUP to the west "The Market" were as much as 120 feet.

3. The plan indicates that the applicant proposes to vacate some existing platted easements. Also, the plan indicates an additional 10 feet of right-of-way for Rock Road which will accommodate future accel-decel lanes to serve subject property. Both the vacation and additional 10-foot dedication can be handled by separate instrument or can be accomplished through replatting.
 4. Should the Planning Commission recommend the approval of the request, then the following conditions would be consistent with other approved CUP'S:
 - A. Either replatting within one year from the date of approval by the Board of City Commissioners to accommodate the vacation of easements and dedication of additional right-of-way for Rock Road, and guarantee of the installation of accel-decel lanes; or submission of separate instruments to accomplish these requirements; or this CUP be marked "denied and closed".
 - B. The applicant shall prepare and submit to the Planning Department an avigational easement covering all of subject property, as subject property is located within the noise hazard flight approach cone to McConnell Air Force Base.
 - C. The applicant shall submit to the Planning Department a covenant which assures that adequate construction methods will be utilized so as to minimize the affects of noise pollution within all structures proposed to be built on subject property.
 - D. 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.
 - E. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.
 - F. 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 development and be binding upon the present owners, their successors and assigns, unless amended.
-

DP-49 - 36 Notices to Property Owners sent 12/29/72

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
WICHITA, KANSAS 67202

DEC 29 1972

NOTICE TO ADJOINING PROPERTY OWNERS:

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DP-49 - Lot 2 and Reserve "A" Block 1, Dean Rupert First Addition and Lot 1 and Reserve "A" in Block "A" Dean Rupert Second Addition to Wichita, Sedgwick County, Kansas, EXCEPT beginning at a point 651 feet South and 60 feet East of the Northwest corner of Northwest Quarter Section 20, Township 27 South, Range 2 East of the 6th P.M., said point being the Southwest corner of the 140 foot by 175 foot tract of land owned by Kansas Gas and Electric Company; thence South 120 feet; thence East 175 feet; thence North 120 feet; thence West 175 feet to the point of beginning, being a part of Lot 1 Block "A" Dean Rupert Second Addition to Wichita, Sedgwick County, Kansas. Generally located at the Southeast corner of Central and Rock Road.

This Development Plan has been 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 an approximate 7.7 acre commercial development which will include general retail businesses and offices. Included in the Development Plan is information concerning building setbacks, maximum ground coverage by structures, maximum gross floor areas, screening, and sign and building height limitations.

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, Robert A. Lakin, 104 South Main, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin,
Secretary

November 29, 1972

Mr. Max E. Eberhart
260 North Rock Road
Wichita, Kansas 67206

RE: DP-49 Cobblestone Alley CUP

Dear Mr. Eberhart:

This is to advise you that the Planning Commission has cancelled their scheduled meeting of December 28, 1972 as there is not to be a quorum of the Planning Commission present for that meeting; therefore, the above-captioned case will be scheduled for the regular meeting of the Planning Commission on January 11, 1973;

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:rw

November 21, 1972

Mr. Max E. Eberhart
260 North Rock Road
Wichita, Kansas 67206

RE: DP-49 Cobblestone Alley CUP

Dear Mr. Eberhart:

We have reviewed the above captioned preliminary development plan with representatives of the Department of Public Works. Although the design of the plan submitted appears to be in general conformance with the CUP requirements of the zoning ordinance, there are several items which need to be clarified prior to this case being advertised for public hearing by the Planning Commission.

In our staff review, we noted that the maximum gross floor area is approximately 140,000 square feet for this 7.8 acre tract. This floor area ratio of .416 exceeds that which have been approved for Marina Lakes (.35), Twin Lakes (.39), the Mall (.30), and the CUP to the west for The Market (.40). Based on the intensity of the development proposed, there will be a need for additional right-of-way on Rock Road to accommodate deceleration lanes at the time development occurs. It is, therefore, our recommendation and the Traffic Engineering Department, that 60 feet of half-street right-of-way be indicated for Rock Road and the 35 foot setback be adjusted accordingly.

The general requirements indicated on the CUP are not complete. The following provisions are now found on most CUPs and should be indicated on the face of this plan as "General Provisions".

General Provisions

1. This development is proposed to contain a net area of 7.8 acres.
2. Curb Cuts - The maximum number of curb cuts along Rock Road shall not exceed 2 for each parcel and the maximum number

along Central shall not exceed 2.

3. A fire lane, 20 feet in width (with sufficient turning radii at corners for standard fire apparatus) shall be provided around the perimeter of the development and shall have a 3½ inch asphalt base with 1½ inch asphalt surface. No parking shall be allowed in such fire lane although it may be used for passenger loading and unloading. Prior to final approval of the parking plan, the fire chief or his designated representative shall approve the plan as to the location and design of the fire lane.
4. All utilities shall be installed underground.
5. Advertising signs along Central Avenue and Rock Road shall not exceed 30 feet in height and shall be placed so as not to project over public right of way. No signs shall be located adjacent to the drainage right-of-way. No billboards or roof signs shall be permitted.
6. If the service area or rear of the buildings face directly towards the "AA" zoning district, the construction of a 5 to 8 foot solid or semi-solid wall separating the Light Commercial District and the Residential District will be required on the east side adjacent to the drainage area.
7. All lights shall be directed so as not to shine directly towards the properties to the east.
8. A landscape plan for the 10 foot planting area along the perimeter of the site, indicating the location, type, and specifications of planting materials, shall be submitted to the Planning Department and the Maintenance Flood Control Division of the Department of Public Works for approval prior to the issuance of any building permit.
9. Parking ratio as required by the Zoning Ordinance.

In addition to these above conditions, there are several other questions concerning the information under Parcels A and B that should be clarified.

First, the maximum building coverage of 30% for each parcel is not 70,000 square feet. For Parcel "A", it is 57,460 and for

Mr. Max E. Eberhart
Page 3

Parcel "B", it is 44,862 square feet. Both floor area ratios are high particularly Parcel "B" which is 46.8. Please review these figures and adjust downward.

Building setbacks from the east are indicated as 20 feet; however, the 30 feet indicated on the face of the plan is correct.

Existing easements shown on the plat should also be reflected on the CUP and if your intent is to vacate such easement, so indicate.

These are most of the comments we have at this time. It is necessary that corrections be made and 12 revised copies of the CUP be returned to our office by November 29, 1972, so that this case can be advertised for a public hearing for the Planning Commission meeting of December 28, 1972.

If you have any questions concerning our comments, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:rw

THE CITY OF WICHITA

OFFICE OF CITY TRAFFIC ENGINEER

DATE November 10, 1972



TO Jack Galbraith, Chief Planner

FROM William G. McKinley, Assistant Traffic Engineer

SUBJECT Cobblestone Alley C.U.P.

It is the recommendation of the Traffic Engineering Division that an additional ten feet of right-of-way to guarantee acceleration and deceleration lanes along Rock Road should be a requirement of the platting. As you are aware, Rock Road will continue to become a major north/south road carrying commercial traffic to and from several commercial establishments along its extremities. We truly believe that as these commercial developments become realities, a minimum of three lanes on Rock Road in each direction will be required.

Due to the limited commercial development which can occur on Central Avenue east of this plat, we believe the requirement of ten feet of additional right-of-way could be waived. It is our opinion that Parcel A can be adequately served without the additional ten feet of right-of-way.

William G. McKinley

William G. McKinley
Assistant Traffic Engineer

WGM/gl

cc:R. W. Bruggeman, Director of Public Works



November 7, 1972

Dick Linn, City Engineer
Paul Graves, Traffic Engineer
M. S. Mitchell, Ass't Supt. Public Works Maintenance
Jack H. Galbraith, Chief Planner

Cobblestone Alley CUP

Attached is a copy of a submitted CUP known as Cobblestone Alley. We would appreciate your review, comments, and recommendations pertaining to traffic, access control, and whether or not an additional 10 feet of right-of-way should be required on Rock Road and Central to provide for an accel-decel lane.

Please have this information to us by November 13.

Thank you.

JHG:rw
attachments

III. This property is located at (address) N/A.

The general location is (use appropriate section)

- a. at the Southeast corner of Central
and Rock Road; 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.

TIP-MLPT Co. # 1

_____ Inc.

By Transamerican Investment Properties, By _____
Authorized Agent (if any) Authorized Agent (if any)

By Max E. Edenhart
Vice President and General Counsel

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

V. OFFICE USE ONLY

This application was received at the Planning Department at
4:00 (AM, PM) on November 6, 1972 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ Not required.

Dr. Lynn Shirkley Name
J. Planner Title

CERTIFICATE OF OWNERSHIP

GUARANTEE TITLE CO., INC. hereby certifies the following to be a true and correct list of the property owners as shown by the last deed of record in the Office of the Register of Deeds of Sedgwick County, Kansas, including and within a 500 foot radius of the following property, viz:

Lot Two (2) and Reserve "A" Block One (1), Dean Rupert First Addition and Lot One (1) and Reserve "A" Dean Rupert Second Addition to Wichita, Sedgwick County, Kansas, Except Beginning at a point 651 feet South and 60 feet East of the Northwest corner of the North-West Quarter of Section 20, Township 27 South, Range 2 East of the 6th P.M., thence South 120 feet; thence East 175 feet; thence North 120 feet; thence West 175 feet to the point of beginning.

| DESCRIPTION | OWNER/OWNERS/ADDRESS | |
|---------------------------------|--|-------|
| <u>BROOKHOLLOW 1st ADDITION</u> | <i>Second checkmark for DP-49 file #2 noted</i> | |
| <u>Block 1</u> | | |
| Lot 1 | <i>no listing</i> ✓ Douglas Development, Inc. 302 South Main | 67202 |
| Lot 2 | ✓ Corky J. & Kathleen F. Knock 8210 Limerick Lane | 67206 |
| Lot 3 | ✓ Ernest J. & Helen H. Balzer 8218 Limerick Lane | 67206 |
| <u>Block 2</u> | | |
| Lot 1 | ✓ Melvin D. & Janis L. Zuendel 8201 Limerick Lane | 67206 |
| Lot 2 | ✓ Nancy Cohlma c/o Air Capitol Savings 3832 E. Harry | 67218 |
| Lot 3 | ✓ Darrell L. Johnson and Betty L. Johnson 8219 Limerick Lane | 67206 |
| <u>Block 5</u> | | |
| Lot 1 | ✓ Hal H. & Sydney M. Daugherty 8201 Tamarac Lane | 67206 |
| Lot 2 | ✓ Kenneth Miller 10225 E. Kellogg | 67207 |
| Lot 3 | ✓ Frank J. & Jean B. Malloy 8217 Tamarac Lane | 67206 |
| <u>BROOKHOLLOW 2ND ADDITION</u> | | |
| <u>Block 1</u> | | |
| Lot 1 | ✓ John C. & Carol Sue Maloney 405 South Roosevelt | 67218 |
| Lot 2 | ✓ Claude M. & Audrey M. Crabtree 8209 Brookhollow | 67206 |
| Lot 16 | <i>no listing</i> ✓ Douglas Development, Inc. 219 North Market | 67202 |
| Lot 17 | ✓ James L. & Deanna J. Hamrick 7025 School Street | 67212 |



BROOKHOLLOW 2ND ADDITION

Block 1

Lot 18

✓ Robert O. & Willisene M. Arnold
1927 Carson St. 67216

Lot 3
Block 2

no listing
(no listing)

✓ John & Dorothy Jean Harper
c/o Mid Kansas Fed 302 S Main 67202

Lot 1

✓ Douglas Development Inc.
302 South Main 67202

Lot 2

✓ Claude M. & Audrey M. Crabtree
Robert C. & Donna M. Masters
8209 Brookhollow 67206

Lot 3

Returned 11/15/73
and sent to

✓ Dwight D & Linda K. Wallace
2375 S. Erie ~~67211~~

Lot 21

✓ 8220 Brookhollow
Alton B. & Nettie N. Cook
202 N. Rock Road 67206

ROCKBOROUGH ADDITION

Block A

Lot 1 (W 389.5')
Lot 1 (Exc W 389.5')

○ RockPark Company, LTD
Transamerican Investment Properties Inc
260 N. Rock Road

WOODLAWN EAST

Block 3

Lot 30 (N 60')

✓ Horizon's East, Inc.
7826 East Douglas 67206

Lot 30 (Exc N 60')

✓ Walter Morris Investment Co., Inc.
208 North Broadway 67202

SECOND ADDITION TO VICKRIDGE

Block 1

Lot 1

✓ T. G. Davis, Jr.
1273 S. Minnesota 67211

Lot 2

✓ Alfred E. & Kathryn P. Griffith
525 Tara Lane 67206

Lot 3

✓ Howard C. & Vera Mae Clark
543 Tara Lane 67206

Block 5

Lot 4

✓ D. L. & Linda S. VanBuskirk
7401 Pagent Lane 67206

Lot 5

✓ Louis D. Lawrence
3301 Penley Drive 67218

ROCKWOOD 6TH ADDITION

Block 3

Lot 4

✓ Colliatie Construction Co., Inc.
145 Rutland Road 67206

Lot 5

✓ Robert C. & Marigene DesMarteau
7206 Huntington 67206

Lots 6 & 7

✓ Investment Resources, Inc.
710 Union Natl Bank Bldg. 67202

Lot 8

✓ Biltmore Homes, Inc.
851 N. West St. 67203

ROCKWOOD 6th ADDITION

Block 3

Lot 9

✓ Jim L. & Joyce A. Shadid
7838 Pagent Lane

67206

ROCKWOOD 11TH ADDITION

Lot 1

✓ W. W. Taylor, Inc.
7826 E. Douglas

67206

ROCKWOOD 10TH ADDITION

Lot 1

✓ Mobil Oil Corporation
335 N. Waco

67202

Beg 694.11' N & 50' E of SW Cor of Sec. 17-27-2E, N 912.26' E & S along Cork & Dublin Streets to SW cor of Vickridge 1st Add; SWly 81.28'; S 144.16'; SEly 306'; SWly 175'; SEly 189.87'; SWly 108'; SEly 216'; S 170'; W 175'; N 664.11' W to Beg.

✓ A. A. Vickers
1101 Vickers KSBT Bldg

67202

Beg 30' E & 30' N of SW cor of SW $\frac{1}{4}$ of Sec. 17-27-2E, N 664.11'; E 295.16'; S 664.11'; W to beg EXCEPT W 200' of S 190'

○ Trust Estate J. A. Vickers
1100 Vickers KSBT Bldg.

67202

W 200' of S 190' Exc S 40' & W 30' for road in SW $\frac{1}{4}$ of Sec. 17-27-2E

✓ Delaware Western Properties, Inc.
100 West 10th St.
Wilmington, Delaware

19801

Beg 60' E & 511' S of NW cor of NW $\frac{1}{4}$ of Sec. 20-27-2E; E 175'; S 140'; W 175'; N 140' to Beg.

✓ Kansas Gas & Electric Co.
201 North Market

67202

Lot 2 & Reserve A, Block 1, in Dean Rupert 1st Addition & Lot 1 & Reserve A, Block A, in Dean Rupert 2nd Addition; EXCEPT Beg 651' S & 60' E of NW cor of NW $\frac{1}{4}$ of Sec. 20-27-2E; S 120'; E 175'; N 120'; W 175' to beg.

D TIP-MLPT Co. #1
260 N. Rock Road

67206

DEAN RUPERT ADDITION

Lot 1

✓ Merle Britting &
Nestor Weigand, Jr.
110 N. Main

67202

Beg 651' S & 60' E of NW cor NW $\frac{1}{4}$ of Sec. 20-27-2E; S 120'; E 175'; N 120'; W 175' to beg.

✓ Nestor R. Weigand, Jr.
110 N. Main

67202

Dated this 2nd day of November, 1972 at 7:00 o'clock A. M.

No. 41508.

GUARANTEE TITLE CO., INC

By *Mont R. Hawkins*
Vice President

WICHITA - SEDGWICK COUNTY

W.S.C.

METROPOLITAN AREA PLANNING DEPARTMENT

CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

RETURN TO WRITER



DP-49



John & Dorothy Jean Harper
c/o Mid Kansas Fed
302 South Main
Wichita, Ks. 67202

- Moved, tell no address
- No such number
- Moved, no former address
- Addressed to wrong



WICHITA - SEDGWICK COUNTY

W.S.C.

METROPOLITAN AREA PLANNING DEPARTMENT

CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

RETURN TO WRITER



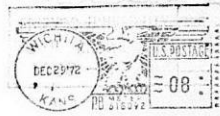
- Moved, tell no address
- No such number
- Moved, no former address

2172

Return to Sender

Douglas Development, Inc.
~~302 S. Main~~
Wichita, Ks. 67202

DP-49



*

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

Roll # 1

*