

PLAT NO. S/D 74-32 MAP NO. D-1W-C

NAME HARVEST HILLS ADDITION Amarado Estates

LOCATION: Northeast corner 13th St. and Maize Rd.

ENGINEER Oblinger-Smith Corporation

OWNER Amarado Investments, Inc.

APPLICATION FILED 3-11-74

SKETCH PLAT FILED 3-11-74

PRELIMINARY FILED 5-6-74

S/D ACTION 5-16-74 Approved

FINAL FILED 7-23-74

S/D ACTION 8-1-74 Approved

MAPC ACTION 8-8-74 Approved subject to amended conditions

BCC ACTION 10-8-74 Approved

BCC ACTION 8-5-75 Approved

RECORDED 9-22-75

REMARKS

Map No. D-1W-C
Sec. No. 8
Twp. No. 27
Range 1W

Subdivision Report and Progress
S/D No.: 74-32

Name: HARVEST HILLS ADDITION *Amarado Estates*

General Location: Northeast corner 13th St. and Maize Rd.

Owner: Amarado Investments, Inc. *Lawell Richardson*
Address: 230 S. Market *(Mid Kansas Federal)* Phone: 267-1261
Subdivider: same
Address: _____ Phone: _____
Engineer/Surveyor: Oblinger-Smith Corporation
Address: 625 First National Bank Bldg. Phone: 262-0451

Application Received 3-11-74
Conf. with Applicant 3-11-74
Sketch Plat Received 3-11-74
Present Zoning AA & LC
Proposed Zoning same
Letter of Intent *none*

PREL. PLAT RECEIVED 5-6-74
S/D Comm. Action 5-16-74 *App.*

Dept. Report on Prel. 5-17-74

TRACING PROGRESS:

Received _____
Released _____
Received _____
Released _____

FINAL PLAT RECEIVED 7-23-74
S/D Comm. Action 8-1-74 *App.*

Dept. Report on Final 8-2-74
M.A.P.C. ACTION 8-8-74 *App. and*
Dept. Report on Final 8-9-74 *10/2/74*
Letter on Plans Received *N/A*
Title/Taxes Rec'd & Reviewed 4/12/75 *10/2/74*
Final Review 7-31-75
Referral to B.C.C. 7-31-75

B.C.C. ACTION 8-5-75 *Approved*
Recorded 9-22-75

Comments:

all to suit the MFC

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS
AMARADO ESTATES' ADDITION was
filed for record on September 22, 1975
B. J. McCarty
Register of Deeds

S/D 74-32
2-16-84
B
10-6-75

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS
(REFILED) AMARADO ESTATES' ADDITION was
filed for record on February 9, 1977
B. J. McCarty
Register of Deeds

T9-328

S/D 74-32 - AMARADO ESTATES -
Northeast corner 13th St. and
Maize Road. Amarado Investments.

POSTED
3-14-74
2 1/2

ACTION

	DATE
S/D COMMITTEE	
Petition Approved	5-16-74
final Approved	8-1-74
M.A.P.C.	
Approved subject	8-5-74
As amended condition	
B.C.C./B. CO. C. C.	
Approved	8-5-75
Bcc	
Approved petition for	10-8-74
storm water change	

I-10
I-11

COMMISSIONERS PROCEEDINGS

6581

October 3, 1978

Motion--

Casado moved that the ordinance be placed on first reading and the administrative staff be authorized to prepare a legislative proposal for a statutory amendment to allow a towing agency a possessory lien of any towed vehicle for their service. Motion carried 5 to 0.

--carried

ORDINANCE

An Ordinance amending Section 11.52.020 of the code of the City of Wichita, Kansas, by adding thereto subsection (26), relating to parking of motor vehicles, making it unlawful to park on private property; providing penalties therefor, introduced and under the rules laid over.

LUNCH RECESS

The Commission recessed for lunch at 12:25 P.M. and recovered at 1:35 P.M. with Mayor Peters in the Chair. Commissioners Casado, Donnell, Porter and Shanahan, present.

SIDEWALK CONST. IN
AMARADO ESTATES

Sidewalk construction in Amarado Estates, presented.

On September 5, 1978, the Commission considered a public agenda item regarding the construction of sidewalks in Amarado Estates. Several reasons were cited by the homeowners for not wanting the sidewalks installed. The Commission deferred the matter for four weeks and requested that during the interim staff evaluate and respond to the reasons stated by the homeowners for not wanting the sidewalks.

A report by the Director of Planning evaluates the petitioners' reasons which generally reflect concern as to adverse affect on lawns and private landscaping as well as the general appearance and value of the development. The homeowners also point out that an elementary school originally planned for the area will not be built.

A representative of the homeowners advised that when the petition was first submitted they were not aware of the approved sidewalk plan proposing most of the sidewalks in the open space areas. Individual lot owners noted the location of sidewalks in their driveway approaches and assumed that those sidewalks would be continued on across their lawns. A map of the sidewalk plan is provided as an attachment to the report.

The sidewalk policy in effect at the time of platting Amarado Estates provided that sidewalks would be required on both sides of all new streets, major traffic streets and collector streets (policy adopted August, 1971). One exception to the policy was in the case of a plat where walks would be provided through proposed open space areas such as was provided in Comotara, Willow Esque and in this plat. The policy further provides that sidewalks would be a requirement of the building permit for lots where sidewalks had been previously required as a condition of platting, zone change, or a lot split.

A representative of the developer indicates that the price of the sidewalk was included in the sale price and the developer intends to construct the sidewalks by private contract. The petitions and guarantees were requirements of plat approval which would enable the City to put sidewalks in should the developer fail to do so. If the sidewalks are not constructed, the developer would consider transferring the money to the Homeowners Association for use for planting trees or developing the open space areas.

Possible alternatives which appear to be available are:

- (1) installation of sidewalks at the curb line;
- (2) redesign of the sidewalk plan so as to have nearly all the sidewalks in the open space areas; or
- (3) abandon sidewalks in the area.

COMMISSIONERS PROCEEDINGS

6585

October 3, 1978

Placing sidewalks next to the curb is an alternative but does present some hazards to pedestrians and vehicular traffic and problems with snow removal. In addition, street signs, fire plugs, etc., are normally placed two feet from the curb which would place them in the same place as the sidewalk. Encroachment over water and gas lines with shrubs, fences and/or trees could also create a problem.

Redesign of the sidewalk plan by the developer so as to have nearly all the sidewalks in the open space areas appears to be the most workable alternative. This plan would cause fewer problems with front yards. Some connecting links, however, may have to lay adjacent and parallel to the streets.

The third alternative to abandon sidewalks in the area is contradictory to the current Commission policy.

Because the plat and its design provide for separate pedestrian travelways, which is an example of good design and should be reinforced rather than abandoned, it is recommended that the current sidewalk plan be implemented or be revised to accommodate the new school location.

Affected property owners have been provided notification of this hearing.

Bob Lakin .

Director of Planning reviewed his findings in regard to the sidewalk construction in the Amarado Estates and showed slides of the proposed sidewalks as platted. Mr. Lakin informed the Commission that the lot allocated for school is being abandoned and replatted into individual lots for residential housing and showed a slide of redesigning the sidewalks associated in the green area the developer has guaranteed that the sidewalks would be placed in between the lots and showing that the sidewalks had been deleted from in front of the properties of the platted area. Mr. Lakin answered questions of the Commission.

Dick Linn

City Engineer, when asked by Mr. Ken Atwood, resident of the area, explained the petitions for the sidewalk was strictly a backup guarantee by the developer that sidewalks would be installed. He further explained that this all took place prior to the current sidewalk policy and thereby sidewalks were not required as part of the building permit. Mr. Linn further explained that the next item on the Manager's agenda was an item abandoning those sidewalks for that area when the resident does not want them.

Kathaleen Heuser

Kathaleen Heuser, homeowner of the area, read a declaration that those having lawns in and sprinkler systems requested that the sidewalks be abandoned in front of the houses.

Mr. Atwood

Mr. Atwood, when asked by the Commission, stated that as far as he knew, there would not be anybody objecting to the sidewalks if they were not assessed for them and he recommended that the sidewalk as planned in the green area connecting the neighborhood, be installed. Mr. Atwood asked about a sidewalk along 13th to get the area school children to the crosswalk on 13th.

Mr. Linn explained the policy along major thoroughfares is that the sidewalk is a part of the CIP and assessed in that manner to the City at large and not a special assessment to the residents.

Motion--

Porter moved that the redesign of sidewalks to have nearly all the sidewalks in the open space areas around Amarado Estates as guaranteed by the developer be approved. Motion carried 5 to 0.

--carried

REQUEST TO ABANDON
SIDEWALK PROJECTS
& AMEND SIDEWALK
POLICY

Request to abandon certain sidewalk projects and amend the sidewalk policy (City of Wichita Policy No. 3), presented.

The current City of Wichita Sidewalk Policy (Policy No. 3) provides that guarantees of sidewalk construction are required with the issuance of a building permit. The guarantee is released upon completion of the sidewalk construction by the homebuilder. If the builder fails to install the sidewalk, the guarantee is forfeited and the City will proceed with the construction of the sidewalk.

GAS LINE EASEMENT

THIS EASEMENT made this 26th day of August, 19 76,
by and between Amarado Investment Company Inc.
of the first part and Arkansas Louisiana Gas Company of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing gas pipes and a gas system over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The east 10' of Reserve B, Block 4, Amarado Estates Addition to Wichita, Sedgwick County, Kansas.

STATE OF KANSAS }
SEDGWICK COUNTY }
FILED FOR RECORD AT

AUG 26 1976

NO. 2 93193

BETTE F. McCART
REGISTRAR OF DEEDS

Amelia Fred
Deputy

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such gas distribution system.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

David H. Brasted

David H. Brasted, President

Amarado Investment Company Inc.

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid Amarado Investment Company Inc. by David H. Brasted,
President

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

Dated at Wichita, Kansas, this 26th day of August, 1976.

TERESA STOKES
STATE NOTARY PUBLIC
Sedgwick County, Kansas
My Appt. Exp. 2-20-78

Teresa Stokes

Notary Public

My Commission expires _____

copy

DECLARATION OF COVENANTS AND RESTRICTIONS OF
AMARADO ESTATES, AN ADDITION TO WICHITA, SEDGWICK
COUNTY, KANSAS

AMARADO INVESTMENTS COMPANY, INC., or its successors or assigns, hereinafter referred to as "Declarant", being the owner of that certain real property subject to this Declaration, DOES HEREBY DECLARE, FIX AND ESTABLISH a general plan for the development, improvement, protection and maintenance of the property subject to this Declaration, and DOES HEREBY DECLARE, FIX and establish the covenants, conditions, restrictions, liens and charges upon and subject to which all of the property subject to this Declaration, and all parts or portions thereof, improvements thereon and interests therein, shall be held, used, occupied, leased, subleased or otherwise transferred; all of which are for the benefit of said property and each person having any interest therein as owner or lessee or sublessee; and the same and each of them shall inure to and be binding upon each and every successive successor in interest of each such person, and the same and each of same is hereby imposed upon said property as a servitude in favor thereof and interest therein as the dominant tenement or tenements, to-wit:

ARTICLE I

PROPERTY DESCRIPTION:

The property subject to this Declaration hereinbefore and hereinafter referred to as "subject property" is situated in the County of Sedgwick, State of Kansas, and is particularly described as follows:

Amarado Estates, an Addition to Wichita,
Sedgwick County, Kansas.

ARTICLE II

DEFINITIONS:

Unless the context clearly indicates a different meaning therefor, the following words, phrases or terms as hereinafter used in this Declaration (regardless of the tense or person in which the same may be used) shall be deemed to mean and shall be defined as hereinafter in this Article II set forth:

ARTICLES OF INCORPORATION AND BY-LAWS:

Articles of Incorporation or By-Laws, as the case may be, of the Association as the same may be amended from time to time.

ASSOCIATION:

The Amarado Estates Homeowners Association, a Kansas non-profit corporation, the members of which shall be all of the several owners of the subject property hereinafter described.

COMMUNITY FACILITIES:

All facilities placed or erected on a community area and all facilities serving more than one residence site or one owner and including common drives or streets whether dedicated or not dedicated to the public, walks, parking areas, sewers, electrical, water, gas, television, and telephone services and fixtures, storage and equipment areas or enclosures, parks, open spaces, planted and landscaped areas, sprinkling systems and recreation areas including but not limited to swimming pool, barbeque facilities and related areas.

OWNER: Any person or persons who own a residence site in fee simple in any part of Amarado Estates, an Addition to Sedgwick County, Kansas, and the successive successors, assigns, heirs, devisees or personal representatives of such person or persons.

COMMUNITY OR COMMON AREAS: All of the subject property other than the residence sites or lots.

NOTICE: Notice, declaration, certification, approval, consent, authorization shall mean and be effective as such only when in writing.

TRANSFER: A transfer of any and every kind or nature whatsoever of any right, title or interest in subject property or in a residence site or any part or portion thereof or interest therein or improvement thereon or appurtenant thereto, including a transfer by deed or trust or mortgage and also including, but not limited to, a sale, assignment, gift, lease or sublease.

UTILITY: Electricity, gas, water, telephone, television, landscape maintenance, trash pickup and like services, whether or not provided or supplied by a public utility company or an improvement district or Home Owners Association.

ARTICLE III

INCORPORATION OF EXISTING RESTRICTIONS:

To the extent that all or any portion of the subject property shall heretofore have been made subject to any conditions or restrictions of use by a recorded instrument or instruments the Association and each member shall abide by any such conditions or restrictions. Nothing herein contained is intended to abrogate any existing void restrictions or covenants concerning subject property.

ARTICLE IV

**OCCUPANCY:
Conduct:**

An owner shall not interfere with the rights of other owners, the Association, or the Declarant, nor intentionally or unintentionally, annoy any of such or any of the occupants of subject property by unreasonable noises, offensive odors, improper neighborly conduct or otherwise.

An owner shall obey and comply with all public laws, ordinances, rules and regulations and all ground rules now or hereafter promulgated as provided for in this Declaration.

No owner shall do or allow to be done any act which causes, or threatens to cause any damage, encroachment, or disrepair to the subject property, community facilities, or the residence site of any other owner.

ARTICLE V

RESTRICTIVE COVENANTS:

The subject property shall be used and occupied for residential purposes only, and not more than one two-family dwelling, with appurtenances shall be erected on each lot as platted.

Dogs and other animals shall be confined at all times to the residence site and must be kept on a leash when outside the residence site and in the common areas.

There shall not be any external television or radio antennas erected, and no owner shall erect any structures, either permanent or temporary, upon any of the common areas.

No automobile, truck, motorcycle, motorbike, boat, house trailer, boat trailer or trailer or any other vehicle of any type or description may be stored upon any of the common area.

Motor scooters, mini trail bikes, or similar vehicles shall be operated for transportation only and no joy riding on the streets or lot premises shall be allowed.

No trailer, basement, tent, shack, garage, barn or other outbuilding erected on a building site covered by these covenants shall at any time be used for human habitation temporarily or permanently nor shall any structure of a temporary character be used for human habitation. No used, second hand or previously erected house or building of any kind shall be moved or placed, either in sections or as a whole, upon said land.

No animals or poultry of any kind, other than pets belonging to the household of the premises, shall be kept or maintained on any part of the real property subject to these covenants. Provided that the ordinance of the City of Wichita governing the care and number of pets or dogs should apply and be used to regulate pets or animals.

No signs, advertisements, billboard or advertising structures of any kind may be erected or maintained on any of the building sites herein restricted, provided, however, that permission is hereby granted for the creation and maintenance of not more than one signboard on each building site as sold and conveyed, which signboard shall be not more than five (5) feet square in size and may be used for the sole and exclusive purpose of advertising for sale or lease, the building site upon which it is erected and improvements thereon, if any.

Oil drilling, oil development, operations, refining or mining operations of any kind or quarrying shall not be permitted upon or in any of the building sites subject to these covenants, or in any common area to all building sites, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any of the building sites covered by these covenants, or in any area common to all building sites. Fuel oil storage tanks as a part of the heating equipment of a detached single-family dwelling shall be permitted only if located underground.

ARTICLE VI

**ASSOCIATION:
Powers and Duties**

The Amarado Estates Homeowners Association of the State of Kansas shall have the rights and powers as set forth in its Articles of Incorporation and By-Laws, together with its general powers as a non-profit corporation, and it shall perform each and every duty required of it by this Declaration.

Declarant or its successors or assigns shall carry out all of the duties and powers herein delegated to the Association in regard to the real property covered hereby until at least seventy-five (75) percent of the building sites in each separate plat shall have residences constructed thereon occupied in accordance with these Declarations of Covenants and Restrictions. As each separate platted area reaches seventy-five (75) percent of development as aforesaid, such platted area shall be turned over to the Association which shall then exercise the powers and duties herein set out in regard to such platted area. Owners in platted areas shall not vote in the Association until the management of the particular platted area wherein they reside has been turned over to the Association. Provided, however, that the Declarant may at its option at any time turn the management of any platted area over to the Association. The Association and the Declarant shall cooperate fully in the management of all areas.

Declarant or its successors or assigns shall maintain, develop and manage all unsold portions of the property at its sole cost and the Association shall not levy any assessment against Declarant for any reason; provided, however, that assessments may be levied against the Declarant on a pro rata basis according to the number of building sites owned by the Declarant in such manner that each building site owned by the Declarant or its successors in interest shall be liable for payment of assessments for their proportionate share of the costs of maintaining the common areas, reserves, access easements, other common expenses of the Association as herein set out, and provided, further, that if the Declarant shall exercise its option to turn the management of the platted common areas over to the Association prior to the time that seventy-five (75) percent of development has been attained that at that time the Association shall immediately assume full management and maintenance of such platted common areas.

The Association shall own and maintain the common areas, reserves and access easements. Such areas to be so maintained include the bike path surfaces.

The Cost of such maintenance shall be paid from the proceeds of special assessments levied against each lot as hereinafter set out.

**ASSOCIATION:
Operations and
Expenses:**

The Association shall establish such committees as may be provided for in its By-Laws, shall engage a manager, secretaries, engineers, auditors, legal

counsel, and other employees or consultants as may be reasonably necessary for the discharge of its duties hereunder. The expenses of committees, the salaries of a manager and other employees and the fees of consultants shall be established and paid for by the Association. The Association shall pay all other expenses necessary or incidental to the conduct or carrying on of its business.

**ASSOCIATION:
Enforcement:**

The Association may engage a professional management firm and turn over to such firm any duties required by its Charter and By-Laws and this Declaration, or may contract with the Amarado Investments Company, Inc., of Sedgwick County, Kansas, to perform such duties or any part thereof. The Association shall have the duty to enforce each and every of the provisions of this Declaration, including the duty to commence and maintain an action to enjoin any breach or threatened breach of any of the provisions hereof, and to pay all costs of any such action or other enforcement procedure.

The Association by three-fourths vote of the Board of Directors shall have the power to levy fines up to and including \$100.00 against any Owner who has breached or threatens to breach any of the provisions of this Declaration or By-Laws of the Association.

**ASSOCIATION:
Taxes and Assessments:**

Each Owner shall be obligated to pay the taxes or assessments assessed by the County Assessor against his own residence site, or personal property.

ARTICLE VII

**ASSESSMENTS AND LIENS:
General Assessments:**

Each Owner shall pay to the Association, the assessments which shall be established by the Association for the operation of the Association and the operation, maintenance, care and improvement of the property. Each residence site within subject property shall be subject to a lien to secure payment of the assessment established against it. The Association shall also have the power to establish and collect special assessments for the care, maintenance and management of common areas against building sites and the owners of building sites covered by this Declaration; provided, however that at the time such special assessments for the care, maintenance and management of such common areas shall be levied that the same shall have become the responsibility of the Association.

**ASSESSMENTS AND LIENS:
Basis and Operation
Fund:**

All general assessments shall be made against each Owner on an equal basis, for each lot or fraction thereof owned by the Owner or Owners; provided that all assessments for care, maintenance and management of the common areas shall be on an equal basis per building site.

Each new Owner shall pay an original charge of \$75.00 to the Association to be used as an operating fund for the Association.

**ASSESSMENTS AND LIENS:
Special Assessments:**

The Association may, from time to time, at a regular meeting or a special meeting called upon notice, establish a special assessment to be levied equally against each residence site for the operation of the Association and the operation, maintenance, care and improvement of such property. In addition, the Association shall have the authority to establish and fix a special assessment on any residence site to secure the liability of the Owner of such residence site to the Association for any breach by such Owner of any of the provisions of this Declaration, which breach shall require an expenditure by the Association for repair or remedy. Any special assessment shall become a lien against each individual residence and residence site in the same manner otherwise provided in this Article. Any special assessment shall be payable in full on the first day of the second calendar month next following the date that the same shall be established by the Association and shall thereafter bear interest until paid in full at a rate to be established by the Association Board of Directors.

**ASSESSMENTS AND LIENS:
Collection and Expenditures:**

The Association shall have the sole authority to collect and enforce the collection of all general and special assessments provided for in this Declaration, and may in addition to such assessments charge and assess costs (including reasonable attorney fees) and penalties and interest for the late payment or non-payment thereof. The Association shall have the authority to expend all moneys collected from such assessments, costs, penalties, and interest for the payment of expenses and costs in carrying out the duties, rights and powers of the Association and provided for in this Declaration and in the Articles of Incorporation and By-Laws of the Association.

**ASSESSMENTS AND LIENS:
Delinquency:**

Thirty (30) days after any general or special charge and assessment shall be due and payable, and unpaid or otherwise not satisfied, the same shall be and become delinquent, and shall so continue until the amount of said charge and assessment together with all costs, penalties and interest as herein provided have been fully paid or otherwise satisfied.

**ASSESSMENTS AND LIENS:
Notice of Delinquency:**

At any time after general or special charge and assessment against any residence site has become a lien and delinquent, the Association may record a Notice of Delinquency as to such residence site, which Notice shall state therein the amount of such delinquency and that it is a lien, and the interest, costs (including attorneys fees) and penalties which have accrued thereon, a description of the residence site against which the same has been assessed, and the name of the record or reputed record owner thereof and such notice shall be signed by an officer of the Association.

Upon payment or other satisfaction of said assessment, interest, penalties and costs in connection of which notice has been recorded, the Association

**ASSESSMENTS AND LIENS:
Enforcement of Liens:**

shall record a further notice stating the satisfaction and the release of the lien thereof.

Each lien established pursuant to the provisions of this Declaration by the recording of a Notice of Delinquency as hereinabove provided, may be foreclosed as provided by the laws of Kansas. In any action to foreclose any such lien, the Association shall be entitled to costs, including reasonable attorney's fees, and such penalties for delinquent charges and assessments as shall have been established by the Association.

**ASSESSMENTS AND LIENS:
Reservation of Liens:**

Declarant, as to the property covered by this Declaration and each residence site embraced therein, has established and does hereby establish, reserve and impose a lien thereon securing each assessment provided by this Declaration, together with said costs, penalties and interest, and Declarant does hereby assign to the Association the right to collect and enforce the collection of the same in accordance with and subject to the limitations contained in each of the provisions of this Declaration.

**ASSESSMENTS AND LIENS:
Subordination to
Mortgages:**

Each and every assessment and lien, together with any costs, penalties and interest reserved under this Declaration, shall be subordinate to any valid bona fide mortgage (and the lien and/or title thereof) which has been or may hereafter be given in good faith and for value on any interest of any Owner covered by this Declaration. Any subsequent Owner of any residence site purchased at foreclosure shall be bound by the restrictions, assessments and liens set out in this Declaration; not including, however, any assessment or lien arising prior to the foreclosure sale.

ARTICLE VIII

**REPAIR AND RESTORATION:
Community Facilities:**

Should any community facilities or any part or portion thereof, be damaged or destroyed by fire or other casualty or by intentional mischief, the Association shall be responsible for the cost and expense of repair and restoration, and the same shall be done substantially in accordance with the original plans and specifications for the improvement of subject property.

**REPAIR AND RESTORATION:
Timing and Completion:**

The repair and restoration work referred to in this Article shall be commenced within thirty (30) days after the happening of the destruction or damage occasioning the same, time being the essence, and once commenced the same shall be pursued diligently to completion; and should the same not be timely commenced, the Association may, by notice to the responsible party, elect to repair or restore the same on behalf of and at the cost and expense of the responsible party or parties, and in that event all insurance proceeds collected and any additional amount of costs and expenses in excess thereof shall be paid over to the Association to be used by or to reimburse it for such repair or restoration.

**REPAIR AND RESTORATION:
Approval of Plans:**

No work provided for in this Article or elsewhere in this Declaration shall be commenced and no structure shall be painted or repainted on the exterior thereof or constructed, altered or repaired until complete plans and specifications for the work, including color schemes, shall have been submitted to and approved by the Association and by any governmental body having Jurisdiction of the work. The above and foregoing refers to community facilities only.

ARTICLE IX

**EASEMENTS:
Reservation:**

There are hereby specifically reserved for the benefit of the Association, for the Owners in common and for each Owner severally, as their respective interests shall obtain, the easements and rights of way as particularly identified in this Article.

**EASEMENTS:
Reservation of Right of
Way:**

Declarant specifically reserves unto itself, its successors and assigns, a perpetual, non-exclusive easement and right-of-way over the common area, for the purpose of conveying gas, water and sewerage over, across and through the lands hereinabove described, together with the right to excavate and level ditches and/or trenches for the location of said pipes, drains, and/or mains; provided, however, the subject property is at all times to be replaced in its original state at the expense of the Declarant, his successors and assigns, for the purpose of developing all residence sites located upon subject property and any contiguous and adjacent property to be developed at a later time. This easement is not intended to be exclusive and it is not intended to prohibit or restrain the owners of the subject property to use the land for their benefit. Provided that the Amarado Investments Company, Inc., of Sedgwick County, Kansas, and other necessary public utilities, may use such easements and shall have such easements for the purposes necessary to construct, erect and maintain public utilities for the benefit of such property.

ARTICLE X

**BUILDING SITE LAND-
SCAPING, MAINTENANCE
AND CARE:**

The owner of each building site shall have the right to either in person or by members of his family care for and maintain the landscaping and lawns on such owner's particular building site or such owner may, in the alternative, have the option of contracting with the Association for such care and maintenance, and in such event the Association shall maintain and care for such landscaping and lawn and be reimbursed by the owner on a fee basis to be established by the Association. In any event, such landscaping shall be consistent and compatible with the landscaping of other building sites and the common areas.

ARTICLE XI

**ARCHITECTURAL CONTROL
COMMITTEE:**

No dwelling, outbuilding, landscaping, fencing, walk, or improvement shall be erected, placed, altered, or permitted to remain on any premises in said development until the building or other improvements, plans, specifications and any plats showing the location of such improvement on the particular building site have been

submitted to and approved in writing as to the external design and as to the location of improvements with respect to topography, grade and finished ground elevation by a committee composed of the Board of Directors of the Declarant or its successors or assigns, or a committee appointed by the Board of Directors of the Declarant or its successors or assigns, or a committee appointed by the Board of Directors of the Declarant to serve as an Architectural Control Committee.

Such committee shall consider and pass upon such matters, and the decisions of such committee, or of a majority of the members, thereof, shall be binding upon all parties. The Architectural Control Committee shall have the power to regulate the distance between improvements on adjoining residence sites.

Provided, however, that if the Architectural Control Committee does not approve or reject the designation and location within thirty (30) days as above set out, that the owner or his agent shall notify one of the Architectural Control Committee members of his intention to commence construction on the plans submitted by delivering such notice to such member at least forty-eight (48) hours before such construction is commenced.

Provided further that neither said Committee nor the Declarant shall be liable in damages to anyone so submitting plans for approval, for failure or neglect to approve the same. In the event the said committee shall fail to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to said committee, this covenant will be deemed to have been fully complied with.

It is further provided that no one-story residential structure shall be constructed on the subject property which contains less than 1300 square feet of living space per family unit and that no one and one-half story residential structure shall be constructed on such property which contains less than 1500 square feet of living space per family unit and that no two-story residential structure which contains less than 1500 square feet of living space per family unit shall be constructed upon such property. The square footage above set out to be exclusive of garages, patios, porches or basements. Each living unit shall have a double garage. If construction or alteration or improvements are begun in violation of the terms and conditions of this agreement, said committee, or their successors in interest, may enjoin the erection, establishment or alteration of such improvements, and bring a mandatory injunction action to require the removal thereof.

In case of violation of the restrictions and conditions contained in this declaration, and in the event that the Association or Owners

shall fail or refuse to enforce compliance with the restrictions and conditions contained in this declaration, then the Board of Directors of the Amarado Investments Company, Inc. shall have the right, after giving ten (10) days written notice of such intention to the President of the Association, to take legal action to enforce compliance with such restrictions and conditions.

ARTICLE XII

**MISCELLANEOUS:
Acceptance of Pro-
visions by Grantee:**

The Association and each grantee hereafter of any part or portion of the property covered by this Declaration and any purchaser under any grant, contract of sale or any lessee under any lease covering any part or portion of such property, accepts the same subject to all of the restrictions, conditions, covenants, reservations, liens and charges and the jurisdiction, rights and powers of the Association and Declarant provided for in this Declaration.

**MISCELLANEOUS:
Interpretations of
Restrictions:**

In interpreting and applying the provisions of this Declaration they shall be held to the minimum requirements adopted for the promotion of the health, safety, comfort, convenience and general welfare of the owners of said property. It is not the intent of this Declaration to interfere with any provisions of any law or ordinance or any rules, regulations or permits previously adopted or issued pursuant to law relating to the use of buildings or premises; nor is it the intention of this Declaration to interfere with or abrogate or annul easements, covenants, or other agreements, between parties; provided however, that where this Declaration imposes a greater restriction upon the use or occupancy of any residence site or upon the construction of buildings or structures, or in connection with any other matters that are imposed or required by such provisions of law or ordinances or by such rules, regulations or permits, then in that case the provisions of this Declaration shall control.

**MISCELLANEOUS:
Construction and
Validity of
Restrictions:**

All of said restrictions, conditions, covenants, reservations, liens, and charges contained in this Declaration shall be construed together, but if it shall at any time be held that any one or more of such restrictions, conditions, covenants, reservations, liens or charges, or any part thereof, is invalid or for any reason becomes unenforceable, no other restriction, condition, covenant, reservation, lien or charge, or any part thereof, shall be affected or impaired.

**MISCELLANEOUS:
Assignment of Powers:**

Any and all rights and powers of the Declarant provided for in this Declaration and any modification or amendment thereof, may be delegated, transferred, assigned, conveyed or released by Declarant to the Association, and the Association shall accept the same upon the recording of a notice thereof, and the same shall be effective for the period and to the extent stated therein. In a like manner and for a like term, such

powers and duties may be assigned to the Amarado Investments Company, Inc., of Sedgwick County, Kansas.

MISCELLANEOUS:

Title:

All titles used in this Declaration, including those of articles, sections and subsections, are intended solely for convenience of reference, and the same shall not, nor shall any of them affect that which is set forth in this Article, section or subsection nor any of the terms or provisions of this Declaration nor the meaning thereof.

MISCELLANEOUS:

Waiver and Exceptions:

The failure by the Association or of Declarant or of any Owner of any residence site included in said property or any other person, to enforce any of the restrictions, conditions, covenants, reservations, liens or charges to which said property or any part thereof is subject, shall in no event be deemed a waiver of the right to do so thereafter or to enforce any other restriction, condition, covenant, reservation, lien or charge.

MISCELLANEOUS:

**Singular and Plural
Masculine and Feminine:**

The singular shall include the plural and the plural the singular unless the context requires the contrary, and the masculine, feminine and neuter shall each include the masculine, feminine and neuter as the context requires.

MISCELLANEOUS:

Successors in Interest:

Reference herein to either the Association or Declarant shall include each successor to the affairs as such, and each such successor shall succeed to the rights, powers and authority hereunder of such to whose affairs it succeeds.

MISCELLANEOUS:

Amendments:

These covenants, restrictions, reservations and conditions shall remain in full force and effect for a period of fifty (50) years from the date hereof. No modification, repeal or amendments of this Declaration shall be effective or binding upon any party or upon any real property subject hereto or benefited hereby unless an instrument in writing shall be duly recorded and unless it be executed by the Association and by not less than seventy-five (75) percent of the members.

MISCELLANEOUS:

**Common Area
Maintenance:**

In the event that Developer or Amarado Estates shall fail at any time to maintain the Common Areas or fail in any manner to fulfill their obligations relating to the Common Areas, the City of Wichita may serve written notice upon Developer or Amarado Estates setting forth the manner in which Developer or Amarado Estates has failed to fulfill their obligations. Such notice shall include a statement describing the obligation that has not been fulfilled and shall provide a reasonable time within which Developer or Amarado Estates may fulfill the obligation. If said obligation is not fulfilled within the time specified, the City of Wichita, in order to preserve the taxable values of the properties within the Community Unit Plan and to prevent the Common Areas from becoming a nuisance, may enter upon said Common Areas and maintain the same until Developer or Amarado Estates shall resume

fulfillment of their obligations. All costs incurred by the City of Wichita in carrying out the obligations of Developer or Amarado Estates may be assessed against the Common Areas and said assessments may become tax liens upon said Common Areas.

IN WITNESS WHEREOF, the Amarado Investments Company, Inc. has caused this Declaration to be executed this 11th day of September, 1975.

AMARADO INVESTMENTS COMPANY, INC.

By David H. Brasted
David H. Brasted, President

ATTEST:

Kenneth P. Brasted II
Kenneth P. Brasted II, Secretary

STATE OF KANSAS, SEDGWICK COUNTY, ss:

Sept foregoing instrument was acknowledged before me this 11th day of September, 1975, by David H. Brasted, President of Amarado Investments Company, Inc., a Kansas corporation, on behalf of the corporation.

Sharon L. McDaniel
Notary Public Sharon L. McDaniel

My Commission Expires.
June 18, 1978

Planning Department

August 8, 1984

Donald C. Glsick, City Clerk

Forrest L. Nagley, Senior Planner

Release of letter of credit
guaranteeing sidewalks in
Amarado Estates

The sidewalks guaranteed by the above-referenced letter of credit have been completed. The original letter of credit should be returned to Mid-Kansas Federal with their copy of this memorandum.

Forrest L. Nagley
Senior Planner

FLN:bh

cc: C. William Solt, Sunrise Enterprises, Ltd., 401 Industrial Rd.,
Goddard, Ks. 67052

Mid-Kansas Federal Savings and Loan, Attention: Lowell Richardson,
230 S. Market, 67202

April 5, 1984

Donald C. Gisick, City Clerk

Forrest L. Nagley, Junior Planner

Forwarding of Revised Letter of Credit for Amarado Estates
and Release of Superceded Letters of Credit

Attached please find the above-referenced document. It should be filed in the Amarado Estates plat file. This revised guarantee supercedes the existing letters of credit for sidewalks in both Amarado Estates 1st and 2nd Additions.

The originals of the superceded letters of credit should be returned to Mid Kansas Federal Savings and Loan with their copy of this memorandum.

Forrest L. Nagley
Junior Planner

FLN:jps

Attachment

cc: E. William Solt, Sunrise Enterprises, Ltd., 401 Industrial Road, Goddard, Kansas 67052
Mid Kansas Federal Savings and Loan, Attention: Lowell Richardson, 230 South Market, Wichita, Kansas 67202

IRREVOCABLE LETTER OF CREDIT

MID KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION
230 SOUTH MARKET
WICHITA, KANSAS 67202

(Name and address of bank)

DATE: March 29, 1984

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 30,800.00 for the account of MID KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before May 1, 1985 (6)

1. PUBLIC AND PRIVATE SIDEWALKS
- 2.
- 3.

in AMARADO ESTATES, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____"

MID KANSAS FEDERAL SAVINGS AND LOAN ASSOC. Credit No. _____, dated _____.
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before July 1, 1985
(insert a date at least 60 days from the date on line 6)

(CORPORATE SEAL)

Very truly yours,
MID KANSAS FEDERAL SAVINGS AND
LOAN ASSOCIATION
(Name of bank)

By Lowell E. Richardson
(Authorized signature)
(Also type or print name below)
(Lowell E. Richardson, Vice-President)

March 26, 1984

Mr. H. William Solt
Sunrise Enterprises Limited
401 Industrial Road
Goddard, Kansas 67052

Re: Letters of Credit guaranteeing sidewalks in Amarado Estates 1st and 2nd Additions.

Dear Bill:

Last week I was able to go and check the progress made toward completing the sidewalk system in Amarado Estates. All public sidewalks have been completed. By my rough figuring, 2,800 linear feet of private sidewalk still needs to be completed in the northern portion of the plats. Estimated cost of installing those sidewalks, figured at \$11.00 per linear foot, is \$30,800.00.

As we discussed during our telephone conversation several weeks ago, I'd like to totally release the original Amarado Estates letter of credit in favor of a revised letter of credit being submitted for Amarado Estates Second Addition. In order to accomplish this, I need a new letter of credit for the 2nd Addition which references the following:

1. A dollar amount of \$30,800.00;
2. A new completion date of May 1, 1985;
3. A new negotiation date of July 1, 1985.

Once I receive this new letter of credit, I will release the existing \$45,100.00 1st Addition letter of credit and the existing \$19,470.00 2nd Addition letter of credit. Should you have any questions, please call me at 268-4421.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Mid-Kansas Federal Savings and Loan, Attention: Lowell Richardson, 230 S. Market,
67202

December 14, 1983

Donald C. Gisick, City Clerk

Forrest L. Nagley, Junior Planner

Forwarding of new letters of credit associated with
Vamarado Estates and Amarado Estates 2nd Addition

Attached please find the above-referenced documents. These should be filed in your appropriate subdivision files.

The superceded letters of credit should be returned to Mid-Kansas Federal Savings and Loan with their copy of this memorandum.

Forrest L. Nagley
Junior Planner

FLN:hh

cc: Mid-Kansas Federal Savings and Loan, Attention: Lowell Richardson, 230 S. Market, 67202
Bill Solt, Sunrise Enterprises Limited, 401 Industrial Road, Goddard, Ks., 67052

IRREVOCABLE LETTER OF CREDIT
Mid Kansas Federal Savings & Loan Association
230 South Market
Wichita, Kansas 67202

(Name and address of bank)

DATE: December 13, 1983

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 45,100.00 for the account of Mid Kansas Federal Savings and Loan Association (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before March 15, 1984 (6)

1. Public and Private Sidewalks
- 2.
- 3.

in Amarado Estates, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____
Mid Kansas Federal Savings & Loan Assoc Credit No. _____, dated _____."
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentation of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before May 15, 1984
(insert a date at least 60 days from the date on line 6)

(CORPORATE SEAL)

Very truly yours,

Mid Kansas Federal Savings & Loan Assoc.
(Name of bank)

By Lovell E. Richardson
(Authorized signature)

(Also type or print name below)
(Lovell E. Richardson, Vice President)

December 7, 1983

Mid-Kansas Federal Savings and Loan
Attention: Lowell Richardson
230 S. Market
Wichita, Kansas 67202

Re: Extensions of letters of credit associated with Amarado
Estates and Amarado Estates 2nd Addition.

Dear Mr. Richardson:

This letter acts as follow-up to my October 18, 1983 and
November 15, 1983 letters to you regarding the above-
referenced matter. To date, I have not received the re-
newed letters of credit. With both of my previous letters,
I provided you with proper forms for renewing the guarantees.

Please submit the new letters of credit with new project
completion dates of March 15, 1984 and new expiration
dates of May 15, 1984. These guarantees must be received
by this office no later than December 15, 1983. The dol-
lar amounts are to remain the same, but will be subject to
adjustment after Sunrise Enterprises completes additional
sidewalks. Due to the fact that one letter of credit has
expired and the other is nearing expiration, I cannot wait
beyond the 15th of December for the renewed guarantees.
If I have not received both new guarantees by the 15th, I
will initiate the process necessary for collection on the
still active guarantee. These funds will be deposited in
a trust account and held until all sidewalks within both
plats have been completed.

Should you have any questions, please call me at 268-4421.

Sincerely,

Forrest L. Nagley
Junior Planner
FLN:hh

cc: Bill Solt, Sunrise Enterprises Limited, 401 Industrial Rd.,
Goddard, Kansas, 67052
Robert A. Lakin, Director of Planning
Mike Lindebak, City Engineer

November 15, 1983

Mid-Kansas Federal Savings and Loan
Attention: Lowell Richardson
230 S. Market
Wichita, Kansas 67202

Re: Extensions of letters of credit associated with Amarado
Estates and Amarado Estates 2nd Addition

Dear Mr. Richardson:

This letter acts as follow-up to my October 18, 1983 letter to you regarding the above-referenced matter. Please provide new letters of credit for each guarantee. I have enclosed new letter of credit forms for this purpose. The new project completion date of March 15, 1984, and new expiration dates of May 15, 1984, have been indicated on each of the enclosed forms. These guarantees need to be returned to this office and directed to my attention as soon as possible.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Bill Solt, Sunrise Enterprises Limited
401 Industrial Road, Goddard, Ks. 67052

October 18, 1983

Mid-Kansas Federal Savings and Loan
Attention: Lowell Richardson
230 S. Market
Wichita, Kansas 67202

Re: Extensions of letters of credit associated with Amarado
Estates and Amarado Estates 2nd Addition

Dear Mr. Richardson:

Attached please find copies of your existing letter of credit
guaranteeing sidewalks in Amarado. Bill Solt has asked me to
forward these to you.

Please provide new letters of credit for each guarantee. I have
enclosed new letter of credit forms. The new project completion
date for each Addition should be March 15, 1984. The new ex-
piration date for each Addition should be May 15, 1984.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

Encl.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 252-4581

September 28, 1983

Mr. H. William Solt
Sunrise Enterprises Limited
401 Industrial Road
Goddard, Kansas 67052

Dear Mr. Solt:

As a follow up to our telephone conversation, I will appreciate it if you obtain for me consent and continuing obligation for placement of the sidewalk on the west side of Valleyview. We will need to have this written agreement agreeing both to plant and maintain the area between the sidewalk and curb. The written agreement needs to be in such form as we can record it with the Register of Deeds. As soon as you can get me a draft of the agreement, I'll have it reviewed by our legal staff and, if satisfactory, we will have it recorded.

As indicated by our conversation, you will apparently complete very shortly the remaining private sidewalks in the open space, those public sidewalks still required and will cause the removal of sidewalk on the corner lot at Valleyview and Amarado.

My staff tells me that we have one letter of credit with a project completion date which has passed, but one month's time exists before we actually will have to collect on it in the event the sidewalks are not completed. The project completion date on your second letter of credit is approaching quickly. Assuming that you can get me the agreement and complete the required walks, it would appear you may not need to have any more time extensions on the letters of credit.

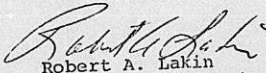
WICHITA - SEDGWICK COUNTY

Mr. H. William Solt
Page Two
September 28, 1983

However, if there are any hitches in getting all the work done within the next month, please let us know so we can begin providing for an extension of the guarantees. I wish to avoid running into problems on the guarantee issue.

I appreciate your cooperation and hope that this project will soon be behind us.

Sincerely,


Robert A. Lakin
Director of Planning

RAL:FLN:jps

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

August 29, 1983

H. William Solt
Sunrise Enterprises, Ltd.
401 Industrial Road
Goddard, Kansas 67052

Dear Mr. Solt:

Thank you for the proposed map and the backup material on the Amarado sidewalks. I have looked over the proposal and find it acceptable subject to the following conditions:

- 1) That we have written agreement with the Amarado Homeowners Association agreeing to both plant and maintain an area between the curb and sidewalk in a fashion equal to or commensurate to the sidewalk system in the other open space areas in Amarado.
- 2) The removal of the newly laid sidewalk on the northeast corner of Valleyview and Amarado, including the return of the curb section to its previous state.
- 3) The completion of 17th Street sidewalk from Amarado to Valleyview.


I would hope that the 17th Street sidewalk could be put in quickly before the winter season, and before the completion of the existing homes. If we do not have that done, I am sure we will be faced with the same situation that we are facing on Amarado. I know there is some exposure to damaged sidewalks during construction, but it is hoped that entry can be made through the 17th Street Courts, or that the sidewalk will be protected by sufficient cover if entry must be made over the 17th Street side.

Please arrange to have the Homeowners Association provide me with the above mentioned assurances. They should be in a form to provide a continuing responsibility of the Association, and to be recorded with the Register of Deeds to provide those assurances. I would

SEDGWICK COUNTY
H. William Solt
August 29, 1983
Page 2

hope that I might receive something from you in this regard in the next two weeks so that we can dispose of this matter. I appreciate your continued cooperation in resolving this issue.

Sincerely,



Robert A. Lakin
Director of Planning

RAL:rme

cc: Robert W. Kaplan, Attorney, Law Building, 430 N. Market,
Wichita, Ks 67202
✓ Jack H. Galbraith, Chief Planner, Current Plans Division
Mike Lindebak, City Engineer
Ed Noulin, President, Amarado Estate Homeowners Association,
P. O. Box 712, Goddard, Ks 67052

LAW OFFICES
KAPLAN AND MCMILLAN

ROBERT W. KAPLAN
CALVIN MCMILLAN
CHARLES F. HARRIS

LAW BUILDING
430 NORTH MARKET
WICHITA, KANSAS 67202
316-262-5175

August 4, 1983

Mr. Robert A. Lakin
Director of Planning
City Hall - 10th Floor
455 North Main
Wichita, KS 67202

RE: Amarado Estates Addition Sidewalk Plan

Dear Mr. Lakin:

This will confirm our telecon of this date wherein I advised that I represented six property owners on the north side of Amarado Street in Amarado Estates, which was slated for installation of a public sidewalk. For your convenience, I attach a photocopy of the sidewalk plan provided to me by Mr. Galbraith, and my clients are as follows:

Jeffrey T. and Susan K. Hallquist
Clarence E. and Carol J. Biggs
Lannie and Sheila Mai
Larry G. and Pamela S. Burns
Sheri Robson
Willard and Helen E. Goheen

The above-named persons own all of the dwellings that would be affected by the front yard sidewalk as exhibited on the attached plat and sidewalk plan.

This letter is to advise that none of the residents who are affected and live at the residences herein identified desire to have the sidewalk installed, and all state that they wish the sidewalk plan to be amended so as to delete the sidewalk project from Amarado and would desire to have the construction on Amarado that has been initiated removed. For your further information, I am furnishing herewith a handwritten memorandum provided me by Jeffrey T. Hallquist and Lannie Mai, who solicited the signatures on the attached memorandum, confirming my statement to you that these individuals do not wish this sidewalk installed.

It is my understanding that Mr. Hallquist and the other neighbors are contacting the president of the home owners association, Ed

Mr. Robert A. Lakin
August 4, 1983
Page Two

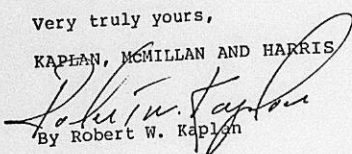
Noulin, whom we expect to forward to you a letter on behalf of the home owners agreeing to the deletion of the public sidewalk on Amarado.

I have no representation along Valleyview and understand that that sidewalk will be installed, and as I advised you by telephone, have asked my clients to confer with the owners on Valleyview to assure that there will be no opposition in that regard.

Anything further I can do I will do if advised, and in any event, I appreciate the courtesies and cooperation extended in this matter.

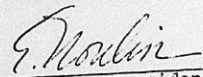
Very truly yours,

KAPLAN, McMILLAN AND HARRIS


By Robert W. Kaplan

RWK/js
Enclosures

On behalf of the Amarado Estates Home Owners Association, it is advised that the Amarado Estates Home Owners Association consents to and joins in the aforementioned request of the Amarado Street property owners for deletion of the public sidewalk on Amarado Street as shown on the attached sidewalk plan.

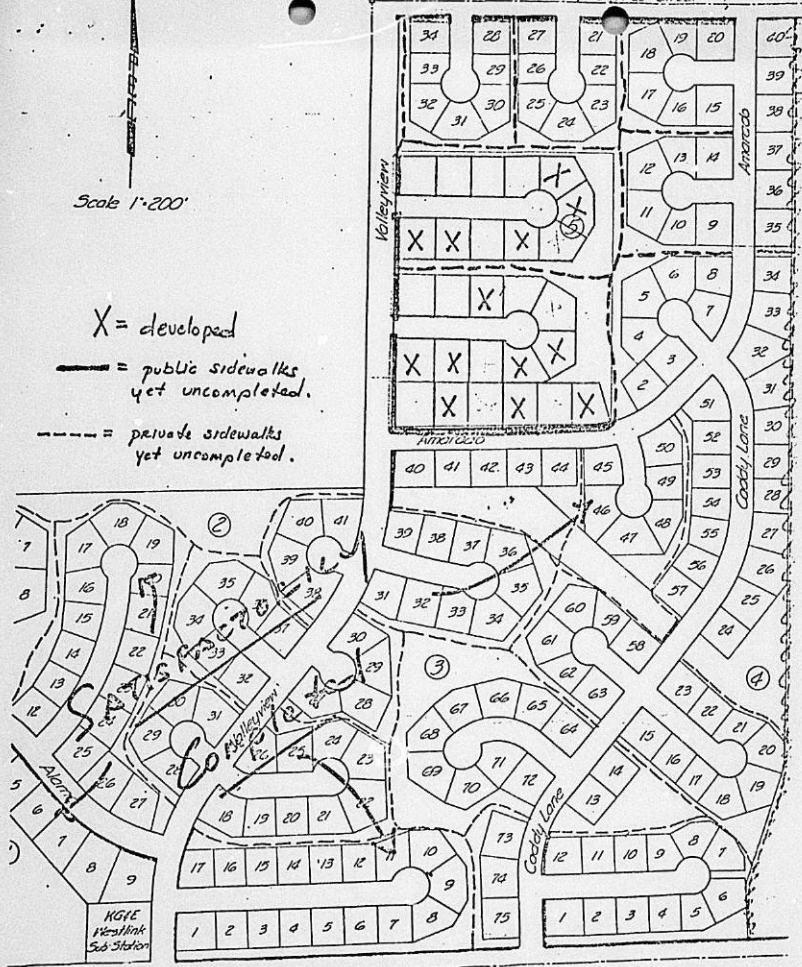

ED NOULIN, President
Amarado Estates Home Owners
Association

1333.238025

E 17th Street

Scale 1"=200'

X = developed
 — = public sidewalks yet uncompleted.
 - - - = private sidewalks yet uncompleted.



S 86° 32' 56" W. E 19th Street

8-2-83

That the undersigned, who are all of the owners of the homes on Amarado Street that are concerned with the commenced sidewalk project state that they are unanimously opposed to such action.

Jeff Hallquist and Robert Kaplan are authorized to act as representatives for the six homeowners in question.

- | | | |
|---|----------------------|------------------|
| ① | Jeffrey J. Hallquist | 1521 Amarado St. |
| ② | Duncan K. Hallquist | 1521 Amarado |
| ③ | Clarence E. Biggs | 1517 Amarado |
| ④ | Carroll J. Biggs | 1517 Amarado |
| ⑤ | John M. | 1509 AMARADO |
| ⑥ | Heidi Mai | 1509 Amarado |
| ⑦ | Karen Burns | 1513 AMARADO |
| ⑧ | Himela Burns | 1513 Amarado |
| ⑨ | Sheri Rapson | 1505 Amarado |
| ⑩ | Willard Johnson | 1525 Amarado |
| ⑪ | Alex E. Johnson | 1525 Amarado |

Forest F-26

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT

Current Plans Division

Public Inquiry Slip

NAME Jeff Hallquist 722-2202 / Bob Kaplan 262-5173 / Bill Salt DATE Week of 8-3-83
PHONE _____ PHONE COUNTER _____
PROPERTY LOCATION Amarado Estates 2nd MAP # 4849

NATURE OF REQUEST:

City Zoning _____ County Zoning _____ Conditional Use _____
Plat _____ Lot Split _____ Vacation _____ Dedication _____
BZA _____ Street Name Change _____ Other Sidewalk

REMARKS: Sidewalk, guarantee for Valley view, Amarado & open space not on 2nd lichen being put in by Salt as per 78 plan. Utilities on Amarado right, want no sidewalk. Talked to Hallquist, Kaplan. He talked to owner, letter review, I believe no sidewalk on Amarado would be required under today's policy. Therefore I told Kaplan, I would prepare (see B.C. action for 78 plan & building or back thereof notice of plan) Amarado sidewalk on: (1) letter requesting from all utilities (white) on Amarado (2) letter from HDA agreeing to plan modification (3) Salt building Valley view SW, open space & 177th St. (road)!
Talked to Salt after 10K trying to make contact. He suggests moving Valley view SW from East side to west side w/HDA guaranteeing planter of grass & plants. Salt reason E side has side loading because 15' from road sidewalk. (over)

ROUTE TO:

LAKIN _____ GALBRAITH 2 YOUNG _____ LYTLE _____ OLIVAREZ 2 CHAMBERS _____
NAGLEY 1 FLECK _____ SHIRKEY _____ RETURN TO 1100 S/D # 78-77

COMMENTS:

Give me a new plan w/ Wide Valley area to look at (17th St St
1st Open Space connection?). He also promised to put in 17th St.
6/9/83
Koz

WICHITA-SEDGWICK COUNTY

DATE

June 6, 1983

METROPOLITAN AREA PLANNING DEPARTMENT

TO Amarado Estates and Amarado Estates 2nd Addition plat files
FROM Forrest L. Nagley, Junior Planner
SUBJECT Meeting with developers of Amarado Estates regarding completion of sidewalks as required by the Amarado Estates sidewalk plan (S/D 74-32 and S/D 78-77).

On May 26, 1983, Jack Galbraith and I met with Lowell Richardson and Bill Solt regarding the completion of sidewalks within Amarado Estates 1st and 2nd Additions. Our concerns revolved around the fact that numerous lots in the 2nd Addition have been sold and developed and the required sidewalks were never installed. Bill Solt assured us he would see to it that all required sidewalks would be constructed and he would contact affected property owners. He said he thought the bulk of the sidewalks would be completed within the next six to eight weeks. He said he didn't want to construct the public sidewalks on 17th at this time and would be asking for a time extension. We advised a time extension of the 17th Street sidewalk could be granted, but, stressed the importance of completing all other public sidewalks prior to default of the existing letters of credit.

I plan a field check of the site around the first of July.

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Jack H. Galbraith, Chief Planner

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

May 12, 1983

TO Jack Galbraith, Chief Planner
FROM Forrest Nagley, Junior Planner
SUBJECT Status of required sidewalks in Amarado Estates
and Amarado Estates 2nd Addition

On May 11, 1983, I field-checked the construction of sidewalks in the above-referenced additions. As you may remember, required sidewalks in these additions are per a sidewalk plan approved by the Board of City Commissioners on October 3, 1978 (copy attached).

Over the past several years, I have been obtaining extensions to the letters of credit guaranteeing the construction of public and private sidewalks in Amarado. My records concerning sidewalk construction in these additions indicate that no new sidewalks, public or private, have been constructed since 1981. If the properties to be served by the required sidewalks had remained undeveloped, I would not be bothered so much by the likelihood of yet another extension. However, the lots in Amarado Estates 2nd are now undergoing development, including the planting of yards and installation of landscaping. In order to avoid the disruption of yards and confrontations with new property owners, I feel the City should now insist that all public sidewalks guaranteed with the platting of Amarado Estates 2nd Addition be constructed prior to October 26, 1983 (default date). That is, except for a short segment of private sidewalk guaranteed by this addition, grant no further time extensions for completion of required public sidewalks.

The letter of credit associated with the original Amarado Estates guarantees mainly private sidewalks within the platted reserves. It does, however, guarantee public sidewalks on the south side of 17th from Amarado to Valleyview. 17th Street at this location is paved. I feel we should also require this section of public sidewalks to be installed prior to August 8, 1983 (default date).

In short, we have administratively approved time extensions for construction of sidewalks in Amarado for the last several years. No new sidewalks have been constructed since 1981 and development is occurring. I recommend we insist that Mid-Kansas install all public sidewalks prior to the default dates on the respective letters of credit. What are your feelings on this matter and how do you want me to handle this problem?

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

cc: Louise Olivarez, Senior Planner

October 11, 1982

Donald C. Gisick, City Clerk

Forrest L. Nagley, Junior Planner

Forwarding of revised letter of credit for Amarado
Estates and Amarado Estates 2nd Addition.

Attached please find the above-referenced revised letters of credit. They should be held in your files until such time as their release is authorized by either City Engineering or Planning.

The superceded letters of credit should be returned to Mid-Kansas Federal with their copy of this memorandum.

Forrest L. Nagley
Junior Planner

FLM:bb

Attachments (2)

cc: Mid-Kansas Federal Savings and Loan, Attention: Lowell
Richardson, 230 S. Market, 67202
Mike Lindebak, Project Development Engineer, City Engineering

11/2/83

IRREVOCABLE LETTER OF CREDIT
MID KANSAS FEDERAL SAVINGS & LOAN ASSOCIATION
230 SOUTH MARKET
WICHITA, KANSAS 67202

(Name and address of bank)

DATE: October 7, 1982

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 45,100.00 for the account of Mid Kansas Federal Savings and Loan Association

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before August 8, 1983 (6)

1. Public and Private Sidewalks
- 2.
- 3.

in Amarado Estates, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____

MID KANSAS FEDERAL SAVINGS & LOAN ASSOC., Credit No. _____, dated _____."
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before November 8, 1983
(insert a date at least 60 days from the date on line 6)

Very truly yours,

(CORPORATE SEAL)

MID KANSAS FEDERAL SAVINGS AND LOAN ASSOCIATION
(Name of bank)

By Lowell E. Richardson
(Authorized signature)

(Also type or print name below)
(Lowell E. Richardson, Vice President)

October 5, 1982

Amarado Investment Company, Inc.
Attention: Lowell Richardson
216 S. Market
Wichita, Kansas 67202

Re: Letters of credit guaranteeing installation of public and private sidewalks in Amarado Estates and Amarado Estates Second Addition (S/D 74-32 and S/D 78-77).

Dear Lowell:

Enclosed please find the revised letters of credit that we talked about last week. As soon as these are returned to me, I will return the superceded letters of credit.

Should you have any questions, please call me at 268-4421.

Sincerely,

Forrest L. Magley
Junior Planner

FLM:hh

cc: Mike Lindebak, Project Development Engineer, City Engineering
Bill Solt, Sunrise Enterprises, 401 Industrial Road, Goddard,
Kansas 67032

September 28, 1982

Amarado Investment Company, Inc.
Attention: Lowell Richardson
216 S. Market
Wichita, Kansas 67202

Re: Letter of credit guaranteeing a sidewalk on the south side of 17th Street North and some private sidewalks in Reserve A, Amarado Estates (S/D 74-32).

Dear Mr. Richardson:

This letter acts as a follow-up to my July 6, 1982 letter to you regarding the above-referenced matter. In that earlier letter, I advised you that Amarado Investment Company's letter of credit guaranteeing certain sidewalks in Amarado Estates would be in default as of August 8, 1982. I also advised you that we could accept, yet another, time extension to complete this work provided an amendment to your letter of credit is provided which references the following:

- A. A new default or completion date of August 8, 1983;
- B. A new expiration or negotiation date of November 8, 1983.

To date, I have not received the required amendment to your letter of credit or been contacted about this matter.

We understand that development of this plat has been scheduled in phases and has undoubtedly been slowed down by the depressed economy. With these conditions in mind, we can easily justify an extension of time to install the sidewalks. However, the above-described amendment to the letter of credit needs to be submitted as soon as possible, but, no later than October 15, 1982. Action on the part of Amarado Investment Company is imperative if collection on the existing letter of credit is to be avoided.

Should you have any questions, please call me at 268-4421.

Sincerely,

Forrest L. Nagley
Junior Planner

FLM:bh

Amarado Investment Company, Inc.
Attention: Lowell Richardson
Page 2 - September 28, 1982

cc: Mike Lindebak, Project Development Engineer, City Engineering
Bill Solt, Sunrise Enterprises, Ltd., 401 Industrial Road,
Goddard, Kansas 67052

July 6, 1982

Amarado Investment Company, Inc.
Attention: Lowell Richardson
216 South Market
Wichita, Kansas 67202

Re: Letter of credit guaranteeing a sidewalk on the south side of 17th Street North and some private sidewalks in Reserve A, Amarado Estates (S/D 74-32).

Dear Mr. Richardson:

Amarado Investment Company's letter of credit from Mid-Kansas Federal Savings and Loan in the amount of \$45,100.00, guaranteeing the construction of the above-referenced sidewalks is once again nearing maturity. The subject letter of credit references a completion date for the sidewalk system of August 8, 1982. A recent field check has verified that all sidewalks guaranteed by this letter of credit are not completed, except for a sidewalk on the south side of 17th adjacent to Lot 40, Block 4. This sidewalk segment has been constructed since last year's time extension.

Since the greatest bulk of lots that would benefit from the public-private sidewalk system are currently undeveloped, we can authorize another one year time extension. This time extension will, however, require an amendment to your present letter of credit. This amendment needs to reference the following:

- A. A new default or completion date of August 8, 1983;
- B. A new expiration or negotiation date of November 8, 1983.

This amendment should be submitted to this office prior to the August 8, 1982 default date on your existing guarantee. Should you have any questions, please call me at 268-4421.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Mike Lindebak, Project Development Engineer, City Engineering

Amarado Investment Company, Inc.
July 6, 1982 - Page 2

Bill Solt, Sunrise Enterprises, Ltd., 401 Industrial Road,
Goddard, Kansas 67052



P. O. Box 712
Goddard, Kansas 67052

RECEIVED

OCT 13 1981

METROPOLITAN PLANNING
ROUTE Forest

October 9, 1981

Metropolitan Area Planning Department
City Hall
455 N. Main
Wichita, Kansas 67202

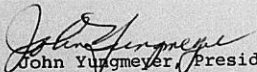
Attention: Forrest Nagley

Re: Adjustments to sidewalk plan-
Amarado Estates

Dear Mr. Nagley:

Per letter received from Bill Solt, Sunrise Enterprises,
Ltd., we will guarantee the extending of the sidewalk
behind Lot 75, Block 3, Amarado Estates, to the future
sidewalk on 13th street. The existing fence will be
modified, after the sidewalk along 13th street is completed.

Sincerely,


John Yungmeyer, President
Amarado Homeowners Assoc.

10254 ALAMO

722-0953

AHOA:is

Encl.



SUNRISE ENTERPRISES, LTD.

October 9, 1981

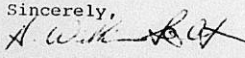
Amarado Homeowners Association
Attention: John Yungmeyer, President
P. O. Box 712
Goddard, Kansas 67052

RE: Adjustments to sidewalk plan
for Amarado Estates 1st & 2nd
Additions

Dear Mr. Yungmeyer:

This is an agreement that Sunrise Enterprises, Ltd. will assume the responsibility to extend the private sidewalk behind Lot 75, Block 3, Amarado Estates, to the future sidewalk on 13th Street. We also will make the necessary modification to the existing fence along 13th Street, after the 13th street sidewalk is completed.

Sincerely,



H. W. Solt, President

HWS:is

401 INDUSTRIAL ROAD GODDARD, KANSAS 67052 (316) 794-8625

September 16, 1981

Amarado Investment Co., Inc.
Attention: Lowell Richardson
216 S. Market
Wichita, Kansas 67202

Re: Letter from Amarado Estates Homeowners' Association
regarding adjustments to sidewalk plan for Amarado Estates
1st and 2nd Additions

Dear Mr. Richardson:

We have, as of this date, not received the above-captioned letter. AS you will remember, this letter is necessary for us to complete the recent adjustment to the approved sidewalk plan for Amarado Estates.

As outlined in my letter to you dated July 24, 1981, the letter from the Homeowners' Association needs to state their agreement with the proposed adjustments. In addition, the Association needs to state their willingness to assume the responsibility for extending the private sidewalk behind Lot 75, Block 3, to the future public sidewalk on 13th Street. This will entail a modification of the existing fencing along 13th Street.

Please get with the Homeowners' Association at your convenience and advise them of our need for their letter of agreement. Should you have any questions regarding this matter, please call me at 268-4421.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Bill Solt, Sunrise Enterprises, Ltd., 401 Industrial
Road, Goddard, Ks. 67052

July 29, 1981

Donald C. Gistick, City Clerk

Forrest L. Hagley, Junior Planner

**Forwarding of Revised Letters of Credit Associated with Amarado Estates
and Amarado Estates 2nd Addition (S/D 74-32) and (S/D 76-77)**

Attached please find two (2) revised letters of credit guaranteeing the installation of public and private sidewalks in the above-referenced additions. Once these revised letters of credit have been filed in their respective files, the superseded letters of credit may be released at the request of either Amarado Investment Company, Inc., or Mid Kansas Federal Savings and Loan Association. The superseded letters of credit for Amarado Estates and Amarado Estates 2nd Addition referenced a dollar amount of \$64,000 and \$13,112, respectively.

Forrest L. Hagley
Junior Planner

FLH:jps

Attachment

cc: Amarado Investment Co., Inc., Attention: Lowell Richardson,
216 South Market, 67202
Mid Kansas Federal Savings and Loan, 230 South Market, 67202

IRREVOCABLE LETTER OF CREDIT

Mid Kansas Federal Savings And Loan
(Name and address of bank)

DATE: July 27, 1981

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your
✓ drafts at sight on us for a sum not exceeding \$ 45,100.00 for the
account of Amarado Investment Co., Inc.
(PURCHASER), to be accepted by your signed statement that drawing is due
to default or failure to perform by PURCHASER, the following improvements
✓ on or before August 8, 1982 (6)

1. Public and Private Sidewalks
- 2.
- 3.

in Amarado Estates, a subdivision of the
City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may
be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under _____"

Mid Kansas Federal Savings And Loan, Credit No. _____, dated _____."
(Name of bank)

The amount of any draft drawn under this credit must, concurrently
with negotiation, be endorsed on the reverse side hereof and the present-
ment of any such draft shall be a warranty by the negotiating bank that
such endorsement has been made and that documents have been forwarded as
herein required.

Except so far as otherwise expressly stated herein, this credit is
subject to the uniform customs and practices for commercial documentary
credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of
✓ drafts under and in compliance with the terms of this credit that the same
shall be duly honored on due presentation and delivery of documents as
specified if negotiated on or before November 8, 1982.
(insert a date at least 60 days from the date on line 6)

(CORPORATE SEAL)

Very truly yours,

MID KANSAS FEDERAL SAVINGS AND LOAN
(Name of bank)

By Lowell E. Richardson
(Authorized signature)

(Also type or print name below)
(Lowell E. Richardson)



July 27, 1981

RECEIVED

JUL 28 1981

METROPOLITAN, PLANNING
ROUTE Nagley

Mr. Forrest L. Nagley
Wichita - Sedgwick County
Metropolitan Area Planning Department
455 North Main, Tenth Floor
Wichita, Kansas 67202

RE: Letters of Credit Guaranteeing Public
and Private Sidewalks in Amarado Estates
and Amarado Estates 2nd Addition

Dear Mr. Nagley:

As requested in your letter of July 24, 1981, please find enclosed two letters
of credit as follows:

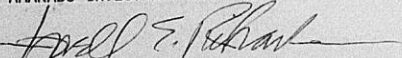
AMARADO ESTATES	- \$45,100.00
AMARADO ESTATES 2ND ADDITION	- \$19,470.00

You will be receiving, in the near future, a letter from the Amarado Estates
Homeowners Association as requested in paragraph 1 of your July 24, 1981,
correspondence.

Thank you for your help and cooperation in this matter.

Sincerely yours,

AMARADO INVESTMENT COMPANY, INC.


Lowell E. Richardson
Vice President

LER:sd

Enclosures

cc: Mike Lindebak, Project Development Engineer, City Engineering
Bill Solt, Sunrise Enterprises, Ltd.

July 24, 1981

Amarado Investment Co., Inc.
Attention: Lowell Richardson
216 South Market
Wichita, Kansas 67202

Re: Letters of Credit Guaranteeing Public
and Private Sidewalks in Amarado Estates
and Amarado Estates 2nd Addition

Dear Mr. Richardson:

We have completed our review of your July 1, 1981, request for an administrative adjustment to the approved sidewalk plan for the above-referenced additions. We find that we can approve the request subject to the following conditions:

1. Provide this office with a letter from the Amarado Estates Home-owners Association which indicates agreement with the proposed adjustments and which guarantees that the Association will assume responsibility for extending the private sidewalk behind Lot 75, Block 3 to the future public sidewalk on 13th Street. This future arterial sidewalk will be constructed by the City. The Association's letter should clearly state that they will modify existing fencing along 13th Street in order to make the sidewalk connection.
2. Submit the following revised letters of credit:

A. Amarado Estates

New dollar amount of \$45,100.00 for 3,020 linear feet of private sidewalk within private open space and 1,080 linear feet of public sidewalk adjacent to the south side of 17th Street.

New default date of August 8, 1982

New expiration date of November 8, 1982

Mr. Lowell Richardson
July 24, 1981
Page Two

B. Amarado Estates 2nd Addition

New dollar amount of \$19,470.00 for 585 linear feet of private sidewalk within private open space and 1,185 linear feet of public sidewalk adjacent to east side of Valleyview and the north side of Amarado.

New default date of October 26, 1982

New expiration date of January 1, 1983

3. It is our understanding that you will proceed to immediately construct all the required public sidewalks south of Amarado Street within the next few weeks. Once these sidewalks have been completed, please notify this office.

Once we have received the letter of approval and agreement from the Homeowners Association and the two revised letters of credit have been submitted, we can complete the administrative adjustment of the Amarado Estates sidewalk plan. Upon receipt of the revised letters of credit, we will proceed to release your existing guarantees. I have enclosed two letter of credit forms for your use with this letter.

Should you have any questions about the matter, please call me at 268-4421.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:jps

Enclosure

cc: Mike Lindabak, Project Development Engineer, City Engineering
8111 Solt, Sunrise Enterprises, Ltd., 401 Industrial Road,
Goddard, Kansas, 67052



July 1, 1981

RECEIVED

JUL 2 1981

METROPOLITAN PLANNING

ROUTE Nagley

Mr. Forrest L. Nagley, Junior Planner
Metropolitan Area Planning Commission
City Hall, 455 North Main
Wichita, Kansas 67202

RE: Sidewalk letter of credit for Amarado Estates
and Amarado Estates Second Addition

Dear Mr. Nagley:

Thank you for your two letters dated June 23 and 25, 1981, respectively.

I would like to request the following changes in the sidewalk plan for Amarado Estates:

1. Myself and Mr. Bill Solt, Sunrise Enterprises, had discussed with Mr. Jack Galbraith and believed that we had his agreement to eliminate sidewalks adjacent to lots 1 and 12 in block 4. This was allowed because private sidewalks were extended to 13th Street behind lot 75, block 3.
2. It is requested that the sidewalks adjacent to lots 1 and 17, block 3 be moved to the West side of Valleyview Street adjacent to lot 27, block 2, lot 9, block 1 and the KG&E Westlink substation.


Pursuant to your confirmation of the above requested changes, all sidewalks will be installed South of Amarado Street prior to August 8, 1981.

As you are aware, construction is still underway North of Amarado Street in Amarado Estates and Amarado Estates II Addition. Because of this continued construction, I would request an extension for all public and private sidewalk construction North of Amarado Street. This would include an extension of the \$13,112.00 letter of credit expiring on October 26, 1981, plus a pro rata extension of the \$64,000.00 letter of credit expiring August 8, 1981.

Thank you for your cooperation in this matter, and I look forward to your response regarding the requested plan changes listed above.

Sincerely yours,

AMARADO INVESTMENT COMPANY, INC.


Lowell E. Richardson
Vice President

LER:sd

cc: Mike Lindebak, Project Development Engineer, City Engineering
Bill Solt, Sunrise Enterprises, Ltd.

June 23, 1981

Mr. Lowell Richardson
Amarado Investment Company
230 S. Market
Wichita, Kansas 67202

Re: Letter of credit guaranteeing the construction of public and private sidewalks required by the approved sidewalk plan for Amarado Estates, S/D 74-32.

Dear Mr. Richardson:

Your letter of credit from Mid-Kansas Federal Savings and Loan in the amount of \$64,000.00 guaranteeing the above-referenced improvement is once again nearing expiration. The terms of the letter of credit indicate that all sidewalks, both public and private, are to be completed by August 8, 1981. A recent field check of the plat shows that all private sidewalks south of Amarado have been completed, but, the private sidewalks north of Amarado are not. Practically all sidewalks required within street right-of-way remain unfinished.

I have attached a map with this letter which indicates the status of the required public sidewalks within Amarado Estates (First Addition). It is our opinion that all public sidewalks, except those adjacent to unimproved 17th Street, should be constructed prior to the default date of your letter of credit. If these sidewalks are constructed, we would be in a better position to authorize an extension of time to complete the public and private sidewalks north of Amarado.

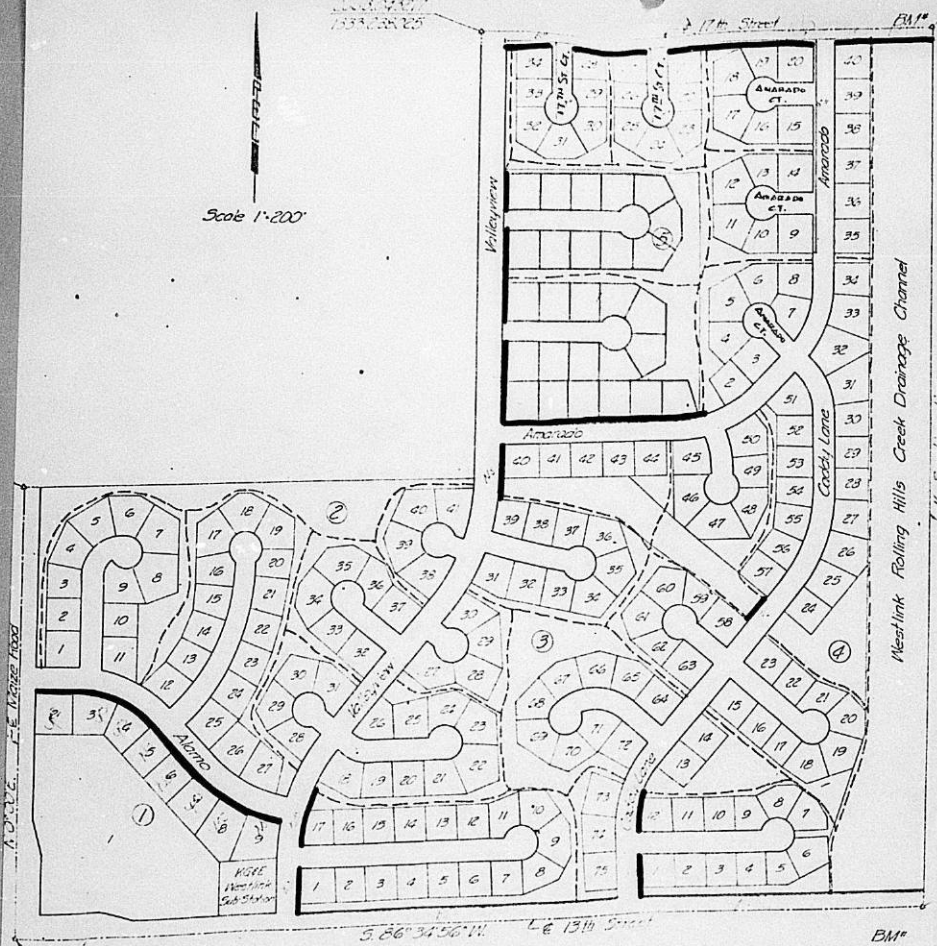
Please call me at your earliest convenience and advise me how you wish to proceed on this matter. It is imperative that arrangements be made prior to the August default date. My telephone number is 268-4421.

Sincerely,

Forrest L. Nagley
Junior Planner
FLN:hbh

cc: Bill Solt, c/o Sunrise Enterprises, 401 Industrial Road,
Goddard, Ka. 67052
Mike Lindebak, Project Development Engineer, City Engineering

Scale 1"=200'

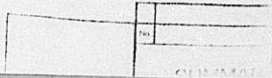


S.W. Cor., SW 1/4, Sec. 8,
 T27S, R11W of 6th PM
 (Iron in Thimble)

AMARADO ESTATES
 SIDEWALK PLAN

11/8/73

- SIDEWALKS IN FINAL STAGE PLAN
- - - SIDEWALKS IN PREVIOUS OPEN STAGE



June 22, 1981

Donald C. Gisick, City Clerk
Forrest L. Nagley, Junior Planner

Release of letter of credit associated with Amarado
Estates guaranteeing water main extensions

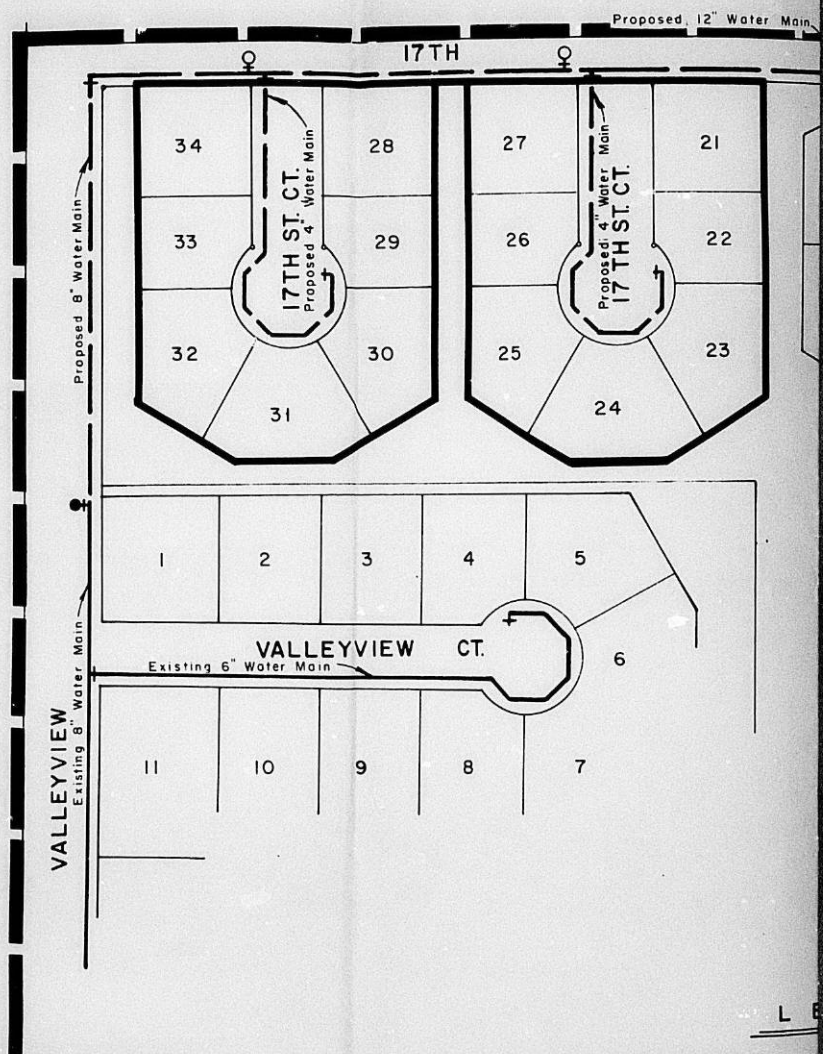
We have been advised by the Water Department that a valid petition for extension of required water mains in the above-referenced addition has been accepted by the Board of City Commissioners. Since this improvement is now guaranteed by petition, the original letter of credit may be released at the request of an authorized agent of Amarado Investment Company. The letter of credit that may be released references a dollar amount of \$53,000.00.

Should you have any questions regarding this matter, please advise.

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Lowell Richardson, Amarado Investment Company, 230 S. Market,
67202
Mike Lindebak, City Engineering



Proposed, 12" Water Main

17TH

Proposed, 8" Water Main

17TH ST. CT.
Proposed 4" Water Main

Proposed 4" Water Main
17TH ST. CT.

Proposed, 8" Water Main

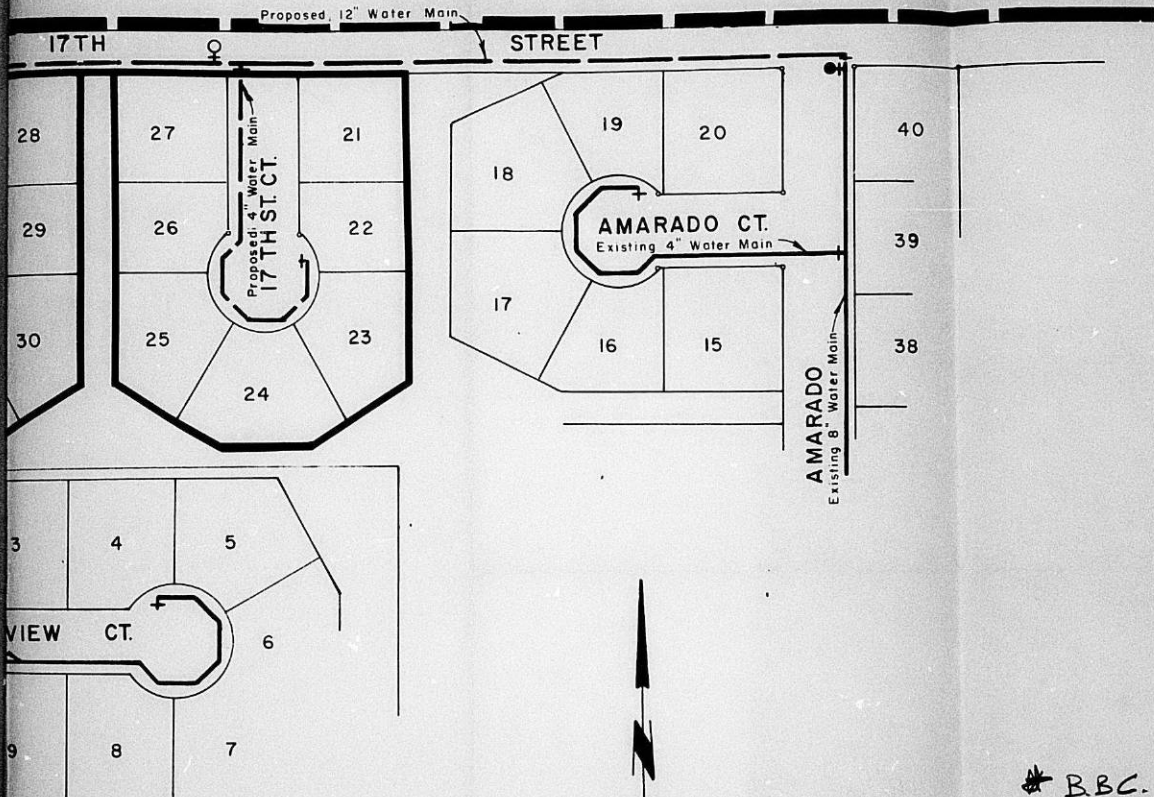
Existing 6" Water Main

VALLEYVIEW
Existing 8" Water Main

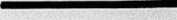

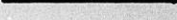
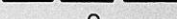
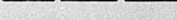

VALLEYVIEW CT.

L B

- PROPOSED BENEFIT DISTRICT
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- CITY LIMITS



L E G E N D

- PROPOSED BENEFIT DISTRICT BOUNDARY 
- EXISTING WATER MAIN 
- EXISTING FIRE HYDRANT 
- PROPOSED WATER MAIN 
- PROPOSED FIRE HYDRANT 
- CITY LIMITS 

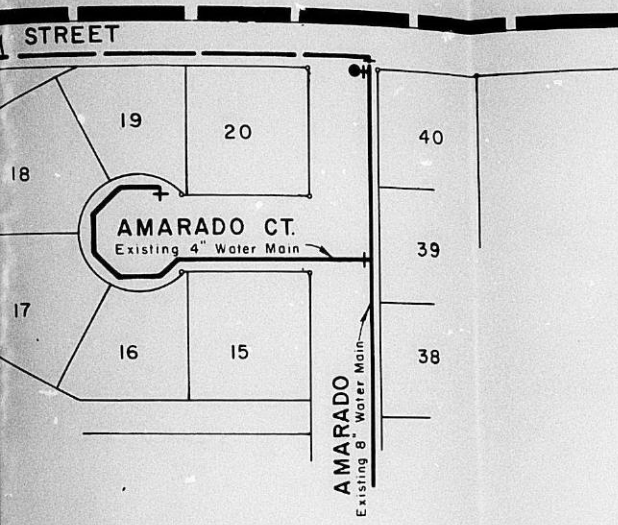
* B.B.C. APPROVED
6/2/81

PROPOSED BENEFIT DISTRICT
APPROVED BY

J.D.W. *[Signature]*

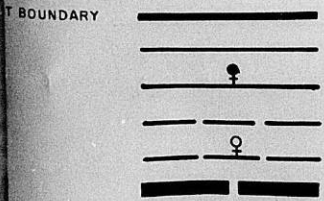
B.H.O. *[Signature]*

ENG. R.H.	SCALE 1" = 40'
DRAWN	
APPROVED	
DATE 4-30-80	
TITLE Valleyview Sub on 17th St. and 17th B.D. 878-81	
NO.	448-8



* B.B.C. approved petition
6/2/81

G E N D



PROPOSED BENEFIT DISTRICT BOUNDARY
APPROVED BY DATE

J.D.W. *[Signature]* 5/18/81
B.H.O. *Bill H. Otten* 5-18-81

CITY OF WICHITA WATER DEPARTMENT ENGINEERING DIVISION			
ENG.	SCALE	REVISIONS	DATE
R.H.	1"=100'		
DRAWN			
APPROVED			
DATE	4-30-80		
TITLE Valleyview So. from 17th St., Valleyview to Amarado on 17th St. and 17th St So. on (2) 17th. St. Cts. B.D. 878-81			
NO. 448 - 80 - 925 - 81089 - 000 000 001			

August 6, 1980

Donald C. Gisick, City Clerk
Forrest L. Nagley, Junior Planner

Forwarding of revised letters of credit
for sidewalks and water lines in
Amarado Estates Addition (S/D 74-32)

Attached please find two revised letters of credit guaranteeing improvements required during the platting of the above-referenced addition. The letters of credit should be filed for eventual release or collection. These revised guarantees replace two letters of credit dated November 6, 1978. The superseded letters of credit may now be released at the request of either Mid-Kansas Federal Savings and Loan or the purchaser, Amarado Investment Company, Inc.

Should you have any questions regarding this matter, please call me at extension 4405.

Forrest L. Nagley
Junior Planner

FLN:bh

Attachments (2)

cc: Mike Lindebak, City Engineering
Lowell Richardson, Amarado Investment Company
230 S. Market, 67202
Bill Solt, c/o Sunrise Enterprises, 401
Industrial Rd., Goddard, Ks. 67052

IRREVOCABLE LETTER CREDIT

Mid Kansas Federal Savings and Loan
(Name and address of bank)

Date: August 4, 1980

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 64,000.00 for the account of Amarado Investment Co., Inc. (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before August 8, 1981 (Insert date two years from MAPC approval of plat) (6)

1. Sidewalk
- 2.
- 3.

in Amarado Estates, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under Mid Kansas

Federal Savings and Loan, Credit No. _____, dated _____ (Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before November 8, 1981 (insert a date at least 60 days after the date on line 6)

Very truly yours,

Mid Kansas Federal Savings and Loan
(Name of bank)

By: Lowell E. Robinson
(Authorized signature)

(CORPORATE SEAL)

IRREVOCABLE LETTER CREDIT

Mid Kansas Federal Savings and Loan
(Name and address of bank)

Date: August 4, 1980

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 53,000.00 for the account of Amarado Investment Co., Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements

on or before August 8, 1981 (6)
(Insert date two years from MAPC approval of plat)

1. 8" water line (or equivalent) in 17th Street from Valleyview to 100'
 2. 4" water lines in the two 17th Street Courts and the two northerly Amarado Courts.
 3. 8" water line in Amarado from 17th Street to 600' S/O S. L. 17th Street.
- in Amarado Estates, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under Mid Kansas

Federal Savings and Loan, Credit No. _____, dated _____.
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before November 8, 1981
(insert a date at least 60 days after the date on line 6)

Very truly yours,

Mid Kansas Federal Savings and Loan
(Name of bank)

By: Irving E. Richardson
(Authorized signature)

(CORPORATE SEAL)

July 30, 1980

Mr. Lowell Richardson
Amarado Investment Company
230 S. Market
Wichita, Ks. 67202

Re: Letter of credit guaranteeing installation of various water lines and letter of credit guaranteeing public and private sidewalks for Amarado Estates, S/D 74-32

Dear Mr. Richardson:

The Water Engineering Section of the Water Department has advised that a one year time extension, for completion of the above-captioned water service improvements, will require a new letter of credit for the amount of \$53,000.00.

City Engineering has advised that the dollar amount for the sidewalk guarantee should not be reduced below the current \$64,000.00 amount.

Attached you will find two letter of credit forms for your use when renewing these guarantees. Please indicate a completion date (line 6) of August 8, 1981, and a maturity or negotiation date of November 8, 1981 (last line).

Should you have any questions about this matter, please call me at 268-4405.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

Attach.

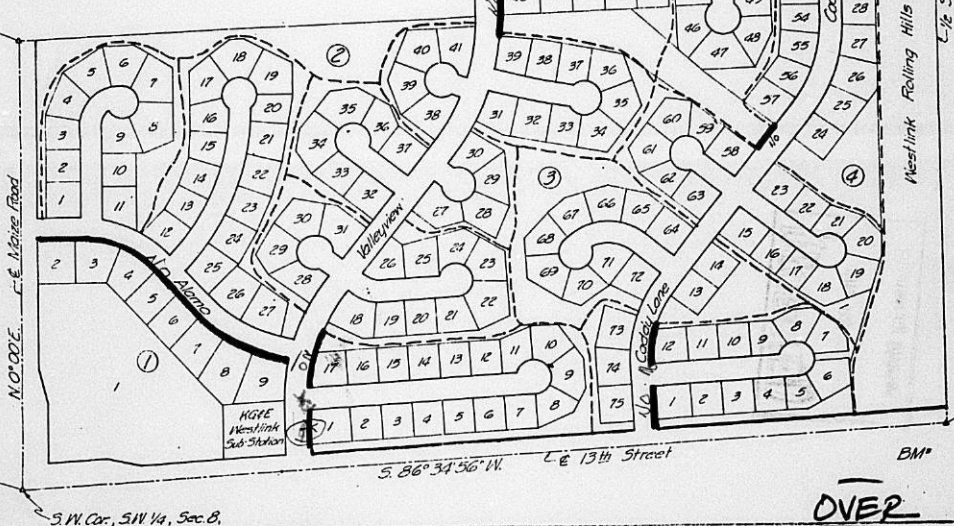
cc: Mike Lindebak, City Engineering
Ralph Hull, Water Engineering, Water Department
Bill Solt, c/o Sunrise Enterprises, 401 Industrial
Road, Goddard, Ks. 67052

266309211
1333238025

Scale 1"=200'

— = SIDEWALKS THAT SHOULD HAVE
BEEN INSTALLED WITHIN STREET
R.O.W.

19.2222
CD



0.00
0.00

S.W. Cor., S1/4, Sec 8.

S. 86° 34' 56\"/>

OVER

IMPORTANT MESSAGE

FOR Magley
DATE 7-30 TIME 11:55 A.M.
P.M.

WHILE YOU WERE AWAY

Mike Lundebak

OF _____

PHONE No. _____

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

MESSAGE He said that the remaining
side work in Amador Estate
would cost more than
\$64,000 to complete

SIGNED [Signature]

MIKE,

PLEASE CHECK TO SEE HOW
MANY OF THE SIDEWALKS SHOWN IN
RED HAVE BEEN INSTALLED,

FORREST

ALSO PLEASE CHECK PRIVATE
WALKS IN BLOCK 5 (SHOWN
IN GREEN).

~~Not yellow line~~

Not yellow line No streets in yet or side walks

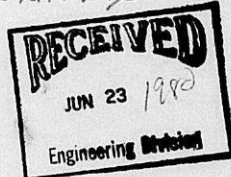
(X) 1 h. shaped sidewalk with 1 wheel Ramp

Eldon Caughen

RECEIVED

JUN 26 1980

METROPOLITAN PLANNING
ROUTE _____



\$ 53,000 - 420

267-1261

Checked - 7/28/80
Responded - 7/29/80

July

January 21, 1980

Mr. Lowell Richardson
Amarado Investment Company
230 S. Market
Wichita, Kansas 67202

Re: Letter of credit guaranteeing installation of various water lines and letter of credit guaranteeing public and private sidewalk system for Amarado Estates, S/D 74-32

Dear Mr. Richardson:

This letter is written as a follow-up to my letter of June 27, 1980. In my June letter, I advised you that your letters of credit from Mid-Kansas Federal Savings and Loan in the amounts of \$48,000.00 and \$64,000.00 guaranteeing the above-captioned improvements ~~are~~ once again nearing expiration. The specified default date is August 8, 1980.

Please advise me as to what your intentions are regarding this matter. My telephone number is 268-4405.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:hh

cc: Bill Solt, c/o Sunrise Enterprises, 401 Industrial Road,
Goddard, Ks. 67052

Mike Lindebak, Project Development Engineer, City Engineering

June 27, 1980

Mr. Lowell Richardson
Amarado Investment Company
230 S. Market
Wichita, Ks. 67202

Re: Letter of credit guaranteeing installation of various
water lines and letters of credit guaranteeing public
and private sidewalk system for Amarado Estates, S/D 74-32

Dear Mr. Richardson:

Your letters of credit from Mid Kansas Federal Savings and Loan in the amounts of \$48,000 and \$64,000 guaranteeing the above-captioned improvements is once again nearing expiration. Our files indicate that you agreed to make these improvements on or before August 8, 1980. This agreement on your part was in response to a condition of approval associated with the platting of Amarado Estates. Water Department maps do not show the required water line extensions completed and City Engineering has advised that no sidewalks, required for installation within public right-of-way, have been built. Also, portions of the required private walk system are still uncompleted.

This letter acts to remind you of your agreement to make these improvements by August 8, 1980. If factors preclude the completion of this work by the default date, please contact me so that proper arrangements can be made.

Should you have any questions about this matter, please do not hesitate to contact me at 268-4405. I have attached copies of your letters of credit for your reference and information.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh
Attachments (2)

cc: Bill Solt, c/o Sunrise Enterprises, 401 Industrial Road,
Goddard, Ks. 67052

7-20-79

Lemell Richardson
said the private sidewalks
are in for Phase 1
but that ~~Phase~~ 2 and 3
are not developed yet

2/7/80

JACK

Called Bill Solt of Sunrise Enterprises
 RE: SIDEWALK REQUIREMENTS FOR AMARADO
 ESTATES. HE STATED THAT IT WAS HIS
 INTENTION TO INSTALL SIDEWALKS ACCORDING
 TO THE APPROVED PLAN EXCEPT WHERE
 PHYSICAL CONSTRAINTS SO PROHIBIT. HE
 WAS SOMEWHAT CONFUSED ABOUT THE INSTALLATION
 OF SIDEWALKS ALONG PUBLIC STREETS. HE
 THOUGHT THE CITY WAS GOING TO DO THIS
 ; THAT HE WAS ONLY RESPONSIBLE FOR WALKS
 IN THE OPEN SPACES (PRIVATE WALKS). I
 ADVISED HIM THAT THE WALKS ON PUBLIC
 STREETS WAS HIS RESPONSIBILITY EXCEPT ON
 ARTERIALS. HE AGREED. MR SOLT SAID HE
 WOULD LIKE TO STOP BY THE OFFICE WITHIN
 THE NEXT SEVERAL WEEKS ; VISIT ABOUT
 THE INSTALLATION OF SIDEWALKS IN THE 3rd
 PHASE OF DEVELOPMENT ; ABOUT PROGRESS
 MADE IN THE 1st ; 2nd PHASES. HE
 SAID HE WOULD CALL FOR AN APPOINTMENT.
 HE WILL CALL ME. DO YOU WANT TO SIT
 IN ? Yes -

Would like to make
 sure that we are
 getting sidewalks on the
 public streets where indicated on the
 approved plan.

Trust

Bill Solt - 794-8625

401 Industrial Rd.
 Goddard, Kansas

from: Nagley

date: 2/7/80

- | admin. | adv. plans | cur. plans | social | graphics |
|------------------------------------|-----------------------------------|---|------------------------------------|-----------------------------------|
| <input type="checkbox"/> hain | <input type="checkbox"/> stewart | <input checked="" type="checkbox"/> guthrie | <input type="checkbox"/> mitchell | <input type="checkbox"/> pierce |
| <input type="checkbox"/> walker | <input type="checkbox"/> funk | <input type="checkbox"/> lytle | <input type="checkbox"/> holt | <input type="checkbox"/> stofford |
| <input type="checkbox"/> edwards | <input type="checkbox"/> shaw | <input type="checkbox"/> young | <input type="checkbox"/> hart | <input type="checkbox"/> parker |
| <input type="checkbox"/> hamon | <input type="checkbox"/> | <input type="checkbox"/> ank | <input type="checkbox"/> brown n | <input type="checkbox"/> pale |
| <input type="checkbox"/> mason, v | <input type="checkbox"/> leaw | <input type="checkbox"/> shirley | <input type="checkbox"/> covert | <input type="checkbox"/> harbor |
| <input type="checkbox"/> iakin, o | <input type="checkbox"/> schaefer | <input type="checkbox"/> wemy | <input type="checkbox"/> crane | <input type="checkbox"/> commor |
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| <input type="checkbox"/> craig | <input type="checkbox"/> brown d. | <input type="checkbox"/> burch | <input type="checkbox"/> leathers | <input type="checkbox"/> |
| <input type="checkbox"/> barnes | <input type="checkbox"/> huggins | <input type="checkbox"/> | <input type="checkbox"/> sharpe | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> chambers | <input type="checkbox"/> | <input type="checkbox"/> harvey | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> smith | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> huter | <input type="checkbox"/> | <input type="checkbox"/> crawford | <input type="checkbox"/> boeber |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> jones | <input type="checkbox"/> johns |
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| <input type="checkbox"/> eechtel | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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| <input type="checkbox"/> swander | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> lickteig | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- note & return
- handle
- all staff
- comment
- signature
- library
- information
- files

remarks: _____

BILL SOLT - SUNRISE ENTERPRISES 794-8625

1. ~~PREFER~~ THAT YOU PROCEED UNDER THE EXISTING APPROVED PLAN
2. CAN PROPOSE AN ALTERNATE SYSTEM IF YOU SO WISH.

✓ ALTERNATE PLAN MUST SHOW

1. ENTIRE SIDEWALK SYSTEM FOR ENTIRE ADDITION (DESIGNATE THOSE WHICH HAVE BEEN BUILT.)
2. SIDEWALK ON COLLECTOR STREETS (VALLEYVIEW & 17TH)
3. SIDEWALK FROM AMARADO TO 17TH THROUGH OPEN SPACE.

✓ PLAN MUST BE ACCEPTABLE TO HOME-OWNERS ASSOCIATION

✓ PLAN WOULD HAVE TO BE RESUBMITTED TO BCC FOR THEIR APPROVAL.

November 20, 1978

Robert Vinson, Public Works Administrator
Louise Olivarez, Junior Planner

Revised sidewalk plan for Amarado Estates

Attached is a print of the revised sidewalk plan for Amarado Estates. The plan was approved by the City Commission on October 3, 1978. The homeowners subsequently requested some minor revisions which were reviewed and agreed to by Lowell Richardson of Amarado Investment Company and Jack Galbraith, Chief Planner, in a meeting on November 14, 1978. The plan incorporates those requested revisions.

All sidewalks shown on this plan (EXCEPT the ones on 13th Street) are to be installed by Amarado Investment Company prior to August 8, 1979. A letter of credit for \$64,000 has been submitted as a guarantee that these walks will be installed by that date (copy of letter of credit attached). The original letter of credit is on file in the City Clerk's Office. Since 13th Street is an arterial, the sidewalks on that street will be constructed by the City.

If you have any questions regarding this sidewalk plan, please call.

Sincerely yours,

Louise Olivarez
Junior Planner

LO:bh
Attach.

November 20, 1978

Dick Linn, City Engineer

Louise Olivarez, Junior Planner

Sidewalk plan for Amarado Estates

Attached for your information and files is a print of the final revised sidewalk plan for Amarado Estates. The plan was approved by the Board of City Commissioners on October 3, 1978. A few minor changes were requested by the homeowners and were agreed to by Lowell Richardson and Jack Galbraith on November 14th. Amarado Investment is to install all sidewalks shown on this plan (except the ones on 13th Street) prior to August 8, 1979.

Sincerely,

Louise Olivarez
Junior Planner

LO:bh

Attach.

November 20, 1978

Mr. Lowell Richardson
Amarado Investment Company
230 South Market
Wichita, Kansas 67202

Re: Sidewalk plan for Amarado Estates

Dear Mr. Richardson:

Enclosed are two prints of the final revised sidewalk plan for Amarado Estates which you discussed with Jack Galbraith on November 14, 1978. The original reproducible sepia of the plan is in our office and you may have this plan if you want it. All sidewalks shown on this plan (except the ones on 13th Street) must be constructed by the Amarado Investment Company prior to August 8, 1979.

Sincerely yours,

Louise Olivarez
Junior Planner

LO:bh
Encl.

IRREVOCABLE LETTER OF CREDIT

Mid Kansas Federal Savings and Loan

(Name and address of bank)

Date: November 6, 1978

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 48,000.00 for the account of Amarado Investment Company, Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before August 8, 1980 (6)

~~(Insert description of improvements to be performed by PURCHASER)~~

1. 8" water line (or equivalent) in 17th Street from Valleyview to 100' E/O E.L. Amarado.
2. 4" water lines in the two 17th Street Courts and the two northerly Amarado Courts.
3. 8" water line in Amarado from 17th Street to 600' S/O S.. 17th Street

in Amarado Estates, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under Mid Kansas Federal Savings and Loan, Credit No. _____, dated _____.
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before November 8, 1980
(insert a date at least 60 days after the date on line 6)

Very truly yours,

Mid Kansas Federal Savings and Loan

(Name of bank)

By: *David H. Buntel*
(Authorized signature)

(CORPORATE SEAL)

77-111

IRREVOCABLE LETTER OF CREDIT
Mid Kansas Federal Savings and Loan
(Name and address of bank)

Date: November 6, 1978

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 64,000.00 for the account of Amarado Investment Company, Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before August 8, 1979 (6)
(insert a date at least 60 days after the date on line 6)

1. Sidewalks
- 2.
- 3.

in Amarado Estates, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under Mid Kansas Federal Savings and Loan, Credit No. _____, dated _____.
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before November 8, 1980
(insert a date at least 60 days after the date on line 6)

Very truly yours,

Mid Kansas Federal Savings and Loan
(Name of bank)

By: *David H. Bosted*
(Authorized signature)

(CORPORATE SEAL)

77-111

October 26, 1978

Mr. Robert Lakin
Director of Planning
Wichita Metropolitan Area Planning Dept.
City Hall, Tenth Floor
455 N. Main
Wichita, Kansas 67202

Dear Mr. Lakin:

This letter is written to request an amendment to the sidewalk plan approved by the Wichita City Commission on October 3, 1978 for Amarado Estates. We request the plan be amended to delete walkways within the common open space adjacent to Lots 1-5, Block 4 and adjacent to the south line of Lot 6, Block 4. Since the City of Wichita is planning the installation of public sidewalks along 13th Street, this amendment will avoid unnecessary duplication.

This request respectfully submitted by the undersigned being all the owners of the above referenced lots.

Orlando P. Proquede
Lot 1, Block 4

Norm M. Edens
Lot 2, Block 4

Wade L. Rubin
Lot 3, Block 4

Barbara P. Carman
Lot 4, Block 4

James D. Whiney
Lot 5, Block 4

Alan A. McChick
Lot 6, Block 4



October 26, 1978

Mr. Robert Lakin
Director of Planning
Wichita Metropolitan Area Planning Dept.
City Hall, Tenth Floor
455 N. Main
Wichita, Kansas 67202

Dear Mr. Lakin:

This letter is written to inform you that we being the owners of Lot 1, Block 4 and Lot 12, Block 4, Amarado Estates have no objection to public sidewalks being installed adjacent to the west line of our properties. We further understand that these walks will be installed without cost to ourselves.

Respectfully submitted,

Jose J. P. Proquedo

Lot 1, Block 4

Ray T. Jones

Lot 12, Block 4



November 9, 1978

Donald C. Gisick, City Clerk

Louise Olivarez, Junior Planner

Filing of renewed irrevocable letters of credit for
Amarado Estates

Attached are two letters of credit which are renewals of
guarantees for water lines and sidewalks in Amarado Estates.

Please file these letters of credit in your office. At
such time as the new letters are filed, the old letters of
credit, which expired November 8, 1978, may be released
at the request of the purchaser or Mid-Kansas.

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

Sincerely,

Louise Olivarez
Junior Planner

LO:bh

cc: Lowell Richardson, Mid-Kansas Federal Savings & Loan
230 S. Market, 67202

October 31, 1978

Mr. Lowell Richardson
Amarado Investment Company, Inc.
230 S. Market
Wichita, Kansas 67202

Re: Expiring irrevocable letters of credit for sidewalks
(\$64,000) and certain water lines (\$41,000) in Amarado
Estates

Dear Mr. Richardson:

If you will recall our phone conversation on September 1, 1978, we discussed the above-referenced letters of credit which expire on November 8, 1978. I suggested that you contact the Water Department regarding the possibility of petitioning for water instead of having to renew the \$41,000 letter of credit. I also mentioned that if the private sidewalks were not constructed prior to November 8, or an agreement reached with the Homeowners Association and the City Commission regarding a change in the approved sidewalk plan, the \$64,000 letter of credit would have to be renewed.

Since only one week remains before these letters of credit expire and since no alternate arrangements have been made, we will require extension of these guarantees. The Water Department has advised that the water guarantee must now be in the amount of \$48,000. You may renew the water guarantee for a maximum of two years (to August 9, 1980) and the sidewalk guarantee for a maximum of one year (to August 8, 1979).

I have enclosed several letter of credit forms for your use. Please return these renewed guarantees to me before November 8, 1978.

If I can be of any assistance to you in this matter, please call.

Sincerely yours,

Louise Olivarez
Junior Planner

LO:bh
Encl.

cc: David Brasted, Mid-Kansas Federal Savings & Loan, 230 S. Market,
Wichita, Kansas 67202

THE CITY OF WICHITA

OFFICE OF

CITY MANAGER

DATE October 5, 1978

Cart
~~Handwritten~~
JE

TO Ray W. Bruggeman, Director of Public Works

FROM E. H. Denton, City Manager

follow up.

SUBJECT Sidewalks in Amarado Estates

On October 3, 1978, the City Commission approved the redesign of the sidewalk plan for Amarado Estates so as to have nearly all the sidewalks placed in the open space areas.

// In those areas where the sidewalks are to be placed on public property please allow the citizens to choose the construction of sidewalks at the curb line wherever possible.

E. H. Denton
E. H. Denton
City Manager

EHD/fsw

cc: Dick Linn, City Engineer

Robert A. Lakin, Director of Planning



October 4, 1978

Amarado Investments, Inc.
230 South Market
Wichita, Kansas 67202

Attention: Lowell Richardson

Subject: Amarado Estates Addition - sidewalk plan

Dear Mr. Richardson:

On October 3, 1978, the Board of City Commissioners considered the matter of the requirements for sidewalks associated with the above-referred to plat. Alternatives to the original approved sidewalk plan were discussed and the action of the Commission was to approve the concept of the modified sidewalk plan presented by the Planning Staff. This modified plan (copy herewith enclosed) provides for most all of the sidewalks to be placed in the private common open space areas on the plat.

Since the modified plan was done in only a conceptual form, we would like for you to meet with us to discuss any minor adjustments which need to be made in order to get the plan in a workable form. Please contact us at your earliest convenience concerning this matter so that we can set up a meeting time and date to discuss the plan.

Sincerely yours,

Curtis L. Newby
Junior Planner

CLN:bh
Attach.

September 26, 1978

Robert G. Finch, Deputy City Manager

Robert A. Lakin, Director of Planning

Sidewalk Construction in Amarado Estates

In response to your memorandum of September 6, 1978, requesting an evaluation on four items associated with the above subject, the following are our findings:

Item 1) The evaluation of the petitioners' reasons for not wanting sidewalks in the area.

1. "Ours is a planned community with central green belts provided for childrens play and walk areas".

There are very few of the lots that are required to have sidewalks in the front. The plat of Amarado Estates has an approved sidewalk plan which calls for a combination of public sidewalks along a few streets, with the major system of sidewalks being proposed in the common open space areas at the rear of the lots. Since an elementary school is no longer proposed in this area, it would appear possible to redesign the sidewalk plan and still provide a route, using the private sidewalks in the open space areas, for children to walk to and from the elementary school that lies to the southeast, as well as a place for those who enjoy walking thru the area. For adequate pedestrian connecting links, it doesn't appear that all the sidewalks on street right-of-way should be removed.

It should be pointed out, at this point, that Mr. Atwell, who represents the homeowners in their petition against sidewalks, advises our staff that when the petition was first submitted, they were not aware of the approved sidewalk plan proposing most of the sidewalks in the open space areas. He commented that individual lot owners noted the location of sidewalks in their driveway approaches and assumed that those sidewalks would be continued on across their lawns.

2. "Existing lawns and private landscaping would be adversely affected by the installation of sidewalks."

This is certainly true for those homes along streets where the plan provides for sidewalks and who have already planted lawns. This demonstrates the reason that sidewalks are now required to be installed as a condition of issuing the building permit.

Page Two
September 26, 1978
Robert G. Finch
Re: Sidewalk Construction in Amarado Estates

There would appear to be no inconvenience, however, with the installation of sidewalks in the open space areas.

3. "A planned elementary school will not be built in our area."

This is true as the original block in the Amarado Estates Addition which was designed as a school site will not be used and the area is currently being replatted into residential lots. Although there will not be a school in the immediate area, sidewalks are still needed for access out of the area to other school locations.

4. "The installation of sidewalks would not serve to maintain the general appearance, attractiveness, and value of our development".

This is really a matter of opinion as I do not find sidewalks unattractive. Where people enjoy walking, it would seem that sidewalks would add value to an area, and sidewalks can be an attractive feature in a neighborhood and certainly does provide more use-ability for planned open space area as proposed in this development.

- Item 2) Review of the sidewalk policy in effect at the time of platting Amarado Estates.

The sidewalk policy in effect at that time was the one adopted by the City Commission on August 31, 1971, and which provided that sidewalks would be required on both sides of all new streets, major traffic streets and collector streets. One exception to this, was in the case of a plat where walks would be provided through proposed open space areas such as was provided in Comotara, Willow Esque and in this plat. The policy further provides that sidewalks would be a requirement included in the building permit for lots where sidewalks had been previously required as a condition of platting, zone change, or a lot split.

In the consideration of subject plat and the approval of the submitted sidewalk plan, the developer submitted sidewalk petitions to guarantee the sidewalks designated on the public streets and a \$64,000 irrevocable letter of credit to guarantee the sidewalks in the open space areas.

Item 3) If the special assessments are to be paid by the developer as stated in the sale offering.

- a. "Was the cost of the sidewalk included in the sale price of the lots or homes?"

According to Kenneth Brasted, representing the developer, the price of the sidewalk was included in the sale price and the developer intends to construct the sidewalks by private contract. The petitions and guarantees were requirements of plat approval which would enable the City to put sidewalks in should the developer fail to do so.

- b. "If so, what happens to the money if the sidewalks are not constructed."

Mr. Brasted advises that they would consider transferring the money to the Homeowners Association who could use the money for either planting trees or developing the open space areas.

Item 4) Alternatives available (installation of sidewalks at the curb line).

The City Engineer and City Traffic Engineer both have given us copies of memos outlining the problems with sidewalks at the curb line, i.e., hazardous for both pedestrians and vehicular traffic, problems with snow removal, street furniture such as street signs, fire plugs being in the area next to the curb, encroachment by property owner over water and gas lines with shrubs, fences, trees, etc. Sidewalks at property lines do not eliminate completely these problems such as shrubs and plantings over lines, but they do mitigate to a large extent, the problems cited by Public Works. Placing sidewalks next to the curb does not appear to be a satisfactory alternative. At this point, it would seem that the one alternative which might be workable, would be for the developer to redesign the sidewalk plan so as to have nearly all the sidewalks in the open space areas, thereby, not causing problems with front yards. However, some connecting links may have to lay adjacent and parallel to the streets. The redesigned plan would need to be reviewed by staff and approved.

The other alternative is to abandon sidewalks in this area. However, this is contradictory to the current Commission policy.

Page Four
September 26, 1978
Robert G. Finch
Re: Sidewalk Construction in Amarego Estates

It is my view that the plat and its design provided for separate pedestrian travelways. This is an example of good design, which should be reinforced rather than abandoned. I would encourage the implementation of the current sidewalk plan or a revision thereof (to accommodate new school location).

I believe this covers the items to be reviewed by me and if you have any questions concerning this matter or if you wish to discuss the matter with me prior to October 3, please call.

Robert A. Lakin
Director of Planning

RAL:bbc
Attachment-Sidewalk Plan

cc: Ray Bruggeman, Director of Public Works
John Bekker, Director of Law
Dick Linn, City Engineer
Paul Graves, Traffic Engineer
Kenneth Brasted, Mid Kansas Federal Savings & Loan,
230 S. Market, 67202

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE
September 26, 1978

TO Robert G. Finch, Deputy City Manager
FROM Robert A. Lakin, Director of Planning
SUBJECT Sidewalk Construction in Amarado Estates

In response to your memorandum of September 6, 1978, requesting an evaluation on four items associated with the above subject, the following are our findings:

Item 1) The evaluation of the petitioners' reasons for not wanting sidewalks in the area.

*Kathryn Biner
Ken Atwell*

1. "Ours is a planned community with central green belts provided for childrens play and walk areas".

There are very few of the lots that are required to have sidewalks in the front. The plat of Amarado Estates has an approved sidewalk plan which calls for a combination of public sidewalks along a few streets, with the major system of sidewalks being proposed in the common open space areas at the rear of the lots. Since an elementary school is no longer proposed in this area, it would appear possible to redesign the sidewalk plan and still provide a route, using the private sidewalks in the open space areas, for children to walk to and from the elementary school that lies to the southeast, as well as a place for those who enjoy walking thru the area. For adequate pedestrian connecting links, it doesn't appear that all the sidewalks on street right-of-way should be removed.

It should be pointed out, at this point, that Mr. Atwell, who represents the homeowners in their petition against sidewalks, advises our staff that when the petition was first submitted, they were not aware of the approved sidewalk plan proposing most of the sidewalks in the open space areas. He commented that individual lot owners noted the location of sidewalks in their driveway approaches and assumed that those sidewalks would be continued on across their lawns.

Copy from amended plan 501

2. "Existing lawns and private landscaping would be adversely affected by the installation of sidewalks."

This is certainly true for those homes along streets where the plan provides for sidewalks and who have already planted lawns. This demonstrates the reason that sidewalks are now required to be installed as a condition of issuing the building permit.

Page Two
September 26, 1970
Robert G. Finch
Re: Sidewalk Construction in Amarado Estates

There would appear to be no inconvenience, however, with the installation of sidewalks in the open space areas.

3. "A planned elementary school will not be built in our area."

This is true as the original block in the Amarado Estates Addition which was designed as a school site will not be used and the area is currently being replatted into residential lots. Although there will not be a school in the immediate area, sidewalks are still needed for access out of the area to other school locations.

4. "The installation of sidewalks would not serve to maintain the general appearance, attractiveness, and value of our development".

This is really a matter of opinion as I do not find sidewalks unattractive. Where people enjoy walking, it would seem that sidewalks would add value to an area, and sidewalks can be an attractive feature in a neighborhood and certainly does provide more useability for planned open space area as proposed in this development.

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Page Three
September 26, 1975
Robert G. Finch
Re: Sidewalk Construction in Amarado Estates

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- b. "If so, what happens to the money if the sidewalks are not constructed."

Mr. Brasted advises that they would consider transferring the money to the Homeowners Association who could use the money for either planting trees or developing the open space areas.

Item 4) Alternatives available (installation of sidewalks at the curb line).

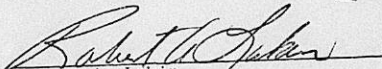
The City Engineer and City Traffic Engineer both have given us copies of memos outlining the problems with sidewalks at the curb line, i.e., hazardous for both pedestrians and vehicular traffic, problems with snow removal, street furniture such as street signs, fire plugs being in the area next to the curb, encroachment by property owner over water and gas lines with shrubs, fences, trees, etc. Sidewalks at property lines do not eliminate completely these problems such as shrubs and plantings over lines, but they do mitigate to a large extent, the problems cited by Public Works. Placing sidewalks next to the curb does not appear to be a satisfactory alternative. At this point, it would seem that the one alternative which might be workable, would be for the developer to redesign the sidewalk plan so as to have nearly all the sidewalks in the open space areas, thereby, not causing problems with front yards. However, some connecting links may have to lay adjacent and parallel to the streets. The redesigned plan would need to be reviewed by staff and approved.

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Page Four
September 26, 1963
Robert G. Finch
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It is my view that the plat and its design provided for separate pedestrian travelways. This is an example of good design, which should be reinforced rather than abandoned. I would encourage the implementation of the current sidewalk plan or a revision thereof (to accommodate new school location).

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Robert A. Lakin
Director of Planning

RAL:bbc
Attachment-Sidewalk Plan

cc: Ray Bruggeman, Director of Public Works
John Dekker, Director of Law
Dick Linn, City Engineer
Paul Graves, Traffic Engineer
Kenneth Brasted, Mid Kansas Federal Savings & Loan,
230 S. Market, 67202

MAIZE



LEGEND

- SIDEWALKS ON PUBLIC STREET R.O.W.
- - - SIDEWALKS ON PRIVATE OPEN SPACE

*Compare to
present plan
Note sidewalks
eliminated*

THE CITY OF WICHITA
OFFICE OF ENGINEERING

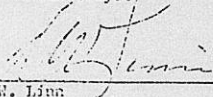
DATE November 2, 1976



TO R. W. Bruggeman, Director of Public Works
FROM R. W. Linn, City Engineer

SUBJECT Disadvantages of Sidewalk Location
Adjacent to Street Curb

1. Hazardous for pedestrian - adjacent to travelway.
2. The stepdown or increased slope at driveways present a problem for the handicapped and the elderly. This also presents a problem for children using roller skates, tricycles, bikes, etc.
3. Water splashing onto the sidewalk during and after rains will be undesirable for the pedestrian. This also increases the walk maintenance problems.
4. Snow plowing operations will virtually close the sidewalk for pedestrians and will create an almost impossible snow removal problem for the adjacent property owner.
5. Walk maintenance problems are substantially increased due to any slight settlement of the walk below the curb creates mud and ice problems for the pedestrian.
6. Several utilities and other street "hardware" are now located in the area adjacent to the curb (traffic control signs, light poles, storm inlets, mailboxes, etc.).
7. Encroachment on street right-of-way is encouraged when the walk is adjacent to the curb (fences, bushes, trees, etc.). This creates additional problems for installation and maintenance of utility lines and also may create additional sight distance problems for vehicles at driveways.


R. W. Linn
City Engineer

/tn

cc: Paul Graves
George Wilton

THE CITY OF WICHITA
OFFICE OF CITY TRAFFIC ENGINEER

DATE October 29, 1976



TO Dick Linn, City Engineer
FROM William G. McKinley, Assistant Traffic Engineer
SUBJECT Disadvantages of Sidewalks
Next to Curb

1. Sidewalk is not continuous in elevation. One must step up and down at each driveway.
2. Traffic signs are normally located two feet behind the curb. This would place signs within the sidewalk.
3. Children playing along sidewalk can easily step into the street and be hit by a car.
4. Cars can easily jump curbs and hit a child.
5. Children cannot ride bikes and trikes on sidewalks because of the elevation differences, thereby forcing them into the street.
6. People loading and unloading from the curb will block pedestrian traffic.
7. After a rain, pedestrians walking on the sidewalk are subject to vehicles splashing water on them.
8. Snow removal operation can pile additional snow on sidewalk causing additional hazard to pedestrians.

William G. McKinley
William G. McKinley
Assistant Traffic Engineer

WGM/gt
cc: R. W. Buggeman

WHERE Should Sidewalks Be Placed?

Establishing and maintaining a definite policy is important in simplifying this improvement practice

THE sidewalk-location problem often presents itself because of haphazard encroachment on city streets by builders and owners.

The usual width of Wichita's residential streets is 60 feet between property lines; pavement width is usually 31 feet from back to back of curbs, which leaves a parking width of 14½ feet. Allowing 4 feet for the sidewalk, there remains 10½ feet of the parking for trees, poles, water meters, fire hydrants, mail boxes, street signs, gas lines, water lines, telephone underground, and any other "street hardware."

It is the responsibility of the City Engineer to establish the curb and sidewalk grades. When a new area is ready for development, a complete survey and study of all the additions is required. City ordinance requires a minimum slope of ¼ inch per foot from the property line to top of curb in order to insure drainage of the lot into the street. For the ordinary parking, the ideal is a sidewalk grade 4 to 5 inches above the curb. This is quite simple in flat terrain, but in hilly territory cut-and-fills must be made in order that the street have an orderly appearance without abrupt changes in grade.

The modern automobile is a low-slung, long-wheelbase machine with protruding exhaust pipes and "exotic" bumper horns. This design limits the maximum height of the drive at the property line to one foot above the curb; otherwise the exhaust pipe and bumper horns will drag on the pavement.

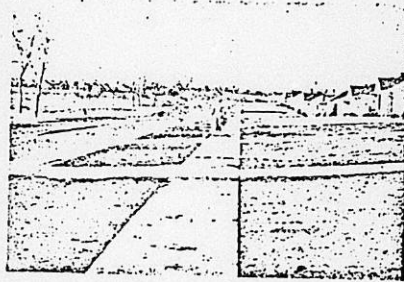
Pavement Resolutions

Pavement resolutions require excavation from "property line to property line" and in case of a sidewalk grade much below the natural ground, the terracing must be on the private property or a retaining wall must be constructed. Some developers insist on planting trees in the parking before the street is excavated, and we are familiar with the practice of sloping the parking area, without cutting to the required grade at the property line, in order to save trees.

Although builders ask for and ob-

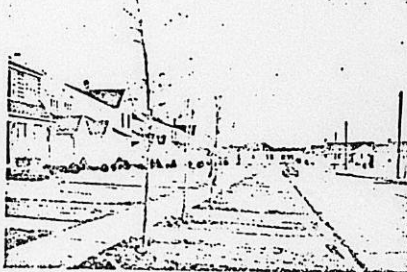
tain a building grade in advance of street excavation, in many cases, in order to save expense, no dirt is haul away from the basement excavation as a yard already too high for the established walk grade is made higher. In some cases where parkings have been

By **L. K. WHITE**
City Engineer
Wichita, Kans.



Wichita considers this construction ideal. The developer placed the walk before doing any landscaping. The parking width is 15 feet from the face of the curb to the back of the walk. The few trees which show in the parking in the background were planted after the walk was constructed.

Also good practise, except that the trees were planted before the sidewalk was built and are now too close to the walk. There is complete separation of traffic, pedestrian, and drainage. If the walk were built next to the curb, the water in the gutter would at times be over the walk.



February 1919 • THE AMERICAN CITY

put down, owners have had them refilled.

For years it has been the practice in this city to build the sidewalk on line and grade where driveways are constructed to the property line, so that future sidewalk construction connects existing walks at the driveways.

A sidewalk can be built adjacent to the curb, but there are objections:

1. There will be a step at each driveway location, and in wet and snowy weather this part of the walk will be in water and snow. This step will be a hazard, particularly at night, because it will not be lighted as the steps are at the street corners.

2. A walk adjacent to the curb is

also a hazard to children riding "wheel skates" such as roller skates, tricycles, scooters, and wagons. Driveways also present a hazard and limit the use of the walk for this purpose to the distance between driveways.

3. Walks have a slope of $\frac{1}{4}$ inch per foot for drainage; driveways have a slope of 1 inch per foot and sometimes more, which is "uncomfortable" to walk on and dangerous when wet or icy.

4. A walk adjacent to the curb should be 6 inches thick, as it will be subject to vehicular travel, with an increase of 50% in cost compared with the cost of a 4-inch walk, which is used at the property line.

5. Melting snow will be splashed

onto a walk next to the curb by vehicles at night. It will freeze, and in the morning, just when children are going to school, it will be covered with a frozen mixture of snow, dirt, and ice. City ordinance requires the property owner to keep his walk clean of snow and all forms of dirt and debris. We doubt if the ordinance could be enforced if daily cleaning were necessary.

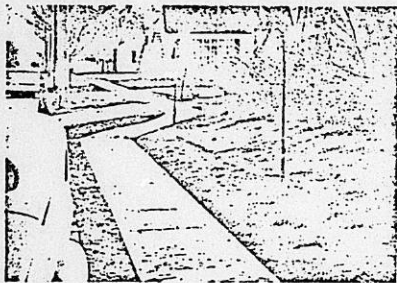
6. The detail at street crossings is very hazardous because the pedestrian must choose between crossing the street at the widest part of the intersection or make a detour back to the property line and back, which we doubt would be done. For crossings having a valley gutter (and nearly all do in this area), the walk line would be in water. For stop streets, the walk line would be 15 or 20 feet in front of stop signs.

7. A lawsuit involving a pedestrian accident at either a driveway or a street crossing would be difficult to defend by the city legal department on the grounds that in this city it is not the usual and customary construction. The owner of the "unusual" driveway could also be brought into the lawsuit.

8. For years the wire companies have placed their poles next to the curb, and if a change in policy requires moving the poles, we believe that they could justifiably ask to be paid for the cost of the work. Street-light poles must remain next to the curb in order to keep the fixture in the street and would be an obstruction. In fact, poles cannot be moved back of a curb walk because of the trees.

The City Planning Commission and also the City Commission have now established a definite policy of building walks in this city on the property line, or not to exceed one foot from the property line, excepting in cases of wide parkings where the minimum distance from the front of the walk to the face of the curb is to be maintained at 11 feet. One suggestion has been made that the area which is now called "parking" should be changed to "utility way."

The writer would like to add a personal comment for what it is worth: namely, that we believe it would be better for the trees to be planted on private property back of the walk. Almost any tree, as it grows, will eventually cause damage either to a driveway, to the curb, or to the walk. There is one block in this city where this has been done, and to me it makes a very much more pleasing appearance than where the trees are in the space between the walk and the curb. One other error that is made in the planting of trees is that of getting them too close together. The owner of a 50-foot lot usually wants two trees in front of his house, but as the trees grow a spacing of 45 to 50 feet is a required minimum.



A walk is zigzagged to suit the property owner. In the foreground it is 2 feet back to the curb, and under it are a cast iron gas main and a water main. Cast iron gas mains in this soil have a high shrinkage factor and are subject to breakage—repairs mean cutting and replacing the walk.

A variation from the usual practice. Here the walk is set out from the property line far enough to "save" the three trees shown. Eventually, the trees will be lost anyway, because the roots are now exposed and there is not enough anchorage to hold the trees in case of a severe wind storm.



THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE September 6, 1978

TO Robert A. Lakin, Director of Planning
Dick Linn, City Engineer

FROM Robert G. Finch, Deputy City Manager

SUBJECT Sidewalk Construction in
Amarado Estates

On September 5, 1978, the City Commission considered a public agenda item regarding the construction of sidewalks in Amarado Estates.

At that time the attached letter and petition from Kenneth J. Atwell were presented to the City Commission. The Commission then deferred the matter for four weeks with the request that the staff evaluate and respond to the reasons listed by the home owners for not wanting the sidewalks.

Mr. Lakin is requested to provide a written report in this matter for the agenda of October 3, 1978, to include:

- 1) The evaluation of the petitioners' reasons.
- 2) A review of the sidewalk policy in effect at the time of platting of Amarado Estates.
- 3) If the special assessments have been prepaid by the developer as stated in the attached sale offering:
 - a. Was the cost of sidewalks included in the sale price of the homes?
 - b. If so, what happens to the money if sidewalks are not constructed?
- 4) Alternatives available (i.e. installation of sidewalks at the curb line).

Mr. Linn is requested to provide notice to affected parties of the hearing of this matter before the City Commission at 1:30 p.m., Tuesday, October 3, 1978.


Robert G. Finch
Deputy City Manager

RGF/pd
Attachments



THE CITY OF WICHITA

OFFICE OF CITY MANAGER

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Attachments



September 5, 1978

Gennie Peters
Mayor ~~Nancy Robinson~~
Commissioners of the City of Wichita
Sedgwick County
Wichita, Kansas

Subject: Sidewalk Requirements for Amarado Estates, an Addition to
Wichita, Sedgwick County, Kansas, Phase I

Dear Honorable Mayor Robinson
City Commissioners

Amarado Estates is a development of the Amarado Investment Company, a service corporation of Mid Kansas Federal Savings and Loan Association. Our development is located between 13th and 17th Avenues, Maize Road and the Wichita Flood Control Canal in the Northwest corner of this city. Our development was begun in late 1976. Phase I consists of 94 single family building sites. Currently 50 houses are occupied and 20 homes are under construction.

The home owners of Phase I Amarado Estates are familiar with a current city approved plan for the installation of sidewalks in our development. We have circulated a petition among the home owners relative to this construction. A majority vote of 45 to 6 do not wish to have sidewalks installed in our development. Briefly stated, the reasons for our decision are:

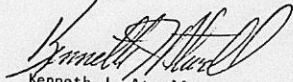
1. Ours is a planned community with central green belts provided for childrens' play and walk areas.
2. Existing lawns and private landscaping would be adversely affected by the installation of sidewalks.
3. A planned elementary school will not be built in our area.
4. The installation of sidewalks would not serve to maintain the general appearance, attractiveness, and value of our development.

Mayor Nancy Robinson
Commissioners of the City of Wichita

September 5, 1978
Page 2

We respectfully request that the necessary steps to change the regulations governing construction of sidewalks in our development be taken by the city to make this variance. We are not fully aware of the specific procedure necessary to make this change, however, we understand this to be step one.

Sincerely,



Kenneth J. Atwell
A Representative of the Home Owners
of Amarado Estates

KJA/cf

Attachments Map of Area
Copy of Petition

AMARADO ESTATES

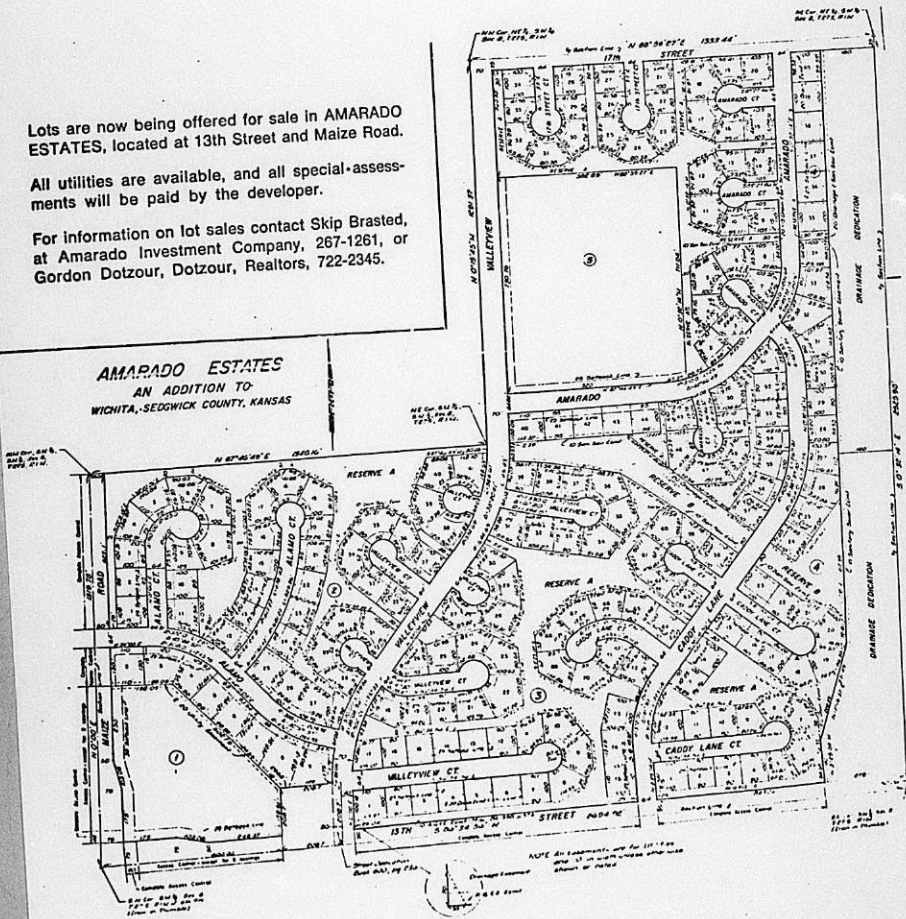
AN ADDITION TO
WICHITA, SEDGWICK COUNTY, KANSAS

Lots are now being offered for sale in AMARADO ESTATES, located at 13th Street and Maize Road.

All utilities are available, and all special-assessments will be paid by the developer.

For information on lot sales contact Skip Brasted, at Amarado Investment Company, 267-1261, or Gordon Dotzour, Dotzour, Realtors, 722-2345.

AMARADO ESTATES
AN ADDITION TO
WICHITA, SEDGWICK COUNTY, KANSAS



AMARADO ESTATES HOMEOWNERS ASSOCIATION

Dear Resident,

The matter of sidewalk construction in our area has been the subject of considerable discussion in recent months.

Our letter to Homeowner Association members in May suggested that, as a resident, you check your driveway to pinpoint the location where a sidewalk, if constructed, would cross through your lawn.

Many residents have already spent a great deal of money in landscaping and sprinkler systems and it is the purpose of this petition to maintain the general appearance, attractiveness, and value of our area by preventing sidewalk construction.

Therefore, where as, the undersigned being owners of their respective lots of Amarado Estates, an addition to Wichita, Sedgwick County, Kansas, Phase I, do not want sidewalks installed.

<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
Charville C. Adams	1469 Caddy Ln. Ct.	8-23-78
Marcy Sue Dalmer	1469 Caddy Ln. Ct.	8-23-78
Charles W. Day	1510 Middleview Ct	8-23-78
Dorothy Day	1510 Valleyview Ct	8-23-78
James J. Hynge	1538 Caddy Lane	8-23-78
Kenneth J. Mitchell	1538 Caddy Lane	8-23-78
Marquise Youngman	1531 Caddy Lane	8-23-78
John J. Youngman	1531 Caddy Lane	8-23-78
Virginia B. Blackham	1522 Caddy Lane Ct	8-23-78
Kathleen A. Steen	1444 Paddock Lane	8-23-78
Don A. Steen	1444 Caddy Lane	8-23-78
J. Dean Wasson	1519 Caddy	8-23-78
Marjorie A. Wasson	1519 Caddy	8-23-78
Mark B. Hotaling	1513 Caddy Ln Ct.	8-23-78
William G. Hotaling		
Stella Smith	1503 Caddy	8-23-78
Walter A. Brooks	1502 Caddy	8-23-78
Thomas C. Cole	1532 Amarado	8-23-78

Dear Re

SIGNATURE	ADDRESS	DATE
David A. Cole	1532 Amosado Ct.	8-23-78
James W. Cole	1532 Amosado	8/24/78
Paul J. McNeil	1512 Amosado	8/24/78
Robert J. Sturanton	1411 Caddy	8/24/78
Virginia Gumble	1502 Caddy	8-24-78
Carl D. Swoboda	1558 Caddy	8-24-78
James J. Sullivan	1558 Caddy	8-24-78
Sharon A. Dyer	1528 Amosado Ct.	8-24-78
James H. Dyer	1528 Amosado Ct.	8-24-78
Tom A. Cheney	1524 Amosado Ct.	8-24-78
Julius L. Cheney	1524 Amosado Ct.	8-24-78
Michael C. Wood	1566 Caddy	8-24-78
Thomas A. Wood	1566 Caddy	8-24-78
Joseph W. Russell	1552 Amosado	8-24-78
Michael E. Russell	1552 Amosado	8-24-78
Joseph McNeil	1557 Caddy	8-24-78
Marlene A. McNeil	1557 Caddy	8-24-78
Wendy Anderson	1452 Caddy	8-26-78
Ken Anderson	1452 Caddy	8-26-78
James J. Stagg	1440 Caddy	8-26-78
James J. Stagg	1440 Caddy	8-26-78
John J. Smith	1502 Caddy Lane	8-26-78
Orsa A. Tattati	1461 Caddy Ct.	8-27-78
Daniel A. Tattati	1461 Caddy Ct.	8-27-78
Roy Ann Johnson	1465 Caddy Ct.	8-27-78
Gregory S. Johnson	1465 Caddy Ct.	8-27-78
Robert M. Murphy	1481 Caddy Ln. Ct.	8-27-78
Donald R. Murphy	1481 Caddy Ln. Ct.	8-27-78
Kevin W. Stewart	1498 Caddy Ln. Ct.	8/27/78
Jan A. McNeil	1420 Caddy Ln. Ct.	8-27-78
Janice A. McNeil	1420 Caddy Ln. Ct.	8-27-78
Ray J. Jewell	1444 Caddy Ct.	8-27-78
Mike Jewell	1444 Caddy Ct.	8-27-78
Mike A. Taylor	1472 Caddy Ct.	8/27/78
Wynne L. Taylor	1473 Caddy Ln. Ct.	8/27-78
Charles J. Blackman	1522 Caddy Ln. Ct.	8/27/78
Paul J. Blackman	1518 Caddy Ln. Ct.	8/27/78
Paul J. Blackman	1518 Caddy Ln. Ct.	8/27/78

DATE
 8-27-78
 24/96

AMARADO ESTATES HOMEOWNERS ASSOCIATION

Dear Resident,

The matter of sidewalk construction in our area has been the subject of considerable discussion in recent months.

Our letter to Homeowner Association members in May suggested that, as a resident, you check your driveway to pinpoint the location where a sidewalk, if constructed, would cross through your lawn.

Many residents have already spent a great deal of money in landscaping and sprinkler systems and it is the purpose of this petition to maintain the general appearance, attractiveness, and value of our area by preventing sidewalk construction.

Therefore, where as, the undersigned being owners of their respective lots of Amarado Estates, an addition to Wichita, Sedgwick County, Kansas, Phase I, do not want sidewalks installed.

<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>DATE</u>
Thomas D'Annunzio	1514 Caddy CT	8/27/78
Joseph [unclear]	1530 " "	8-27-78
Keith [unclear]	1502 Caddy Ln	8-27-78
Walter [unclear]	1542 Caddy Ln	8/27/78
Walter [unclear]	1542 Caddy Ln	8/27/78
Patricia [unclear]	1510 Caddy Ln	8-27-78
Harold [unclear]	1910 Caddy Ln	8-27-78
Marion Knight	1525 Caddy CT	8-28-78
Mrs. M. Knight	1525 Caddy Ct.	8-28-78
Betty A. [unclear]	1612 Amarado	8-30-78
Lyndee A. [unclear]	1612 Amarado	8-30-78
W. J. Koch	1421 Caddy	8-30-78
Leona J. Koch	1421 Caddy	8-30-78
Robert [unclear]	1428 Caddy	8-30-78
Bill [unclear]	1428 Caddy	8-30-78
Lucy [unclear]	1403 Caddy Ln Ct	8-30-78
Ashby W. Cook	1432 Caddy Ln Ct	8/30/78

SIGNATURE

ADDRESS

DATE

Howard J. Carman	1412 South Myrtle St	8/30/78
Gary R. McKenzie	1453 Caddy	8/31/78
John Brisco	1485 Caddy	9-4-78
Bob Brisco	1485 Caddy	9-4-78
Anthony McHain	1543 Caddy	9-4-78
Hinda S. Hain	1543 Caddy	9-4-78



Office of The City Manager	
<input type="checkbox"/> EHD	<input type="checkbox"/> HP
<input type="checkbox"/> F	<input type="checkbox"/> MS
<input type="checkbox"/> RT	<input type="checkbox"/> SH
AUG 28 1978	
<input checked="" type="checkbox"/> Copies To <i>Linn. C. W. R.</i>	
<input type="checkbox"/> Send To	
<input type="checkbox"/> File	

9/5
Curt File

August 27, 1978

Mr. E. H. Denton
City Manager
455 N. Main
Wichita, Kansas 67203

Subject: Sidewalk construction Amarado Estates Phase
I an addition to Wichita Sedgwick County Kansas.

Dear Mr. Denton:

We would like to review the subject matter with the City Commission and present our petition to eliminate sidewalk construction in this area.

Please place on your public agenda for Spetember 5, 1978 our representative Mr. Kenneth Atwell and/or Mrs. Kathleen Heuser, who will represent the Homeowners of this area.

For your information the subject area is located in the northwest area of the city of Wichita; east of Maize road, north of 13th street, from the 1400 block through 1600 block on Caddy Lane and Valley View, and including the cul-de-sac of the afore mentioned streets.

Should any additional information be required regarding the above subject matter please contact Mrs. Kathleen Heuser at 1464 Caddy, Lane, Wichita, Kansas 67212 telephone number 722-8563.

Respectfully yours,

Mr. Kenneth Atwell
Mrs. Kathleen Heuser
Committee Members

cc: Amarado Investment Company
Attn: Mr. Lowell Richardson

9-1-78 I called Lowell Richardson this date to advise him to contact the Water Department regarding the possibility of petitioning for water instead of the letter of credit which is about to expire. Also discussed briefly the sidewalk problem which will be on the B.C.C. agenda 7-5-78 and probably deferred to 9-19-78. Told him that if a decision is not reached on sidewalks prior to 11-8-78 that we would consider only a brief extension of the sidewalk letter of credit.

THE CITY OF WICHITA


DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4801

May 4, 1978



Mr. William H. Keltner, P.E.
Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Re: Sidewalk Location
Amarado Estates
PEC File 30-77482-2-380

Dear Mr. Keltner:

Your letter of May 31, 1978 requested approval of a handicap ramp design for sidewalk connection to a 29'-6" radius at street intersections.

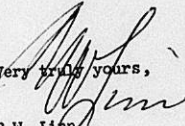
The 29'-6" radius would be used on collector and arterial streets, but not on local residential street intersections. The Sub-Division Regulations adopted by the Metropolitan Area Planning Commission published the proper radii on Page 34, Section 7-201(P). Please note that the right-of-way lines may be required to be rounded by an arc to allow construction of a larger radii. The right-of-way requirements provided in the regulations provide for 14'-6" setback between the curb and property line. On any streets where the intersection curb radii exceeds 20 feet, the right-of-way should be rounded by an arc to accommodate the larger radii.

The designs submitted with your letter are approved for the use at locations where it is not feasible to acquire additional right-of-way.

I would suggest that additional right-of-way be dedicated at locations still owned by Amarado Investment Company, Inc., and the design modified as sketched in red on the attached drawing. The suggested design should be incorporated on all future plats and projects.

If additional information is necessary, please advise.

Very truly yours,


R.W. Lind,
City Engineer

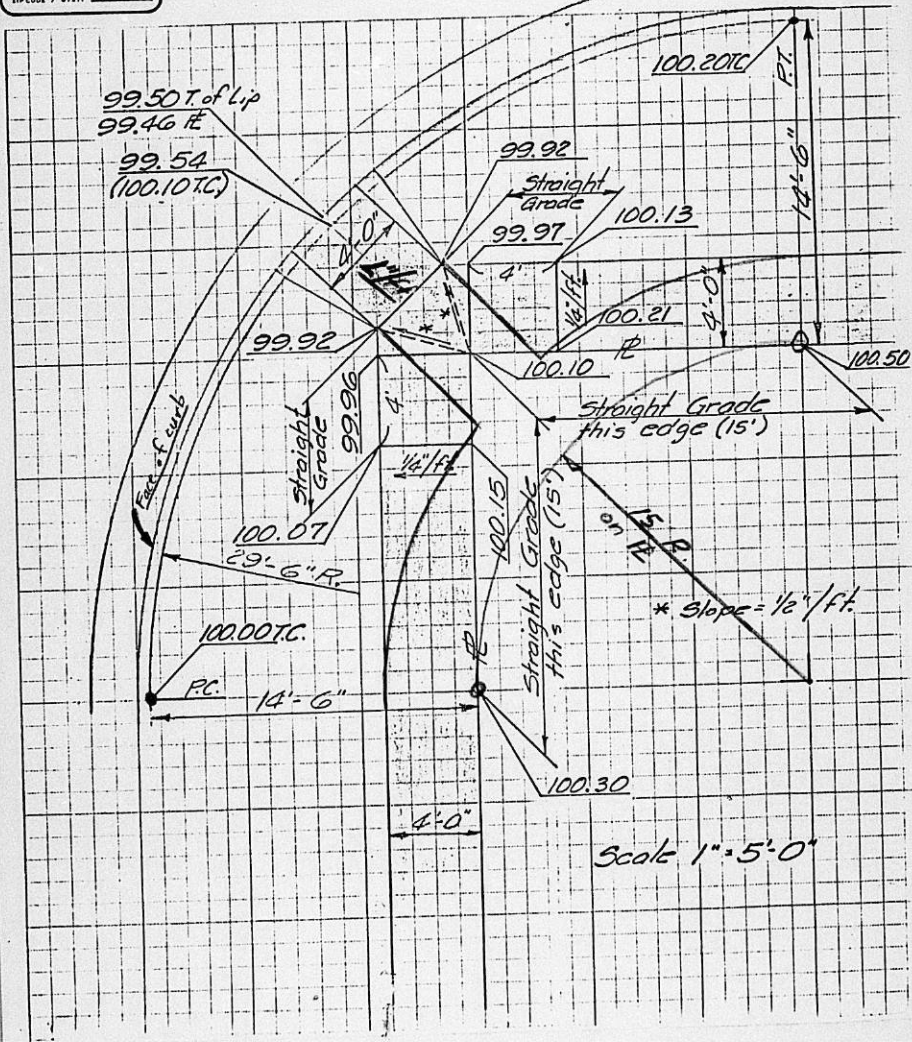
RWL:gd
CC: Lowell Richardson - Amarado Inv. Co.
Paul Graves - Traffic Engineering
Jack Galbraith - Planning ✓



Date April 27, 1978 Page 1 of 1

Project Amarado Estates

Item Relative Elev. @ Handicapped-Ramp



Metropolitan Area
Planning Department

November 3, 1976

E. H. Denton, City Manager

Jack H. Galbraith, Chief Planner

Irrevocable letter of credit
renewals guaranteeing sidewalks
and water lines in Amarado
Estates, generally located at
the northeast corner of 13th
and Maize Road.

The plattors of Amarado Estates originally submitted two letters of credit as guarantees for installing sidewalks and certain water lines. Those letters expire November 8, 1976. Since Amarado Estates is just now beginning to develop, the plattors have requested an extension of time for completing these improvements. They have submitted new letters of credit in the amounts of \$64,000.00 for sidewalks and \$41,000.00 for water lines. The new date by which the improvements are to be installed is August 8, 1978.

Attached herewith are the new letters of credit. Please schedule these letters of credit on the Manager's Agenda with the following recommended action:

Receive and file the irrevocable letters of credit.

The original letters are being held by the City Clerk's office. At such time as these new letters are filed, the original letters may be released at the request of the purchaser. It is our understanding that release of the letters requires no action by the Board of City Commissioners.

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

Jack H. Galbraith
Chief Planner

APPROVED BY:

Robert A. Lakin
Director of Planning

JHG:LO:zme
Attachment

E. H. Denton, City Manager
November 3, 1976
Page 2

cc: Donald C. Gisick, City Clerk
Bill Otten, Water Department
Lowell Richardson, Mid-Kansas Federal Savings and
Loan Association, 230 S. Market, 67202

IRREVOCABLE LETTER OF CREDIT

Mid Kansas Federal Savings and Loan
(Name of bank)

Date: November 1, 1976

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 64,000.00 for the account of Amarado Investment Co., Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before August 8, 1978 (c)

~~(Insert date two years from MAPC approval of plat)~~

1. Sidewalks
- 2.
- 3.

in Amarado Estates, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under Mid Kansas Federal Savings and Loan, Credit No. _____, dated _____ (Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before November 8, 1978

(insert a date at least 60 days after the date on line 6)

Very truly yours,

Mid Kansas Federal Savings and Loan
(Name of bank)

By: [Signature]
(Authorized signature)

(CORPORATE SEAL)

IRREVOCABLE LETTER OF CREDIT

Mid Kansas Federal Savings and Loan
(Name of bank)

Date: November 1, 1976

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 41,000.00 for the account of Amarado Investment Co., Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before August 8, 1978 (6)

~~-(Insert date two years from MAPC approval of plat)-~~

1. 8" water line (or equivalent) in 17th Street from Valleyview to 100' E/O E. L. Amarado.
2. 4" water lines in the two 17th Street Courts and the two northerly Amarado Courts.
3. 8" water line in Amarado from 17th Street to 600' S/O S. L. 17th Street.

in Amarado Estates, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under Mid Kansas Federal Savings and Loan, Credit No. _____, dated _____, (Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

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We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before November 8, 1978

(insert a date at least 60 days after the date on line 6)

Very truly yours,

Mid Kansas Federal Savings and Loan
(Name of bank)

(CORPORATE SEAL)

By: Paul H. Smith
(Authorized signature)

Oct. 3, 1975

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Z-1634 - Zone change from "LC" to "AA"; and
√ S/D 74-32 - Amarado Estates

At the regular meeting of the Board of City Commissioners on July 2, 1974, the above captioned request for zone change was considered and approved, and the City Clerk was instructed to withhold publication of the ordinance effectuating the zone change until such time as the plat has been recorded. The associated plat was approved by the Board of City Commissioners on August 5, 1975.

This is to advise you that the final plat of Amarado Estates was recorded with the Register of Deeds on September 22, 1975; and therefore, the ordinance effectuating the zone change may now be published.

Jack H. Galbraith
Chief Planner

JHG:eml

THE CITY OF WICHITA

OFFICE OF WATER DEPARTMENT

DATE July 31, 1975

TO Jack H. Galbraith, Chief Planner

FROM Bill H. Otten, Chief Engineer-Water Engineering

SUBJECT Amarado Estates

The plattors of Amarado Estates have submitted valid petitions for water benefit districts and a letter of credit to serve this plat. Therefore, our requirements for water service to this area have been fulfilled.

Bill H. Otten

Bill H. Otten
Chief Engineer-Water Engineering

BHO:ar

cc: John D. Wynkoop, Director of Water



RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 74-32 Name AMARADO ESTATES
 Application & Sketch Filed: 3-11-74
 Preliminary Plat Filed: 5-6-74 Approved by S/D: 5-16-74
 Final Plat Filed: 7-23-74 Approved by S/D: 8-1-74
 Approved by Metropolitan Area Planning Commission: 8-8-74

DESCRIPTION

General Location: Northeast corner of 13th
Street and Maize Road

Surveyor or Engineer: Professional Engineering Consultants
 Owner: Amarado Investments, Inc.
 Address: 230 South Market 67202

1. Gross Acreage of Plat <u>120</u>	6. Access Control	
2. Number of Lots:	St. <u>Maize Road</u>	No. Openings <u>2</u>
Residential <u>197</u>	St. <u>13th Street</u>	No. Openings <u>2</u>
Commercial <u>1</u>	St. _____	No. Openings _____
Industrial _____	7. Req'd Improvements	
Other _____	St. Paving <u>X</u>	Water <u>X</u>
Total Number of Lots: <u>198</u>	Sidewalk <u>X</u>	Drainage _____
3. Minimum Lot Area: <u>0.2</u> Acres	Sewer <u>X</u>	Other _____
4. Existing Zoning <u>"AA" & "LC"</u>		
5. Special Problems Discussed <u>None</u>		

Valid petitions have been submitted guaranteeing the installation of public sidewalks, the paving of all streets except 13th Street, 17th Street and Maize Road, and the extension of sanitary sewer to serve subject property. Irrevocable letters of credit have been submitted in the amount of \$41,000 to guarantee certain water line extensions and \$64,000 to guarantee the installation of private sidewalks. Satisfactory arrangements have been made with the Water Department to serve this plat with water. A certificate has also been submitted certifying the petitions.

Planning Commission Recommendation:

That this plat be approved subject to recording of the plat within 30 days after approval by the Board of City Commissioners. Hill moved, Kamen seconded and it carried by a vote of 7 in favor (Hill, Kamen, Gragert, Arnholz, Taylor, Gardenhire and Hopper) and 1 opposed (Hennessy). Blakey and Rising were absent.

NOTES: The associated zone case Z-1634 from "AA" to "A", "LC" to "A" and "LC" to "AA" has been approved by the Board of City Commissioners on July 2, 1974, subject to platting.

The paving petition for Valleyview is a 93.7% petition. The appropriate notification letters have been mailed by the City Engineer to the affected property owners.

ACTION: Receive and file the irrevocable letters of credit and approve the petitions, instruct the Director of Law to prepare the necessary resolutions, and the City Clerk to file the certificate with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant, and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

REVOCABLE LETTER OF CREDIT

Mid-Kansas Federal Savings and Loan
(Name of bank)

Date: July 30, 1975

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 64,000.00 for the account of Amarado Investments Co., Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before August 8, 1976
(Insert date two years from MAPC approval of plat)

1. Sidewalks - private (or if applicant fails to construct sidewalks to be public and constructed adjacent to streets.)
- 2.
- 3.

in Amarado Estates, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under Mid-Kansas Federal Savings and Loan, Credit No. _____, dated _____.
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before November 8, 1976.

Very truly yours,

Mid-Kansas Federal Savings and Loan
(Name of bank)

(CORPORATE SEAL)

By: [Signature]
(Authorized signature)

IRREVOCABLE LETTER OF CREDIT

Mid-Kansas Federal Savings and Loan
(Name of bank)

Date: July 30, 1975

THE CITY OF WICHITA
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 41,000.00 for the account of Amarado Investments Co., Inc.

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before August 8, 1976
(Insert date two years from MAPC approval of plat)

1. 8" water line (or equivalent) in 17th Street from Valley View to 100' E/O E. L. Amarado.
2. 4" water lines in the two 17th Street Courts and the two northerly Amarado Courts.
3. 8" water line in Amarado from 17th Street to 600' S/O S.L. 17th Street.

in Amarado Estates, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under Mid-Kansas Federal Savings and Loan, Credit No. _____, dated _____
(Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before November 8, 1976.

Very truly yours,

Mid-Kansas Federal Savings and Loan
(Name of bank)

(CORPORATE SEAL)

By: [Signature]
(Authorized signature)

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY

By:

Alvin W. Long
President.

Issued by:
THE SECURITY ABSTRACT & TITLE
COMPANY, INC.
434 North Main Street
Wichita, Kansas 67202
(316) AMherst 7-8371

ATTEST:

Chester C. McCullough
Secretary.

Dr. Bell
Authorized Signatory



SCHEDULE A

Number
227172

Effective Date
July 24, 1975 at 7:00 A. M.

1. Policy or Policies to be issued:

OWNER'S: ALTA Fm B 1970 \$

Proposed Insured:

City of Wichita

LOAN: \$

Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple, and title thereto is at the effective date hereof vested in:

Amarado Investment Co., Inc.

3. The land referred to in the Commitment is described in Schedule C.

SCHEDULE B — Section 1

The following are the requirements to be complied with:

1. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record, to wit:

None.

2. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
3. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable. None Due. Year 1974 and prior years paid in full. Key Nos. DE-90 & D-468
4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.

SCHEDULE B — continued

Number
227172

SCHEDULE B — Section 2

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any owner's policy issued pursuant hereto will contain under Schedule B the standard exceptions set forth at the inside cover hereof. Any loan policy will contain under Schedule B standard Exceptions 1, 2 and 3 unless a satisfactory survey and inspection of the premises is made.
3. Taxes or special assessments which have not been certified to the office of the County Treasurer and entered on the tax rolls thereof prior to the date hereof.
4. Oil and Gas Lease dated December 5, 1962, executed by Evelyn Armour and Joe M. Armour, her husband to Jas. J. Brown, filed December 13, 1962 in Book Misc. 510, Page 85, for a term of 5 years and as long thereafter as oil or gas or either of them is produced from premises described in lease which is N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 8 & S 20 Ac. of E $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 7, all in 27 S, Range 1 W, said lease now assigned to Lewis M. Mull and Margaret A. Mull.
5. Highway right of way easement over the South 50 feet of captioned property as disclosed by instrument filed January 11, 1956 in Book Misc. 360, Page 537.
6. Highway right of way easement over the East 10 feet of the West 40 feet of the SW $\frac{1}{4}$ ex the N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 8, as disclosed by instrument filed September 28, 1964 in Book Misc. 545, Page 46.
7. Right of way easement to Kansas Gas and Electric Company for transmission lines over the North 10 feet of the South 60 feet of the SW $\frac{1}{4}$ of Sec. 8, as disclosed by instrument filed April 28, 1967 in Book Misc. 598, Page 576.
8. It is noted for informational purposes only that captioned property may become subject to special assessments for sewers and storm water drainage as shown by City of Wichita Ordinances and Resolutions, filed on Film 114, Page 1454; Film 119, Page 339 and Film 121, Page 816.
9. Drainage and Sanitary Sewer Easement to the City of Wichita over Commencing at the SE/c SW $\frac{1}{4}$ 8-27-1W; th along the E ln sd SW $\frac{1}{4}$ N 0°32'14"W 50.06' to a pt of beg; th continuing al sd E ln bearing N 0°32'14" W 2,440.92' to a pt 35' S of NE/c

(Schedule B continued)

Section 2

Policy Number _____ Owners

Policy Number _____ Loan

Commitment #227172

9. of sd SW $\frac{1}{4}$; th al a ln parl to the N ln of sd SW $\frac{1}{4}$ S88°59'27" W 180'; th al a ln parl to sd E ln S 0°32'14" E 1,997.92'; th S 17°19'37" W 331.49' th S 3°25'04" E 140' to pt that is 50' N of S ln of sd SW $\frac{1}{4}$ th al a ln parl to sd S ln N 86°34'56" E 275' to the pt of beg, as disclosed by instrument filed Nov. 26, 1974 on Film 124, Page 145.
10. Drainage and Sanitary Sewer Easement to the City of Wichita over beg at a pt 1065' E and 50' N of SW/c 8-27-1W; th N perpendicular to S ln of sd Sec. 8, 15'; th E parl to the S ln of sd Sec. 8, 20'; th S 15'; th W to beg, as disclosed by instrument filed February 26, 1975 on Film 132, Page 1237.
11. Dedication to the public for street purposes of: Beg at a pt 300' N & 40' E SW/c 8-27-1W th S 250'1 mol to a pt 50' N & 40' E of SW/c th E parl to & 50' from the S ln of sd Sec. 8, 260' mol to a pt 50' N & 300' E of SW/c sd Sec. 8; th NWrlly to a pt 75' N & 200' E of SW/c sd Sec. 8; th W parl to & 75' from the S ln of sd Sec. 8 125' mol to a pt 75' N & 75' E of SW/c of sd Sec. 8; th N parl to & 75' from the W ln of sd Sec. 8 125' mol to a pt 200' N & 75' E of SW/c of sd Sec. 8; th NWrlly to pt of beg, as disclosed by instrument filed March 20, 1975 on Film 135, Page 273.
12. Mortgage dated December 20, 1974, executed by Amarado Investment Co., Inc., to Mid Kansas Federal Savings and Loan Association of Wichita, filed December 23, 1974 as Document #216878 on Film 126, Page 1073, in the original amount of \$350,000.00.

SCHEDULE C

Number
227172

The land referred to in this Commitment is described as follows:

The Northeast Quarter of the Southwest Quarter and the South One-Half of said Southwest Quarter, except the East 208.7 feet of the West 808.7 feet of the South 208.7 feet of Section 8, Township 27 South, Range 1 West of the 6th P. M., Sedgwick County, Kansas.

STANDARD EXCEPTIONS FOR OWNER'S POLICY

The owner's policy will be subject to the mortgage, if any, noted under item one of Section 1 of Schedule B hereof and to the following exceptions: (1) rights or claims of parties in possession not shown by the public records; (2) encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises; (3) easements, or claims of easements, not shown by the public records; (4) any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records; (5) taxes or special assessments which are not shown as existing liens by the public records.

CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage hereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusions from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

AMERICAN LAND
TITLE ASSOCIATION
STANDARD FORM
COMMITMENT



THE SECURITY ABSTRACT & TITLE
COMPANY, INC.
434 North Main Street
Wichita, Kansas 67202



Form 4300 R-471

MAPD

SCCD-Cons-5 (6/73)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

Property Name Amarado Estates

MAILED TO:

Location SW corner 8-27-1W

Name - _____

Date 7-30-74

Firm _____

Prepared by Larry L. Henry, District Conservationist,
USDA-Soil Conservation Service,
4100 Maple, Wichita, Kansas 67209
Phone: 943 9471

Phone -- Date

111 _____

119 _____

102 _____

104 _____

Requested by: Wichita-Sedgwick County Metropolitan
Area Planning Commission

A. SOIL TYPE: _____

B. SITUATION: _____

Conservation Starts When Construction Starts. A Ground Plan Outdoors Is As Important As A Floor Plan Inside.

C. EROSION CONTROL RECOMMENDATIONS: (The recommendations which apply to the above named property will be indicated by a checkmark.)

- 1. Disturb only the area needed for construction.
- 2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
- 3. Stockpile topsoil and protect it with anchored straw mulch or jute mat material.
- 4. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
- 5. Install erosion and sediment control practices according to the Sedgwick County Conservation District standards and specifications.
- 6. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.

* CONTINUED *

The following are adapted perennial grasses and should be seeded at the following rates:

STANDARD RATES:

Native bluestem mix, 3 pounds per 1,000 square feet
Tall fescue, 3 pounds per 1,000 square feet
Bromegrass, 3 pounds per 1,000 square feet

SPECIAL RATES: _____

Apply nitrogen fertilizer at the rates listed below or have the soil tested and apply fertilizer accordingly.

STANDARD RATES:

Tall fescue, 2 pounds per 1,000 square feet
Bromegrass, 2 pounds per 1,000 square feet

SPECIAL RATES: _____

Adapted perennial grasses for sodding are fescue, zoysia, and bluegrass.

- 7. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
- 8. Stabilize each lot within 60 days after work starts on home or other building construction.
- 9. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
- 10. Discharge water from outlet structures at nonerosive velocities.
- 11. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316 943 9471.
- 12. Divert foreign runoff water around area during construction.
- 13. Remove all debris such as tree stumps, scrap lumber, mortar or concrete, and rocks. Do not bury them; wood will eventually rot and cause settling; rocks, mortar and concrete can cause real difficulties in lawn maintenance and later construction.
- 14. _____

Distribution: Original to Developer and/or Owner
Copy to Metropolitan Area Planning Department Staff
File Copy: Sedgwick County Conservation District

CERTIFICATE

City of Wichita)
Sedgwick County) ss
State of Kansas)

I, AMARADO INVESTMENT COMPANY, INC., owner and plat-
tor of AMARADO ESTATES Addition, do hereby
certify that petitions for the following improvements have been
submitted to the Board of Commissioners of the City of Wichita,

Kansas:

(See attached list)

— ON REVERSE SIDE —

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for im-
provements, lots within Amarado Estates Addition
may be subject to special assessments assessed thereto for the
cost of constructing the above-described improvements.

Signed this 18 day of July, 1975.

David H. Brasted

City of Wichita)
Sedgwick County) ss
State of Kansas)

Be it remembered that on this 18th day of July,
1975, before me, a notary public in and for said County and State,
came David H. Brasted, to me personally
known to be the same person who executed the fore-going instrument
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and
affixed my notarial seal the day and year above written.

Georgia E. Van Aiken
Notary Public

My Commission Expires:



T9-128

OWNERSHIP LIST

Tract	Property Owner
The Northeast Quarter of the Southwest Quarter and the South One Half of said Southwest Quarter, except the East 208.7 feet of the West 808.7 feet of the South 208.7 feet of Section 8, Township 27 South, Range 1 West of the 6th P.M. (Proposed Plat of Amarado Estates)	Amarado Investment Company Inc. 230 South Market 67202

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners of the above described tract as shown by the records on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 11th day of September, 1974 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

John Ryan
Vice President

Order No. 217734
wh

The Foregoing Certificate is hereby extended
to this 8th day of April, 1975 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

John Byron
Asst. Vice President

Order No. 223488
wh

The Foregoing Certificate is hereby
extended to this 9th day of July, 1975 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Asst. John Pyron
Asst. Vice President

Order No. 226797
wh

ABSTRACT OF
TITLE

SEDGWICK
COUNTY,
KANSAS

COMPILED BY



Security
ABSTRACT AND TITLE CO., INC.

ABSTRACTS - TITLE INSURANCE - ESCROW CLOSINGS

434 NORTH MAIN

WICHITA, KANSAS 67202

267-8371



July 14, 1975

Ralph Wulz, City Manager
Jack H. Galbraith, Chief Planner

Z-1634 - Zone change from "AA" to "A", "LC" to "A",
and "LC" to "AA", and associated plat S/D 74-32
Amarado Estates. Generally located at the northeast
corner of Maize Road and 13th Street North.

Attached herewith is a copy of a letter from Mr. William H. Keltner requesting a 30-day extension of the 1-year platting time requirement associated with the above referred to zone case. The original 1-year time limit expired on July 2, 1975. However, the associated final plat, S/D 74-32 Amarado Estates has been approved by the Planning Commission subject to several conditions which Mr. Keltner advises will be completed within the next few days.

We would therefore, concur in the requested 30 day extension of the platting time limit with the new completion deadline to be July 31, 1975, and as this is a first request for platting time extension, in accordance with the Planning Commission Policy Statement #5, the City Manager may grant the requested extension without action by the Board of City Commissioners.

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

Jack H. Galbraith, Chief Planner

JHG:CLN:rme
Attachment

cc: William H. Keltner, PEC, 1440 East English, 67211

June 30, 1975

Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211

Re: Z-1634 - Zone change from
"AA" to "A", "LC" to "A" &
"LC" to "AA", and the associated
plat S/D 74-32 - Amarado Estates.
Generally located at the NE cor.
of Maize Road and 13th Street.

Gentlemen:

As you will recall, the above captioned zone case was approved by the Metropolitan Area Planning Commission on June 13, 1974, and by the Board of City Commissioners on July 2, 1974. The action of the governing body was to approve the request subject to the application area being platted within one year from the date of approval by the Board of City Commissioners; and that in the event the plat is not recorded with the Register of Deeds within one year from the date of approval by the governing body, this case is considered denied and closed.

This is to advise you that the one year time limit will expire on July 2, 1975, and in the event the plat has not been recorded by the expiration date, based on the action of the governing body, the zone case and associated plat file will be marked "denied and closed".

We would appreciate your contacting our office at your earliest convenience and advising us as to your intent to comply with the condition of platting.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:JR:rme

cc: Oblinger-Smith Corp., 625 1st National Bank Building, 67202
Amarado Investments, Inc., 230 South Market, 67202

October 2, 1974

Ralph Wulz, City Manager

Jack H. Galbraith, Chief Planner

S/D 74-32 - AMARADO ESTATES -
Petition for drainage channel
improvements

As a condition of approval of the above-captioned plat, approved by the Metropolitan Area Planning Commission on August 8, 1974, the applicant is to guarantee the improvement of a storm water drainage system associated with said plat.

The applicant has submitted an 80.9% petition for the improvement and the City Engineer has sent the appropriate notices to the affected property owners advising them that this petition would be considered by the Board of City Commissioners on October 8, 1974. Attached is said petition, which should be placed on the October 8, 1974 City Commission agenda.

The recommended action to be taken by the governing body is: Approve the petition and instruct the Director of Law to prepare the necessary resolution and instruct the City Clerk to withhold publication of the resolution until the associated plat of AMARADO ESTATES has been approved by the Commission and released for recording.

The plat of AMARADO ESTATES is being held by our office pending completion of the plat approval requirements and we anticipate forwarding the plat for consideration by the governing body in the next few weeks.

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

JHG:CLN:ber

Attachment

cc: Amarado Investments, Inc., 230 South Market 67202
Dick Linn, City Engineer

11-4-74

I was advised this date by K.G.E. that right-of-way for 13th St. and Valleyview had been reserved on their subdivision site but never dedicated.

I called this to attention of Bill Keltner P.E.C. who indicated he would contact K.G.E. Division Manager Mr. Elliot, re dedication of R-0-W to complete plat.

Newby



ON SAFETY
PHASE II

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public
Works Maint.

DATE Sept. 27, 1974

TO Jack Galbraith, Chief Planner, MAPD

FROM M. S. Mitchell

SUBJECT - Amarado Estates Addn. -
Drainage Plan

Reference is made to my request before the Subdivision Committee for an overall drainage plan for subject plat to insure its compatibility with the Westlink-Rolling Hills channel on the east and the 13th Street Storm Sewer project on the south. PEC has submitted a plan and drainage computations which shows the need for three storm drains from the plat into the Westlink-Rolling Hills channel. The consultant has considered the affect of the 100-year storm on the local drainage system and these 3 drains. The plan as submitted is approved.

I trust this information is sufficient to permit final processing of the plat; however, if further information or discussion is desired, please advise.

M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton
Dick Linn, City Eng.
Bill Keltner, PEC
Amarado Estates Plat File



September 17, 1974

William Keltner
Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Subject: S/D 74-32 - Sidewalk
Plan associated with
Amarado Estates

Dear Mr. Keltner:

On this date I reviewed a memorandum from M. S. Mitchell who had reviewed the submitted sidewalk plan for Amarado Estates where particularly the walks cross drainage swales. His only comment was that you had advised that the walks would be at grade and will permit drainage to cross them without requiring a structure. This condition was satisfactory to him.

In our review we question the duplication of a parallel public sidewalk and a private sidewalk on the north side of 13th Street. We assume that you propose a fence separating the two, however, if this is not the case, then you might consider eliminating the private sidewalk.

With the two comments stated above, the revised sidewalk plan dated August 26, 1974 is acceptable and you may pick up the approved tracing at your convenience.

It is necessary that satisfactory guarantees be submitted for the construction of both the indicated public and private sidewalks. We would suggest that you furnish a copy of the approved plan to the Engineering Division and have them prepare an estimate. The guarantees should be separate and the private sidewalks cannot be guaranteed by petition.

Mr. William Keltner
September 17, 1974
Page Two

In reviewing the file I found that one of the conditions that was approved by the Subdivision Committee was not listed in our letter to you on August 2, 1974. That condition was as follows:

A Homes Association Agreement providing for the construction maintenance of non-public common areas, parking areas, private sidewalks, community facilities, etc., shall be submitted to the Planning Department for approval as to content and to the Department of Law for approval as to form.

In addition, in reviewing the platlor's text, I found the wording concerning drainage dedications and floodways confusing and would recommend that you review that wording.

If you have any questions on these comments, please advise.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:js

cc: Amarado Investments, Inc., 230 South Market 67202
Dean Sellers, Assistant City Engineer



THE CITY OF WICHITA

OFFICE OF Ass't. Superintendent of **DATE** Sept. 17, 1974
Public Works Maint.

TO Jack Galbraith, Chief Planner, MAPD

FROM M. S. Mitchell

SUBJECT - Amarado Estates Addn.
SD 74-32, Revised Sidewalk Plan

I have reviewed subject plan and am advised by Mr. Keltner of PEC that where walks cross drainage swales, they will be at grade and will permit drainage to cross them without requiring a structure. We have no further comments on the sidewalk plan.

A handwritten signature in cursive script, appearing to read 'M. S. Mitchell'.

M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton
Bill Keltner, PEC
Amarado Estates Addn. Plat File



August 9, 1974

Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 74-32 - Final Plat
of AMARADO ESTATES

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 8, 1974, the above-captioned plat was considered. The action of the Commission was to recommend approval of the plat subject to the conditions indicated in our letter dated August 2, 1974, except that Condition B. was deleted and Condition D. was changed to read as follows:

- D. The applicant shall guarantee the paving of all streets shown on this plat except Maize Road and 13th Street, and the guarantee for half street right-of-way for 17th Street shall be by petition only.

In addition, the following was added as Condition Q:

- Q. In the event the City Commission does not concur in accepting a half-street petition for 17th Street, Condition B., which reads as follows and as recommended by the Sub-division Committee and as shown in our letter of August 2, 1974, shall apply:

The Committee recommends that a guarantee for the paving of 17th Street not be required as a condition of the approval of this plat since the right-of-way being dedicated is for a half-street only and it would appear that a valid petition for paving of a half-street only is not recommended by the Department of Public Works. The applicant has also indicated that the portion of subject property adjacent to 17th Street will not be included in this final plat, or will be shown as an exception to the plat.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

Page 2 - Professional Engineering Consultants
August 9, 1974

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1973 and prior years have been paid.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Amarado Investments, Inc., 230 South Market 67202
Dean Sellers, Assistant City Engineer

August 2, 1974

Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 74-32 - Final Plat of
AMARADO ESTATES.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 1, 1974, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. "Complete access control" shall be labeled adjacent to Maize Road for a distance of 40 feet north of 13th Street and adjacent to 13th Street for a distance of 40 feet east of Maize Road.
- B. The Committee recommends that a guarantee for the paving of 17th Street not be required as a condition of the approval of this plat since the right-of-way being dedicated is for a half street only and it would appear that a valid petition for paving of a half street only is not recommended by the Department of Public Works. The applicant has also indicated that the portion of subject property adjacent to 17th Street will not be included in this final plat, or will be shown as an exception to the plat.
- C. The applicant shall install or guarantee the installation of sidewalks as shown on the approved sidewalk plan.
- D. The applicant shall guarantee the paving of all streets shown on this plat, EXCEPT Maize Road, 13th Street and 17th Street.
- E. Reserve A shall be referenced in the plat's text as being also reserved for utilities.

August 2, 1974
Page 2

- F. The applicant's engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to indicating appropriate drainage easements within the Reserves on the plat.
 - G. The applicant shall contact KG&E, Southwestern Bell Telephone Company and the Engineering Division of the Department of Public Works, relative to the location of easements to be shown on the plat.
 - H. The applicant shall contact Tim Cain of the Department of Public Works relative to appropriate street names to be indicated on this plat.
 - I. The drainage dedication indicated on the plat shall be changed to a "floodway reserve" and shall be incorporated into and become a part of the Reserve A open space on the final plat.
 - J. The applicant shall guarantee the extension of City water to serve all lots being platted.
 - K. The applicant and/or his engineer shall continue to work with the Maintenance-Flood Control Office relative to the width of drainage right-of-way to be indicated on the plat and the guarantee for the improvement thereof.
 - L. The legal description shall be amended to read: "...the west 808.7 feet...".
 - M. The plat's text shall be expanded to reference the access controls as they appear on the face of the plat.
 - N. Building setbacks, as approved on the preliminary plat, shall be indicated on all lots on the final plat.
 - O. The street dedication from the KG&E substation site shall be indicated on the final plat along with the Book and Page number.
 - P. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

August 2, 1974
Page 3

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 8, 1974, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Amarado Investments, Inc.
230 South Market, 67202

Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 74-32 Name AMARADO ESTATES
Date Application Rec'd. 5-6-74 Preliminary Approval 5-16-74
Scheduled S/D Meeting 8-1-74

DESCRIPTION

General Location At the northeast corner of 13th Street and
Maize Road.
Owner Amarado Investments, Inc.
Surveyor/Engineer Professional Engineering Consultants
Address 1440 East English Phone 262-2691

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>120±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64</u> R/W <u>11,050</u> ft. |
| Residential <u>197</u> | b. <u>70</u> R/W <u>2,800</u> ft. |
| Commercial <u>1</u> | c. <u>35</u> R/W <u>1,340</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>198</u> | TOTAL <u>15,190</u> ft. |
| 3. Minimum Lot Frontage <u>50</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>8500</u> sq. ft. | streets? <u>yes</u> <u>X</u> <u>no</u> |
| 5. Existing Zoning <u>LC & AA</u> | |
| 6. Proposed Zoning <u>LC, AA & A</u> | |
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) N/A (Yes-No)
12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

- A. It shall be noted that this plat was considered and approved in preliminary form entitled "Harvest Hills" and that Lots 2-9, Block 1, have been approved for a zone change to the "A" two-family district.
- B. "Complete access control" shall be labeled adjacent to Maize Road for a distance of 40 feet north of 13th Street and adjacent to 13th Street for a distance of 40 feet east of Maize Road.
- C. A 10 foot utility easement shall be indicated on the centerline of Lots 19 and 20, Block 2 ; Lots 46 and 47, Block 3 and Lots 11 & 12; Lots 17 & 18; Lots 22 & 23; Lots 25 & 26; Lots 29 & 30 and Lots 32 & 33, all in Block 5.
- D. It should be noted that the Subdivision Committee has approved an associated sidewalk plan subject to the applicant submitting a revised plan which will define which of the sidewalks are public and which are private.
- E. The applicant shall install or guarantee the installation of sidewalks as shown on the approved sidewalk plan.
- F. The applicant shall be advised that the construction of the sidewalks will be required at the time of final building inspection when said sidewalks are required as a condition of plat approval.
- G. The applicant shall guarantee the paving of all streets shown on this plat EXCEPT Maize Road and 13th Street.
- H. A Homes Association Agreement providing for the construction maintenance of non-public common areas, parking areas, community facilities, etc., shall be submitted to the Planning Department for approval as to content and to the Department of Law for approval as to form.

(OVER)

May 20, 1974

Oblinger-Smith Corporation
625 First National Bank Building
Wichita, Kansas 67202

Re: S/D 74-32 - Preliminary Plat
of HARVEST HILLS ADDITION.

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 16, 1974, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall be advised that lots on Roble Court and Parque Court cannot be developed until full street right-of-way has been dedicated for 17th Street, and said street is opened and improved.
- B. Approval of the plat is subject to the approval of the associated zone case 2-1634, "AA" & "LC" to "A" which will be considered by the Planning Commission on June 13, 1974.
- C. "Access control except for 2 openings" shall be indicated adjacent to both 13th Street and Maize Road on Lot 1, Block 1, as approved on the sketch plat.
- D. It is recommended that the Subdivision Committee approve the associated proposed sidewalk plan subject to the applicant submitting a revised plan which will define which of the sidewalks are public and which are private.
- E. The applicant shall install or guarantee the installation of sidewalks as shown on the approved sidewalk plan.
- F. The applicant shall guarantee the paving of all streets shown on this plat EXCEPT Maize Road and 13th Street.

HARVEST HILLS ADDITION
May 20, 1974
Page 2

- G. A Homes Association Agreement providing for the construction maintenance of non-public common areas, parking areas, community facilities, etc., shall be submitted to the Planning Department for approval as to content and to the Department of Law for approval as to form.
- H. The applicant shall contact Tim Cain of the Department of Public Works relative to appropriate street names to be indicated on this plat.
- I. Utility easements as shown on the "engineers copy" of the preliminary shall be indicated on the final plat.
- J. The applicant shall guarantee the extension of City water to serve all lots being platted.
- K. The applicant and/or his engineer shall continue to work with the Maintenance-Flood Control Office relative to the width of drainage right-of-way to be indicated on the plat and the guarantee for the improvement thereof.
- L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Amarado Investments, Inc.
230 South Market, 67202

Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. S/D 74-32 Name HARVEST HILLS ADDITION
Date Application Rec'd. 5-6-74 Preliminary Approval _____
Scheduled S/D Meeting 5-16-74

DESCRIPTION

General Location At the northeast corner of 13th Street and Maize Road.

Owner Amarado Investments, Inc.
Surveyor/Engineer Oblinger-Smith Corporation
Address 625 First National Bank Bldg. Phone 262-0451

- | | | | |
|--------------------------------|--|---|-------------------|
| 1. Gross Acreage of Plat | <u>120±</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>64</u> R/W <u>11,050</u> ft. | |
| Residential | <u>199</u> | b. <u>70</u> R/W <u>2,800</u> ft. | |
| Commercial | <u>1</u> | c. <u>35</u> R/W <u>1,340</u> ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | <u>1</u> | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>201</u> | TOTAL | <u>15,190</u> ft. |
| 3. Minimum Lot Frontage | <u>50</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>8500</u> sq. ft. | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> | |
| 5. Existing Zoning | <u>LC & AA</u> | | |
| 6. Proposed Zoning | <u>LC, AA & A</u> | | |
| 9. Public Water Supply | <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | | |
| 10. Public Sanitary Sewers | <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | | |
| 11. Health Department Approval | (where applicable) <u>N/A</u> (Yes-No) | | |
| 12. City of Wichita | <u>X</u> : Three-Mile Area _____ | | |

STAFF COMMENTS:

- A. The applicant shall be advised that lots on Roble Court and Parque Court cannot be developed until full street right-of-way has been dedicated for 17th Street, and said street is opened and improved.
- B. Approval of the plat is subject to the approval of the associated zone case Z-1634, "AA" & "LC" to "A" which will be considered by the Planning Commission on June 13, 1974.
- C. "Access control except for 1 opening" shall be indicated adjacent to both 13th Street and Maize Road on Lot 1, Block 1, as approved on the sketch plat.
- D. It is recommended that the Subdivision Committee approve the associated proposed sidewalk plan subject to the applicant submitting a revised plan which will define which of the sidewalks are public and which are private.
- E. The applicant shall install or guarantee the installation of sidewalks as shown on the approved sidewalk plan.
- F. The applicant shall guarantee the paving of all streets shown on this plat EXCEPT Maize Road and 13th Street.
- G. A Homes Association Agreement providing for the construction maintenance of non-public common areas, parking areas, community facilities, etc., shall be submitted to the Planning Department for approval as to content and to the Department of Law for approval as to form.
- H. The applicant shall contact Tim Cain of the Department of Public Works relative to appropriate street names to be indicated on this plat.
- I. The applicant shall request annexation into the City of Wichita for that portion of this plat presently outside of the City limits.

(OVER)

- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: _____
Section No.: _____
Twp. No.: _____
Range: _____

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: HARVEST HILLS

General Location: Northeast corner of 13th and Maize Road

Name of Property Owner: AMARADO INVESTMENTS, INC.

Address: 230 S. Market Phone: 267-1261

Name of Subdivider: Same

Address: _____ Phone: _____

Name of Agent/Surveyor: OBLINGER - SMITH CORPORATION (John M. Rasch)

Address: 625 - 1st National Bank Bldg. Phone: 262-0451

Date of Application: April 30, 1974

SUBDIVISION INFORMATION:

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>120 AC +</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64</u> R/W <u>11,050</u> ft. |
| Residential <u>199</u> | b. <u>70</u> R/W <u>2,800</u> ft. |
| Commercial <u>1</u> | c. <u>35</u> R/W <u>1,340</u> ft. |
| Industrial <u>0</u> | d. _____ R/W _____ ft. |
| Other (School) <u>1</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>201</u> | TOTAL <u>15,190</u> ft. |
| 3. Minimum Lot Frontage <u>50'</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> x <u>no</u> |
| 4. Minimum Lot Area <u>8500</u> ft. | (See accompanying sidewalk plan) |
| 5. Existing Zoning <u>L.C. & A A</u> | |
| 6. Proposed Zoning <u>L.C. AA & A</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No) | |
| 12. City of Wichita <u>Three-Mile Area</u> | |

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: James H. Brasted Pres
AMARADO INV. Co INC.

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by Carl Healy
Date 5/16/74
Fee Submitted \$650.00

April 3, 1974

Oblinger & Smith Corporation
625 First National Bank Building
Wichita, Kansas 67202

Subject: S/D 74-32 - Sketch plat
of HARVEST HILLS ADDITION.

Gentlemen:

Enclosed for your information is a copy of a memo from the
Maintenance-Flood Control Office outlining their concerns and
recommendations regarding the plat.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public
Works Maint.

DATE April 1, 1974



ON SAFETY
PHASE II

TO Curt Newby, MAPD
FROM M. S. Mitchell

SUBJECT - Sketch Plan CUP-Harvest Hills

We have reviewed subject sketch plan dated March 7, 1974 and comment as follows:

- 1) Since all of the right-of-way for the Westlink Tributary must come from subject plat and since no accurate location of the existing hedge at the east property line is available, we recommend that the drainage dedication be a minimum of 150 feet west of the west edge of the hedge.
- 2) The transition from the portion of drainage channel adjacent to the east property line to the existing drainage structure under Thirteenth Street will require more right-of-way than shown on the sketch plan.
- 3) It will be necessary to construct a wing dike from the west bank of the drainage channel to elevation 1344.0 in order to insure protection for the platted lots. We suggest that the wing dike be constructed on the half street right-of-way shown for Seventeenth Street on the premise that when the other half right-of-way becomes available the drainage channel will be extended and the wing dike will no longer be needed. The two cul-de-sacs which run south off of Seventeenth Street are not compatible with that plan.
- 4) An interior drainage system should be proposed by the developer to insure that lotting as shown on the sketch plan is compatible with topography of the site.
- 5) We recommend that all of the work of constructing the drainage channel be completed prior to the release of the final plat to insure that no building begins before flood protection is provided.

M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton
Dick Linn, City Eng.
Harvest Hills (CUP) Plat File

March 28, 1974

Oblinger-Smith Corporation
625 First National Bank Building
Wichita, Kansas 67202

Re: S/D 74-32 - Sketch Plat of
Harvest Hills Addition

Gentlemen:

We have completed our review of the above-mentioned sketch plat. We feel the following comments and observations will need your attention:

- * (A) The half-street dedication for the collector on the north line of the plat may be reduced to 35 feet. However, upon conferring with Dick Linn, the City Engineer, you should be aware that in his opinion that the chances are unlikely for the north half of said street being dedicated in the near future. If the lots off of the two cul-de-sacs from this collector are to be developed, the full 70 feet of right-of-way for the collector would be necessary.
- (B) That portion of the existing commercially zoned property located at the northeast corner of Maize Road and 13th Street which is to be residentially used shall be rezoned to a residential classification.
- (C) "Complete access control" shall be indicated adjacent to Maize Road for a distance of 40 feet north from 13th Street.

* M.S. Mitchell, Flood Control advised on Mar 28, 1974 that a wing dike was needed in the northern most east-west street (1/2 sec. line collector) shown on the plat, until further channelization up stream had taken place. This would eliminate the lots platted off of said street from being developed for several years. *M.S.M.*

Oblinger-Smith Corporation
March 28, 1974
Page 2

- (D) "Complete access control" shall be indicated adjacent to 13th Street for a distance of 40 feet east from Maize Road.
- (E) "Access control except for 1 opening" shall be indicated adjacent to both 13th Street and Maize Road on the balance of the proposed commercial tract.
- (F) "Complete access control" shall be indicated on all residential lots and open space areas adjacent to both Maize Road and 13th Street.
- (G) Additional drainage easements will be necessary as are indicated on the engineer's "marked" copy of the sketch plat. M. S. Mitchell of the Maintenance-Flood Control Office shall be contacted relative to the exact location and width.
- (H) A sidewalk plan shall be submitted to the Planning Department for their approval at the time of submission of the preliminary plat.
- (I) The guarantees for the installation of sidewalks and the paving of streets will be a requirement of the plat approval.
- (J) A Homes Association Agreement providing for the maintenance of non-public common areas, parking areas, community facilities, lake, fence, etc., shall be submitted to the Planning Department, approved as to content by said department and as to form by the Department of Law.

With the preceding comments and conditions in mind, we authorize the preparation of a preliminary plat. If you have any questions regarding our comments or we may be of assistance to you in preparing the preliminary, please contact our office. Enclosed is a marked "engineer's copy" of the sketch plat for your information.

Respectfully,

John Richter
Planning Analyst

JR:js
Encl.

cc: Amarado Investments, Inc., 230 South Market, 67202

THE CITY OF WICHITA
OFFICE OF CITY TRAFFIC ENGINEER

DATE March 21, 1974



TO John Richter, Planning Analyst
FROM William G. McKinley, Assistant Traffic Engineer
SUBJECT Sketch Plat of Harvest Hills

It is the recommendation of the Traffic Engineering Division that complete access control be shown to all double frontage lots adjoining 13th Street and Maize Road. We would also recommend one point of access to the commercial parcel for both 13th Street and Maize Road.

William G. McKinley
William G. McKinley
Assistant Traffic Engineer

WGM:cg

cc: R. W. Bruggeman



March 15, 1974

Bill McKinley, Traffic Engineering

John Richter, Planning Analyst

S/D 74-32 - Sketch Plat of Harvest Hills

We have recently received the attached sketch plat. I would appreciate your review of this sketch as soon as possible. If you wish us to pass any comments on to the applicants concerning this plat, we must have them no later than March 20, 1974.

JR:rme
Attachment

Memos also sent to: M. S. Mitchell, Maintenance-Flood Control
Dick Linn, City Engineer

Map No.: D HWC
Section No.: 8
Twp. No.: 27
Range: 1W

S/D No. 74-32

SKETCH PLAT
APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Harvest Hills

General Location: Northeast corner 13th Street and Maize Road

Name of Property Owner: Amarado Investments, Inc. Phone: 267-1261
Address: 230 South Market

Name of Subdivider: Same Phone: _____
Address: _____

Name of Agent/Surveyor: Oblinger - Smith Corporation Phone: 262-0451
Address: 625 First National Bank Bldg.

Date of Application: March 11, 1974

SUBDIVISION INFORMATION:

- 1. Gross Acreage of Plat 120 Ac.±
- 2. Number of Lots:
 - Residential 201
 - Commercial 1
 - Industrial _____
 - Other (Sch001) 1Total Number of Lots _____
- 3. Minimum Lot Frontage 60 ft.
- 4. Minimum Lot Area 9,000 Sq. ft.
- 5. Existing Zoning LC, AA
- 6. Proposed Zoning LC, AA

- 7. Lineal Feet of New Streets:
 - a. 2,825 R/W 70 ft.
 - b. 1,300 R/W 35 ft.
 - c. 11,200 R/W 64 ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 15,325 ft.
- 8. Sidewalk adjacent to all streets? yes no

- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) N/A (Yes-No)
- 12. City of Wichita Three-Mile Area
Yes

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: David H. Brant #100-
AMARADO INVESTMENT CO. INC.

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by [Signature]
Date 3-11-74
Fee Submitted none

Form 223-021

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer	1650.00	

DESCRIPTION	AMOUNT
<i>Balderson Inspection</i>	

Name _____

Address _____

Type _____ Due Date _____

Comments: _____

Date *1/1/74* BY *C. J. Hardy*