

PLAT NO. S/D 75-97 MAP NO. 5542

NAME LAKEVIEW MOBILE HOME PARK 2ND ADDITION

LOCATION: Northeast corner of 43rd and Sunflower

ENGINEER Reiss and Goodness Engineers

OWNER Lakeside Development, Inc.

APPLICATION FILED 10-14-75

SKETCH PLAT FILED 10-14-75

PRELIMINARY FILED 1-5-76

S/D ACTION 1-15-76 Approved

FINAL FILED 2-18-76

S/D ACTION 2-26-76 approved

MAPC ACTION 3-4-76 Approved

BCC ACTION 10-19-76 Approved

RECORDED March 1, 1977

REMARKS Expired L of C for outside
construction of H₂O line to mobile home spaces.

S/D 75-97 - LAKEVIEW MOBILE HOME
PARK 2ND ADDITION -northeast cor.
of 43rd and Sunflower, by Reiss
and Goodness Engineers.

*Post 100
10-17-76*

ACTION

	DATE
S/D COMMITTEE (Prelim) <i>Approved</i>	<i>1-15-76</i>
S/D (Final) <i>Approved</i>	<i>8-26-76</i>
M.A.D.C. <i>Approved</i>	<i>3-4-77</i>
B.C.C.# 15-88-6 <i>Approved</i>	<i>10-19-76</i>

Map No. 5542
Sec. No. 16
Twp. No. 28S
Range 1E

Subdivision Report and Progress

S/D No.: 75-97

Name: LAKEVIEW MOBILE HOME PARK 2ND ADDITION

General Location: Northeast corner of 43rd and Sunflower

Owner: Lakeside Development, Inc. *Robert Smasa*

Address: 4133 Gardner Avenue, Kansas City, Mo. Phone: 816-471-6480

Subdivider: Consolidated Realty

Address: 2311-A Amidon, Wichita, Ks. *OK* Phone: 838-4279

Engineer/Surveyor: Reiss & Goodness Engineers

Address: 2160 E. ~~Douglas~~, Wichita, Ks. 67204 Phone: ~~254-1391~~ 837-0213

Application Received 10-14-75

Conf. with Applicant

Sketch Plat Received 10-14-75

Present Zoning

Proposed Zoning

Letter of Intent

PREL. PLAT RECEIVED 1-5-76

S/D Comm. Action 1-15-76 *approve*

Dept. Report on Prel.

TRACING PROGRESS:

Received

Released

Received

Released

FINAL PLAT RECEIVED 2-18-76

S/D Comm. Action 2-26-76 *approve*

Dept. Report on Final

M.A.P.C. ACTION 3-4-76 *Approved*

Dept. Report on Final

Letter on Irons Received

Title/Taxes Rec'd & Reviewed 3-19-76/7-19-76

Final Review

Referral to B.C.C.

B.C.C. ACTION 10-19-76 *Approved*

Recorded March 1, 1977

Comments:

10-22-76 Called Kenny Hill of Reiss & Goodness to pick up tracing

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT
TENTH FLOOR, CITY HALL
104 SOUTH MAIN STREET
WICHITA, KANSAS 67202

No postage stamp required
Postage prepaid by

RECEIVED
MAR 4 1977
METROPOLITAN
PLANNING

Wichita-Sedgwick County
Metropolitan Area Planning Department
104 South Main
Wichita, Kansas 67202

Redwall card made up on 10-11-76

S
No. 2153C
HASTINGS, ILL. LOS ANGELES
LOMBARD, OH. MADISON, TX U. S. A.

March 13, 1978

Donald C. Gisick, City Clerk
Louise Olivarez, Junior Planner

Letter of credit amendments for Lakeview Mobile Home Park 2nd
Addition

Attached are amendments for two letters of credit which were submitted by the developers of Lakeview Mobile Home Park 2nd Addition as guarantees for extension of water lines and construction of a cul-de-sac. The original letters were received by the Board of City Commissioners on October 19, 1976. The amendments extend the expiration date to May 4, 1979. Please file these amendments with the original letters of credit.

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

Louise Olivarez
Junior Planner

LO:et
Attachments

**MERCANTILE
BANK**

Mercantile Bank and Trust Company
1101 Walnut
Kansas City, Missouri
(816) 842-2000

"AMENDMENT"

L/C No. 01164

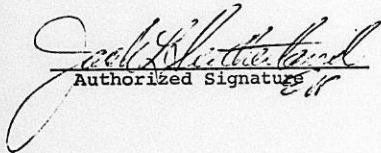
February 27, 1978

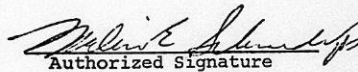
THE CITY OF WICHITA
Wichita, Kansas

Gentlemen:

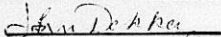
Our Letter of Credit No. 01164 in your favor, for the account of Lakeside Development, Inc., in the amount of \$17,000.00 and expiring May 4, 1978, has been AMENDED as follows:

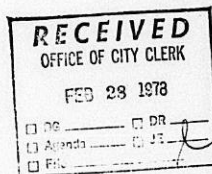
1. Expiration Date is now May 4, 1979.
2. All other terms and conditions of the letter of credit remains the same.


Authorized Signature


Authorized Signature

APPROVED AS TO FORM THIS MAR 7 1978


Director of Law



**MERCANTILE
BANK**

Mercantile Bank and Trust Company
1101 Walnut
Kansas City, Missouri
(816) 842-2000

"AMENDMENT"

L/C No. 01165

February 27, 1978

The City of Wichita
Wichita, Kansas

Gentlemen:

Our Letter of Credit No. 01165 in your favor, for the account of Lakeside Development, Inc., in the amount of \$3,500.00, and expiring May 4, 1978, has been AMENDED as follows:

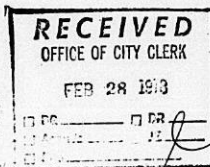
1. Expiration Date is now May 4, 1979.
2. All other terms and conditions of the letter of credit remain the same.

Jack G. Guthrie
Authorized Signature *EGP*

Melvin E. Shindler
Authorized Signature

APPROVED AS TO FORM THIS MAR 7 1978

John Decker
Director of Law *ES*



Louise

LAKESIDE DEVELOPMENT, INC.
4133 Gardner Avenue
Kansas City, Missouri 64120

(816) 483-8800

February 23, 1978

Ms. Louise Olivarez
Junior Planner
Wichita-Sedgwick County
Metropolitan Area Planning Dept.
City Hall - 10th Floor
455 North Main Street
Wichita, Kansas 67202

Dear Ms. Olivarez:

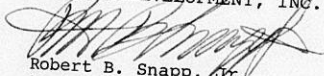
I am in receipt of your letter of February 9 written to Mr. Don Clarkson, Vice President of our Company, regarding the renewal of our letters of credit issued by the Mercantile Bank & Trust Company here in Kansas City, Missouri.

Today, I have contacted Mr. Jack L. Sutherland at the Mercantile Bank and requested that these letters of credit in the amounts of \$17,000 and \$3,500 be renewed. Mr. Sutherland has informed me that this will be taken care of, but that their normal procedure is to renew them only for one year at a time.

Should you have any questions on the above, please do not hesitate to contact me.

Very truly yours,

LAKESIDE DEVELOPMENT, INC.


Robert B. Snapp, Jr.
Assistant Secretary

RBS:gk

cc: Mr. Kenny E. Hill - Reiss and Goodness



February 9, 1978

Mr. Don Clarkson
Lakeside Development, Inc.
4133 Gardner Avenue
Kansas City, Missouri 64120

Re: Irrevocable letters of credit associated with Lakeview Mobile
Home Park 2nd Addition, Wichita, Kansas

Dear Mr. Clarkson:

As you will recall, Lakeside Development, Inc., platted the above referenced mobile home park in 1976. A letter of credit in the amount of \$17,000 guaranteeing the extension of water lines and a letter of credit in the amount of \$3,500 guaranteeing the construction of the cul-de-sac at the termination of Georgia Avenue were submitted to the City of Wichita. Work was guaranteed to be completed by March 4, 1978. As the mobile home park has not yet been developed, this work has not been performed. It will be necessary for the issuer of the letter of credit, Mercantile Bank and Trust Company, to extend the effective time of the letters or for you to provide some other type of guarantee. You may have an extension of time up to two years---until March 4, 1980.

Please provide an extension of these guarantees before March 4, 1978. If you have any questions regarding this matter, you may call me at 316-268-4421 or write to me at the address listed above.

Sincerely,

Louise Olivarez
Junior Planner

LO:et

cc: *1101 Walnut*
Mercantile Bank & Trust Company, Attn: Jack L. Sutherland, Senior
Vice President, ~~2401 Grand Avenue~~, Kansas City, Missouri ~~64108~~
Reiss and Goodness, Engineers, Attn: Kenny E. Hill, 2160 West
21st Street, Wichita, Kansas 67204

March 22, 1977

Robert Feldner, Superintendent of Central Inspection

Louise Olivarez, Planning Analyst

Preliminary Site Plan for Lakeview Mobile Home
Park 2nd Addition. Generally located at the
NE corner of Laura and Forty-Third Street South.

Attached for your information and files is a copy of the approved preliminary site plan for the Lakeview Mobile Home Park 2nd Addition. The plat was recorded on March 1, 1977. Any final site plan submitted for review and approval should substantially conform to this approved preliminary site plan.

Louise Olivarez
Planning Analyst

LO:rme
Attachment

cc: S/D 75-97 file

March 8, 1977

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Z-1752 - Zone change from "AA" to "G"; and
✓ S/D 75-97 - Lakeview Mobile Home Park 2nd Addition

At the regular meeting of the Board of City Commissioners on December 30, 1975, 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 had been recorded. The associated plat was approved by the Board of City Commissioners on October 19, 1976.

This is to advise you that the final plat of Lakeview Mobile Home Park 2nd Addition was recorded with the Register of Deeds on March 1, 1977 and, therefore, the ordinance effectuating the zone change may now be published.

Jack H. Galbraith
Chief Planner

JHG:el

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 75-97 Name LAKEVIEW MOBILE HOME PARK 2ND ADDITION
Application & Sketch Filed: 10-15-75
Preliminary Plat Filed: 1-5-76 Approved by S/D: 1-15-76
Final Plat Filed: 2-18-76 Approved by S/D: 2-26-76
Approved by Metropolitan Area Planning Commission: 3-4-76

DESCRIPTION

General Location: Northeast corner of 43rd Street
South and Sunflower (Laura)

Surveyor or Engineer: Reiss & Goodness, Engineers
Owner: Lakeside Development, Inc.
Address: 4133 Gardner Ave., Kansas City, Mo. 64120

1. Gross Acreage of Plat <u>9.8</u>	6. Access Control	
2. Number of Lots:	St. <u>Georgia</u>	No. Openings <u>0</u>
Residential _____	St. <u>Horton</u>	No. Openings <u>0</u>
Commercial _____	St. _____	No. Openings _____
Industrial _____	7. Req'd Improvements	
Other _____	St. Paving <u>X</u>	Water _____
Total Number of Lots: <u>1</u>	Sidewalk <u>X</u>	Drainage _____
3. Minimum Lot Area: <u>8.9</u> Acres	Sewer _____	Other _____
4. Existing Zoning <u>"AA"</u>		
5. Special Problems Discussed <u>None</u>		

Valid petitions have been submitted for the paving of N 1/2 of 43rd Street South, Sunflower (Laura), Horton, and the construction of sidewalks on the east side of Sunflower (Laura), the north side of 43rd Street South and around the cul-de-sac on Georgia and Horton. A certificate has been submitted certifying the petitions. An irrevocable letter of credit in the amount of \$3,500 has been submitted guaranteeing the paving of the cul-de-sac on Georgia, and one for \$17,000 for water service.

PLANNING COMMISSION RECOMMENDATION: That this plat be approved subject to being recorded within 30 days after approval by the Board of City Commissioners. Collier moved, Gragg seconded and it carried unanimously.

NOTE: The paving petition for Sunflower (Laura) from the north line of the addition to MacArthur Road is a 79.1% petition. Therefore, appropriate notices have been sent to affected property owners.

NOTE: Associated zone case Z-1752, "AA" to "C", has been approved by the Board of City Commissioners subject to platting.

NOTE: Associated Departmental Review Case DR 76-3, Street name change from Sunflower to Laura Avenue, appears elsewhere on this same agenda.

ACTION: Receive and file the irrevocable letters of credit, approve the petitions and instruct the Director of Law to prepare the necessary resolution, instruct 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.

() Published in The Daily Record on 10-29-76

ORDINANCE NO. 34-677

AN ORDINANCE CHANGING THE NAME OF SUNFLOWER STREET FROM THE NORTH LINE OF 43RD STREET SOUTH TO THE SOUTH LINE OF MacARTHUR ROAD TO LAURA AVENUE, IN THE CITY OF WICHITA; AND REPEALING ALL ORDINANCES OR PARTS THEREOF WHICH ARE IN CONFLICT HEREWITH.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

That it is hereby declared to be in the interest and convenience of the public to eliminate confusion in the name of the following named street in the City of Wichita, and the name of such street should be, and the same is hereby changed from and after the effective date of this ordinance, and shall be known, named, and designated by the new name as follows, to-wit:

SUNFLOWER STREET FROM THE NORTH LINE OF 43RD STREET SOUTH TO THE SOUTH LINE OF MacARTHUR ROAD BE CHANGED TO LAURA AVENUE.

That all ordinances or parts thereof which are in conflict with this ordinance are hereby repealed.

That this ordinance shall take effect and be in force from and after its passage and publication once in the official City paper.

PASSED AND ADOPTED at Wichita, Kansas, this _____ day of _____, 1976.

James M. Donnell, Mayor

ATTEST:

Donald C. Gisick, City Clerk

(SEAL)

CERTIFICATE

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

We Lakeside Development, Inc., owner and plat-
tor of Lakeview Mobile Home Park 2nd. Addition, do hereby
certify that petitions for the following improvements have been
submitted to the Board of Commissioners of the City of Wichita,
Kansas:

1. Paving - N 1/2 43rd Street across South line of Plat.
2. Paving - Laura from North line of Plat to MacArthur Road.
3. Paving - Horton Street Cul-De-Sac
4. Paving - Laura from North line 43rd. to North Line Plat.
5. Sidewalk - around Cul-De-Sac on Georgia.
6. Sidewalk - around Cul-De-Sac on Horton
7. Sidewalk - East side Laura across Plat.
8. Sidewalk - North Side 43rd Street across Plat.

As a result of the above-mentioned petitions for im-
provements, lots within Lakeview Mobile Home Park 2nd. Addition
may be subject to special assessments assessed thereto for the
cost of constructing the above-described improvements.

Signed this 22nd day of September, 1976.

[Signature]
NOTARY-SECT

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

Be it remembered that on this 22nd day of September,
1976, before me, a notary public in and for said County and State,
came Robert B. Smith Jr. 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.

[Signature]
Notary Public

My Commission Expires:
June 22, 1980

IRREVOCABLE LETTER OF CREDIT
MERCANTILE BANK & TRUST COMPANY
(Name of bank)

Date: September 9, 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 \$ 17,000.00 for the account of Lakeside Development, 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 March 4, 1978
(Insert date two years from MAPC approval of plat)

1. Construction of Water Line Extensions to serve all Mobile Home Spaces.
- 2.
- 3.

in Lakeview Mobile Home Park 2nd Addition, 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 MERCANTILE BANK & TRUST COMPANY, Credit No. 01164, dated September 9, 1976
(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 May 4, 1978.

Very truly yours,

MERCANTILE BANK & TRUST COMPANY
(Name of bank)

(CORPORATE SEAL)

By Michael Branch VP
Authorized Signature

Jack S. Sutherland
(Authorized signature)

PLANNING

IRREVOCABLE LETTER OF CREDIT

MERCANTILE BANK & TRUST COMPANY
(Name of bank)

Date: September 9, 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 \$ 3,500.00 for the account of Lakeside Development, 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 March 4, 1978
(Insert date two years from MAPC approval of plat)

1. Construction of the Cul-De-Sac at the termination of Georgia Avenue
- 2.
- 3.

in Lakeview Mobile Home Park 2nd Addition, 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 MERCANTILE BANK & TRUST COMPANY, Credit No. 01165, dated September 9, 1976
(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 May 4, 1978.

Very truly yours,

MERCANTILE BANK & TRUST COMPANY
(Name of bank)

By: Jacobs L. Sutherland SUP
(Authorized signature)

(CORPORATE SEAL)

By: Michael J. Brumham VP
Authorized Signature

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE September 15, 1976



TO Jack Galbraith, Chief Planner

FROM Dick McClintock, Engineering Tech. II

SUBJECT Lakeview Mobile Home Park
2nd Addition.

We have received a copy of the Letter of Credit which guarantees the installation of water mains to serve the Lakeview Mobile Home Park, 2nd Addition. Mr. Kenny Hill of Reiss & Goodness was to deliver the original to your office. This satisfies our requirement in this matter.

Dick McClintock

Dick McClintock
Engineering Tech. II

DMcC:ak



REISS & GOODNESS ENGINEERS
2160 WEST 21ST STREET - WICHITA, KANSAS 67204 (316) 832-0282

September 15, 1976

Curtis Newby, Junior Planner
Metropolitan Area Planning Commission
455 North Main Street
Wichita, Kansas 67202

Re: Lakeview Mobile Home Park
2nd Addition

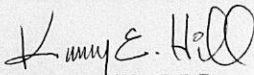
Dear Mr. Newby:

Enclosed is the signed Mylar copy of the final plat of the above-captioned addition. We have provided guarantees for the street, sidewalk, and water line construction. M. S. Mitchell has a copy of proposed drainage which he has approved.

Please contact our office, should you find that you require any additional information before you can obtain signatures from the city officials.

Very truly yours,

REISS AND GOODNESS ENGINEERS


Kenny E. Hill, E.I.T.

KEH/wh
enc.

HILL, MASON & GILCHRIST

ATTORNEYS

RALPH E. GILCHRIST 1906 1978
THEODORE H. HILL
MEARLE D. MASON
FRANK P. COBB

ATTORNEYS AT LAW
810 WEST DOUGLAS - SUITE C
SOUTHWEST CITIZEN FEDERAL BUILDING
WICHITA, KANSAS 67203

WICHITA OFFICE
316-265-3247

July 16, 1976



Mr. Kenny Hill
Reiss & Goodness Engineers
2160 E. Douglas
Wichita, Kansas 67214

Re: Lakeside Development

Dear Mr. Hill:

Enclosed is copy of paid tax receipts from the Sedgwick County Treasurer. As disclosed from the copy, the second half of the 1975 taxes have been paid.

Sincerely yours,

HILL, MASON & GILCHRIST

Theodore H. Hill

Theodore H. Hill

THH:ce

Encl.



04 192-11

B-12478-1 + B-12479-1
E 300 FT N 150 FT LOT 14 RIVERSIDE
GARDENS ADD

RE-04-0392-11-6
-B -12478-0001 67-07
LAKESIDE DEVEL INC
4133 GARDNER
KANSAS CITY MO 67216

W. B. PRINCE, INCORPORATED
COUNTY CLERK, LEAVENWORTH COUNTY
WICHITA, KANSAS, 67201
CG 403 26

MAY 21 '66 52.38 52.38 5723.09
490 100.600 49.29 55.47 104.76
52.38 1975 REAL ESTATE TAX 2ND HALF

04 192-10

B-12478 12479
LOT 14 EXC E 300 FT N 150 FT
RIVERSIDE GARDENS ADD

RE-04-0392-10-4
-B -12478 67-07
LAKESIDE DEVEL INC
4133 GARDNER
KANSAS CITY MO 67216

W. B. PRINCE, INCORPORATED
COUNTY CLERK, LEAVENWORTH COUNTY
WICHITA, KANSAS, 67201
CG

MAY 21 '66 213.75 213.75 5723.06
750 100.600 75.45 352.05 427.50
213.75 1975 REAL ESTATE TAX 2ND HALF

NW-116 16-28 R16

HILL, MASON & GILCHRIST

ATTORNEYS
RALPH E. GILCHRIST 1906 1975
THEODORE H. HILL
MEARLE D. MASON
FRANK R. COBB

ATTORNEYS AT LAW
810 WEST DOUGLAS - SUITE C
SOUTHWEST CITIZEN FEDERAL BUILDING
WICHITA, KANSAS 67203

WICHITA OFFICE
316.265-3247

March 17, 1976

City of Wichita
City Building
455 North Main
Wichita, Kansas 67203

Re: Examination of Abstract

Gentlemen:

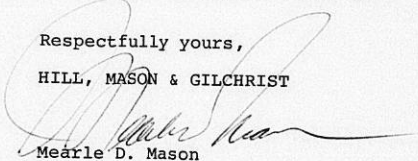
This is to certify that I have examined the abstract of title for the following described real property, to-wit:

Lot 14, Riverside Gardens, in Sedgwick County, Kansas.

The abstract of title was last certified by the Security Abstract and Title Company, Inc., on March 12, 1976, at 7:00 o'clock a.m., Certificate #234872.

As of the date of the last certification, the abstract of title shows that the title to the above-described real property was held by Lakeside Development, Inc., subject to a mortgage held by Grand Avenue Bank and Trust Company of Kansas City, Missouri, which is dated August 21, 1975, and has been filed of record in the office of the Register of Deeds of Sedgwick County, Kansas, at Film Book 157, Page 1353.

Respectfully yours,
HILL, MASON & GILCHRIST



Mearle D. Mason

MDM:ce



March 5, 1976

Reiss & Goodness Engineers
2160 East Douglas
Wichita, Kansas 67214

Re: S/D 75-97 - Final plat of
LAKEVIEW MOBILE HOME PARK
2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 4, 1976, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of February 27, 1976.

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:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.

9-16-76 Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

✓ Certification by an attorney that fee title is vested in the plattor.

✓ Certification that all taxes due and payable for 1975 and prior years have been paid.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Lakeside Development, Inc., 4133 Gardner Ave.,
Kansas City, Mo. 64120
Consolidated Realty, 2311-A Amidon 67204
Dean Sellers, Assistant City Engineer

February 27, 1976

Reiss & Goodness Engineers
2160 East Douglas
Wichita, Kansas 67214

Re: S/D 75-97 - Final plat of
LAKEVIEW MOBILE HOME PARK
2ND ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 26, 1976, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The legal tie description refers to the wrong quarter section and shall be corrected.
- B. Approval of the plat is subject to the approval of a street name change for Sunflower between 43rd Street South and MacArthur. The new name to be "Laura." DR 76-3
- C. The middle initial for the City Clerk's name shall be changed to "C".
- D. The name "Pat Kettler" shall be indicated below the Deputy County Clerk's name.
- E. The applicant shall guarantee the paving of 43rd Street, ~~the cul-de-sac on Georgia Avenue~~, the turnaround on Horton Street and Sunflower (Laura) from 43rd Street to MacArthur Road. *letter of credit*
- petition* The applicant shall guarantee the installation of sidewalks adjacent to the north side of 43rd Street, the east side of Sunflower (Laura), around the cul-de-sac on Georgia and the turnaround on Horton.
- O.K. from Mitchell 9-29-76* The applicant shall work with M. S. Mitchell relative to resolving the drainage of subject property.

need certificate for petitions

S/D 75-97
February 27, 1976
Page 2

Letter of credit

- H. The applicant shall guarantee the extension of City water to serve subject property.
- I. 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.

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, March 4, 1976, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: Lakeside Development, Inc., 4133 Gardner Ave.,
Kansas City, Mo., 64120
Consolidated Realty, 2311-A Amidon, 67204
Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 75-97 Name LAKEVIEW MOBILE HOME PARK 2ND ADDITION
Date Application Rec'd. 10-14-75 Preliminary Approval 1-15-76
Scheduled S/D Meeting 2-26-76

DESCRIPTION

General Location Northeast corner of 43rd Street and Sunflower

Owner Lakeside Development, Inc.
Surveyor/Engineer Reiss & Goodness
Address 2160 East Douglas Phone 264-1391

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>9.8</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. $\frac{1}{2}$ of 64 R/W <u>1250</u> ft. |
| Residential <u>1</u> | b. <u>40</u> R/W <u>1750</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>3000</u> ft. |
| 3. Minimum Lot Frontage <u>625</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>390,000</u> sq. ft. | streets? <u>X</u> yes _____ no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>G</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>Yes</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> ; Three-Mile Area _____ | |

STAFF COMMENTS:

- A. The applicant's engineer shall submit 3 copies of the approved preliminary mobile home park plan on which the corrected data has been indicated for the total number of units, gross and net areas, area of the recreation grounds; etc.
- B. Approval of the plat is subject to the approval of a street name change for Sunflower between 43rd Street South and MacArthur. The new name to be "Laura".
- C. The middle initial for the City Clerk's name shall be changed to "C".
- D. The name "Pat Kettler" shall be indicated below the Deputy County Clerk's name.
- E. The applicant shall guarantee the paving of 43rd Street, the cul-de-sac on Georgia Avenue, the turnaround on Horton Street and Sunflower (Laura) from 43rd Street to MacArthur Road.
- F. The applicant shall guarantee the installation of sidewalks adjacent to the north side of 43rd Street, the east side of Sunflower (Laura) around the cul-de-sac on Georgia and the turnaround on Horton.
- G. The applicant shall work with M. S. Mitchell relative to resolving the drainage of subject property.
- H. The applicant shall guarantee the extension of City water to serve subject property.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

January 16, 1976

Reiss & Goodness Engineers
2160 East Douglas
Wichita, Kansas 67214

Re: S/D 75-97 - Preliminary plat
of LAKEVIEW MOBILE HOME PARK
2ND ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 15, 1976, 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:

- ca* "Complete access control" shall be labeled adjacent to the cul-de-sac on Georgia Avenue and the turnaround on Horton Street.
- B. The applicant shall install or guarantee the installation of sidewalks adjacent to the east side of Sunflower Street, the north side of Forty-third Street and around the cul-de-sac on Georgia Avenue.
- C. The applicant shall guarantee the paving of 43rd Street, the cul-de-sac on Georgia Avenue, the turnaround on Horton Street, and Sunflower Street from 43rd Street to MacArthur Road.
- D. The applicant shall work with M. S. Mitchell relative to the drainage of subject property which runs off onto Sunflower and Horton.
- E. The applicant shall guarantee the extension of water to serve subject property.
- ca* The sanitary sewer easement shall be increased to 20 feet in width.
- ca* G. The applicant shall contact Tim Cain of the Department of Public Works relative to a street name change for Sunflower.

S/D 75-97
January 16, 1976
Page 2

7. The net area data indicated on the preliminary plat is in error. In addition, such information as the gross and net site area, recreational area, etc., should appear on the preliminary mobile home park plan rather than on the preliminary plat.
1. 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.
3. 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
Encl.

cc: Lakeside Development, Inc.
4133 Gardner Avenue
Kansas City, Mo. 64120

Consolidated Realty
2311-A Amidon, 67204

Dean Sellers, Assistant City Engineer

January 14, 1976

Lakeview Mobile Home Park
Lakeside Development, Inc.
4133 Gardner Avenue
Kansas City, Missouri 64120

Re: S/D 75-97 - Lakeview Mobile Home
Park 2nd Addition - northeast
corner of 43rd and Sunflower

Gentlemen:

Enclosed is a receipt for your check in the amount of \$50.00 on the above captioned Subdivision Application. This matter has been scheduled to appear on the Metropolitan Area Planning Commission Subdivision Committee Agenda for January 15, 1976.

If you have any questions, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:el

Enclosure

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 75-97 Name LAKEVIEW MOBILE HOME PARK 2ND ADDITION
Date Application Rec'd. 10-14-75 Preliminary Approval _____
Scheduled S/D Meeting 1-15-76

DESCRIPTION

General Location Northeast corner of 43rd Street and Sunflower

Owner Lakeside Development, Inc.
Surveyor/Engineer Reiss & Goodness
Address 2160 East Douglas Phone 264-1391

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>9.8</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. $\frac{1}{2}$ of 64R/W <u>1250</u> ft. |
| Residential <u>1</u> | b. <u>40</u> R/W <u>1750</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ 3000 ft. |
| 3. Minimum Lot Frontage <u>625</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>390,000</u> sq. ft. | streets? <input checked="" type="checkbox"/> yes _____ no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>G</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) Yes (Yes-No)
12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

- A. "Complete access control" shall be labeled adjacent to the cul-de-sac on Georgia Avenue and the turnaround on Horton Street.
- B. The applicant shall install or guarantee the installation of sidewalks adjacent to the east side of Sunflower Street, the north side of Forty-third Street and around the cul-de-sac on Georgia Avenue.
- C. The applicant shall guarantee the paving of the cul-de-sac on Georgia Avenue, the turnaround on Horton Street, and Sunflower Street, and the paving of 43rd Street should be considered.
- D. The net area data indicated on the preliminary plat is in error. In addition, such information as the gross and net site area, recreational area, etc., should appear on the preliminary mobile home park plan rather than on the preliminary plat.
- E. The preliminary mobile home park plan submitted is a continuation of the existing park plan to the west. However, the applicant should consider moving his proposed recreational area to the northwest corner of the site where the present recreational facilities are located.
- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Form 2-21

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.	Pibg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

150.00

DESCRIPTION

AMOUNT

Sanitation

Name

Address

Type

Due Date

Comments:

Date

By

Map No.: 554
Section No.: 16
Twp. No.: 28S
Range: 1E

S/D No. 2547

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Lakeview Mobile Home Park 2nd Addition

General Location: Northeast corner of 43rd and Sunflower

Name of Property Owner: Lakeside Development, Inc.

Address: 4133 Gardner Avenue, Kansas City, Mo. 64120 Phone: 816-471-6480

Name of Subdivider: Consolidated Realty

Address: 2311-A Amidon, Wichita, Ks. Phone: 838-4279

Name of Agent/Surveyor: Reiss & Goodness Engineers

Address: 2160 E. Douglas, Wichita, Ks. 67214 Phone: 264-1391

Date of Application: _____

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 9.8 acres
2. Number of Lots:
 - Residential 1
 - Commercial 0
 - Industrial 0
 - Other 0
 - Total Number of Lots 1
3. Minimum Lot Frontage 625 ft.
4. Minimum Lot Area 390,000 sq. ft.
5. Existing Zoning AA
6. Proposed Zoning G
7. Lineal Feet of New Streets:
 - a. $\frac{1}{2}$ of 64' R/W 1250 ft.
 - b. 40' Pri-R/W 1750 ft.
 - c. 0 Private R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 3000 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) Yes (Yes-No)
12. City of Wichita Three-Mile Area

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: _____

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

Received by _____
Date _____
Fee Submitted _____

REISS & GOODNESS ENGINEERS

2160 E. DOUGLAS AVE.
WICHITA, KANSAS 67214

September 24, 1975

Lakeside Development, Inc.
c/o Robert B. Snapp, Jr.
4133 Gardner
Kansas City, Mo. 64120

RE: Lakeview Mobile Home Park
2nd Addition

Dear Bob:

We have enclosed a sketch and a Subdivision Application for the proposed Mobile Home Park at Lakeview. In this sketch we tried to keep the lot size 60' x 90' to accommodate double wide mobile homes. If we make the lot sizes about the same size as in the First Addition we can add six spaces.

The turnaround on Georgia Avenue and Horton Street was suggested by the Planning Department and probably will be a requirement subject to platting. They also suggested that if all of the area north was added to the Mobile Home Park we might want to vacate Sunflower Street. On the enclosed sketch, if this happened we could extend the east-west streets and add four more lots where Sunflower Street is now located.

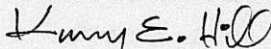
The area where the playground is located would be difficult to use as mobile home sites, therefore is ideal for the playground.

The number of spaces within the proposed addition can be increased when we submit the Development Plan and Preliminary Plat, even though we use this sketch.

We can proceed without the signed application if you call.

Sincerely,

REISS & GOODNESS ENGINEERS



Kenny E. Hill, E. I. T.

KEH/gr
CC: Ted Hill
Tom Weir