

DATED 3-16-87 KK

ACTION

DATE

COMMITTEE _____

M.A.P.C. *Approved sub. to
Application to record Bill*

B.C.C./B.C.C.C. *Approved on 1-6-88
Adornminded*

DATA SHEET

Z- _____
SCZ- _____
CU- _____
DR- _____
DP- 165
Amend

Case Filed: 11-3-86
Associated Case: Z-2820

APPLICATION DATA: Map No. 4949 D

1. General Location: At the southeast corner of Tyler Road and 21st Street North

2. From _____ to _____

3. Proposed Use: _____

4. DP Name: WESTWIND RESIDENTIAL COMMUNITY UNIT PLAN

5. Applicant: Westwind Associates II

Address 727 North Waco, Suite 260, Wichita, KS. 67203 Phone 265-2555

6. Agent: BILL C. Yung Design

Address 4912 East 29th Street North, Suite One, Wichita, KS. 67220 Phone 683-5567

AREA DATA:

1. Acres: 22.4 (_____ ft. by _____ ft.)

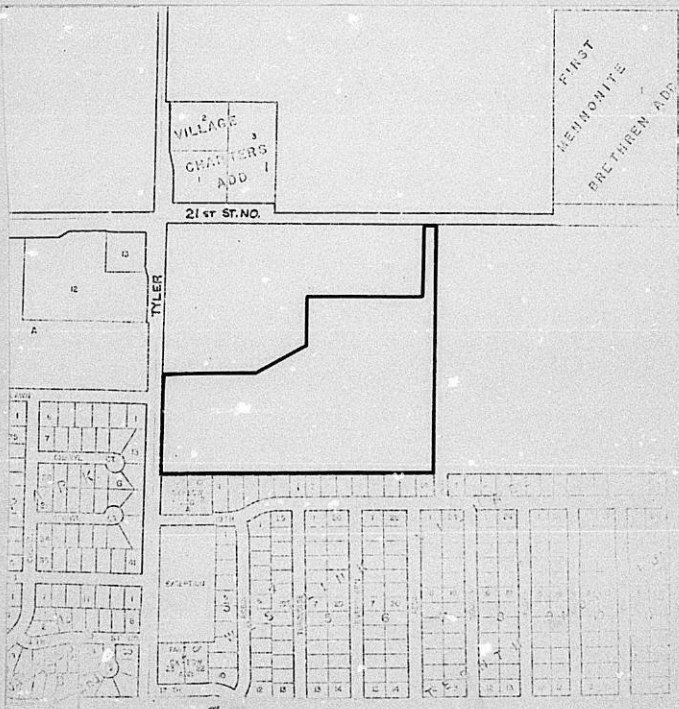
2. Adjoining Zoning: N "R-1" & "LC" S "AA" E "C" & "B" W "R6, RB, AA"

3. Land Use: North _____ East _____
South _____ West _____

PICTURE SHEET

PHOTO DATA:

Taken by _____ Date _____ Time _____



NOTES:

T9-214-2

100 ANGLE
HARTING, IN
No. 2-153C
MEMPHIS, TENNESSEE
U.S.A.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

January 22, 1987

TO: Monty Robson, Superintendent of Central Inspection

FROM: Barbara Harris, Senior Planner, Current Plans

SUBJECT: Approval of DP-165 - Westwind II Residential Community Unit Plan and Associated Zone Case Z-2820 requesting "AA" to "A" at the southeast corner of 21st Street North and Tyler.

The Board of City Commissioners on January 6, 1987, considered the above-captioned C.U.P. and associated zone change request. Their action was to approve the zone change and C.U.P. subject to the following conditions:

- a. 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.
- b. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
- c. 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 residential development and be binding upon the present owners, their successors and assigns, unless amended.
- d. The property included in this C.U.P. shall be platted within one year from the date of approval by the Board of City Commissioners or the provisions of this C.U.P. shall become null and void for the portions which remain unplatted. The ordinance establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.

By copy of this memo, the applicant is advised that the plat for the property being rezoned should be recorded with the Register of Deeds by January 6, 1988, or the zone case file will be marked denied and closed. The plat should be submitted as soon as possible, and this will be the only notification of the platting deadline.

Attached for your information and files are two approved C.U.P. copies. If you have any questions concerning this matter, please call me at 268-4421.

BH:blw
Attachments

cc: Westwind Associates II, 727 North Waco, Suite 260, 67203
Bill G. Yung Design, 4912 East 29th Street North, Suite One, 67220

PL/0018/4

Planning Agenda Item # _____

City of Wichita
City Commission Meeting
January 6, 1987

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: DP-165 - REQUEST FOR APPROVAL OF THE WESTWIND II
RESIDENTIAL COMMUNITY UNIT PLAN; AND

Z-2820 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY
DWELLING TO "A" TWO-FAMILY DWELLING (LOCATED EAST OF
TYLER IN AN AREA SOUTH OF 21ST STREET NORTH).
(Westwind Associates II)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (9-0)

Staff Recommendation: Approve

Background: On December 11, 1986, the MAPC held a public hearing to consider a request for approval of a residential C.U.P. and a zone change. Subject property is a 22.4-acre undeveloped tract of land located east of Tyler in an area south of 21st Street North. The properties in this residential C.U.P. proposal, and in the commercial C.U.P. proposal to the north, were annexed in October 1986. No one spoke in opposition to the requests. The Planning Commission unanimously recommended approval subject to platting.

CPO Council "A" voted 4-1 to recommend approval of the requests.

Analysis: Properties to the south are developed with single-family houses. To the west are single-family houses and an undeveloped tract of land. Golf Park West is a platted addition to the east of this C.U.P. that is as yet undeveloped. The property to the north is undeveloped and is proposed as a commercial C.U.P. that was also approved by the MAPC on December 11, 1986.

The proposed Development Plan now on file divides the site containing 21.7 gross acres (or 20.73 net acres) into two (2) parcels. The proposed development plan illustrates patio homes on one parcel and apartment uses on the other for an overall density of 10.81 dwelling units per net acre. Alternative uses described in the development plan are: single family, zero lot line, duplex and garden apartment. An associated zone case has been filed for the site which requests "AA" Single-family zoning be changed to "A" Two-family. The maximum number of dwelling units permitted is 224.

The Planning Commission found that the character of the neighborhood, the zoning and uses of properties nearby, the suitability of subject property for the uses proposed, and the recommendation of staff justified the approval of the development plan and the zone change request.

- Actions:
1. Concur with the findings of the MAPC and approve the zone change and C.U.P. subject to the recommended conditions; instruct the Planning Department to forward the ordinance for first reading when the plat is forwarded to the City Commission; or
 2. Return the application to the MAPC for reconsideration stating reasons.

Attachments: Area map
12-11-86 MAPC Minutes
CPO Memorandum
DP-165 site plan

EXCERPT FROM PLANNING COMMISSION MINUTES OF DECEMBER 11, 1986

LEGAL:

7a. Case No. DP-165 - Westwind Associates II requests approval of the Westwind II Residential Community Unit Plan for that part of the NW $\frac{1}{4}$ of Section 9, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at the southwest corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence north along the west line of said NW $\frac{1}{4}$, 501.62 feet more or less to a point 820 feet south of the northwest corner of said NW $\frac{1}{4}$; thence east parallel with the north line of said NW $\frac{1}{4}$, 525 feet; thence northeasterly 258.02 feet more or less to a point 635 feet south of the north line of said NW $\frac{1}{4}$ and 625 feet west of the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence north parallel with the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$, 250 feet; thence east parallel with the north line of said NW $\frac{1}{4}$, 550 feet; thence north parallel with the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$, 385 feet to a point on the north line of said NW $\frac{1}{4}$; thence east 75 feet to the northeast corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence south 1317.93 feet more or less to the southeast corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence west 1334.37 feet to the place of beginning. Generally located at the southeast corner of Tyler Road and 21st Street North.

7b. Case No. Z-2820 - Westwind Associates II requests zone change from "AA" to "A" for (same as above).

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

Background: Subject property is a 22.4-acre undeveloped tract of land located east of Tyler in an area south of 21st Street North. The property in this residential C.U.P. proposal, and in the commercial C.U.P. proposal to the north, was annexed in October 1986.

Analysis: Properties to the south are developed with single-family houses. To the west are single-family houses and an undeveloped tract of land. Golf Park West is a platted addition to the east of this C.U.P. that is as yet undeveloped. The property to the north is undeveloped and is proposed as a commercial C.U.P. that is also being considered by the MAPC on this date.

The proposed Development Plan now on file divides the site containing 21.7 gross acres (or 20.73 net acres) into two (2) parcels. The proposed development plan illustrates patio homes on one parcel and apartment uses on the other for an overall density of 10.81 dwelling units per net acre. Alternative uses described in the development plan are: single family, zero lot line, duplex and garden apartment. An associated zone case has been filed for the site which requests "AA" Single-family zoning be changed to "A" Two-family. The maximum number of dwelling units permitted is 224.

In order for the Planning Commission to recommend approval of this residential C.U.P., it must find specific evidence and facts showing that the proposed development plan meets the following conditions:

a. That the value of the buildings and the character of the property adjoining the area included in such plan will not be adversely affected.

- b. The such plan is consistent with the intent and purpose of this Chapter (28.04.190.A) to promote public health, safety, morals and general welfare.
- c. That the buildings shall be used only for residential purposes and the usual accessory uses, such as automobile parking areas, garages and community activities, including churches, retirement center and a nursing home.

Should the Planning Commission determine that the zone change request and the residential development plan are appropriate, the following are recommended conditions of approval:

- a. The property included within this residential C.U.P. shall be platted within one year after approval of this C.U.P. and zone case by the City Commission or the cases shall be considered denied and closed and the ordinance establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.
- b. 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.
- c. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
- d. The transfer of title of all or any portion of the land included within the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

DISCUSSION:

HARRIS said that staff recommended approval of this C.U.P. and zone change subject to the comments in the staff report.

BILL YUNG, land planner, representing the applicant, said they will be detaining all their created water on-site so that runoff will be no greater than it is in its agricultural state now.

PARSONS asked why the lake would be divided by the parcel boundary between Lots 1 and 2.

YUNG said that the common homeowners' association would take care of the area.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the character of the neighborhood; the zoning and uses of properties nearby; the suitability of

subject property for the uses proposed; and the recommendation of staff; I move that we recommend to the governing body that these applications be approved subject to the following conditions:

- a. A General Provision shall be added which states, "Trash receptacles shall be appropriately screened to reasonably hide them from ground view."
- b. The property included within this residential C.U.P. shall be platted within one year after approval of this C.U.P. and zone case by the City Commission or the cases shall be considered denied and closed and the ordinance establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.
- 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 submitted 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 C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

Farrons moved, Gardner seconded and it carried unanimously. Conlee was not present.

THE CITY OF WICHITA

OFFICE OF Citizen Rights & Services DATE December 11, 1986

TO Jack Galbraith, Chief Planner, Current Plans

FROM Barry L. Carroll, Administrative Aide III

SUBJECT DP-165 & Z-2820: Southeast
corner of Tyler Road and 21st
Street North

On Wednesday, December 10, CPO Council Area "A" considered the above captioned case, a request for approval of the WESTWIND II RESIDENTIAL C.U.P. and Z-2820, a request for a zone change from "AA" Single-Family to "A" Two-Family District. Council members were provided a copy of the public notice, a map of the area, and MAPD staff comments. Following an extensive discussion, the Council voted 4-1 to recommend approval of the requests.

The agent, Bill Yung, was present to explain the specifics of the request to the Council. Mr. Yung explained that the project contain 550 acres, was divided into five parcels, contained a balance of land uses and had a comprehensive drainage plan.

The Council was supportive of the proposals.

Please provide the Council's recommendation to the MAPC and Board of City Commissioners when cases DP-165 and Z-2820 are considered.

Barry L. Carroll
Barry L. Carroll
Administrative Aide III

BLC:dm

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RECEIVED

DEC 11 1986

METROPOLITAN PLANNING

ROUTE

December 12, 1986

Bill G. Yung Design
4912 East 29th Street North, Suite One
Wichita, Kansas 67220

Re: DP-165 Westwind II Residential C.U.P., and Z-2820 "AA" & "A".
East of Tyler in an area south of 21st Street North.

Dear Mr. Yung:

At its regular meeting on December 11, 1986, the Metropolitan Area Planning Commission considered the above-captioned C.U.P. and zone change request. The action of the Planning Commission was to recommend that these applications be approved subject to the following conditions:

- a. A General Provision shall be added which states, "Trash receptacles shall be appropriately screened to reasonably hide them from ground view."
- b. The property included within this residential C.U.P. shall be platted within one year after approval of this C.U.P. and zone case by the City Commission or the cases shall be considered denied and closed and the ordinance establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.
- 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 submitted 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 C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential

DP-165 & Z-2820
December 12, 1986
Page 2

development and be binding upon the present owners, their successors and assigns, unless amended.

Please provide this office with ten (10) corrected folded copies of the C.U.P. no later than December 24, 1986 in order for this matter to be forwarded to the Board of City Commissioners for consideration at their regular meeting on January 6, 1987. This meeting will be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business. In recognition of the official public hearing held by the Planning Commission, the City Commission does not permit additional debate by proponents or opponents of zone change requests.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG/lw

cc: Westwind Associates II, 727 N. Waco, Suite 260, Wichita, KS 67203

CASE NO. DP-165 and Z-2820

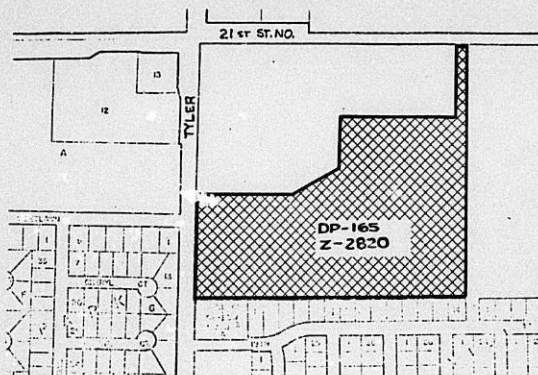
197	Notices to adjoining property owners mailed on 11-24-86 for MAPC meeting on 12-11-86.
2	One each to Applicant and Agent.
3	One each to CPO, Carl Gipson and Karen Crook.
3	One each to Louise, Barbara and Glen.

205

TOTAL

DECEMBER 11, 1986

STAFF REPORT



DP-165 - REQUEST FOR APPROVAL OF THE WESTWIND II RESIDENTIAL COMMUNITY UNIT PLAN; AND

Z-2820 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING TO "A" TWO-FAMILY DWELLING (LOCATED EAST OF TYLER IN AN AREA SOUTH OF 21ST STREET NORTH).

Applicant: Westwind Associates II, 727 N. Waco, Suite 260, Wichita, KS 67203

	Land Use	Zoning	Size
Application Area	Undeveloped	"AA"	22.4 acres CUP
North	Undeveloped	"LC" & "AA"	
South	Single-family	"AA"	
East	Undeveloped	"C" & "BB"	
West	Undeveloped, single-family houses & multi-family residences	"RB", "R-6" & "AA"	

History: None.

Background: Subject property is a 22.4-acre undeveloped tract of land located east of Tyler in an area south of 21st Street North. The property in this residential C.U.P. proposal, and in the commercial C.U.P. proposal to the north, was annexed in October 1986.

Analysis: Properties to the south are developed with single-family houses. To the west are single-family houses and an undeveloped tract of land. Golf Park West is a platted addition to the east of this C.U.P. that is as yet undeveloped. The property to the north is undeveloped and is proposed as a commercial C.U.P. that is also being considered by the MAPC on this date.

The proposed Development Plan now on file divides the site containing 21.7 gross acres (or 20.73 net acres) into two (2) parcels. The proposed development plan illustrates patio homes on one parcel and apartment uses on the other for an overall density of 10.81 dwelling units per net acre. Alternative uses described in the development plan are: single family, zero lot line, duplex and garden apartment. An associated zone case has been filed for the site which requests "AA" Single-family zoning be changed to "A" Two-family. The maximum number of dwelling units permitted is 224.

In order for the Planning Commission to recommend approval of this residential C.U.P., it must find specific evidence and facts showing that the proposed development plan meets the following conditions:

- a. That the value of the buildings and the character of the property adjoining the area included in such plan will not be adversely affected.

- b. The such plan is consistent with the intent and purpose of this Chapter (28.04.190.A) to promote public health, safety, morals and general welfare.
- c. That the buildings shall be used only for residential purposes and the usual accessory uses, such as automobile parking areas, garages and community activities, including churches, retirement center and a nursing home.

Should the Planning Commission determine that the zone change request and the residential development plan are appropriate, the following are recommended conditions of approval:

- a. The property included within this residential C.U.P. shall be platted within one year after approval of this C.U.P. and zone case by the City Commission or the cases shall be considered denied and closed and the ordinance establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.
- b. 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.
- c. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
- d. The transfer of title of all or any portion of the land included within the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

November 24, 1986

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, December 11, 1986, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider an application for approval of the WESTWIND II RESIDENTIAL COMMUNITY UNIT PLAN and an associated zone change from the "AA" One-Family Dwelling District to the "A" Two-Family Dwelling District for property legally described as follows:

DP-165: That part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at the southwest corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence north along the west line of said NW $\frac{1}{4}$, 501.62 feet more or less to a point 820 feet south of the northwest corner of said NW $\frac{1}{4}$; thence east parallel with the north line of said NW $\frac{1}{4}$, 525 feet; thence northeasterly 258.02 feet more or less to a point 635 feet south of the north line of said NW $\frac{1}{4}$ and 625 feet west of the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence north parallel with the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$, 250 feet; thence east parallel with the north line of said NW $\frac{1}{4}$, 550 feet; thence north parallel with the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$, 385 feet to a point on the north line of said NW $\frac{1}{4}$; thence east 75 feet to the northeast corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence south 1317.93 feet more or less to the southeast corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence west 1334.37 feet to the place of beginning. Generally located at the southeast corner of Tyler Road and 21st Street North.

The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Wichita Zoning Ordinance. 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 proposed Development Plan now on file divides the site containing 21.7 gross acres or (20.73 net acres) into two (2) parcels. The proposed development plan illustrates patio homes on one parcel and apartment uses on the other for an overall density of 10.81 dwelling units per net acre. Alternative uses described in the development plan are: Single Family, zero lot line, duplex and garden apartment. An associated zone case has been filed for the site which requests "AA" Single-Family zoning be changed to "A" Two-Family. Additional information regarding setbacks, access controls, signs, etc., is specified on the plan.

The hearing of the proposed Development Plan and associated zone case is to be held and will then and there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

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

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council "A" will consider this case at their meeting to be held on Wednesday, December 10, 1986, at 7 p.m. at the American National Bank, 10222 West Central. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

SEE REVERSE SIDE



This drawing is a plan view of the street layout shown above. It details the street names, lot numbers, and the specific location of the DP-165 Z-2620 area. The drawing shows a grid of streets with various lot numbers and the location of the Tyler street. The DP-165 Z-2620 area is highlighted with a cross-hatch pattern.

The drawing is a technical drawing of a street layout. It shows a grid of streets with various lot numbers and the location of the DP-165 Z-2620 area. The drawing is a plan view of the street layout shown above.

DRAWING NO. 100-100-100

THE DRAWING IS THE PROPERTY OF THE CITY OF...
 ALL RIGHTS ARE RESERVED.
 NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE CITY OF...

() Published in the Daily Record on November 19, 1986 (One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, December 11, 1986, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider an application for approval of the WESTWIND II RESIDENTIAL COMMUNITY UNIT PLAN and an associated zone change from the "AA" One-Family Dwelling District to the "A" Two-Family Dwelling District for property legally described as follows:

DP-165: That part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at the southwest corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence north along the west line of said NW $\frac{1}{4}$, 501.62 feet more or less to a point 820 feet south of the northwest corner of said NW $\frac{1}{4}$; thence east parallel with the north line of said NW $\frac{1}{4}$, 525 feet; thence northeasterly 258.02 feet more or less to a point 635 feet south of the north line of said NW $\frac{1}{4}$ and 625 feet west of the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence north parallel with the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$, 250 feet; thence east parallel with the north line of said NW $\frac{1}{4}$, 550 feet; thence north parallel with the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$, 385 feet to a point on the north line of said NW $\frac{1}{4}$; thence east 75 feet to the northeast corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence south 1317.93 feet more or less to the southeast corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence west 1334.37 feet to the place of beginning. Generally located at the southeast corner of Tyler Road and 21st Street North.

The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Wichita Zoning Ordinance. 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 proposed Development Plan now on file divides the site containing 21.7 gross acres or (20.73 net acres) into two (2) parcels. The proposed development plan illustrates patio homes on one parcel and apartment uses on the other for an overall density of 10.81 dwelling units per net acre. Alternative uses described in the development plan are: Single Family, zero lot line, duplex and garden apartment. An associated zone case has been filed for the site which requests "AA" Single-Family zoning be changed to "A" Two-Family. Additional information regarding setbacks, access controls, signs, etc., is specified on the plan.

The hearing of the proposed Development Plan and associated zone case is to be held and will then and there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

WITNESS MY HAND AND SEAL this 19th day of November, 1986.

Michael E. Lindebak, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

CASE NO. DP-165
WESTWIND RESIDENTIAL
COMMUNITY UNIT PLAN

AND

CASE NO. Z-2820
Zone Change from the "AA" One-Family Dwelling District
to the "A" Two-Family Dwelling District

That part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at the southwest corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence north along the west line of said NW $\frac{1}{4}$, 501.62 feet more or less to a point 820 feet south of the northwest corner of said NW $\frac{1}{4}$; thence east parallel with the north line of said NW $\frac{1}{4}$, 525 feet; thence northeasterly 258.02 feet more or less to a point 635 feet south of the north line of said NW $\frac{1}{4}$ and 625 feet west of the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence north parallel with the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$, 250 feet; thence east parallel with the north line of said NW $\frac{1}{4}$, 550 feet; thence north parallel with the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$, 385 feet to a point on the north line of said NW $\frac{1}{4}$; thence east 75 feet to the northeast corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence south 1317.93 feet more or less to the southeast corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence west 1334.37 feet to the place of beginning. Generally located at the southeast corner of Tyler Road and 21st Street North.

August 22, 1986

Bill G. Yung
Bill G. Yung Design
4912 East 29th Street North
Suite One
Wichita, Kansas 67220

RE: Westwind II Residential C.U.P. Proposal and Westwind II Commercial C.U.P. Proposal located at the southeast corner of 21st Street North and Tyler Road.

Dear Bill:

We have received the two above-referenced preliminary Community Unit Plan proposals and have compiled the following comments from our review as well as from reviews by the Fire Department and City, County and Traffic Engineering. The applicant is required to file for annexation of the properties into the City of Wichita, and that procedure shall be completed and approved prior to submitting the formal applications for approval of the C.U.P.'s and associated zoning cases. Two zoning changes will be required at that time - "AA" Single-Family to "A" Duplex and "AA" Single-Family to "LC" Light Commercial. The following are the comments as to changes that should be made prior to the formal submission of the two C.U.P.'s.

- 1) The light commercial, multi-family and single family residential use layout for the properties will require an accel/decel lane beginning in an area south of the residential C.U.P. entrance on Tyler and continuing along the entire perimeter of the two C.U.P. sites to along Tyler and to 21st Street North. The major opening to 21st Street North for the commercial property should be positioned more to the east at the existing median break and a median break should be provided to line up with the proposed apartment complex entrance on the residential property. Subsequently, two left turn decel lanes should be provided on westbound 21st Street North at the major entrance break in the median and at the median break for the apartment complex. The north line of the major opening to Tyler for the commercial property should be a minimum of 500-feet south from the centerline of 21st Street North. Therefore, the different location of the major opening will require that the positioning of Parcels 2 and 3 be changed slightly. In addition, the building setbacks to 21st Street North to Tyler on Parcels 4 and 5 should be 70 feet.

Bill Yung
August 22, 1986
Page 2

- 2) The proposals show extra right-of-way for 21st Street North in the area adjacent to the intersection and also indicates a need for additional right-of-way for Tyler as shown on the enclosed sketch of the intersection. The County Bureau of Public Services should be contacted for any questions on street right-of-way.
- 3) City Engineering has advised that a sanitary sewer petition has recently been filed, but its validity has not yet been determined. They have also advised that the drainage of the properties should be handled in such a manner so as to be in harmony with the drainage plans for the properties to the south and to the east.
- 4) The property to the east of these properties is zoned "BB" near 21st Street North and "C" to the south and not the opposite as indicated on the preliminary proposal.
- 5) The masonry wall, as per General Provision #9, or an alternative landscaping strip, should be extended along the east line of Parcel 5 as required by the zoning ordinance.
- 6) Some wording on the residential C.U.P. should be changed, such as:
 - a) Omit the wording regarding "diagonal z-lot" in the General Provisions as this term does not refer to a particular land use;
 - b) A statement should be added under patio home setbacks about side loaded garages;
 - c) The statement referring to "habitable portions of buildings" should be omitted.
- 7) On the commercial C.U.P., certain wording is suggested under proposed uses in parcel descriptions - "service" station not "filling"; "financial institutions" not banks, savings and loans and finance companies; "restaurants" not "fast food restaurants". Also, standard wording regarding walls in General Provision 9A should be included in both residential and commercial C.U.P.'s as follows: "Said wall shall also be constructed along the property line when adjacent to a residential district and separated by a public way, street or alley if the storage area or rear of the building faces the residential district."

Bill Yung
August 22, 1986
Page 3

- 8) On the residential C.U.P., the General Provision (#12) regarding parking should be changed to include 1.5 spaces per dwelling unit for apartments and two spaces per dwelling unit for all other uses.

These C.U.P. proposals can be formally submitted after the annexation has occurred. In the meantime, please contact us if you and your client would like to discuss the above-mentioned comments.

Sincerely,

Barbara R. Bonanni
Senior Planner

cc: Westwind Associates II, 727 N. Waco, Suite 260, Wichita, KS. 67203
Mike Lindebak, City Engineer
Jim Weber, Bureau of Public Services
Bill McKinley, Traffic Engineer



SEDGWICK COUNTY, KANSAS
BUREAU OF PUBLIC SERVICES

1250 S. SENECA
WICHITA, KANSAS 67213-4498
(316) 268-7901

TO: Barbara Bonanni, Senior Planner
Metropolitan Area Planning Department

FROM: Jim Weber, Engineer *JW*

DATE: August 13, 1986

SUBJ: Westwind II Residential C.U.P.
Westwind II Commercial C.U.P.

We have reviewed the right of way requirements for 21st Street North and Tyler Rd. across the frontage of the above referenced community unit plans. I have attached a sketch of existing and proposed right of way in the area. We already have sufficient right of way along 21st St. North, however, additional right of way should be obtained along Tyler Rd. as shown on the sketch.

As with other development in this area, paving of the median in 21st St. North will be a platting requirement for these parcels.

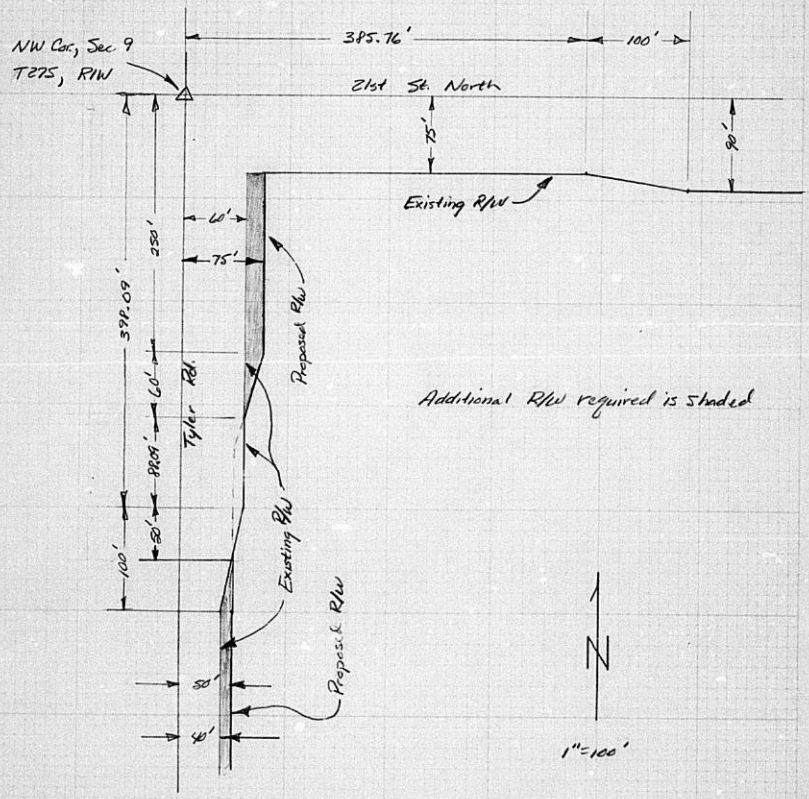
JW/sd

attachment

Sedgwick County
Highway
Department

By _____ of _____
Date _____ Page _____ of _____
Project _____
Item Existing & Proposed R/W at 21st St. N & Tyler

bought all row (in 70's)
curb + gutter → open ditch



WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

Date: July 28, 1986

TO: Walt Campbell, Deputy Chief of Operations
Bill McKinley, Traffic Engineer
Carl Gipson, Civil Engineer III
Jim Weber, Civil Engineer
Chris Breitenstein

FROM: Barbara R. Bonanni, Senior Planner

RE: Westwind II Residential Community Unit Plan Proposal and
Westwind Commercial Community Unit Plan Proposal located at
the southeast corner of 21st Street North and Tyler.

Attached for your review and comments are copies of the proposed development plans and their respective General Provisions for the above-referenced property. The property is presently still in the County and annexation must occur before these CUP's can be scheduled for MAPC review.

I would appreciate your comments regarding this development proposal by Monday, August 11, 1986 so correspondence can be sent to the applicant.

Barbara R. Bonanni
Senior Planner

BRB:dlk

Attachments

Walt:

*water will be provided
by County in 51st*

~~_____~~
turnaround for residential ^{ok}

Carl Gipson

*Chris Breitenstein
man hasn't been extended
yet - petition being
circulated ^{sewer capacity}
annexed*

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

Date: July 28, 1986

TO: Walt Campbell, Deputy Chief of Operations
Bill McKinley, Traffic Engineer
Carl Gipson, Civil Engineer III
Jim Weber, Civil Engineer

FROM: Barbara R. Bonanni, Senior Planner

RE: Westwind II Residential Community Unit Plan Proposal and
XWestwind Commercial Community Unit Plan Proposal located at
the southeast corner of 21st Street North and Tyler.

Attached for your review and comments are copies of the proposed development plans and their respective General Provisions for the above-referenced property. The property is presently still in the County and annexation must occur before these CUP's can be scheduled for MAPC review.

I would appreciate your comments regarding this development proposal by Monday, August 11, 1986 so correspondence can be sent to the applicant.

Barbara R. Bonanni
Senior Planner

BRB:dlk

Attachments

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

November 24, 1986

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, December 11, 1986, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider an application for approval of the WESTWIND II RESIDENTIAL COMMUNITY UNIT PLAN and an associated zone change from the "AA" One-Family Dwelling District to the "A" Two-Family Dwelling District for property legally described as follows:

DP-165: That part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at the southwest corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence north along the west line of said NW $\frac{1}{4}$, 501.62 feet more or less to a point 820 feet south of the northwest corner of said NW $\frac{1}{4}$; thence east parallel with the north line of said NW $\frac{1}{4}$, 525 feet; thence northeasterly 258.02 feet more or less to a point 635 feet south of the north line of said NW $\frac{1}{4}$ and 625 feet west of the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence north parallel with the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$, 250 feet; thence east parallel with the north line of said NW $\frac{1}{4}$, 550 feet; thence north parallel with the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$, 385 feet to a point on the north line of said NW $\frac{1}{4}$; thence east 75 feet to the northeast corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence south 1317.93 feet more or less to the southeast corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence west 1334.37 feet to the place of beginning. Generally located at the southeast corner of Tyler Road and 21st Street North.

The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Wichita Zoning Ordinance. 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 proposed Development Plan now on file divides the site containing 21.7 gross acres or (20.73 net acres) into two (2) parcels. The proposed development plan illustrates patio homes on one parcel and apartment uses on the other for an overall density of 10.81 dwelling units per net acre. Alternative uses described in the development plan are: Single Family, zero lot line, duplex and garden apartment. An associated zone case has been filed for the site which requests "AA" Single-Family zoning be changed to "A" Two-Family. Additional information regarding setbacks, access controls, signs, etc., is specified on the plan.

The hearing of the proposed Development Plan and associated zone case is to be held and will then and there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

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

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council "A" will consider this case at their meeting to be held on Wednesday, December 10, 1986, at 7 p.m. at the American National Bank, 10222 West Central. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

SEE REVERSE SIDE

APPLICATION AREA



WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

November 24, 1986

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, December 11, 1986, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider an application for approval of the WESTWIND II RESIDENTIAL COMMUNITY UNIT PLAN and an associated zone change from the "AA" One-Family Dwelling District to the "A" Two-Family Dwelling District for property legally described as follows:

DP-165: That part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at the southwest corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence north along the west line of said NW $\frac{1}{4}$, 501.62 feet more or less to a point 820 feet south of the northwest corner of said NW $\frac{1}{4}$; thence east parallel with the north line of said NW $\frac{1}{4}$, 525 feet; thence northeasterly 258.02 feet more or less to a point 635 feet south of the north line of said NW $\frac{1}{4}$ and 625 feet west of the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence north parallel with the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$, 250 feet; thence east parallel with the north line of said NW $\frac{1}{4}$, 550 feet; thence north parallel with the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$, 385 feet to a point on the north line of said NW $\frac{1}{4}$; thence east 75 feet to the northeast corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence south 1317.93 feet more or less to the southeast corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence west 1334.37 feet to the place of beginning. Generally located at the southeast corner of Tyler Road and 21st Street North.

The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Wichita Zoning Ordinance. 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 proposed Development Plan now on file divides the site containing 21.7 gross acres or (20.73 net acres) into two (2) parcels. The proposed development plan illustrates patio homes on one parcel and apartment uses on the other for an overall density of 10.81 dwelling units per net acre. Alternative uses described in the development plan are: Single Family, zero lot line, duplex and garden apartment. An associated zone case has been filed for the site which requests "AA" Single-Family zoning be changed to "A" Two-Family. Additional information regarding setbacks, access controls, signs, etc., is specified on the plan.

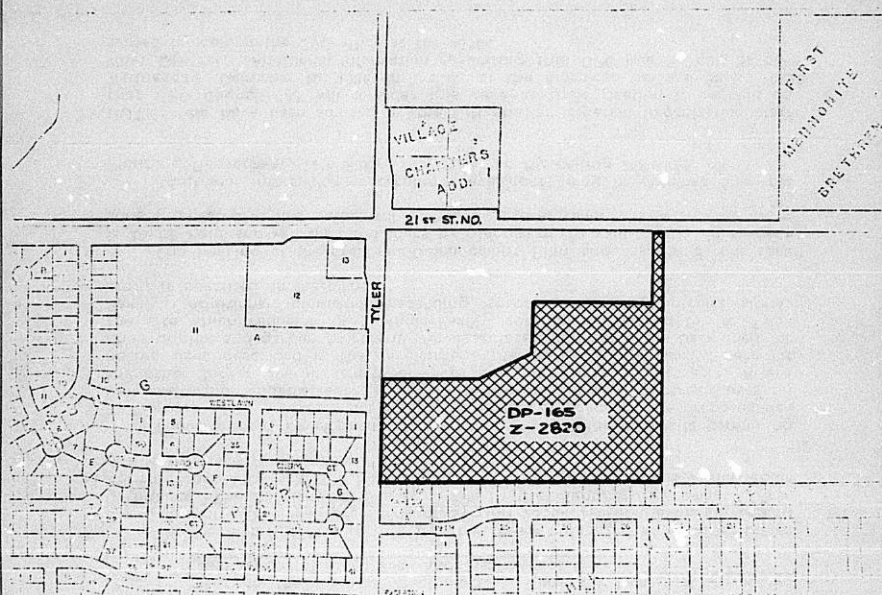
The hearing of the proposed Development Plan and associated zone case is to be held and will then and there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

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

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council "A" will consider this case at their meeting to be held on Wednesday, December 10, 1986, at 7 p.m. at the American National Bank, 10222 West Central. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

SEE REVERSE SIDE

APPLICATION AREA



WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

November 24, 1986

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, December 11, 1986, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider an application for approval of the WESTWIND II RESIDENTIAL COMMUNITY UNIT PLAN and an associated zone change from the "AA" One-Family Dwelling District to the "A" Two-Family Dwelling District for property legally described as follows:

DP-165: That part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at the southwest corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence north along the west line of said NW $\frac{1}{4}$, 501.62 feet more or less to a point 820 feet south of the northwest corner of said NW $\frac{1}{4}$; thence east parallel with the north line of said NW $\frac{1}{4}$, 525 feet; thence northeasterly 258.02 feet more or less to a point 635 feet south of the north line of said NW $\frac{1}{4}$ and 625 feet west of the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence north parallel with the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$, 250 feet; thence east parallel with the north line of said NW $\frac{1}{4}$, 550 feet; thence north parallel with the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$, 385 feet to a point on the north line of said NW $\frac{1}{4}$; thence east 75 feet to the northeast corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence south 1317.93 feet more or less to the southeast corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence west 1334.37 feet to the place of beginning. Generally located at the southeast corner of Tyler Road and 21st Street North.

The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Wichita Zoning Ordinance. 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 proposed Development Plan now on file divides the site containing 21.7 gross acres (20.73 net acres) into two (2) parcels. The proposed development plan illustrates patio homes on one parcel and apartment uses on the other for an overall density of 10.81 dwelling units per net acre. Alternative uses described in the development plan are: Single Family, zero lot line, duplex and garden apartment. An associated zone case has been filed for the site which requests "AA" Single-Family zoning be changed to "A" Two-Family. Additional information regarding setbacks, access controls, signs, etc., is specified on the plan.

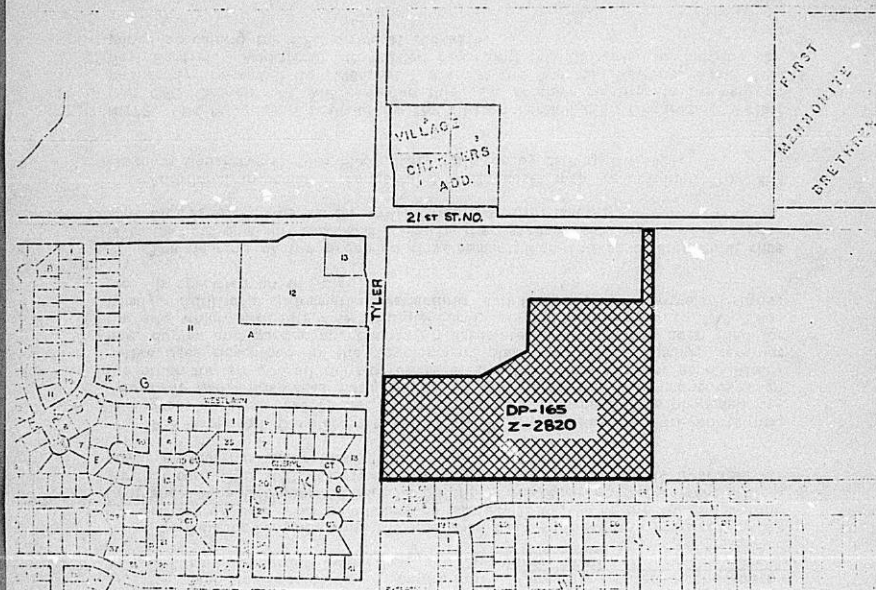
The hearing of the proposed Development Plan and associated zone case is to be held and will then and there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

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

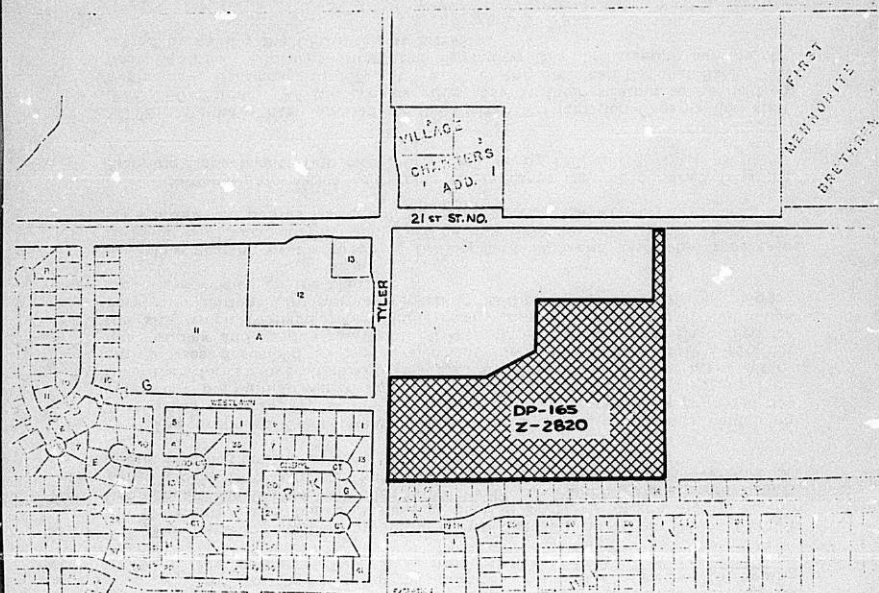
NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council "A" will consider this case at their meeting to be held on Wednesday, December 10, 1986, at 7 p.m. at the American National Bank, 10222 West Central. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

SEE REVERSE SIDE

APPLICATION AREA



APPLICATION AREA



WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

November 24, 1986

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, December 11, 1986, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider an application for approval of the WESTWIND II RESIDENTIAL COMMUNITY UNIT PLAN and an associated zone change from the "AA" One-Family Dwelling District to the "A" Two-Family Dwelling District for property legally described as follows:

DP-165: That part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at the southwest corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$;
AND
Z-2820: thence north along the west line of said NW $\frac{1}{4}$, 501.62 feet more or less to a point 820 feet south of the northwest corner of said NW $\frac{1}{4}$; thence east parallel with the north line of said NW $\frac{1}{4}$, 525 feet; thence northeasterly 258.02 feet more or less to a point 635 feet south of the north line of said NW $\frac{1}{4}$ and 625 feet west of the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence north parallel with the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$, 250 feet; thence east parallel with the north line of said NW $\frac{1}{4}$, 550 feet; thence north parallel with the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$, 385 feet to a point on the north line of said NW $\frac{1}{4}$; thence east 75 feet to the northeast corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence south 1317.93 feet more or less to the southeast corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence west 1334.37 feet to the place of beginning. Generally located at the southeast corner of Tyler Road and 21st Street North.

The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Wichita Zoning Ordinance. 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 proposed Development Plan now on file divides the site containing 21.7 gross acres or (20.73 net acres) into two (2) parcels. The proposed development plan illustrates patio homes on one parcel and apartment uses on the other for an overall density of 10.81 dwelling units per net acre. Alternative uses described in the development plan are: Single Family, zero lot line, duplex and garden apartment. An associated zone case has been filed for the site which requests "AA" Single-Family zoning be changed to "A" Two-Family. Additional information regarding setbacks, access controls, signs, etc., is specified on the plan.

The hearing of the proposed Development Plan and associated zone case is to be held and will then and there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

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

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council "A" will consider this case at their meeting to be held on Wednesday, December 10, 1986, at 7 p.m. at the American National Bank, 10222 West Central. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

SEE REVERSE SIDE

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

November 24, 1986

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, December 11, 1986, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider an application for approval of the WESTWIND II RESIDENTIAL COMMUNITY UNIT PLAN and an associated zone change from the "AA" One-Family Dwelling District to the "A" Two-Family Dwelling District for property legally described as follows:

DP-165: That part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as beginning at the southwest corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence north along the west line of said NW $\frac{1}{4}$, 501.62 feet more or less to a point 820 feet south of the northwest corner of said NW $\frac{1}{4}$; thence east parallel with the north line of said NW $\frac{1}{4}$, 525 feet; thence northeasterly 258.02 feet more or less to a point 635 feet south of the north line of said NW $\frac{1}{4}$ and 625 feet west of the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence north parallel with the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$, 250 feet; thence east parallel with the north line of said NW $\frac{1}{4}$, 550 feet; thence north parallel with the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$, 385 feet to a point on the north line of said NW $\frac{1}{4}$; thence east 75 feet to the northeast corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence south 1317.93 feet more or less to the southeast corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence west 1334.37 feet to the place of beginning. Generally located at the southeast corner of Tyler Road and 21st Street North.

The Development Plan of this area has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Wichita Zoning Ordinance. 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 proposed Development Plan now on file divides the site containing 21.7 gross acres or (20.73 net acres) into two (2) parcels. The proposed development plan illustrates patio homes on one parcel and apartment uses on the other for an overall density of 10.81 dwelling units per net acre. Alternative uses described in the development plan are: Single Family, zero lot line, duplex and garden apartment. An associated zone case has been filed for the site which requests "AA" Single-Family zoning be changed to "A" Two-Family. Additional information regarding setbacks, access controls, signs, etc., is specified on the plan.

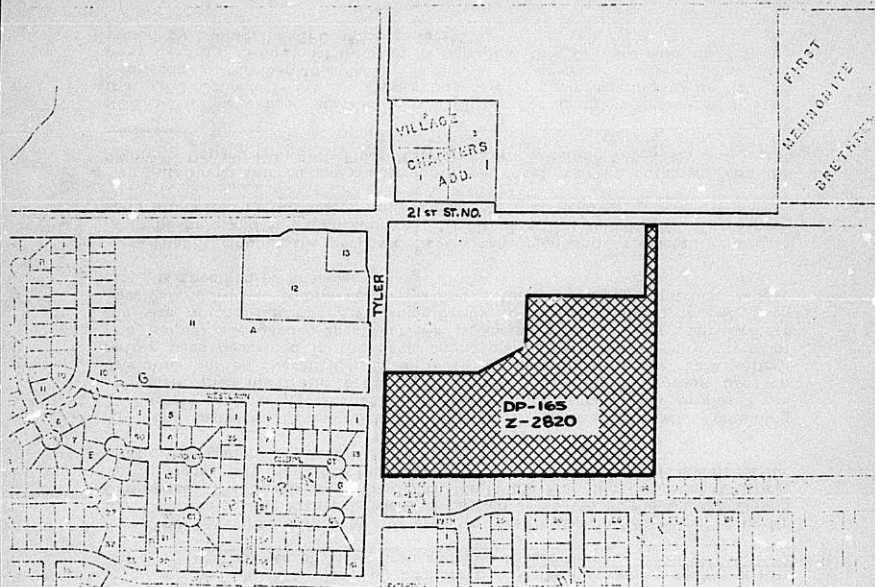
The hearing of the proposed Development Plan and associated zone case is to be held and will then and there be discussed by said MAPC. Those persons interested in this matter will be heard at that time.

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

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council "A" will consider this case at their meeting to be held on Wednesday, December 10, 1986, at 7 p.m. at the American National Bank, 10222 West Central. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

SEE REVERSE SIDE

APPLICATION AREA



1. This development is proposed to contain 22.07+ gross acres or 21.1+ net acres. Net acres are determined by subtracting internal public streets from the gross acres.
2. The proposed development contains two (2) parcels illustrating patio homes and apartment uses. For alternative uses, see parcel descriptions below.
3. If the parcels are developed as illustrated, the overall net density would be 10.8 DU/net acre. The maximum number of dwelling units permitted is 228.
4. Setbacks are to be determined at the time of platting depending on land use or generally the minimum setbacks shall be as follows:
5. All utilities shall be installed underground.
6. Signs designating the name of the development shall be permitted at the entrances to the proposed parcels if they follow in accordance with the provision of Section 28.04.139 of the City of Wichita provided that those parcels with garden apartments and townhouses may have signs as permitted in the R-6 zoning district.
7. A homeowners association shall be filed with the plat of each parcel to provide for the maintenance of non-public open space, parking areas, private streets or drives, buffer areas, lakes, drainage channels, swales, etc. The two (2) homeowners associations may join together to form a master homeowners association.

Failure of the homeowners association(s) to properly maintain the non-public open space, parking areas, private streets or drives, buffer areas, lakes, drainage channels, swales, etc., and after a joint determination by the Director of Planning and the Superintendent of Central Inspection, shall constitute a violation of the building permit authorizing construction of the proposed development, and shall give the city the right to properly maintain the areas previously listed and to assess the cost of maintenance to the property owners.
8. Minimum lot sizes for single family detached units shall be 6,000 sq. ft. except for zero lot line, ~~diagonal 7' lot~~ and patio home units which shall be 4,500 sq. ft. Minimum lot sizes for duplexes (single family attached) shall be 8,000 sq. ft.
9. Final determination of street right-of-way and pavement width will be resolved at the time of platting.
10. Should an alternate land use, permitted under parcel descriptions below, be developed instead of the parcel plan as illustrated, a conceptual site plan shall be submitted for approval to the Director of Planning. The approval of this conceptual plan shall be subject to the conditions of platting.
11. Fire hydrant installation and paved access to all building sites shall be provided for each phase of construction prior to the issuance of building permits. Turn arounds shall be provided on all dead end fire lanes which are longer than 100'.
12. Parking shall be provided in accordance with Section 28.40.140 et seq of the Code of the City of Wichita.

7 →
1 per unit

4. LAND USE

	FRONT YARD				PRIVATE ³ STREET FROM CL	CUL-DE-SAC Ø BULB 50' (ROW) 58'	REAR YARD	SIDE YARD	CORNER LOT	SB GARAGE FACE ALL STREET ROW	
	50' ROW 21' BB	32' ROW ¹ 29' BB	58' ROW 29' BB	64-70' ROW 35-41' BB							
Single Family	20'	20'	20'	25'	32'	10'	20'	15'	10'	6'	20'
Zero Lot Line	20'	20'	20'	25'	32'	10'	20'	15'	10'	0' & 12' ²	20'
Patio Homes	20'	20'	20'	25'	32'	10'	20'	15'	10'	6'	20'
Diagonal Z-Lot*	5'	15'	5'	5'	20'	5'	5'	15'	10'	6'	5' (See note below)
2-Plex	20'	20'	20'	25'	32'	10'	20'	15'	10'	6'	20'
Townhouse	20'	20'	20'	25'	32'	10'	20'	15'	10'	6'	20'
Garden Apt.	--	--	--	--	42'	--	--	20'	10'	10'	20'

Front, rear and side yard setbacks from arterial streets shall not be less than 25'.

¹On streets having a 32' ROW with 29' BB pavement, there shall also be platted a 15' street, drainage and utility easement on either side of ROW line, where parking shall be permitted but landscaping limited to turf and street trees approved by city forester.

²Side yard setbacks may be reduced to 10' for garages only. There shall be 12' separating the habitable portion of the dwelling units.

³On corner lots on private streets, the side yard setback can be reduced from 32' to 27' providing that the garage face shall be set back a minimum of 20' from back of curb.

*Diagonal Z-Lot - Setbacks shown are the minimums allowable with a side loaded garage and apply to non-habitable areas only. Habitable portions of buildings will be a minimum of 10' from public street R.O.W. or 15' from private street with a 15' street, drainage and utility easement. In all cases, there shall be a minimum of 20' in front of garage to allow for off-street parking.

Make a statement about side loaded garages. Leave out statement referring to "Habitable portions of buildings"

Separate front side of corner lot

OK at 6' from 10' from 15' from 20' from

what about the 15' shown in the chart?

what about the chart statement of 20' from all street rows?

13. Within each parcel there are several land use options as indicated under specific parcel information. Additionally, there is an option to mix the types of land use within each parcel. To determine the maximum number of dwelling units per land use, utilize the procedure described as follows:

- A. Convert gross acreage of parcel to square feet.
- B. Determine percent of each land use within the mix.
- C. Convert those percentage figures into square feet of the total parcel.
- D. Divide by site allotment/DU from chart below to determine maximum number of units for each land use.

LAND USE	SITE ALLOTMENT	DUs/ACRE
Single Family	10,890 S.F.	4
Zero Lot Line	8,712 S.F.	5
Diagonal 7-Lot	8,712 S.F.	5
Patio Homes	8,712 S.F.	5
2-Plex	7,260 S.F.	6
Townhouse	3,630 S.F.	12
Garden Apartment	2,178 S.F.	20

Example of Land Use Mix:

- A. Land Area 8.22 acres in parcel 2
 $\times 43,560$ sq. ft./acre
358,063 sq. ft. in parcel 2

Assuming the following criteria:

- B. 40% Patio Homes and 60% Townhouse
- C. $358,063 \times \% (40 \text{ and } 60) = 143,225$ sq. ft. Patio Homes
 $214,838$ sq. ft. Townhouse
- D. $\frac{143,225 \text{ sq. ft.}}{8,712 \text{ sq. ft./DU}} = 16$ Patio Home Units
 $\frac{214,838 \text{ sq. ft.}}{3,630 \text{ sq. ft./DU}} = 58$ Townhouse Units

74 Total Units Permitted Using This Mix

14. In addition to the Patio Home, ~~there is the Diagonal 7-Lot Patio Home.~~ This use takes the standard patio home and lot and positions it diagonally (60%) to the street, allowing for larger useable rear yards, windows on all four sides of unit, direct garage access to rear yard and a more varied architecturally pleasing streetscape. This use also permits cross use easement for drive access and more useable outdoor spaces, locations of which will be determined at the time of platting. Front yard setbacks will vary depending on garage orientation and adjacent street R.O.W. (See setback chart under general provision number 4.)

Don't necessary for this standard

15. Parcel Descriptions:

Parcel No. 1:

Proposed Uses: Single Family, Zero Lot Line, ~~Diagonal 2-Lot~~ and Patio Homes.

Gross Acres - 13.85

Net Acres - 12.88

Number of Dwelling Units - Single Family - 51
Zero Lot Line, ~~Diagonal 2-Lot~~ or Patio Homes - 64

Net Density - Single Family - 4 DU/acre
Zero Lot Line, ~~Diagonal 2-Lot~~ or Patio Homes = 5 DU/acre

Maximum Building Height - 35'

Setbacks - As set forth under general provision number 4.

Parking - As set forth under general provision number 12.

Parcel No. 2:

Proposed Uses: Single Family, Zero Lot Line, ~~Diagonal 2-Lot~~, Patio Homes, Duplexes,
Townhouses and Apartments.

Gross Acres - 8.22

Net Acres - 8.22

Number of Dwelling Units - Single Family - 33
Zero Lot Line, ~~Diagonal 2-Lot~~ or Patio Homes - 41

Duplexes - 49

Townhouses - 98

Apartments - 164

Net Density - Single Family - 4 DU/acre
Zero Lot Line, ~~Diagonal 2-Lot~~ or Patio Homes - 5.0 DU/acre

Duplexes - 6.0 DU/acre

Townhouses - 12 DU/acre

Apartments - 20 DU/acre

Maximum Building Height - 35'

Setbacks - As set forth under general provision number 4.

Parking - As set forth under general provision number 12.

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, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

1. Name of applicant or applicants and/or their agent or agents. DP-165

A. APPLICANT Westwind Associates II
ADDRESS 727 N. Waco, Ste. 260, Wichita Zip Code 67203 PHONE 265-2555
AGENT Bill G. Yung Design
4912 E. 29th North, Suite One
ADDRESS Wichita, KS Zip Code 67220 PHONE 683-5567

B. APPLICANT _____
ADDRESS _____ Zip Code _____ PHONE _____
AGENT _____
ADDRESS _____ Zip Code _____ PHONE _____

C. APPLICANT _____
ADDRESS _____ Zip Code _____ PHONE _____
AGENT _____
ADDRESS _____ Zip Code _____ PHONE _____

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

2. A. The applicant hereby requests approval/amendment (circle appropriate word) of a Community Unit Plan on property zoned AA after annexation and legally described as Lot(s) N/A, Block(s) N/A of the N/A N/A Addition.

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

See attached legal description.

B. There are 22.4 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

Map No. 4949D Zoning (N) R-1 (S) AA (E) R-1 (W) R-6 MAPC 12-11-86
T9-330-3 ELC RB & AA Revised 9/85
(County)

3. The general location is (USE APPROPRIATE SECTION):

A. At the Southeast corner of Tyler Road and 21st Street North, OR

B. On the N/A side of N/A (Ave.) Street between N/A (Ave.) Street and N/A (Ave.) Street.

4. WE ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. WE REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. WE FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE. WE ACKNOWLEDGE THAT THE BOARD OF CITY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS THAT IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

Westwind Associates II
James S. MacArthur, Civil Engr. BY _____ AUTHORIZED AGENT (IF ANY)
APPLICANT'S SIGNATURE

BY _____ AUTHORIZED AGENT (IF ANY)
APPLICANT'S SIGNATURE

BY _____ AUTHORIZED AGENT (IF ANY)
APPLICANT'S SIGNATURE

OFFICE USE ONLY

This application was received at the Planning Department at 9³⁰ (AM) on 10-30-86 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 500.

+500 for rezoning request

Barbara Harris Name
Senior Planner Title

WILLIAM L. KORBER, L.S.
JOHN E. LUNDBLADE, L.S.
H. BRENT WOOTEK, P.E.



BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316-262-7271 • 330 LAURA • WICHITA, KANSAS 67211

RESIDENTIAL ZONING DESCRIPTION

That part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 9, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at the S.W. Corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence north along the west line of said NW $\frac{1}{4}$, 501.62 feet more or less to a point 820 feet south of the N.W. Corner of said NW $\frac{1}{4}$; thence east parallel with the north line of said NW $\frac{1}{4}$, 525 feet; thence northeasterly 258.02 feet more or less to a point 545 feet south of the north line of said NW $\frac{1}{4}$ and 625 west of the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence north parallel with the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$, 250 feet; thence east parallel with the north line of said NW $\frac{1}{4}$, 550 feet; thence north parallel with the east line of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$, 385 feet to a point on the north line of said NW $\frac{1}{4}$; thence east 75 feet to the N.E. Corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence south 1317.93 feet more or less to the S.E. Corner of the NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence west 1334.37 feet to the place of beginning.

Said parcel contains 22.39 acres.

OWNERSHIP LIST

Residential

The South 350 feet of the East
650 feet of Lot 11, Block A,
Jamesburg Park Addition,
Wichita, Sedgwick County, Kansas.

RF
Robert C. Foster
P.O. Box 1362
Wichita, KS 67201

Lot 11, Block A, Jamesburg Park
Addition EXCEPT the South 350 feet
of the East 650 feet, and EXCEPT
That portion described as the
Pines Patio Homes of Jamesburg
Park, a Condominium Development.

X
The Pines, a Kansas General
Partnership
727 N. Waco
Wichita, KS 67203

Unit 1A, The Pines Patio Homes of
Jamesburg Park, a Condominium Development,
situated on the following described real
property. Part of Lot 11, Block A,
Jamesburg Park, an Addition to Wichita,
Sedgwick County, Kansas. together with
an undivided interest in the common areas
and facilities, including limited common
areas and facilities pursuant to the
Declaration recorded November 30, 1984
on Film 696, Page 1384 and re-recorded on
Film 699, Page 1589 and amendments
thereto.

X
Roxanne S. Richardson
9111 W. 21st, #82
Wichita, KS 67213

Unit 1B, The Pines Patio Homes of James-
burg Park, a Condominium Development,
situated on the following described real
property. Part of Lot 11, Block A, James-
burg Park, an Addition to Wichita, Sedgwick
County, Kansas. together with an undivided
interest in the common areas and facilities,
including limited common areas and
facilities pursuant to the Declaration
recorded November 30, 1984 on Film 696,
Page 1384 and re-recorded on Film 699, Page
1589 and amendments thereto.

X
Geraldine J. Willcut
9111 W 21st, #81
Wichita, KS 67212

Unit 2A, The Pines Patio Homes of Jamesburg
Park, a Condominium Development, situated
on the following described real property.
Part of Lot 11, Block A, Jamesburg Park, an
Addition to Wichita, Sedgwick County,
Kansas. together with an undivided
interest in the common areas and facilities,
including limited common areas and
facilities pursuant to the Declaration
recorded November 30, 1984 on Film 696, Page
1384 and re-recorded on Film 699, Page 1589
and amendments thereto.

X
Richard V. Mattson and
Adaline R. Mattson
9111 W. 21st, #77
Wichita, KS 67212

Unit 2B, The Pines Patio Homes of James-
burg Park, a Condominium Development,
situated on the following described real
property. Part of Lot 11, Block A, James-
burg Park, an Addition to Wichita, Sedgwick
County, Kansas. together with an undivided
interest in the common areas and facilities,
including limited common areas and facilities
pursuant to the Declaration recorded November
30, 1984 on Film 696, Page 1384 and re-
recorded on Film 699, Page 1589 and amendments
thereto.

JM
The Pines, A Kansas
General Partnership
727 N. Waco
Wichita, KS 67203

Unit 3A, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded Novmeber 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X St. Marks Episcopal
Church of Wichita, Inc.
2040 Westridge
Wichita, KS 67203

Unit 4A, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded Novmeber 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X Pines I Partnership
9111 W. 21st St. #74
Wichita, KS 67212

Unit 4B, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded Novmeber 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X Pines I Partnership
9111 W. 21st St. #75
Wichita, KS 67212

Unit 5A, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded Novmeber 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X Leonard E. Marotte and
Larry E. Bottenberg
9111 W. 21st, #1
Wichita, KS 67212

Unit 5B, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded Novmeber 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X Ruth D. Dearmore
9111 W. 21st, #2
Wichita, KS 67212

Unit 6A, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded Novmeber 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X Joyce A. Walker
9111 W. 21st., #3
Wichita, KS 67212

Unit 6B, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded Novmeber 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X Marguerite L. Powell
9111 W. 21st, #4
Wichita, KS 67212

Unit 6C, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded Novmeber 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X Kenneth B. Kershaw and
Betty J. Kershaw
9111 W. 21st, #5
Wichita, KS 67212

Unit 7A, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded Novmeber 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X Robert A. Hood and
Anna L. Hood
9111 W. 21st, #9
Wichita, KS 67212

Unit 7B, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County,

X Arnold C. Lein and
Marian P. Lein
9111 W. 21st, #10
Wichita, KS 67212

Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded November 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

Unit 7C, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded November 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X Marion K. Mathews and
Carol Jeanne Mathews
9111 W. 21st, #11
Wichita, KS 67212

Unit 8A, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded November 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X Merle H. Petit and
Bertha A. Petit
9111 W. 21st, #12
Wichita, KS 67212

Unit 8B, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded November 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X Jimmie L. Riggs and
Dixie D. Langrehr
9111 W. 21st, #13
Wichita, KS 67212

Unit 9A, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded November 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X Margaret A. Nickerson
9111 W. 21st, #73
Wichita, KS 67212

Unit 9B, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded Novmeber 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X Ramona A. Miller
9111 W. 21st, #72
Wichita, KS 67212

Unit 10A, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded Novmeber 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X The Pines, a Kansas
General Partnership
9111 W. 21st, #71
Wichita, KS 67212

Unit 10B, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded Novmeber 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X Carl L. Clemensen and
Alice Joy Clemensen
9111 W. 21st, #6
Wichita, KS 67212

Unit 11A, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded Novmeber 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X Nancy J. Barton
9111 W. 21st, #6
Wichita, KS 67212

Unit 11B, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an

X W. Lanay Peters and
Jo B. Peters
9111 W. 21st, #7
Wichita, KS 67212

Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded Novmeber 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

Unit 12A, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded Novmeber 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X W. Darlene Shofner
9111 W. 21st, #79
Wichita, KS 67212

Unit 12B, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded Novmeber 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X Lloyd B. Shanks and
Leora F. Shanks
9111 W. 21st, #80
Wichita, KS 67212

Unit 13A, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded Novmeber 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X Colleen Joann Skelton
and Mary Alice Fugett
9111 W. 21st, #60
Wichita, KS 67212

Unit 13B, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded Novmeber 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X Lillian A. Wall
9111 W. 21st, #59
Wichita, KS 67212

Unit 14A, 14B, 15A, 15B, 15C, 17A, and 17B, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded Novmeber 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

dup
The Pines, a Kansas
General Partnership
727 N. Waco
Wichita, KS 67212

Unit 16A, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded Novmeber 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X
John J. Kisner and
Victorine D. Kisner
9111 W. 21st, #58
Wichita, KS 67212

Unit 18A, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded Novmeber 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X
Betty M. Ohara
9111 W. 21st, #68
Wichita, KS 67212

Unit 18B, The Pines Patio Homes of Jamesburg Park, a Condominium Development, situated on the following described real property. Part of Lot 11, Block A, Jamesburg Park, an Addition to Wichita, Sedgwick County, Kansas. together with an undivided interest in the common areas and facilities, including limited common areas and facilities pursuant to the Declaration recorded Novmeber 30, 1984 on Film 696, Page 1384 and re-recorded on Film 699, Page 1589 and amendments thereto.

X
James R. Williams and
Nadine E. Williams
9111 W. 21st, #69
Wichita, KS 67212

Apartment 1, Building 9005,
"Westlawn Condominiums", at the post office address of 9029 Westlawn, Wichita Sedgwick County, Kansas together with an undivided interest in the common areas and facilities appertaining to said apartment according to the Declaration recorded January 20, 1983, on Film 564, Page 509. Said Apartment is a single family dwelling unit according to said Declaration

Philip C. Morris
9005 Westlawn, #1
Wichita, KS 67212

Apartment 2, Building 9005,
"Westlawn Condominiums", at the post office address of 9029 Westlawn, Wichita Sedgwick County, Kansas together with an undivided interest in the common areas and facilities appertaining to said apartment according to the Declaration recorded January 20, 1983, on Film 564, Page 509. Said Apartment is a single family dwelling unit according to said Declaration

Marietta J. Wix
9005 Westlawn, #2
Wichita, KS 67212

Apartment 3, Building 9005,
"Westlawn Condominiums", at the post office address of 9029 Westlawn, Wichita Sedgwick County, Kansas together with an undivided interest in the common areas and facilities appertaining to said apartment according to the Declaration recorded January 20, 1983, on Film 564, Page 509. Said Apartment is a single family dwelling unit according to said Declaration

George W. Kerdolff, III
9005 Westlawn, #3
Wichita, KS 67212

Apartment 4, Building 9005,
"Westlawn Condominiums", at the post office address of 9029 Westlawn, Wichita Sedgwick County, Kansas together with an undivided interest in the common areas and facilities appertaining to said apartment according to the Declaration recorded January 20, 1983, on Film 564, Page 509. Said Apartment is a single family dwelling unit according to said Declaration

Sharon L. Patten and
Kenneth E. Patten
9005 Westlawn, #4
Wichita, KS 67212

Apartment 1, Building 9011,
"Westlawn Condominiums", at the post office address of 9029 Westlawn, Wichita Sedgwick County, Kansas together with an undivided interest in the common areas and facilities appertaining to said apartment according to the Declaration recorded January 20, 1983, on Film 564, Page 509. Said Apartment is a single family dwelling unit according to said Declaration

Beverly J. Mandeville
9011 Westlawn, #1
Wichita, KS 67212

Apartment 2, Building 9011,
"Westlawn Condominiums", at the post office address of 9029 Westlawn, Wichita Sedgwick County, Kansas together with an undivided interest in the common areas and facilities appertaining to said apartment according to the Declaration recorded January 20, 1983, on Film 564, Page 509. Said Apartment is a single family dwelling unit according to said Declaration

William M. May and
Anita L. May
9011 Westlawn #2
Wichita, KS 67212

Apartment 3, Building 9011,
"Westlawn Condominiums", at the post office address of 9029 Westlawn, Wichita Sedgwick County, Kansas together with an undivided interest in the common areas and facilities appertaining to said apartment according to the Declaration recorded January 20, 1983, on Film 564, Page 509. Said Apartment is a single family dwelling unit according to said Declaration

Ann L. Swenson
9011 Westlawn, #3
Wichita, KS 67212

Apartment 4, Building 9011,
"Westlawn Condominiums", at the post office address of 9029 Westlawn, Wichita Sedgwick County, Kansas together with an undivided interest in the common areas and facilities appertaining to said apartment according to the Declaration recorded January 20, 1983, on Film 564, Page 509. Said Apartment is a single family dwelling unit according to said Declaration

Gregory D. Talley
9011 Westlawn, #3
Wichita, KS 67212

Apartment 1, Building 9017,
"Westlawn Condominiums", at the post office address of 9029 Westlawn, Wichita Sedgwick County, Kansas together with an undivided interest in the common areas and facilities appertaining to said apartment according to the Declaration recorded January 20, 1983, on Film 564, Page 509. Said Apartment is a single family dwelling unit according to said Declaration

Remelda J. Edelen
9017 Westlawn, #1
Wichita, KS 67212

Apartment 2, Building 9017,
"Westlawn Condominiums", at the post office address of 9029 Westlawn, Wichita Sedgwick County, Kansas together with an undivided interest in the common areas and facilities appertaining to said apartment according to the Declaration recorded January 20, 1983, on Film 564, Page 509. Said Apartment is a single family dwelling unit according to said Declaration

Elaine McMullen
9017 Westlawn, #2
Wichita, KS 67212

Apartment 3, Building 9017,
"Westlawn Condominiums", at the post office address of 9029 Westlawn, Wichita Sedgwick County, Kansas together with an undivided interest in the common areas and facilities appertaining to said apartment according to the Declaration recorded January 20, 1983, on Film 564, Page 509. Said Apartment is a single family dwelling unit according to said Declaration

Marvin C. Kempf
9017 Westlawn, #3
Wichita, KS 67212

Apartment 4, Building 9017,
"Westlawn Condominiums", at the post office address of 9029 Westlawn, Wichita Sedgwick County, Kansas together with an undivided interest in the common areas and facilities appertaining to said apartment according to the Declaration recorded January 20, 1983, on Film 564, Page 509. Said Apartment is a single family dwelling unit according to said Declaration

Morgham Chambers
9017 Westlawn, #4
Wichita, KS 67212

Apartment 1, Building 9023, Apartment 2,
Building 9023, Apartment 3, Building
9023 Apartment 4, Building 9023,
"Westlawn Condominiums", at the post
office address of 9029 Westlawn, Wichita
Sedgwick County, Kansas together with an
undivided interest in the common areas and
facilities appertaining to said apartment
according to the Declaration recorded January
20, 1983, on Film 564, Page 509. Said
Apartment is a single family dwelling unit
according to said Declaration

Fidelity Savings
Association of Kansas
229 S. Market
Wichita, KS 67212

Apartment 1, Building 9029,
"Westlawn Condominiums", at the post
office address of 9029 Westlawn, Wichita
Sedgwick County, Kansas together with an
undivided interest in the common areas and
facilities appertaining to said apartment
according to the Declaration recorded January
20, 1983, on Film 564, Page 509. Said
Apartment is a single family dwelling unit
according to said Declaration

David W. Brant and
Peggy J. Brant
11448 W. 1st St. Ct.
Wichita, KS 67212

Apartment 2, Building 9029,
Apartment 4, Building 9029,
"Westlawn Condominiums", at the post
office address of 9029 Westlawn, Wichita
Sedgwick County, Kansas together with an
undivided interest in the common areas and
facilities appertaining to said apartment
according to the Declaration recorded January
20, 1983, on Film 564, Page 509. Said
Apartment is a single family dwelling unit
according to said Declaration

deep Fidelity Savings
Association of Kansas
229 S. Market
Wichita, KS 67202

Apartment 3, Building 9029,
"Westlawn Condominiums", at the post
office address of 9029 Westlawn, Wichita
Sedgwick County, Kansas together with an
undivided interest in the common areas and
facilities appertaining to said apartment
according to the Declaration recorded January
20, 1983, on Film 564, Page 509. Said
Apartment is a single family dwelling unit
according to said Declaration

Connie B. Hazelton
9029 Westlawn, #3
Wichita, KS 67212

Lot 13, Block A,
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X L & I Associates
P.O. Box 1362
Wichita, KS 67201

Lot 12, Block A,
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

deep L & I Associates
P.O. Box 1362
Wichita, KS 67201

Lot 35, Block F,
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X Terry Lynn Criser and
Jane Ann Criser,
2055 N. Cheryl
Wichita, KS 67212

Lot 34, Block F,
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X Gary W. Anderson and
Teresa G. Anderson
2029 N. Cheryl
Wichita, KS 67212

Lot 33, Block F,
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X Tommy R. Tatro and Lois
A. Tatro
2003 N. Cheryl
Wichita, KS 67212

Lot 32, Block F,
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X
Steven C. Townsend
and Susan M. Townsend
1983 N. Cheryl
Wichita, KS 67212

Lot 31, Block F,
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X
James B. Hubbard and
Terri J. Hubbard,
1977 N. Cheryl
Wichita, KS 67212

Lot 30, Block F,
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X 1911
Richard W. Olson and
Bonnie L. Olson
9171 N. Cheryl
Wichita, KS 67212

Lot 29, Block F,
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X
David E. Davis and
Karla M. Davis
1949 N. Cheryl
Wichita, KS 67212

Lot 28, Block F,
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X
Jack L. Downing and
Elizabeth A. Downing
1925 Cheryl
Wichita, KS 67212

Lot 27, Block F,
Jamesburg Park
Wichita, Sedgwick County, Kansas.

X
Sunrise Homes of
Wichita, Inc.
401 Industrial Road
Wichita, KS 67052

Lot 26, Block F,
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X
Jouke H. Vanswaay and
Mary Susan Vanswaay
1917 N. Cheryl
Wichita, KS 67212

Lot 1, Block G,
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X
Jamesburg Park Limited
II,
727 N. Waco
Wichita, KS 67203

Lot 2, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X
Jamesburg Park Limited
II
727 N. Waco
Wichita, KS 67203

Lot 3, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X
Jamesburg Park Limited
II
727 N. Waco
Wichita, KS 67203

Lot 4, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X
Jamesburg Park Limited
II
727 N. Waco
Wichita, KS 67203

Lot 5, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X
Jamesburg Park Limited
II
727 N. Waco
Wichita, KS 67203

Lot 6, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

dup
Jamesburg Park Limited
II
727 N. Waco
Wichita, KS 67203

Lot 7, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X Harry H. Sherbet and
Paula J. Sherbet
2054 Cheryl Court
Wichita, KS 67212

Lot 8, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X Dennis G. Kerr and
Ellen M. Kerr
2050 Cheryl Court
Wichita, KS 67212

Lot 9, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X Thomas Albert McNeill
and Peggy S. McNeill
2046 Cheryl Court
Wichita, KS 67212

Lot 10, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X David D. Hammel and
Maryl L. Hammel
2042 Cheryl Court
Wichita, KS 67212

Lot 11, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X Dale E. Smith and Beth
Smith
2038 Cheryl Court
Wichita, KS 67212

Lot 12, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X Larry Ray Scott and
Barbara L. Scott
2034 Cheryl Court
Wichita, KS 67212

Lot 13, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X Gregory E. Somerhalder
and Elena M Somerhalder
2030 Cheryl Court
Wichita, KS 67212

Lot 14, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X Robert E. Jimenez and
Margaret M. Jimenez
2026 Cheryl Court
Wichita, KS 67212

Lot 15, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X Merle J. Yoder and
Judith A. Yoder
2022 Cheryl Court
Wichita, KS 67212

Lot 16, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X Ronald Paul Singer and
Donna Singer
2018 Cheryl Court
Wichita, KS 67212

Lot 17, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X Paul Lewis Schwartz
and Verletta Schwartz
2014 Cheryl Court
Wichita, KS 67212

Lot 18, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X Ronald G. Soft and
Gail Soft
2010 Cheryl Court
Wichita, KS 67212

Lot 19, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X Jay Olsen and Vickie
A. Olsen
2006 N. Cheryl Court
Wichita, KS 67212

Lot 20, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X Lawrence W. Lay and
Nancy R. Sheldon
1982 Cheryl Court
Wichita, KS 67212

Lot 21, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X Lawrence J. Rhiel and
J. Christin Rhiel
1976 N. Cheryl Ct.
Wichita, KS 67212

Lot 22, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X Robert A. Cook and
Sherree M. Cook
1972 Cheryl Court
Wichita, KS 67212

Lot 23, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X Arnold L. Lowe and
Janice M. Friesen
1968 Cheryl Court
Wichita, KS 67212

Lot 24, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X EQUITABLE TITLE:
Curtis E. Underwood and
Kathy J. Underwood
RECORD TITLE:
Richard Reyna Martinez
and Debra Diane Martinez
1964 Cheryl Court
Wichita, KS 67212

Lot 25, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X Timothy P. Milleville
and Deanna D. Milleville
1960 Cheryl Court
Wichita, KS 67212

Lot 26, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X Joey K. Nail and
Vonda L. Nail
1958 Cheryl Court
Wichita, KS 67212

Lot 27, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X John D. Brooks and
Peggy N. Brooks
1954 N. Cheryl Court
Wichita, KS 67212

Lot 28, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X David Mark Lambert and
Nancy K. Lambert
1950 N. Cheryl Court
Wichita, KS 67212

Lot 29, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X Richard Allen Ware
1946 N. Cheryl Court
Wichita, KS 67212

Lot 30, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X Stephen C. Ferree and
Deborah L. Ferree
1942 Cheryl Court
Wichita, KS 67212

Lot 31, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X
Regie W. Stroh and
Karen S. Stroh
1938 Cheryl Court
Wichita, KS 67212

Lot 32, Block G
Jamesburg Park,
Sedgwick County, Kansas.

X
Richard D. Gilstrap and
Caroline J. Gilstrap
P.O. Box 68
Colwich, KS 67030

Lot 33, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X
Eric D. Bruce and
Denice E. Beatty
1930 N. Cheryl Court
Wichita, KS 67212

Lot 34, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X
John N. Billings and
Sherry L. Billing
1924 N. Cheryl Court
Wichita, KS 67212

Lot 35, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X
Michael J. Brand and
Mary Brand
8926 W. Jamesburg
Wichita, KS 67212

Lot 36, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X
Rory L. Wheeler and
Joann M. Wheeler
8920 Jamesburg
Wichita, KS 67212

Lot 37, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X
Richard P. Harris and
Michelle M. Harris
8912 W. Jamesburg
Wichita, KS 67212

Lot 38, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X
Timothy Wayne Anders
and Janet S. Anders
8904 W. Jamesburg
Wichita, KS 67212

Lot 39, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X
Robert J. Dart and
Connie L. Dart
8820 Jamesburg
Wichita, KS 67212

Lot 40, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

dup
Sunrise Homes of
Wichita, Inc.
401 Industrial Road
Goddard, KS 67052

Lot 41, Block G
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X
Michael A. Lemanski and
Veronica J. Lemanski
8804 Jamesburg
Wichita, KS 67212

Lot 1, Block H
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X
Dennis L. Dodd and
Charlotte K. Dodd
8803 Jamesburg
Wichita, KS 67212

Lot 2, Block H,
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X
Forrest E. Richardson
and Teresa A. Richardson
8811 Jamesburg
Wichita, KS 67212

Lot 3, Block H,
Jamesburg Park,
Wichita, Sedgwick County, Kansas.

X
Michael W. Trammell
8819 Jamesburg
Wichita, KS 67212

Lot 4, Block H, Jamesburg Park, Wichita, Sedgwick County, Kansas.	X Richard L. Reimer and Martha Elaine Reimer 8903 Jamesburg Wichita, KS 67212
Lot 5, Block H, Jamesburg Park, Wichita, Sedgwick County, Kansas.	X John J. Ryan, III and Krista L. Ryan 8911 Jamesburg Wichita, KS 62212
Lot 6, Block H, Jamesburg Park, Wichita, Sedgwick County, Kansas.	X Ronald D. and Debra A Richardson 8919 Jamesburg Wichita, KS 67212
Lot 7, Block H, Jamesburg Park, Wichita, Sedgwick County, Kansas.	X Terry R. Lee and Pauline L. Lee 8925 Cheryl Wichita, KS 67212
Lot 4, Block A, Jamesburg Park 2nd, Wichita, Sedgwick County, Kansas.	X M Co., Inc. 2806 Timerbroe Cir. Wichita, KS 67204
Lot 5, Block A, Jamesburg Park 2nd, Wichita, Sedgwick County, Kansas.	X Steven D. Hahn and Brenda J. Hahn 8826 W. 18th St. Wichita, KS 67212
Lot 6, Block A, Jamesburg Park 2nd, Wichita, Sedgwick County, Kansas.	X Stanley D. Kaiser and Jana M. Kaiser 8818 W. 18th St. Wichita, KS 67212
Lot 7, Block A, Jamesburg Park 2nd, Wichita, Sedgwick County, Kansas.	X Barry J. Burkhardt and Nancy D. Burkhardt 8810 W. 18th N. Wichita, KS 67212
Lot 8, Block A, Jamesburg Park 2nd Wichita, Sedgwick County, Kansas.	X Tyler Associates II 727 N. Waco Wichita, KS 67203
Lot 1, Block A, Oxbow Addition Wichita, Sedgwick County, Kansas.	X Fayette Fields and Virginia Opal Fields 1956 N. Tyler Road Wichita, KS 67212
Lot 2, Block A, Oxbow Addition Wichita, Sedgwick County, Kansas.	X Dennis Duane Brunner and Virginia Fay Brunner 8710 W. 19th N. Wichita, KS 67212
Lot 1, Block 1, Westlink Village Sixteenth Addition, Wichita, Sedgwick County, Kansas.	X Ox Bow Investments Inc. & Saylor Construction Co., Inc. 447 Westfield Ct. Wichita, KS 67212
Lot 2, Block 1, Westlink Village Sixteenth Addition, Wichita, Sedgwick County, Kansas.	<i>dup</i> X Ox Bow Investments Inc. & Saylor Construction Co., Inc. 447 Westfield Ct. Wichita, KS 67212
Lot 3, Block 1, Westlink Village Sixteenth Addition, Wichita, Sedgwick County, Kansas.	X Ox Bow Investments Inc. & Saylor Construction Co., Inc. 447 Westfield Ct. Wichita, KS 67212

Lot 4, Block 1,
Westlink Village Sixteenth Addition,
Wichita, Sedgwick County, Kansas.

Lot 5, Block 1,
Westlink Village Sixteenth Addition,
Wichita, Sedgwick County, Kansas.

Lot 6, Block 1,
Westlink Village Sixteenth Addition,
Wichita, Sedgwick County, Kansas.

Lot 7, Block 1,
Westlink Village Sixteenth Addition,
Wichita, Sedgwick County, Kansas.

Lot 8, Block 1,
Westlink Village Sixteenth Addition,
Wichita, Sedgwick County, Kansas.

Lot 9, Block 1,
Westlink Village Sixteenth Addition,
Wichita, Sedgwick County, Kansas.

Lot 10, Block 1,
Westlink Village Sixteenth Addition,
Wichita, Sedgwick County, Kansas.

Lot 11, Block 1,
Westlink Village Sixteenth Addition,
Wichita, Sedgwick County, Kansas.

Lot 12, Block 1,
Westlink Village Sixteenth Addition,
Wichita, Sedgwick County, Kansas.

Lot 13, Block 1,
Westlink Village Sixteenth Addition,
Wichita, Sedgwick County, Kansas.

Lot 14, Block 1,
Westlink Village Sixteenth Addition,
Wichita, Sedgwick County, Kansas.

Lot 1, Block 2,
Westlink Village Sixteenth Addition,
Wichita, Sedgwick County, Kansas.

dup
Ox Bow Investments Inc.
% Saylor Construction
Co., Inc.
447 Westfield Ct.
Wichita, KS 67212

Ox Bow Investments Inc.
% Saylor Construction
Co., Inc.
447 Westfield Ct.
Wichita, KS 67212

Ox Bow Investments Inc.
% Saylor Construction
Co., Inc.
447 Westfield Ct.
Wichita, KS 67212

Ox Bow Investments Inc.
% Saylor Construction
Co., Inc.
447 Westfield Ct.
Wichita, KS 67212

Ox Bow Investments Inc.
% Saylor Construction
Co., Inc.
447 Westfield Ct.
Wichita, KS 67212

Ox Bow Investments Inc.
% Saylor Construction
Co., Inc.
447 Westfield Ct.
Wichita, KS 67212

Ox Bow Investments Inc.
% Saylor Construction
Co., Inc.
447 Westfield Ct.
Wichita, KS 67212

Ox Bow Investments Inc.
% Saylor Construction
Co., Inc.
447 Westfield Ct.
Wichita, KS 67212

Ox Bow Investments Inc.
% Saylor Construction
Co., Inc.
447 Westfield Ct.
Wichita, KS 67212

Ox Bow Investments Inc.
% Saylor Construction
Co., Inc.
447 Westfield Ct.
Wichita, KS 67212

X
Carson & Company, Inc.
3015 S. Hydraulic
Wichita, KS 67212

dup
Carson & Company, Inc.
3015 S. Hydraulic
Wichita, KS 67212

Lot 2, Block 2,
Westlink Village Sixteenth Addition,
Wichita, Sedgwick County, Kansas.

Lot 3, Block 2,
Westlink Village Sixteenth Addition,
Wichita, Sedgwick County, Kansas.

Lot 4, Block 2,
Westlink Village Sixteenth Addition,
Wichita, Sedgwick County, Kansas.

Lot 5, Block 2,
Westlink Village Sixteenth Addition,
Wichita, Sedgwick County, Kansas.

Lot 6, Block 2,
Westlink Village Sixteenth Addition,
Wichita, Sedgwick County, Kansas.

Lot 7, Block 2,
Westlink Village Sixteenth Addition,
Wichita, Sedgwick County, Kansas.

Lot 8, Block 2,
Westlink Village Sixteenth Addition,
Wichita, Sedgwick County, Kansas.

Lot 1, Block 3
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

Lot 2, Block 3
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

Lot 3, Block 3
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

Lot 4, Block 3
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

Lot 5, Block 3
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

Lot 6, Block 3
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

dup
Ox Bow Investments Inc.
& Saylor Construction
Co., Inc.
447 Westfield Ct.
Wichita, KS 67212

Ox Bow Investments Inc.
& Saylor Construction
Co., Inc.
447 Westfield Ct.
Wichita, KS 67212

Ox Bow Investments Inc.
& Saylor Construction
Co., Inc.
447 Westfield Ct.
Wichita, KS 67212

Ox Bow Investments Inc.
& Saylor Construction
Co., Inc.
447 Westfield Ct.
Wichita, KS 67212

Ox Bow Investments Inc.
& Saylor Construction
Co., Inc.
447 Westfield Ct.
Wichita, KS 67212

Ox Bow Investments Inc.
& Saylor Construction
Co., Inc.
447 Westfield Ct.
Wichita, KS 67212

Ox Bow Investments Inc.
& Saylor Construction
Co., Inc.
447 Westfield Ct.
Wichita, KS 67212

X Herman Ray Floyd and
Nancy E. Floyd
1931 Robin Road
Wichita, KS 67212

X Dennis R. Cowel and
Linda D. Cowel
1925 Robin Road
Wichita, KS 67212

X Ronald L. Stowell and
Bonnie L. Stowell
1913 N. Robin
Wichita, KS 67212

X David F. Long and
Martha K. Long
1905 N. Robin Rd.
Wichita, KS 67212

X Gaylon D. Bazil and
Sheila R. Bazil
1843 Robin Rd.
Wichita, KS 67212

X Andrew L. Hall and
Deborah K. Hall
1839 Robin Rd.
Wichita, KS 67212

Lot 1, Block 4 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Richard E. Koetz 505 N. Tyler Wichita, KS 67212
Lot 2, Block 4 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Kevin P. Gray and Kristina J. Gray 1926 Robin Rd. Wichita, KS 67212
Lot 3, Block 4 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Michael D. Charlton 1918 N. Robin Wichita, KS 67212
Lot 4, Block 4 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Elfriede H. Pankratz and Randall B Schroeder 1207 Berry Newton, KS 67114
Lot 5, Block 4 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Johanna M. Conner 1904 N. Robin Rd. Wichita, KS 67212
Lot 6, Block 4 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Doren D. Rhoades and Rebecca S. Rhoades 1844 Robin Rd. Wichita, KS 67212
Lot 7, Block 4 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Osage Leasing Corp. P.O. Box 2040 Wichita, KS 67212
Lot 18, Block 4 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Dortehea C. Healy 1837 N. Turquoise Wichita, KS 67212
Lot 19, Block 4 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Mark O. Vogel and Doris A. Vogel 1843 Turquoise Lane Wichita, KS 67212
Lot 20, Block 4 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Armand David Derausseau and Stacie D Derausseau 1903 Turquoise Lane Wichita, KS 67212
Lot 21, Block 4 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Larry E. Oliver and Beverly Oliver 1909 Turquoise Wichita, KS 67212
Lot 22, Block 4 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Peter G. Pankratz and Elfriede H. Pankratz 327 Wind Row Lake Drive Goddard, KS 67052
Lot 23, Block 4 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Peter G. Pankratz and Elfriede H. Pankratz 327 Wind Row Lake Drive Goddard, KS 67052
Lot 24, Block 4 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X J. Donald McCullough and Sheila McCullough 1927 Turquoise Wichita, KS 67212
Lot 25, Block 4 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Peter G. Pankratz and Elfriede H. Pankratz 327 Wind Row Lake Drive Goddard, KS 67052

Lot 1, Block 5
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

Lot 2, Block 5
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

Lot 3, Block 5
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

Lot 4, Block 5
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

Lot 5, Block 5
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

Lot 6, Block 5
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

Lot 7, Block 5
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

Lot 8, Block 5
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

Lot 19, Block 5
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

Lot 20, Block 5
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

Lot 21, Block 5
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

Lot 22, Block 5
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

Lot 23, Block 5
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

Lot 24, Block 5
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X Galen B. Babcock and
Karen K. Babcock
1932 Turquoise
Wichita, KS 67212

X James H. Fullerton
1928 N. Turquoise
Wichita, KS 67212

X Richard F. Shelton and
Jeanne Shelton
1920 Turquoise
Wichita, KS 67212

X Steve N S Schaapveld
and Jeannine K.
Schaapveld
1916 Turquoise
Wichita, KS 67212

X Preston L. Swain and
Juliet S. Swain
1910 N. Turquoise Ln.
Wichita, KS 67212

X Tony R. Pruitt and
Vickie L. Pruitt
1904 Turquoise Ln.
Wichita, KS 67212

X Robert S. Smith and
Linda A. Smith
1844 Turquoise
Wichita, KS 67212

X Mark A. Forrester and
Teresa M. Forrester
1838 N. Turquoise Ln.
Wichita, KS 67212

X Charles E. Gurley and
Edward E. Rankin
1837 N. Evergreen
Wichita, KS 67212

X Daniel J. Sinnett, Jr.
and Deanne Sinnett
1843 Evergreen
Wichita, KS 67212

X Gregory A. Reeves and
Lucinda K. Reeves
1903 Evergreen
Wichita, KS 67212

X Craig R. Gastineau and
Sharon K. Gastineau
1909 N. Evergreen
Wichita, KS 67212

X Douglass B. Wiley and
Deborah Wiley
1915 N. Evergreen
Wichita, KS 67212

X Michael L. Boling
1921 Evergreen
Wichita, KS 67212

Lot 25, Block 5 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Rodney J. Baker and Mrala J. Wahl 1927 N. Evergreen Wichita, KS 67212
Lot 26, Block 5 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Randy H. Hillard and Christy L. Hillard 1933 N. Evergreen Wichita, KS 67212
Lot 1, Block 6 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Robert W. Potillo and Nancy Potillo 1934 Evergreen Wichita, KS 67212
Lot 2, Block 6 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Wilbur R. Guymon and Vicki M. Guymon 4560 S. Hydraulic, Lot C-32 Wichita, KS 67212
Lot 3, Block 6 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Charles L. Schulte and Susan J. Schulte 1922 N. Evergreen Wichita, KS 67212
Lot 4, Block 6 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Troy D. Nitcher and Louise J. Nitcher 1914 N. Evergreen Wichita, KS 67212
Lot 5, Block 6 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Robert F. Doyle and Doris Doyle 1440 N. Lark Lane Wichita, KS 67212
Lot 6, Block 6 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Terry L. Dickey 1902 N. Evergreen Wichita, KS 67212
Lot 7, Block 6 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Ronald Gene Gastineau and Clara Jean Gastineau 1844 N. Evergreen Wichita, KS 67212
Lot 8, Block 6 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Gerald R. Emrich and Sharon K. Emrich 1838 N. Evergreen Wichita, KS 67212
Lot 19, Block 6 Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Ronald L. Branda and Carole J. Branda 430 S. Ridgewood Wichita, KS 67218
Lot 20, Block 6, Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Paul R. Wheeler and Jan A. Wheeler 1845 Reca Wichita, KS 67212
Lot 21, Block 6, Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Dale L. Walker and Kimberly Walker 1903 Reca Wichita, KS 67212
Lot 22, Block 6, Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X William F. Cawood and Pamela A. Cawood 1906 Reca Wichita, KS 67212

Lot 23, Block 6,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X Greg P. Dalke and
Patricia Dalke
1915 Reca
Wichita, KS 67212

Lot 24, Block 6,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X Dean A. Murray and
Linda L. Murray
1921 N. Reca
Wichita, KS 67212

Lot 25, Block 6,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X Jerry A. Blackerby and
Stacy A. Blackerby
1927 Reca
Wichita, KS 67212

Lot 26, Block 6,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X Earl J. Crandall and
Reba F. Crandall
1933 Reca
Wichita, KS 67212

Lot 1, Block 7,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X Robert J. Armstrong and
Dana L. Armstrong
1934 N. Reca
Wichita, KS 67212

Lot 2, Block 7,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X Lorenzo C. Cianciolo
and Annette Cianciolo
1928 Reca
Wichita, KS 67212

Lot 3, Block 7,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X Dale A. Seiwert and
Linda K. Seiwert
1922 Reca
Wichita, KS 67212

Lot 4, Block 7,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X Todd Henningsen and
Dianna Henningsen
1908 N. Reca
Wichita, KS 67212

Lot 5, Block 7,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X James E. Prange, Jr.
1902 N. Reca
Wichita, KS 67212

Lot 6, Block 7,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X Sidney D. Harvey and
Ann E. Harvey
1844 N. Reca
Wichita, KS 67212

Lot 7, Block 7,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X Teresa A. Lang and
Joe Allen Lang
1836 N. Reca
Wichita, KS 67212

Lot 8, Block 7,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X Michael Caradine and
Kristin Eveland
Caradine
1830 N. Reca
Wichita, KS 67212

Lot 17, Block 7,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X Jerald K. Nickels and
Irene J. Nickels
1829 Socora
Wichita, KS 67212

Lot 18, Block 7,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X Dale W. Simmons and
Dorothy L. Simmons
1837 N. Socora
Wichita, KS 67212

Lot 19, Block 7, Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Charles G. White and Brenda L. White 1843 N. Socora Wichita, KS 67212
Lot 20, Block 7, Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Gerald A. Buser and Debora J. Buser 1903 N. Socora Wichita, KS 67212
Lot 21, Block 7, Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X John F. White and Janine J. White 1907 N. Socora Wichita, KS 67212
Lot 22, Block 7, Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Bruce P. Kolarik and Ann L. Schmidt 1921 N. Socora Wichita, KS 67212
Lot 23, Block 7, Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Dale J. Langer and Melody A. Langer 1927 N. Socora Wichita, KS 67212
Lot 24, Block 7, Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Allen R. Regehr and Mary M. Regehr 1935 N. Socora Wichita, KS 67212
Lot 1, Block 8, Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X James Harold Gregg and Marjorie Kay Gregg 1936 N. Socora Wichita, KS 67212
Lot 2, Block 8, Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Vernon E. Smithhisler and Lea Ann Smithhisler 1928 N. Socora Wichita, KS 67212
Lot 3, Block 8, Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X EQUITABLE TITLE: Kenneth E. Lewis and Sylvia Lewis RECORD TITLE: Chip Suter, Inc. 1251 Reece Goddard, KS 67052
Lot 4, Block 8, Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X William A. Maus and Denise A. Maus 1511 N. West Wichita, KS 67203
Lot 5, Block 8, Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X David L. Thompson and Ann L. Thompson 1902 Socora Wichita, KS 67212
Lot 6, Block 8, Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Donald J. Hinson and Marilyn R. Hinson 1844 N. Socora Wichita, KS 67212
Lot 7, Block 8, Westlink Village Sixteenth Addition Wichita, Sedgwick County, Kansas.	X Raymond Traynor and Sylvia Traynor 1838 N. Socora Wichita, KS 67212

Lot 19, Block 8,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X John Lawrence McLeskey
and Sharon McLeskey
1845 N. Floyd
Wichita, KS 67212

Lot 20, Block 8,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X James M. Coburn and
Barbara Coburn
1903 N. Floyd
Wichita, KS 67212

Lot 21, Block 8,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X Ira L. Rakestraw and
Rhea Rakestraw
1909 N. Floyd
Wichita, KS 67212

Lot 22, Block 8,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X Jack C. Boucher and
Pamela A. Boucher
1919 Floyd
Wichita, KS 67212

Lot 23, Block 8,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X John R. Graham and
Judith E. Graham
1929 N. Floyd
Wichita, KS 67212

Lot 24, Block 8,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X John V. McAllister and
Julie C. McAllister
1935 N. Floyd
Wichita, KS 67212

Lot 1, Block 9,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X Jared R. Cook and
Stephennie Cook
1703 Skyview
Wichita, KS 67212

Lot 2, Block 9,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X Sheldon L. Morton and
Marcella Morton
1928 N. Floyd
Wichita, KS 67212

Lot 3, Block 9,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

dup Ox Bow Investments,
Inc., & Saylor
Construction Co., Inc.
447 Westfield Ct.
Wichita, KS 67212

Lot 4, Block 9,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

dup Ox Bow Investments,
Inc., & Saylor
Construction Co., Inc.
447 Westfield Ct.
Wichita, KS 67212

Lot 5, Block 9,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

X Cody Homes, Inc.
5420 W 37th S.
Wichita, KS 67212

Lot 22, Block 9,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

dup Ox Bow Investments,
Inc., & Saylor
Construction Co., Inc.
447 Westfield Ct.
Wichita, KS 67212

Lot 23, Block 9,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

dup Ox Bow Investments,
Inc., & Saylor
Construction Co., Inc.
447 Westfield Ct.
Wichita, KS 67212

Lot 24, Block 9,
Westlink Village Sixteenth Addition
Wichita, Sedgwick County, Kansas.

dup
Ox Bow Investments,
Inc. & Saylor
Construction Co., Inc.
447 Westfield Ct.
Wichita, KS 67212

Lots 1, 2 and 3, Block 1,
Golf Park West Addition
Wichita, Sedgwick County, Kansas.

X
Golf Park West, Inc.
& Carson & Company, Inc.
3015 S. Hydraulic
Wichita, KS 67216

The East Half of the Northeast Quarter of
the Northwest Quarter (E/2 NE/4 NW/4)
Section 9, Township 27 South, Range 1 West
of the 6th P.M., Sedgwick County, Kansas,
Except a tract described as follows:

dup
Westwind Associates II
727 N. Waco, #260
Wichita, KS 67203

Beginning at the NE corner of the NW 1/4 of
Section 9, T-27-S, R-1-W of the 6th P.M.,
thence West along the North line of the NW
1/4 658.56 feet; thence South 110 feet;
thence East, parallel to the North line of
NW 1/4 to a point 323.48 feet West and 110
feet South of the NE corner of the NW 1/4;
thence Easterly to a point on the East line
of the NW 1/4 100 feet South of the point
of beginning thence North along the East
line of the NW 1/4 of Section 9, to the
point of the beginning, all in Sedgwick
County, Kansas, EXCEPT a Tract of land
described as beginning at the NE corner of
the NW 1/4 of Section 9, T-27-S, R-1-W of the
6th P.M., thence West along the North line of
the NW 1/4 658.56 feet; thence South 110 feet;
thence East, parallel to the North line of the
NW 1/4 to a point 323.48 feet West and 110 feet
South of the NE corner of the NW 1/4; thence
Easterly to a point on the East line of the NW
1/4, 100 feet South of the point of beginning
thence North along the East line of the NW 1/4 of
Section 9, to the point of the beginning, all
in Sedgwick County, Kansas, deeded to the
Board of County Commissioners in Warranty Deed
recorded on Film 131, Page 898.

The West Half of the North Half of
the Northwest Quarter of Section 9,
Township 27 South, Range 1 West
of the 6th P.M., Sedgwick County, Kansas.

dup
Westwind Partnership
727 N. Waco #260
Wichita, KS 67203

A Tract Beginning 250 feet South of the
Northwest Corner of the South Half of
the Northwest Quarter of Section 9,
Township 27 South, Range 1 West of the
6th P.M., Sedgwick County, Kansas.
thence South 250 feet; thence East
340 feet parallel to the North line of
said South half of said Northwest
Quarter; thence North 250 feet; thence
West 340 feet to the West line of said
South half of said Northwest Quarter, to
the point of beginning.

X
Donald E. Cory
Douglas E. Cory and
Margaret B. Cory
1902 N. Tyler
Wichita, KS 67212

A tract beginning 500 feet South of the Northwest Corner of the South Half of the Northwest Quarter of Section 9, Township 27 South, Range 1 West of the 6th P.M., thence South 360 feet, thence East 340 feet, thence North 360 feet, thence West 340 feet to the place of beginning.

Vernon Nicholson and
Rowena Nicholson
11305 W. Merridale
Wichita, KS 67212

EXCEPT:

Beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 9, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South along the West line of said Northwest Quarter; 723.10 feet for a place of beginning; thence continuing south along the West line of said Northwest Quarter, 136.90 feet; thence East parallel with the North line of the Southwest Quarter of said Northwest Quarter, 340 feet; thence north parallel with the West line of said Northwest Quarter, 124 feet; thence northwesterly to the place of beginning; except the West 40 feet thereof for road.

Beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 9, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South along the West line of said Northwest Quarter; 723.10 feet for a place of beginning; thence continuing South along the West line of said Northwest Quarter, 136.90 feet; thence East parallel with the North line of the Southwest Quarter of said Northwest Quarter, 340 feet; thence North parallel with the West line of said Northwest Quarter, 124 feet; thence Northwesterly to the place of beginning; except the west 40 feet thereof for road.

Stephen P. Schloss and
Carolyn S. Schloss
1824 N. Tyler
Wichita, KS 67212

Lot 1, First Mennonite
Brethren Addition
Wichita, Sedgwick County, Kansas.

First Mennonite Brethren
Church in Wichita
1750 N. Gow
Wichita, KS 67203

Beginning at the Southwest Corner of the East Half of the Southwest Quarter in Section 4, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; Thence North 344 feet; thence East 330 feet; thence South 344 feet; thence West 330 feet to beginning

New Creation Christian
Church, (Disciples of
Christ, Inc.)
Box 47681
Wichita, KS 67277

AND
Commencing 344 feet North of the Southwest Corner of the East Half, Southwest Quarter Section 4, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence North 396 feet; thence East 330 feet; thence South 396 feet; thence West 330 feet to the point of beginning.

The West Half of the Southwest Quarter of Section 4, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas except, Beginning at a point 80.80 feet North and 59.99 feet East of the Southwest Corner of Section 4, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, said point also being at the intersection of the East line of Tyler Road with the North line of 21st Street North, Thence North, parallel to and 60.00 feet East of the West line of said Section 4 on an assumed bearing North 0 degrees 00' 00" East a distance of 320.00 feet; thence bearing North 16 degrees 45' 40" West a distance of 104.02 feet; thence parallel to and 30.00 feet East of the West line of said Section 4, bearing North 0 degrees 00' 00" East a distance of 100.00 feet; thence parallel with the South line of said Section 4, bearing North 89 degrees 14' 16" East a distance of 570.00 feet; Thence bearing South 0 degrees 00' 00" East a distance of 520.00 feet; to a point on the North line of 21st Street North, Thence along said North line bearing South 89 degrees 14' 16" West a distance of 540.00 feet to the point of beginning and except beginning at a point 600.40 feet North and 30.00 feet East of the Southwest Corner of Section 4, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, said point also being on the East line of Tyler Road, Thence North parallel to and 30.00 feet East of the West line of said Section 4 on an assumed bearing of North 0 degrees 00' 00" East a distance of 152.90 feet; thence parallel with the South line of said Section 4, bearing North 89 degrees 14' 16" East a distance of 570.00 feet to the point of beginning.

Lot 3, Block 1,
Village Charters Addition

Reginald V. Boothe and
William C. Loewen
Box 12768
Wichita, KS 67277

Village Charters, Inc.
2024 Amidon
Wichita, KS 67203

The East half of the Southwest quarter of Section 4, Township 27 South, Range 1 West of the 6th P.M., except the South 80 feet for road, Sedgwick County, Kansas AND EXCEPT Beginning at the Southwest Corner of the East Half of the Southwest Quarter in Section 4, Township 27 South Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence North 344 feet; thence East 330 feet; thence South 344 feet; thence West 330 feet to beginning.

AND EXCEPT
Commencing 344 feet North of the Southwest Corner of the East Half, Southwest Quarter Section 4, Township 27 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence North 396 feet; thence East 330 feet; thence South 396 feet; thence West 330 feet to the point of beginning.

AND EXCEPT
First Mennonite Brethern Addition

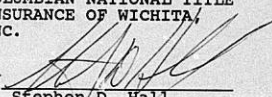
Reginald V. Boothe and
William C. Loewen
Box 12768
Wichita, KS 67277

Columbian National Title Insurance of Wichita, Inc., hereby certifies the foregoing to be a true and correct list of all property owners as shown, according to the last deeds filed of record in the Register of Deeds Office, Sedgwick County, Kansas with 750 feet of the following described real property, to wit:

That part of the NW 1/4 of the NW 1/4 of Sec. 9, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at the S.W. Corner of the NW 1/4 of said NW 1/4; thence North along the west line of said NW 1/4, 501.62 feet more or less to a point 820 feet South of the N.W. Corner of said NW 1/4; thence east parallel with the North line of said NW 1/4, 525 feet; thence Northeasterly 258.02 feet more or less to a point 545 feet South of the north line of said NW 1/4 and 625 feet West of the East line of the NW 1/4 of said NW 1/4; thence North parallel with the East line of the NW 1/4 of said NW 1/4: 250 feet; thence East parallel with the north line of said NW 1/4, 550 feet; thence north parallel with the East line of the NW 1/4 of said NW 1/4, 385 feet to a point on the north line of said NW 1/4; thence East 75 feet to the N.E. Corner of the NW 1/4 of said NW 1/4; thence South 1317.93 feet more or less to the S.E. Corner of the NW 1/4 of said NW 1/4; thence West 1334.37 feet to the place of beginning.

as October 28, 1986 @ 7:00 A.M. Addresses as given are furnished as a service and are not certified. Liability hereunder is limited to the amount of the fee paid herefor.

COLUMBIAN NATIONAL TITLE
INSURANCE OF WICHITA,
INC.

BY 
Stephen D. Hall
Abstracter

DECEMBER 11, 1986

STAFF REPORT



DP-165 - REQUEST FOR APPROVAL OF THE WESTWIND II RESIDENTIAL COMMUNITY UNIT PLAN; AND

Z-2820 - REQUEST FOR ZONE CHANGE FROM "AA" ONE-FAMILY DWELLING TO "A" TWO-FAMILY DWELLING (LOCATED EAST OF TYLER IN AN AREA SOUTH OF 21ST STREET NORTH).

Applicant: Westwind Associates II, 727 N. Waco, Suite 260, Wichita, KS 67203

	<u>Land Use</u>	<u>Zoning</u>	<u>Size</u>
Application Area	Undeveloped	"AA"	22.4 acres CUP
North	Undeveloped	"LC" & "AA"	
South	Single-family	"AA"	
East	Undeveloped	"C" & "BB"	
West	Undeveloped, single-family houses & multi-family residences	"RB", "R-6" & "AA"	

History: None.

Background: Subject property is a 22.4-acre undeveloped tract of land located east of Tyler in an area south of 21st Street North. The property in this residential C.U.P. proposal, and in the commercial C.U.P. proposal to the north, was annexed in October 1986.

Analysis: Properties to the south are developed with single-family houses. To the west are single-family houses and an undeveloped tract of land. Golf Park West is a platted addition to the east of this C.U.P. that is as yet undeveloped. The property to the north is undeveloped and is proposed as a commercial C.U.P. that is also being considered by the MAPC on this date.

The proposed Development Plan now on file divides the site containing 21.7 gross acres (or 20.73 net acres) into two (2) parcels. The proposed development plan illustrates patio homes on one parcel and apartment uses on the other for an overall density of 10.81 dwelling units per net acre. Alternative uses described in the development plan are: single family, zero lot line, duplex and garden apartment. An associated zone case has been filed for the site which requests "AA" Single-family zoning be changed to "A" Two-family. The maximum number of dwelling units permitted is 224.

In order for the Planning Commission to recommend approval of this residential C.U.P., it must find specific evidence and facts showing that the proposed development plan meets the following conditions:

- a. That the value of the buildings and the character of the property adjoining the area included in such plan will not be adversely affected.

- b. The such plan is consistent with the intent and purpose of this Chapter (28.04.190.A) to promote public health, safety, morals and general welfare.
- c. That the buildings shall be used only for residential purposes and the usual accessory uses, such as automobile parking areas, garages and community activities, including churches, retirement center and a nursing home.

Should the Planning Commission determine that the zone change request and the residential development plan are appropriate, the following are recommended conditions of approval:

- a. The property included within this residential C.U.P. shall be platted within one year after approval of this C.U.P. and zone case by the City Commission or the cases shall be considered denied and closed and the ordinance establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.
- b. 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.
- c. Any major changes in this development plan shall be submitted to the Planning Commission and to the City Commission for their consideration.
- d. The transfer of title of all or any portion of the land included within the C.U.P. does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for residential development and be binding upon the present owners, their successors and assigns, unless amended.

*

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

Roll #1

*