

ACTION

S/D COMMITTEE

DATE

M.A.P.C.

approved as recommended 4/12/87

~~W.C.C./B-00-C.~~

Accepted as recommended 12/13/87

Approved (see pp. 178 Amendment No. 1)

DATA SHEET

Z- _____
 SCZ- _____
 CU- _____
 DR- _____
 DP- 178

Case Filed: 8/19/87
 Amend
 Associated Case: _____

CPO Council Area: 5 A
 CPO Meeting Date: 11/4/87
 MAPC Hearing Date: 11/12/87

APPLICATION DATA: Map No. 4850 B

1. General Location: North of 21st St. North and West of Tyler Road
2. From _____ to _____
3. Proposed Use: _____
4. D. Name: STERLING FARMS RESIDENTIAL COMMUNITY UNIT PLAN
5. Applicant: North Tyler Associates, Inc.
 Address 940 N. Tyler Road, #204, Wichita, KS 67212 Phone 721-5445
6. Agent: BITT Yung Design
 Address 4912 E. 29th St. North, Suite 1, Wichita, KS 67220 Phone 683-5567

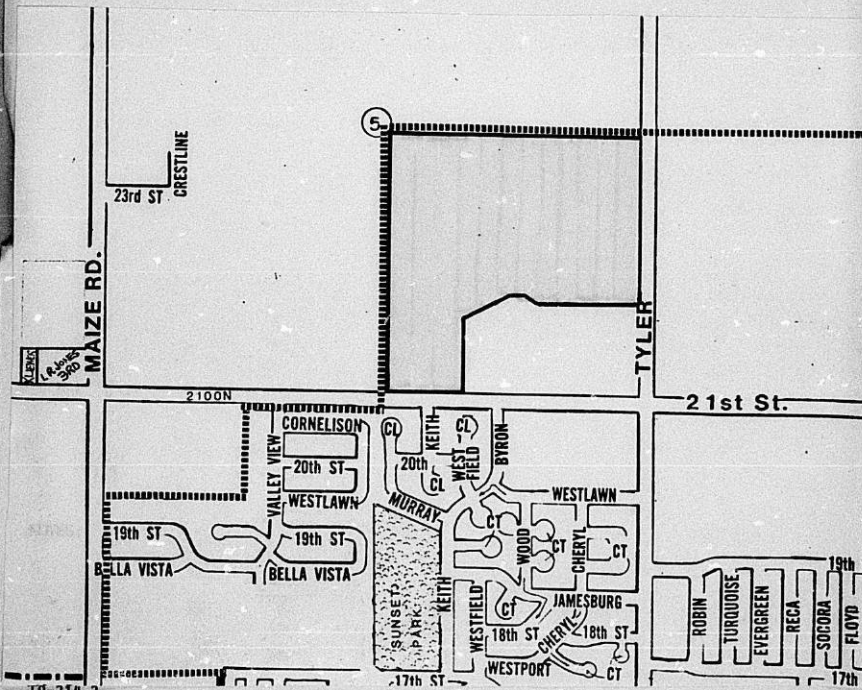
AREA DATA:

1. Acres: 126.1 (_____ ft. by _____ ft.)
2. Adjoining Zoning: N R-1 S AA E AA W R-1
3. Land Use: North _____ East _____
 South _____ West _____

PICTURE SHEET

PHOTO DATA:

Taken by _____ Date _____ Time _____



19-214-2

HASTING, AN-LOS ANGELES
 COBAN OH - WEDGEMOOR, TX U.S.A.

Smith
 No. 2-153C

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 266-4561

June 24, 1988

Bill Yung
Bill G. Yung Design
4912 E. 29th St. N.
Suite 1
Wichita, KS 67220

Re: DP-178 (Amendment #1) - STERLING FARMS RESIDENTIAL COMMUNITY
UNIT PLAN

Dear Bill:

At its regular meeting on June 23, 1988, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend that this application be approved 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 Council 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 two years from the date of approval by the City Council members and prior to the issuance of any building permits or the provisions of this C.U.P. shall become null and void for the portions which remain unplatted.

FILE COPY

June 24, 1988
Page 2

Please submit ten (10) folded copies of the C.U.P. no later than July 6, 1988, in order for this matter to be forwarded to the City Council for consideration at their regular meeting on July 19, 1988. This meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas. We would remind you that Planning Items are considered after all other matters of business.

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 ,ours,

Jack H. Galbraith
Chief Planner

JHG/jcm

cc: Sterling Farms, Inc., 1901 W. 13th St., Wichita, KS, 67203

WICHITA-SEDGWICK COUNTY

December 15, 1987

METROPOLITAN AREA PLANNING DEPARTMENT

TO: Monty Robson, Superintendent of Central Inspection
FROM: Barbara Harris, Senior Planner, Current Plans
SUBJECT: DP-178 - Sterling Farms Residential Community Unit Plan - Located north of 21st Street North of 21st Street North and west of Tyler Rd.

On December 8, 1987, the Wichita City Council considered the above-captioned C.U.P. Their action was to approve the 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 Council 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 two years from the date of approval by the City Council members and prior to the issuance of any building permits or the provisions of this C.U.P. shall become null and void for the portions which remain unplatted.

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.

BRH:blw
Attachments

cc: North Tyler Associates, 940 North Tyler, Wichita, KS. 67212
Bill G. Yung, 4912 East 29th Street North, Suite One, Wichita, KS. 67220

FILE COPY

Planning Agenda Item # _____

City of Wichita
City Council Meeting
December 8, 1987

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: DP-178, STERLING FARMS RESIDENTIAL COMMUNITY UNIT
PLAN, LOCATED NORTH OF 21ST STREET NORTH AND WEST
OF TYLER ROAD. (District #5)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve subject to conditions (10-0)

Staff Recommendation: Approve subject to conditions.

CPO Recommendation: Council "5A" recommends approval (7-0).

Background: On November 12, 1987, the MAPC held a public hearing to consider a Residential Community Unit Plan for a 126-acre unplatted and undeveloped tract of land north of 21st Street North and west of Tyler. The property within this C.U.P. abuts the proposed Sterling Farms Commercial C.U.P. to the south and east.

The proposed development contains six (6) parcels illustrating single-family homes and including a parcel for clubhouse/recreational uses; the overall density is 2.7 dwelling units per acre. If the site is developed with alternate uses, such as zero lot line, patio homes or duplexes, then the overall density would be 5.99 d.u.'s per acre. A homeowners' association will provide the maintenance of public open space and the operation and maintenance of the clubhouse and amenities that might be included such as: swimming pool and bathhouse, tennis courts, landscaping, gazebos, walkways, lakes, etc. The C.U.P. requires that the Planning Department review and approve the Site Development Plan for the clubhouse and related recreational facilities.

City water is available in 21st Street North to serve the site; water does not exist in Tyler and the main would have to be extended for service. Sewer is presently in 21st Street North at the quarter section line between Tyler and Maize. 21st Street North is an improved four-lane arterial and Tyler is a two-lane sand street. Street improvements, including paving of Tyler, will be addressed at the time of platting.

The Planning Commission unanimously recommended approval of the request subject to conditions. No one spoke in opposition to the application.

PL/1537/2

- Recommendations/Actions:
1. Concur with the findings of the MAPC and approve the C.U.P. subject to the recommended conditions; or
 2. Take appropriate action stating reasons.

PL/1537/2

STAFF REPORT

CASE NUMBER: DP-178

OWNER/APPLICANT/AGENT: North Tyler Associates (applicant)
Bill C. Yung (agent)

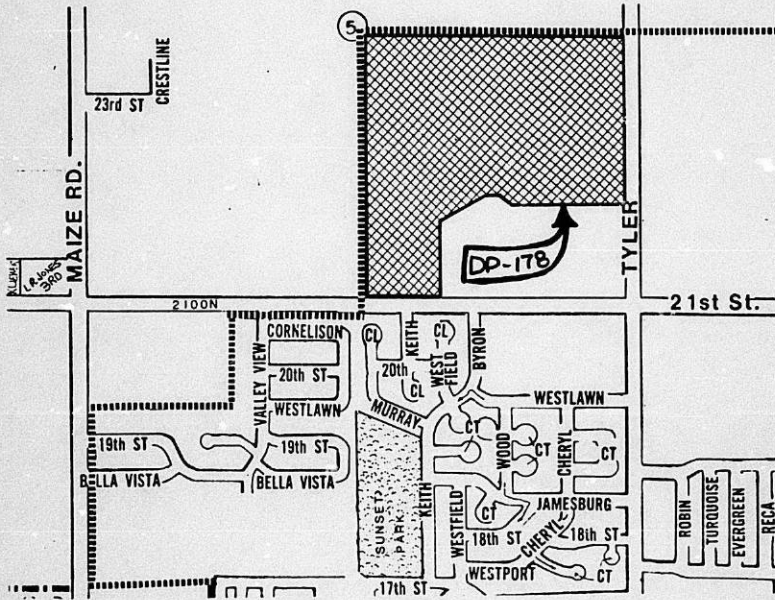
REQUEST: Approval of Sterling Farms Residential C.U.P.

CURRENT ZONING: "AA" One-family Dwelling District

SITE SIZE: 126 acres (gross)

LOCATION: North of 21st Street North and west of Tyler

PROPOSED USE: Single-family, zero lot line, patio home, duplex



EXCERPT FROM PLANNING COMMISSION MINUTES OF NOVEMBER 12, 1987

LEGAL:

6. Case No. DP-178 - North Tyler Associates requests approval of Sterling Farms Residential Community Unit Plan for the SE $\frac{1}{4}$ of Section 5, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, except that part described as beginning at the southeast corner of said SE $\frac{1}{4}$; thence N00°E, along the east line of said SE $\frac{1}{4}$, 870 feet; thence N90°W, 1000 feet; thence N30°W, 140 feet; thence N90°W, 145 feet; thence S54°37' W, 506.87 feet; thence S00°W, 730 feet to the south line of said SE $\frac{1}{4}$; thence N88°51'54"E, along the south line of said SE $\frac{1}{4}$, 1628.57 feet to beginning. Generally located north of 21st Street North and west of Tyler Road.

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

BACKGROUND: The applicant is requesting approval of a residential community unit plan for a 126-acre unplatted and undeveloped tract of land north of 21st Street North and west of Tyler. The property within this C.U.P. abuts the proposed Sterling Farms Commercial C.U.P. to the south and east.

The proposed development contains six (6) parcels illustrating single-family homes and including a parcel for clubhouse/recreational uses; the overall density is 2.7 dwelling units per acre. If the site is developed with alternate uses, such as zero lot line, patio homes or duplexes, then the overall density would be 5.99 d.u.'s per acre. A homeowners' association will provide the maintenance of public open space and the operation and maintenance of the clubhouse and amenities that might be included such as: swimming pool and bathhouse, tennis courts, landscaping, gazebos, walkways, lakes, etc. The C.U.P. requires that the Planning Department review and approve the Site Development Plan for the clubhouse and related recreational facilities.

CASE HISTORY: This property was annexed April 9, 1987.

ADJACENT ZONING AND LAND USE:

NORTH	R-1	Agricultural use
SOUTH	AA	Single-family
EAST	AA in DP-170 (subject to platting)	Undeveloped
WEST	R-1	Agricultural use

PUBLIC SERVICES: City water is available in 21st Street North to serve the site; water does not exist in Tyler and the main would have to be extended for service. Sewer is presently in 21st Street North at the quarter section line between Tyler and Maize. 21st Street North is an improved four-lane arterial and Tyler is a two-lane sand street. Street improvements, including paving of Tyler, will be addressed at the time of platting.

PL/1549/2

CONFORMANCE TO PLANS/POLICIES: The adopted comprehensive plan designates this area, that was formerly in the County, for agricultural use.

RECOMMENDATION: Should the Planning Commission determine that this residential development plan is appropriate, the following are recommended conditions of approval:

- 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 Council for their consideration.
- c. 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.
- d. All property included within this C.U.P. shall be platted within two years after approval of this C.U.P. by the City Council and prior to issuance of any building permits, or the case shall be considered denied and closed.
- e. Consideration should be given to reducing the rear yard setback to ten (10) feet for those lots adjacent to open spaces.

DISCUSSION:

GALBRAITH mentioned that Yung explained during his presentation of the Sterling Farms Commercial Community Unit Plan that in the event they choose to develop some of the other uses rather than the single family homes portrayed on this development, then they must submit a revised plat. GALBRAITH said that the only comment that staff had that was a suggestion to the developer is that they may want to change the rear yard setback. He said that frequently staff has requests to the Board of Zoning Appeals or for an administrative CUP adjustment that rear yard setbacks be reduced on lots backing into open space. GALBRAITH said that staff suggested a 10-foot rear yard setback on lots adjacent to open space. Staff recommended that the application be approved. CPO Council "5A" voted 7-0 that the application be approved.

There was no one present in opposition to the application.

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 this application be approved 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 Council for their consideration.
- c. 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.
- d. All property included within this C.U.P. shall be platted within two years after approval of this C.U.P. by the City Council and prior to issuance of any building permits, or the case shall be considered denied and closed.
- e. The rear yard setback may be reduced to ten (10) feet for those lots adjacent to open spaces.

Gardner moved, Goebel seconded and it carried unanimously.

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE November 5, 1987

TO Jack Galbraith, Chief Planner, Current Plans

FROM Barry L. Carroll, Administrative Aide III ^{BLC}

SUBJECT DP-177 & Z-2881 & DP-178:
NE Corner of 21st Street
North and Tyler Road

On Wednesday, November 4, CPO Westside Neighborhood Council 5A considered the captioned items, requests for approval of the STERLING FARMS COMMERCIAL and RESIDENTIAL COMMUNITY UNIT PLANS and an associated zone change from the "AA" One-Family Dwelling District to the "BB" Office District and the "LC" Light Commercial District. Council members were provided the notice to adjoining property owners and a map of the area. After extensive discussion, the Council voted 7-0 to recommend approval of the request.

The applicant, Leonard Marotte, and agent, Bill Yung, were present to discuss the requests and respond to questions from council members. Yung displayed drawings of the proposed development and explained the various components of the request. There were no citizens who spoke either in favor or opposition to the requests.

Please provide the Council's recommendation to the MAPC and City Council when cases DP-177, Z-2881 and DP-178 are considered.

BLC:blc

RECEIVED

NOV 06 1987

METROPOLITAN PLANNING

ROUTE

November 13, 1987

Bill G. Yung Design
4912 East 29th Street North, Suite 1
Wichita, Kansas 67220

Re: DP-178 Sterling Farms Residential C.U.P. North of 21st Street
North and west of Tyler.

Dear Mr. Yung:

At its regular meeting on November 12, 1987, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend that this application be approved 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 Council for their consideration.
- c. 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.
- d. All property included within this C.U.P. shall be platted within two years after approval of this C.U.P. by the City Council and prior to issuance of any building permits, or the case shall be considered denied and closed.

FILE COPY

November 13, 1987

- e. Consideration should be given to providing in the C.U.P. text for reduction of the rear yard setback to ten (10) feet for those lots adjacent to open spaces.

Please submit ten (10) revised folded copies of the C.U.P. no later than November 25, 1987 in order for this matter to be forwarded to the City Council for consideration at their regular meeting on December 8, 1987. This meeting will be held in the City Council Chambers, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

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

Sincerely yours,

Louise Olivarez
Principal Planner

LO/lw

cc: North Tyler Associates, 940 N. Tyler Rd., Wichita, KS 67212

"5A"
Nov. 4 CPO
mailed Oct 28th
MARC 11-12-87

September 18, 1987

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

RE: Development plan proposals for Sterling Farms Commercial C.U.P.
and Sterling Farms Residential C.U.P. Generally located at the
northwest corner of 21st Street North and Tyler Road.

Dear Bill:

We have reviewed the above-referenced development plan proposals with the Fire and Engineering Departments. Two associated zone cases have also been submitted for the commercial C.U.P. - one case requests the change from the "AA" Single-family Dwelling District to the "BB" Office District and the other case requests "AA" Single-family Dwelling District to "LC" Light Commercial. The following are our comments on the residential C.U.P.:

STERLING FARMS RESIDENTIAL C.U.P.

ok 1. Street Layout and Widths:

As we discussed with you last Friday, September 11, 1987, the residential street system in this quarter section of land should be designed to connect into the adjacent quarter sections to the north and to the west. Our department recommends the streets connect through to the north in Parcel 4 and to the west in Parcel 1. As per the Subdivision Regulations, the street width for the main residential collector should be 66' and not 64' as indicated on the proposal; the widths of the main residential streets in Parcels 2, 3, and 5 should be 64' and not 58' as indicated on the plan.

ok 2. Recreational Facilities:

General Provision #19 should include the following standard requirements for recreational facilities:

Bill G. Yung RE: Sterling Farms C.U.P.'s
September 18, 1987
Page 2

a. Parking

Since the Clubhouse/swimming pool complex is designed for use only by residents of this development and their guests, the off-street parking requirements are established on the basis of 1 space per 200 square feet of structure or 1 space per 100 square feet of pool surface, whichever is greater. No parking will be permitted along the street in front of the Clubhouse area to reduce potential traffic conflicts with major entry into development.

b. Screening

The Clubhouse/swimming pool complex shall be landscaped to provide for plant material screening to enhance views into the complex and to screen objectionable views such as pool equipment. Low level (30") screening shall be provided in conjunction with conifers and deciduous trees around parking lot to reduce impact of parking facility.

c. Security Fencing

The swimming pool proper shall be fenced for security purposes with fencing at least 5' high. May be constructed of open wrought iron, wood or masonry or combination thereof.

STERLING FARMS COMMERCIAL C.U.P.

1. Traffic Considerations:

The wording in General Provision #5 should be revised slightly to read as follows:

OK "Major street improvements for Tyler Road and 21st Street North shall be in conformance with the pre-determined 'Sterling Farms Commercial Traffic Study' drawings, illustrating the proposed improvements as agreed upon by the owner, and by the City Engineer. Specific items agreed to are as follows:

Bill G. Yung RE: Sterling Farms C.U.P.'s
September 18, 1987
Page 3

At the time of platting, the applicant shall guarantee:

- Ø 1. The reconstruction of the traffic medial on 21st Street North in order to provide a left turn bay or a fifth lane providing for left turn storage to serve Parcels 1, 2, and 3.
 - Ø 2. The widening of Tyler Road to five (5) lanes including a two-way left turn lane to serve the major opening to Parcel 2 and the openings to Parcel 2 south of the major opening and a traffic medial north of the major opening.
 - Ø 3. The construction of a temporary third lane in Tyler adjacent to this C.U.P. The guarantee for the temporary third lane shall be held by the City of Wichita until development occurs. (Partial development would necessitate partial development of the third lane.)
 - Ø 4. The construction of continuous accel/decel lanes to serve the openings into Parcels 4 and 5 and the major opening into Parcel 2 from 21st Street North including the right turn movement at the intersection of 21st Street North and Tyler, and to serve the major opening into Parcel 2 from Tyler."
- Ø General Provision #18 should be omitted since accel/decel lanes are addressed in the revised General Provision #5 listed above.

Some additional changes are necessary on the Traffic Study Drawing. Enclosed is a marked-up copy of the study indicating the changes as suggested by Engineering and listed above.

Ø 3. LIGHTS

The standard provision regarding lights should be added to the C.U.P. It is:

All lights shall be shielded to reflect or direct light away from the residential properties adjacent to the subject property.

Bill G. Yung RE: Sterling Farms C.U.P.'s
September 18, 1987
Page 4

We would be happy to discuss these comments with you and your client. Please give us a call if you have any questions or comments. These C.U.P. proposals can be scheduled for Metropolitan Area Planning Commission review with the submission of 14 copies of the plans indicating the above-referenced items and submission of the two ownership lists.

Sincerely,

Barbara R. Harris
Senior Planner

BRH:blw
Enclosures

cc: North Tyler Associates, 940 North Tyler Road, Suite #204,
Wichita, KS. 67212
Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer

CASE NO. DP-178

149	Notices to adjoining property owners mailed on 10-29-87 for CPO meeting on 11-4-87 and for MAPC meeting on 11-12-87.
2	One each to Applicant and Agent.
3	One each to CPO, ViciK Huang, and City Council Member.
4	One each to Louise, Barbara, Jack and Karen.

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

October 28, 1987

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, November 12, 1987, the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC), at a meeting beginning at 1:30 p.m. in the City Council Chambers, First Floor, City Hall, 455 North Main, Wichita, Kansas, will consider an application for approval of the STERLING FARMS RESIDENTIAL COMMUNITY UNIT PLAN for property legally described as follows:

CASE NO. DP-178:

The SE $\frac{1}{4}$ of Section 5, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, except that part described as beginning at the southeast corner of said SE $\frac{1}{4}$; thence N00°E, along the east line of said SE $\frac{1}{4}$, 870 feet; thence N90°W, 1000 feet; thence N30°W, 140 feet; thence N90°W, 145 feet; thence S54°37'W, 506.87 feet; thence S00°W, 730 feet to the south line of said SE $\frac{1}{4}$; thence N88°51'54"E, along the south line of said SE $\frac{1}{4}$, 1628.57 feet to beginning. Generally located north of 21st Street North and west of Tyler Road.

The Development 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.

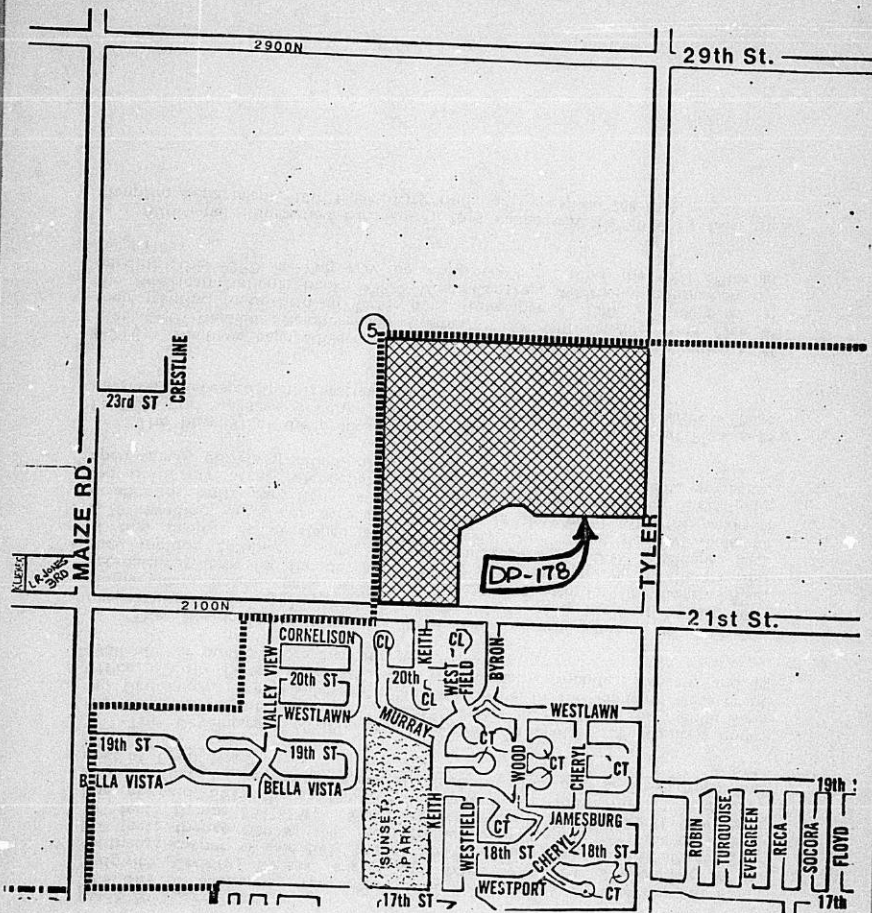
The Residential Development Plan now on file divides the 126-acre property into six (6) parcels. Various proposed residential uses are: single-family homes, patio homes, duplexes and zero lot line homes. Also, recreational uses for the development are proposed on one of the parcels; they include clubhouse, pool, recreational facilities, lakes, drainage, etc. If this project is developed as illustrated, the overall density would be 2.70 dwelling units per acre. If the site is developed with the maximum number of units permitted (640), the overall density would be 5.99 dwelling units per acre. Information regarding street and lot layout, setbacks, open space, etc. is specified on the plan.

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

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Westside Neighborhood Council "5A" will consider this case at their meeting to be held on Wednesday, November 4, 1987, at 7:00 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.

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

SEE REVERSE SIDE



WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

August 27, 1987

TO: Marvin Krout, Director of Planning
Walt Campbell, Deputy Chief of Operations
Bill McKinley, Traffic Engineer
Mike Lindebak, City Engineer

FROM: Barbara R. Harris, Senior Planner

RE: Sterling Farms Residential Community Unit Plan - Located north
of 21st Street North and west of Tyler Road.

Attached for your review and comments is a copy of the proposed development plan for the above-referenced property. We will discuss this single-family C.U.P. proposal at the Development Review Meeting on Friday, August 28, 1987. In particular, we would like to discuss the acceptability of the residential collector not being proposed through the entire section.

I would appreciate your comments regarding this development proposal by September 4, 1987, so that it can be scheduled for MAPC review.

Thank you.

BRH:blw
Attachments

PL/3076/4

CASE NO. DP-178

STERLING FARMS RESIDENTIAL
COMMUNITY UNIT PLAN

The SE $\frac{1}{4}$ of Section 5, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, except that part described as beginning at the southeast corner of said SE $\frac{1}{4}$; thence N00°E, along the east line of said SE $\frac{1}{4}$, 870 feet; thence N90°W, 1000 feet; thence N30°W, 140 feet; thence N90°W, 145 feet; thence S54°37'W, 506.87 feet; thence S00°W, 730 feet to the south line of said SE $\frac{1}{4}$; thence N88°51'54"E, along the south line of said SE $\frac{1}{4}$, 1628.57 feet to beginning. Generally located north of 21st Street North and west of Tyler Road.

PL/4082/4

DP-178 Sterling Farms
Residential
C.U.P.

**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.

- A. APPLICANT North Tyler Associates, Inc.
 ADDRESS 940 N. Tyler Road #204 Zip Code 67212 PHONE 721-5445
 AGENT Bill Yung Design
 ADDRESS 4912 E. 29th St. N. Suite 1 Zip Code 67220 PHONE 683-5567
- B. APPLICANT N/A
 ADDRESS _____ Zip Code _____ PHONE _____
 AGENT _____
 ADDRESS _____ Zip Code _____ PHONE _____
- C. APPLICANT N/A
 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 and legally described as Lot(s) See Attached Legal Block(s) _____ of the _____ 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 126.1 acres (round to nearest tenth) in the above described property.

$$\begin{array}{r} 126.1 \\ 40 \\ \hline 96.1 \\ 96.1 \end{array} \quad \begin{array}{r} 86.1 \\ \times 5 \\ \hline 430.5 \end{array}$$

FOR OFFICE USE ONLY

Map No. 4800B Zoning (N) R-1 (S) AA (E) AA in (W) R-1 MAPC 11-12-07

T9-330-3

DP-170

CPO SA 11-4-07

Revised 9/85

mailout 10-26-07

3. The general location (USE APPROPRIATE SECTION)

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

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

North of 21st St. North and west of Tyler

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.

APPLICANT'S SIGNATURE _____

BY [Signature] AUTHORIZED AGENT (IF ANY)

APPLICANT'S SIGNATURE _____

BY _____ AUTHORIZED AGENT (IF ANY)

APPLICANT'S SIGNATURE _____

BY _____ AUTHORIZED AGENT (IF ANY)

OFFICE USE ONLY

This application was received at the Planning Department at 2⁰⁰ (AM, PM) on 8-19-87 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 930.00.

Barbara Harris Name
Senior Planner Title

Residential C.U.P. Description

The SE $\frac{1}{4}$ of Sec. 5, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, except that part described as beginning at the S.E. Corner of said SE $\frac{1}{4}$; thence N 00° E, along the east line of said SE $\frac{1}{4}$, 870 feet; thence N 90° W, 1000 feet; thence N 30° W, 140 feet; thence N 90° W, 145 feet; thence S 54°37' W, 506.87 feet; thence S 00° W, 730 feet to the south line of said SE $\frac{1}{4}$; thence N 88°51'54" E, along the south line of said SE $\frac{1}{4}$, 1628.57 feet to beginning. (General location)

Containing 5,492,219.98 sq. ft.
126.084 acres

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
 SEDGWICK COUNTY)

DP-178
 Sterling Farms
 Residential C.O.P.

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:
 Record Owners within a 1000-foot radius:

The SE $\frac{1}{4}$ of Sec. 5, Twp 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, except that part described as beginning at the S. E. Corner of said SE $\frac{1}{4}$; thence N 00 degrees E, along the east line of said SE $\frac{1}{4}$, 870 feet; thence N 90 degrees E, 1000 feet; thence N 30 degrees W, 140 feet; thence N 90 degrees W, 145 feet; thence S 54 degrees 37 minutes W, 506.87 feet; thence S 00 degrees W, 730 feet to the South line of said SE $\frac{1}{4}$; thence N 88 degrees 51 minutes 54 seconds E, along the south line of said SE $\frac{1}{4}$, 1628.57 feet to beginning.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

DESCRIPTION

RECORD OWNERS

Tract in SE $\frac{1}{4}$ 5-27S-1W

X North Tyler Assoc.
 727 N. Waco #575
 Wichita, KS 67203

Part of SE $\frac{1}{4}$ 5-27S-1W

DO

SW $\frac{1}{4}$ 4-27S-1W, exc.
 (Sch. A attached)

X Reflection Ridge, Inc.
 Box 771069
 Wichita, KS 67277
 as to an undivided
 1/6 interest

Beg. 600.40' N & 30' E of SW/cor
 of SW $\frac{1}{4}$ of 4-27-1W, N 152.90', E
 570.00', S 152.90' W 570.00' to
 p.o.b

X Village Charters, Inc.
 8620 W. 21st
 Wichita, KS 67212

E 60 acres, SW $\frac{1}{4}$, exc. S 80' of
 E 985' for road, Sec 5-27-1W

X Rider Land & Cattle Co
 208 Oswego
 Aurora, CO 80010

Fidelity  Title
 COMPANY, INC.

Schedule "A" A

(1) Beginning at a point 80.80 feet North and 59.99 feet East of the Southwest Corner of Section Four (4), Township Twenty-seven (27) South, Range One (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 Four (4) on an assumed bearing of North 0°00'00" East a distance of 320.00 feet; Thence bearing North 16°45'40" West a distance of 104.02 feet; Thence parallel to and 30.00 feet East of the West line of said Section Four (4), bearing North 0°00'00" East a distance of 100.00 feet; Thence parallel with the South line of said Section Four (4), bearing North 89°14'16" East a distance of 570.00 feet; Thence bearing South 0°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°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 Four (4), Township Twenty-seven (27) South, Range One (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 Four (4) on an assumed bearing of North 0°00'00" East a distance of 152.90 feet; Thence parallel with the South line of said Section Four (4), bearing North 89°14'16" East a distance of 570.00 feet; Thence bearing South 0°00'00" East a distance of 152.90 feet; Thence bearing South 89°14'16" West a distance of 570.00 feet to the point of beginning;

(2) The East 560.00 feet of the South 740.00 feet of the East half, Southwest Quarter, Section Four (4), Township Twenty-seven (27) South, Range One (1) East, of the 6th P.M., Sedgwick County, Kansas, except the South 80 feet for road;

(3) Beginning at the Southwest Corner of the East Half of the Southwest Quarter in Section Four (4), Township Twenty-seven (27) South, Range One (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

(4) Commencing 344 feet North of the Southwest Corner of the East Half, Southwest Quarter Section Four (4), Township Twenty-seven (27) South, Range One (1) West, of the 6th P.M., Sedgwick County, Kansas; Thence North 396 feet; Thence East 330 feet; Thence South 396 feet; Thence West 330 feet to the point of beginning;

6.00
Reflection Ridge, Inc.
Box 71269 67277-1069

DESCRIPTION

RECORD OWNERS

S 80' of E 985' of SW $\frac{1}{4}$
of Sec 5-27-1W

X Sedgwick County Board
of Commissioners
Sedgwick County Court-
house
Wichita, KS 67203

SW $\frac{1}{4}$ exc E 985' & exc N 660'
S 1980' W 660' & exc. W 909'
N 287.52' & exc Maize Rd &
21st St. & exc S 634' W 678.06'
& exc. N 200' S 930' W 920'
Sec 5-27-1W

X Bruce A & Esther L
Pearson
10218 W. 21st
Wichita, KS 67212

S 80' of W 100 acres of SW $\frac{1}{4}$
Sec 5-27S-1W, exc the W 687.06'
containing 1.76 acres

DP
del
The Board of County
Commissioners of
Sedgwick County,
Kansas
Sedgwick County Court-
house
Wichita, KS 67203

S $\frac{1}{2}$ NW $\frac{1}{4}$ Sec 5-27-1W

del DP
Bruce A & Esther L
Pearson
10218 W. 21st
Wichita, KS 67212



NE $\frac{1}{4}$ exc N 1317' & exc E
347' S 137.5' N 1454.5' Sec 5-
27-1W

X Irma Moran
2851 N. Tyler Rd
Wichita, KS 67205

NW $\frac{1}{4}$ exc Pt ded, for st. & exc
W 245.36' S 223' N 1566' thereof
Sec 4-27-1W

X E. Leo & Burchie L
Kastens
773 Westridge
Wichita, KS 67212

NW $\frac{1}{4}$ NW $\frac{1}{4}$ 9-27-1W, exc that part
platted as Westwind 3rd Addn

X Westwind Associates II
940 N. Tyler Rd #204
Wichita, KS 67212

W 335' of E 963.13' of N 1040.22' of
NW $\frac{1}{4}$ 8-27-1W, exc a tract beg 962.65'
W of NE/cor of sd NW $\frac{1}{4}$ Sec 8; thn E alng
N line of sd NW $\frac{1}{4}$ a distance of 335' to
W line of E 15 acres of N 63 acres of
sd NE $\frac{1}{4}$; thn S alng sd W line of E 15 acres
of N 63 acres of sd NW $\frac{1}{4}$ to a pt 170' S of
N line of sd NW $\frac{1}{4}$; thn W 158.25' alng a line
parallel to N line of sd NW $\frac{1}{4}$; thn Wly to
pt 962.65' W & 166.47' S of NE/cor of sd
NW $\frac{1}{4}$; th N to p.o.b

X J. W. & Helen L.
Goldston
2445 S. Glendale
Wichita, KS 67210



DESCRIPTION

RECORD OWNERS

W 335' of E 963.13' of N 1040.22' of NW $\frac{1}{4}$ 8-27-1W, exc a tract beg. 962.65' W of NE/cor of sd NW $\frac{1}{4}$ Sec 8 Th E along N line of sd NW $\frac{1}{4}$ a distance of 335' to W line of E 15 acres of N 63 acres of sd NW $\frac{1}{4}$; th S along W line of E 15 acres of N 63 acres of sd NW $\frac{1}{4}$ to a pt 170' S of N line of sd NW $\frac{1}{4}$; th W 158.25' along line parallel to N line of sd NW $\frac{1}{4}$; th Wly to pt 962.65' W & 166.47' S of NW/cor of sd NW $\frac{1}{4}$; th N to p.o.b.

J. W. & Helen L
Goldston
dup 2445 S. Glendale
Wichita, KS 67210

W 335' of E 963.13' of N 1040.22' of NW $\frac{1}{4}$ 8-27-1W, exc tract beg. 962.65' W of NE/cor sd NW $\frac{1}{4}$ Sec 8; th E along N line of sd NW $\frac{1}{4}$ a distance of 335' to W line of E 15 acres of N 63 acres of sd NW $\frac{1}{4}$; th S along W line of E 15 acres of N 63 acres of sd NW $\frac{1}{4}$ to pt 170' S of N line of sd NW $\frac{1}{4}$; th W 158.25' along a line parallel to N line of sd NW $\frac{1}{4}$; th Wly to pt 962.65' W & 166.47' S of NE/cor of sd NW $\frac{1}{4}$; th N to p.o.b.

DO

W 335' of E 963.13' of N 1040.22' of NW $\frac{1}{4}$ 8-27-1W, exc tract beg. 962.65' W of NE/cor of sd NW $\frac{1}{4}$ Sec 8; th E along N line of sd NW $\frac{1}{4}$ a distance of 335' to W line of E 15 acres of N 63 acres of sd NW $\frac{1}{4}$; thn S along W line of E 15 acres of N 63 acres of sd NW $\frac{1}{4}$ to a pt 170' S of N line of sd NW $\frac{1}{4}$; thn W 158.25' along a line parallel to N line of sd NW $\frac{1}{4}$; thn Wly to pt 962.65' W & 166.47' S of NE/cor of sd NW $\frac{1}{4}$; th N to P.O.B.

DO

W 355' of E 963.13' of N 1040.22' of NW $\frac{1}{4}$ 8-27-1W, exc. tract beg. 962.65' W of NE/cor of sd NW $\frac{1}{4}$ Sec. 8; th E along N line of sd NW $\frac{1}{4}$ a distance of 335' to W line of E 15 acres of N 63 acres of sd NW $\frac{1}{4}$; th S along sd W line of E 15 acres of N 63 acres of sd NW $\frac{1}{4}$; thn W 158.25' along a line parallel to N line of sd NW $\frac{1}{4}$; th Wly to pt 962.65' W & 166.47' S of NE/cor of sd NW $\frac{1}{4}$; th N to p.o.b.

DO

W 335' of E 963.13' of N 1040.22' of NW $\frac{1}{4}$ 8-27-1w, exc. tract beg. 962.65' W of NE/cor of sd NW $\frac{1}{4}$ of Sec 8; th E along N line of sd NW $\frac{1}{4}$ a distance of 335' to W line of E 15 acres of N 63 acres of sd NW $\frac{1}{4}$; thn S along W line of E 15 acres of N 63 acres of sd NW $\frac{1}{4}$; to Pt 170' S of N line of sd NW $\frac{1}{4}$; th W 158.25' along a line parallel to N line of sd NW $\frac{1}{4}$; th Wly to pt 962.65' W & 166.47' S of NE/cor of sd NW $\frac{1}{4}$; th N to p.o.b

DO



DESCRIPTION

Tract in N $\frac{1}{2}$ NW $\frac{1}{4}$ Sec 8-27-1W, beg. at NE/cor of NW $\frac{1}{4}$ of sd Sec 8; th S on E line of sd Sec 8; th S on E line of sd Quarter Sec a distance of 1040.27' to S line of N 63 acres of N $\frac{1}{2}$ of sd Quarter Section; thn W on sd S line parallel with N line of sd Quarter Section a distance of 628.13'; th N parallel with E line of sd $\frac{1}{4}$ Sec a distance of 1040.27' to N line of sd $\frac{1}{4}$; thn E on sd N line a distance of 628.13' to p.o.b

RECORD OWNERS

Lot 1, Block A, Jamesburg Park

2
4/A

✓ Buck Goldston
1900 W. 21st
Wichita, KS 67212

3/A

✓ Douglas M & Peggy S
McGough
2158 Byron Rd 67212

4/A

✓ Joseph M & Bernie S
Cerney
2150 Byron Rd
Wichita, KS 67212

5/A

✓ Terry L & Kathleen M
Burnett
2144 Byron Rd
Wichita, KS 67212

6/A

✓ Gloria M & K.N. Holler
2138 Byron Rd
Wichita, KS 67212

7/A

✓ Helen E. McGreevy
2132 Byron Rd
Wichita, KS 67212

8/A

R. Lewis & Leslie T
Hull
✓ 2126 Byron Rd
Wichita, KS 67212

9/A

✓ Cedric Paul & Rossiland
Ann Goldea
2122 Byron Rd
Wichita, KS 67212

10/A

✓ Randall C. Wood
2116 Byron Rd
Wichita, KS 67212

✓ Donald W & Peggy Lou
Willis
2108 Byron Rd
Wichita, KS 67212

✓ Donald R & Kathleen
Roberts
2104 Byron Rd
Wichita, KS 67212



DESCRIPTION

S 350' pf E 650' of Lot 11/A

12 & 13/A

RECORD OWNERS

✓ American Savings
201 N. Main
Wichita, KS 67202

✓ Jack P. DeBoer
9023 E. Woodspring
Wichita, KS 67226



DESCRIPTION


RECORD OWNERS

1/B Jamesburg Park	Cory L & Lynette A Rollins ✓ 2159 Byron Rd Wichita, KS 67212
2/B Jamesburg Park	David S. Skelton ✓ Gloria A. Uttinger 2151 Byron Rd Wichita, KS 67212
3/B Jamesburg Park	Thomas F & Rosann M. ✓ Schippers 2143 Byron Rd Wichita, KS 67212
4/B Jamesburg Park	Brian I & Mary M ✓ Sauber 2137 N. Byron Rd Wichita, KS 67212
5/B Jamesburg Park	Paul R & Sharon G ✓ Miles 2131 Byron Rd Wichita, KS 67212
6/B Jamesburg Park	Mark S. & Teresa L. ✓ Hahn 2513 Ridgewood Ct. Wichita, KS 67212
7/B Jamesburg Park	Jimmy D. & ✓ Deborah L. Buller 2121 Byron Rd Wichita, KS 67212
8/B Jamesburg Park	Randolph K. Eno ✓ 2115 Byron Rd Wichita, KS 67212
9/B Jamesburg Park	John E. & Beverly J. ✓ Davies 2109 Byron Rd Wichita, KS 67212
10/B Jamesburg Park	Jerry D. & Esther L. ✓ Raines 9206 W. Westlaw: Wichita, KS 67212
11/B Jamesburg Park	Jeff & Lanice Reiswig ✓ 2004 Westfield Ave. Wichita, KS 67212
12/B Jamesburg Park	Royce A. & Lisa D. ✓ Morgan 2018 Westfield Ave. Wichita, KS 67212



DESCRIPTION

RECORD OWNERS

13/B Jamesburg Park	Scott D. & Annette M. Schroer ✓ 2026 Westfield Ave. Wichita, KS 67212
14/B Jamesburg Park	Rickey D. & Valene S. Lutz ✓ 2032 Westfield Ave. Wichita, KS 67212
15/B Jamesburg Park	Monte R. & Betty A. Marrs ✓ 2104 Westfield Cir. Wichita, KS 67212
16/B Jamesburg Park	Rick L. & Nancy M. Batt ✓ 2110 Westfield Cir. Wichita, KS 67212
17/B Jamesburg Park	Donald R. & Diane L. Roberts ✓ 382 Country Acres Ave. Wichita, KS 67212
 18/B Jamesburg Park	Thomas A. & Gwen K. Turner ✓ 2126 Westfield Cir. Wichita, KS 67212
19/B Jamesburg Park	Teresa A. Flickinger ✓ 2134 Westfield Cir. Wichita, KS 67212
20/B Jamesburg Park	Raymond G. & Susan D. Flickner ✓ 2140 Westfield Cir. Wichita, KS 67212
21/B Jamesburg Park	Stan E. & Nancy L. Diskin ✓ 2148 Westfield Cir. Wichita, KS 67212
22/B Jamesburg Park	Edward G. & Dalene J. Hutson ✓ 2149 Westfield Cir. Wichita, KS 67212
23/B Jamesburg Park	Jay D. & Cynthia K. Belling ✓ 2141 N. Westfield Cir. Wichita, KS 67212

DESCRIPTION

RECORD OWNERS

24/B Jamesburg Park	✓ Rick & Nancy Cain 2133 Westfield Cir. Wichita, KS 67212
25/B Jamesburg Park	✓ Antone G. Sties Rebecca Ann Parks 2125 Westfield Cir. Wichita, KS 67212
26/B Jamesburg Park	✓ Donald J. & Tamara A. Traugott 2119 Westfield Cir. Wichita, KS 67212
27/B Jamesburg Park	✓ Daniel Hernandez Deborah Domer-Hernandez 2111 Westfield Cir. Wichita, KS 67212
28/B Jamesburg Park	✓ Alfred G. Wilson & Cherrie Burchfiel-Wilson 2102 Keith St. Wichita, KS 67212
29/B Jamesburg Park	✓ Marilyn F. Smith 2114 Keith St. Wichita, KS 67212
30/B Jamesburg Park	✓ Steven J. & Stephanie A Reimer 2122 Keith Wichita, KS 67212
31/B Jamesburg Park	✓ Brian D. & Sherrie L. Brooks 2130 N. Keith Wichita, KS 67212
32/B Jamesburg Park	✓ Shawn M. & Dwyne E. Thudium 2138 Keith St. Wichita, KS 67212
33/B Jamesburg Park	✓ Michael Leon & Sylvia K O'Brien 2146 Keith Wichita, KS 67212
1/C Jamesburg Park	✓ Richard Lee & Judith A Connor 6500 E. 21st N. Wichita, KS 67212
2/C Jamesburg Park	✓ David G. & Elizabeth G Van Lauwe 2137 Keith Wichita, KS 67212



DESCRIPTION

RECORD OWNERS

3/C Jamesburg Park

2. Brock A. & Carla B Swafford
address unknown

4/C Jamesburg Park

✓ Lewis R. & Serena Sharlene Proffitt
2121 Keith
Wichita, KS 67212

5/C Jamesburg Park

✓ Guy A. & Eloise E. Peake
2113 Keith
Wichita, KS 67212

6/C Jamesburg Park

✓ Van C. Dunn, Jr. & Patricia H
2101 Keith
Wichita, KS 67212

7/C Jamesburg Park

✓ Wayne F. & Marietta Vogel
2106 N. Murray Cir
Wichita, KS 67212



8/C Jamesburg Park

✓ Carl W. Enterkin, Jr. & Erin K.
2112 Murray Cir
Wichita, KS 67212

9/C Jamesburg Park

2. ✓ John T. & Janet L. Holland
2116 Murray Cir
Wichita, KS 67212

10/C Jamesburg Park

✓ Brent A. Kleeman
2120 Murray Cir
Wichita, KS 67212

11/C Jamesburg Park

✓ Vernon Lee & Venda June Weaver
2124 Murray Cir
Wichita, KS 67212

Lt 12, exc. beg. at the most Sly corner of sd Lt 12 which is common to sd Lts 12 & 13; thn NEly alng Sly line of sd Lt 12 which is on a curve having a radius of 50', 5.25'; thn NWly 108.74' to the NE/corn of sd Lt 13; thn SEly alng line common to sd Lts 12 & 13, 108.34' to pt of beg, Blk C, Jamesburg Park

✓ Ronald William & Jeanette R. Eros
2125 Murray Cir
Wichita, KS 67212

DESCRIPTION

RECORD OWNERS

16/C, Jamesburg Park

Start here ✓
Jack & Sharon K.
Lamson
2111 Murray
Wichita, KS 67212

17/C

✓
Thomas G. & Amber S
King
2107 Murray
Wichita, KS 67212

18/C

✓
Devin D. Stahl
2103 Murray
Wichita, KS 67212

19/C

✓
Larry R & Judith E
Lynch
2051 Murray
Wichita, KS 67212

20/C

✓
Fred J & Jane A Royce
Fred J Royce Sr &
Inge A Royce
2047 Murray
Wichita, KS 67212



21/C

Start here →
Richard H & Catherine
L. Leslie
2041 Murray
Wichita, KS 67212

22/C

✓
Wesley D. & Alice K
Duwe
2035 Murray
Wichita, KS 67212

23/C

✓
Thomas H & Kari L
Franssen
2031 Murray
Wichita, KS 67212

24/C

X
Gregory J & Susan A
Gunter
2027 Murray
Wichita, KS 67212

25/C

X
Gilbert D & Carla K
Rose
2023 Murray
Wichita, KS 67212

*Name
End - 12/178*

DESCRIPTION

1/D Jamesburg Park

2/D, & that part of Lt 3/D
beg. at NE/cor of sd Lt 3; thn
S along E line of sd Lt 3, 16.32'
th W 83.82' to NW/cor sd Lt 3; thn
NEly along N line of sd Lt 3;
84.49' to p.o.b.

3/D, exc. beg. at NE/cor of sd
Lt 3; th S along E line of sd Lt 3,
16.32'; th W, 83.92' to NW/cor sd
Lt 3; th NEly along N line of sd
Lt 3, 85.49' to p.o.b.

4/D

5/D



6/D

7/D

8/D

9/D

10/D

11/D

12/D

RECORD OWNERS

X Larry L & Sheola G
Rittgers
2025 Keith
Wichita, KS 67212

X Gregory Kent & Deborah
A Largen
2018 N Keith
Wichita, KS 67212

X Frank J & Geraldine
M. Emery
2010 Keith
Wichita, KS 67212

X Mark William &
Diannah Solt
2004 Keith
Wichita, KS 67212

X William L & Donna J.
Conoley
2005 Keith
Wichita, KS 67212

X Timothy S. & Susan Farris
2011 Keith
Wichita, KS 67212

X Richard D & Catherine
Swanson
2017 Keith
Wichita, KS 67212

X Mark R & Katherine G
Mason
2025 Keith
Wichita, KS 67212

X William M & Sharon J
Grieve
2052 Murray
Wichita, KS 67212

X Clifford L & Carol Ann
Siebert
2048 Murray
Wichita, KS 67212

X Robert E. Evans
2042 Murray
Wichita, KS 67212

X Vernon G & Geraldine A
Mauk
2030 Murray
Wichita, KS 67212

DESCRIPTION

RECORD OWNERS

1/E Jamesburg Park

N
X Gerald D & Paula L.
Hamm
Keith M & Judith E.
Evans *265 Alenejas Ct 67212*
address unknown

2/E

Z
Jerry Hamm Const
address unknown

3/E, exc part beg at NW/cor thereof; th Sly alng W line of sd Lt 3, 118.0'; th Ely alng S line of sd Lt 3, 51.78'; th Nly 111.73' to a pt on N line of sd Lt 3, sd pt being 27.36' Ely of NW/cor of sd Lt 3; thn Wly alng N line of sd Lt 3, 27.36' to p.o.b.

X Randall C. Doerksen
address unknown
9119 Westlawn 67212

That part of Lt 3/E, beg at NW/cor thereof; thn Sly alng W line of sd Lt 3, 118.00'; th Ely alng S line sd Lt 3, 51.78'; th Nly, 111.73' to a pt on N line of sd Lt 3, sd pt being 27.36' Ely of NW/cor sd Lt 3, thn Wly alng N line of sd Lt 3, 27.36' to p.o.b.

X Scott L & Julie Reich
9121 Westawn
Wichita, KS 67212



4/E

Z
William Alan & Mary A
Kenney
address unknown

5/E

X Mark C. & Nancy J
Crane
9211 Westlawn
Wichita, KS 67212

6/E

X Julius I & Virginia M
Meyer
501 E. Pawnee
Suite 510
Wichita, KS 67212

DESCRIPTION

RECORD OWNERS

Unit 1-A, The Pines Patio Homes of Jamesburg Park	X	Roxanne S. Richardson #82 9111 W. 21st Wichita, KS 67212
Unit 1-B, The Pines Patio Homes of Jamesburg Park	X	Geraldine J. Willcutt #81 9111 W. 21st Wichita, KS 67212
Unit 2-A, The Pines Patio Homes of Jamesburg Park	X	Richard V & Adeline R. Mattson #77 9111 W. 21st Wichita, KS 67212
Unit 3-A, The Pines Patio Homes of Jamesburg Park	X	St. Mark's Espiscopal Church, Inc. Wichita 2040 Westridge Wichita, KS 67203
Unit 4-A The Pines Patio Homes of Jamesburg Park	X	Pines I Partnership 9111 W. 21st Wichita, KS 67212
Unit 4-B		DO
Unit 2-B	X	John E & Peggy Foulston #2B 9111 W. 21st Wichita, KS 67212
Unit 12-A	X	W. Darlene Shofner #79 9111 W. 21st Wichita, KS 67212
Unit 12-B	X	Lloyd B & Leora F Shanks #80 9111 W. 21st Wichita, KS 67212
Unit 5-B	X	Leonard E. Marotte Larry E. Bottenberg Dennis C. Glaser #1 9111 W. 21st Wichita, KS 67212
Unit 5-B	X	D. Ruth Dearmore #2 9111 W. 21st Wichita, KS 67212
Unit 6-A	X	Joyce A. Walker #3 9111 W. 21st Wichita, KS 67212
Unit 6-B	X	L. Marguerite Powell #4 9111 W. 21st Wichita, KS 67212



DESCRIPTION

RECORD OWNERS

Unit 6-C, The Pines Patio Homes of Jamesburg Park	X Kenneth B. & Betty J. Kershaw #5 9111 W. 21st Wichita, KS 67212
Unit 7-A	X Robert A & Anna C. Hood #9 9111 W 21st Wichita, KS 67212
Unit 7-B	X Arnold C & Marion P Lein #10 9111 W. 21st Wichita, KS 67212
Unit 7-C	X Marion K & Carol Jeanne Mathews #11 9111 W. 21st Wichita, KS 67212
Unit 8-A	X Merle H & Bertha A. Petit #12 9111 W. 21st Wichita, KS 67212
Unit 8-B	X Jimmie L. Riggs & Dixie D. Langrehr #13 9111 W. 21st Wichita, KS 67212
Unit 9-A	X Margaret A. Nickerson #73 9111 W. 21st Wichita, KS 67212
Unit 9-B	X Ramona A. Miller #72 9111 W. 21st Wichita, KS 67212
Unit 10-A	X Dillard E & Kay Kent #71 9111 W. 21st Wichita, KS 67212
Unit 10-B	X Carl L. & Alice Joy Clemenson #70 9111 W. 21st
Unit 11-A	X Nancy J. Barton #6 9111 W. 21st Wichita, KS 67212
Unit 11-B	X W. Lanny & Jo B. Peters #7 9111 W 21st Wichita, KS 67212



DESCRIPTION

RECORD OWNERS

Unit 13-A The Pines Patio Homes of
Jamesburg Park

X Colleen Jo Ann Skelton
Mary Alice Fagett
#60 9111 W. 21st
Wichita, KS 67212

Unit 13-B

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

Units 14-A; 15-A
15-B; 17-A; 17-B;
18-A & 18-B

Dup The Pines
727 N. Waco
Wichita, KS 67203

Unit 14-B

X Harold E & Helen M
Spotts
#62 9111 W. 21st
Wichita, KS 67212

Unit 15-C

X John T & Marilyn M.
Evans
9111 W. 21st
Wichita, KS 67212

Unit 16-A

X John J & Victoria D
Kisner
9111 W. 21st
Wichita, KS 67212



Unit 18-A

X Betty M. O'Hara
#68 9111 W. 21st
Wichita, KS 67212

Unit 18-B

X James R & Nadine E
Williams
#64 9111 W. 21st
Wichita, KS 67212

Dated at Wichita, Kansas this 20th day of August,
1987 at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

BY: John R. Winkler
Assistant Vice-President

Tracer No. 74004



FORM 29

PAYMENT NOTICE
City of Wichita

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

Planning

DESCRIPTION \$1930.50 AMOUNT

Sterling Farms

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY

*

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Has a Large Drawing
On 35mm Microfilm.

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