

Box 8

PLAT NO. S/D 76-118 MAP NO. 5646
NAME PENNYPOWER ADDITION
LOCATION: Between Hydraulic Ave. & Kansas Ave. in
an area south of Kellogg.
ENGINEER Moehring & Associates
OWNER Mr. Ray Walton
APPLICATION FILED 11-22-76
SKETCH PLAT FILED _____
PRELIMINARY FILED 11-22-76
S/D ACTION 12-2-76 Approved
FINAL FILED 2-15-77
S/D ACTION 2-24-77 approve
MAPC ACTION 3-3-77 Approved
ECC ACTION 7-19-77 Approved
RECORDED August 2, 1977
REMARKS Z-1886
(Z-1754)

S/D 76-118 - PENNYPOWER ADDITION
Between Hydraulic Ave. and Kansas
Ave., in an area south of Kellogg
by Moehring & Associates

POSTED

DATE

12-2-76

ACTION

approved

S/D COMMITTEE (Prelim)

S/D (final)

2-24-77

Approved

M.A.P.C.

3-3-77

Approved

B.C.C./B.C.C.C.

7-19-77

Map No. 5646
Sec. No. 27
Twp. No. 27
Range 1E

Subdivision Report and Progress
S/D No.: 76-118

Name: PENNYPOWER ADDITION

General Location: Between Hydraulic Ave. & Kansas Ave. in an area south of Kellogg

Owner: Mr. Ray Walton
Address: 1020 E. Kellogg, 67211 Phone: 263-8223
Subdivider: same
Address: _____ Phone: _____
Engineer/Surveyor: Moehring & Associates
Address: 314 Brown Building, 67202 Phone: 263-6781

Application Received 11-22-76
Conf. with Applicant _____
Sketch Plat Received _____
Present Zoning "B" & "LC"
Proposed Zoning B, LC, & C (Z-1754)
Letter of Intent _____

PREL. PLAT RECEIVED 11-22-76
S/D Comm. Action 12-2-76 approved

Dept. Report on Prel. 12-3-77

TRACING PROGRESS:
Received 3-14-77
Released _____
Received _____
Released _____

FINAL PLAT RECEIVED 2-15-77
S/D Comm. Action 2-24-77 approve

Dept. Report on Final 2-24-77
M.A.P.C. ACTION 3-3-77 Approved
Dept. Report on Final 3-3-77
~~Letter on Irons Received~~ 4/1
Title/Taxes Rec'd & Reviewed 7-8-77
Final Review 7-11-77
Referral to B.C.C. 7-11-77

B.C.C. ACTION 7-19-77 Approved

Recorded August 2, 1977

Comments:

7-21-77 called Don Moehring to pick up plat for recording

Schedule card made up July 15, 1977

FORM 223

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - SECOND 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		

DESCRIPTION	AMOUNT
<i>Penpower Addition</i>	

Name _____

Address _____

Type _____

Due Date _____

Comments: _____

Date _____

By _____

*SD 76-118 ~
2-1754 (closed)
also 2-1880 ~*

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS

PENNYPOWER ADDITION was

filed for record on August 2, 1977

Robert J. McIntosh
Register Of Deeds

T9-328

August 3, 1977

Donald C. Gisick, City Clerk

Jack H. Galbraith, Chief Planner

Z-1886 - Zone Change "B" to "LC"; and
√ S/D 76-118 - Pennypower Addition

At the regular meeting of the Board of City Commissioners on February 1, 1977, 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 July 19, 1977.

This is to advise you that the final plat of Pennypower Addition was recorded with the Register of Deeds on August 2, 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 76-118 Name PENNYPOWER ADDITION
Application & Sketch Filed: 11-22-76
Preliminary Plat Filed: 11-22-76 Approved by S/D: 12-2-76
Final Plat Filed: 2-15-77 Approved by S/D: 2-24-77
Approved by Metropolitan Area Planning Commission: 3-3-77

DESCRIPTION

General Location: Between Hydraulic and Kansas Avenues in an area
south of Kellogg.

Surveyor or Engineer: Moehring & Associates
Owner: Mr. Ray Walton
Address: 1020 F. Kellogg, 67211

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>1.317</u> | 6. Access Control |
| 2. Number of Lots: | St. <u>Hydraulic</u> No. Openings <u>2</u> |
| Residential _____ | St. _____ No. Openings _____ |
| Commercial <u>1</u> | St. _____ No. Openings _____ |
| Industrial _____ | 7. Req'd Improvements |
| Other _____ | * St. Paving <u>not reqd.</u> Water <u>not reqd.</u> |
| Total Number of Lots: <u>1</u> | Sidewalk <u>reqd.</u> Drainage <u>reqd.</u> |
| 3. Minimum Lot Area: <u>1.31</u> Acres | Sewer <u>not reqd.</u> Other <u>none</u> |
| 4. Existing Zoning <u>B & LC</u> | |
| 5. Special Problems Discussed <u>Access to future frontage road.</u> | |
| <u>*The streets are paved and the property is already served with sewer & water</u> | |

An acceptable drainage plan has been submitted and valid petitions have been submitted guaranteeing the construction of sidewalks on the east side of Hydraulic, the south side of Kellogg and the west side of Kansas. A certificate has been submitted certifying the petitions.

Planning Commission Recommendation:

That this plat be approved subject to:

- A. The applicant submitting a covenant stating that no direct access to the frontage road will be constructed until the present use of the road for a detour around the Kellogg reconstruction has been terminated.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Kamen moved, Porter seconded and it carried
unanimously. Barrier was absent.

NOTE: Associated zone case Z-1886, "B" to "LC" & "BB" has been approved by the Board of City Commissioners subject to platting.

ACTION: Accept the covenant, approve the petitions and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the covenant and certificate with the Register of Deeds, the filing and publication cost 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.

TURNER LAW OFFICES, CHARTERED

325 EAST MADISON
DERBY, KANSAS 67037

TELEPHONE 788-3763

AREA CODE 316

JACK N. TURNER

July 11, 1977

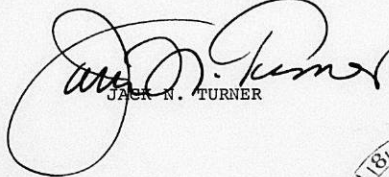
TO WHOM IT MAY CONCERN:

Re: All of Lots 7 through 14 and
Lots 53 through 57 inclusive,
Block 6, Kellogg Terrace
Addition to Wichita, Kansas
proposed as Pennypower Addition
to Wichita, Sedgwick County, Kansas.

This letter is to certify that I have examined all necessary and appropriate documents and evidence of title to be of the opinion that the above referenced real property is owned by Raymond E. Walton and Winona L. Walton, as joint tenants with right of survivorship and not as tenants in common, subject only to a certain mortgage covering the above described property in which Raymond E. Walton and Winona L. Walton are Mortgagors and the United American Bank and Trust Company is Mortgagee.

Further be advised that the taxes on the above described real property for 1976 have been paid in full.

Very truly yours,


JACK N. TURNER

JNT/pa



CERTIFICATE

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

I, Raymond E. Walton, owner of
(give name of proposed plat, if appropriate) _____
Pennypower 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. Sidewalk on S. side of Kellogg from Hydraulic to Kansas.
2. Sidewalk on E. side of Hydraulic from S. L. Pennypower
Addition to N. L. Pennypower Addition.
3. Sidewalk on West side of Kansas from S.L. Pennypower Add.
to N.L. Pennypower Addition.
4. N.A.
5. N.A.
6. N.A.
7. N.A.

As a result of the above-mentioned petitions for
improvements, lots or portions thereof within _____
Pennypower Addition Addition may be subject to special
assessments assessed thereto for the cost of constructing the
above-described improvements.

Signed this 15 day of March, 19 77.

Raymond E. Walton
Winona S. Walton

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

Be it remembered that on this 15th day of March,
19 77, before me, a notary public in and for said County and State,
came Raymond E. Walton & Winona S. Walton, to me personally
known to be the same person who executed the foregoing 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.

Louise S. Helborn
Notary Public

My Commission Expires:
December 27th 1979

T9-207



COVENANT OF TEMPORARY NON-USE

This covenant is made this 7th day of July, 1977, by Raymond E. Walton and Winona L. Walton, owners of Pennypower Shopping Addition to Wichita, Sedgwick County, Kansas, for the purpose of compliance with a requirement of the Wichita-Sedgwick County Metropolitan Planning Commission that the proposed plat for Pennypower Addition to Wichita, Sedgwick County, Kansas be approved subject to certain conditions.

The covenantors herein, Raymond E. Walton and Winona L. Walton, as the owners of Pennypower Addition to Wichita, Sedgwick County, Kansas, hereby covenant and agree with the City of Wichita, Kansas, that said covenantors will not cause to be constructed any direct access to the frontage road along the northern border of the above described property until such time as the use of said frontage road as a detour for Kellogg Street (U.S. Highway 54) has been terminated;

Provided, however, that the use of said frontage road as a detour shall be terminated by the appropriate governmental units causing the same to be used as a detour within a reasonable length of time from the date hereof and in no event later than two years from the date hereof.

IN WITNESS WHEREOF, the covenantors, Raymond E. Walton and Winona L. Walton, have hereunto set their hands the day and year first above written.


RAYMOND E. WALTON


WINONA L. WALTON

STATE OF KANSAS
COUNTY OF SEDGWICK

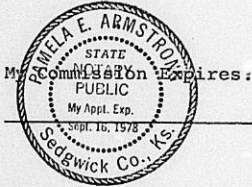
}
} SS:

BE IT REMEMBERED, that on this 7th day of July, 1977, before me, a Notary Public in and for said County and State,

came Raymond E. Walton and Winona L. Walton, to me personally known to be the same persons who executed the above and foregoing Covenant of Temporary Non-Use, and duly acknowledged the execution of the same.

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

Pamela E. Armstrong
NOTARY PUBLIC



TURNER LAW OFFICES, CHARTERED

325 EAST MADISON
DERBY, KANSAS 67037

JACK N. TURNER

July 7, 1977

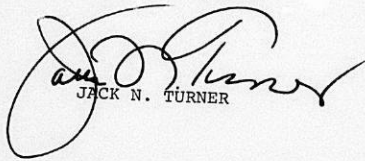
TELEPHONE 788-3763
AREA CODE 316

TO WHOM IT MAY CONCERN:

Re: All of Lots 7 through 14 and
Lots 53 through 57 inclusive,
Block 6, Kellogg Terrace
Addition to Wichita, Kansas
proposed as Pennypower Addition
to Wichita, Sedgwick County, Kansas.

This letter is to certify that I have examined all necessary and appropriate documents and evidence of title to be of the opinion that the above referenced real property is owned by Raymond E. Walton and Winona L. Walton, as joint tenants with right of survivorship and not as tenants in common, subject only to a certain mortgage covering the above described property in which Raymond E. Walton and Winona L. Walton are Mortgagors and the United American Bank and Trust Company is mortgagee.

Very truly yours,



JACK N. TURNER

JNT/pa

From the desk of:

DON MOEHRING

17 May 1977

Dear Curtis,

The attorneys for PENNPOWER ADDITION has prepared the enclosed covenant in preliminary form, and I am in turn requesting your opinion as to whether or not this is sufficient to meet the requirement as set forth in item B of your letter dated, December 3, 1976.

Don

*Called Moehring
May 24 to give
ok ~~as~~ as to content*

MOEHRING & ASSOCIATES
CONSULTING ENGINEERS

314 brown building - wichita, kansas 67202 - 316-263-6781



COVENANT OF TEMPORARY NON-USE

This covenant is made this ____ day of _____, 1977, by Raymond E. Walton and Winona L. Walton, owners of Pennypower Shopping Addition to Wichita, Sedgwick County, Kansas, for the purpose of compliance with a requirement of the Wichita-Sedgwick County Metropolitan Planning Commission that the proposed plat for Pennypower Addition to Wichita, Sedgwick County, Kansas be approved subject to certain conditions.

The covenantors herein, Raymond E. Walton and Winona L. Walton, as the owners of Pennypower Addition to Wichita, Sedgwick County, Kansas, hereby covenant and agree with the City of Wichita, Kansas, that said covenantors will not cause to be constructed any direct access to the frontage road along the northern border of the above described property until such time as the use of said frontage road as a detour for Kellogg Street (U.S. Highway 54) has been terminated;

Provided, however, that the use of said frontage road as a detour shall be terminated by the appropriate governmental units causing the same to be used as a detour within a reasonable length of time from the date hereof and in no event later than two years from the date hereof.

IN WITNESS WHEREOF, the covenantors, Raymond E. Walton and Winona L. Walton, have hereunto set their hands the day and year first above written.

RAYMOND E. WALTON

WINONA L. WALTON

(Do Acknowledgement)

THE CITY OF WICHITA
OFFICE OF Ass't. Supt. of Public

DATE March 21, 1977

TO Jack Galbraith, Chief Planner, MAPD

FROM M. S. Mitchell

S/D
SUBJECT - Pennypower Addn. -76-188



Reference is made to my request before the Subdivision Committee for a Lot Grading Plan for subject Addition. Please be advised that a plan has been submitted along with a letter which states: "As indicated and noted, surface water drainage is to be directed to abutting street right-of-ways, via approved outlets such as driveways or flumes". This plan 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
Pennypower Addn. Plat File
Central Insp./John Riddel w/exh.

March 3, 1977

Moshring and Associates
314 Brown Building
Wichita, Kansas 67202

Re: S/D 76-118 - Final Plat of
PENNYPOWER ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 3, 1977, 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 28, 1977.

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.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 3-18 ~~3~~ Submission of a title report by an abstract or title insurance company, or an attorney's opinion that fee title is vested in the platlor.
4. Certification that all taxes due and payable for 1976 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:bh

cc: Mr. Ray Walton, 1020 E. Kellogg, 67211
Dean Sellers, Assistant City Engineer

February 28, 1977

Moehring & Associates
314 Brown Building
Wichita, Kansas 67202

Re: S/D 76-118 - Final plat of
PENNYPOWER ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 24, 1977, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. "Access control except for 2 openings," shall be indicated adjacent to Hydraulic on the face of the plat and within the plat's text.
- B. *see memo from Smith*
The applicant shall submit a lot grading plan to M. S. Mitchell of the Flood Control Office for review. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- C. Any abandonment or relocation of existing utilities necessitated by this plat shall be at the sole expense of the applicant.
- D. *petition*
The applicant shall guarantee the construction of a sidewalk adjacent to the east side ~~of~~ Hydraulic, the south side of the frontage road, and the ~~west~~ side of Kansas Avenue. The applicant shall be advised that construction of the sidewalk will be a requirement included in the building permit.
- E. The applicant shall submit a covenant stating that no direct access to the frontage road will be constructed until the present use of the road for the detour has been terminated.
- F. The condemnation case number for the frontage road shall be indicated on the final tracing.

S/D 76-118
February 28, 1977
Page 2

- G. A lot number shall be shown on the face of the final tracing.
- H. The platlor's text shall include the wording: "All abutter's rights of access over and across the west line of Kansas Avenue are hereby granted to the City of Wichita except that Lot 1 shall have access to Kansas Avenue at one location to be determined by the City Engineer of Wichita, Kansas."
- I. The applicant's engineer shall submit a copy of his closure data when he submits the final tracing.
- J. 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, ~~February 24~~^{March 31}, 1977, 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: Mr. Ray Walton, 1020 E. Kellogg, 67211
Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 76-118 Name PENNYPower ADDITION
Date Application Rec'd. 11-22-76 Preliminary Approval 12-2-76
Scheduled S/D Meeting 2-24-77

DESCRIPTION

General Location Between Hydraulic Avenue and Kansas Avenue in an
area south of Kellogg.

Owner Ray Walton
Surveyor/Engineer Moehring & Associates
Address 314 Brown Building Phone 263-6781

- | | |
|--|--------------------------------|
| 1. Gross Acreage of Plat 1.317 | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. 20 R/W 200 ft. |
| Residential | b. 5 R/W 125 ft. |
| Commercial 1 | c. R/W ft. |
| Industrial | d. R/W ft. |
| Other | e. R/W ft. |
| Total Number of Lots 1 | TOTAL 325 ft. |
| 3. Minimum Lot Frontage 125 ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area 57,375 sq. ft. | streets? yes X no |
| 5. Existing Zoning B & LC | |
| 6. Proposed Zoning LC & BB | |
| 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:

NOTE: Associated zone case Z-1886 (B to LC & BB) has been approved subject to replatting.

- A. The applicant shall submit a lot grading plan to M. S. Mitchell of the Flood Control Office for review. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- B. Any abandonment or relocation of existing utilities necessitated by this plat shall be at the sole expense of the applicant.
- C. The applicant shall guarantee the construction of a sidewalk adjacent to the east side of Hydraulic, the south side of the frontage road, and the west side of Kansas Avenue. The applicant shall be advised that construction of the sidewalk will be a requirement included in the building permit.
- D. The applicant shall submit a covenant stating that no direct access to the frontage road will be constructed until the present use of the road for the detour has terminated.
- E. The condemnation case number for the frontage road shall be indicated on the final tracing.
- F. A lot number shall be shown on the face of the final tracing.
- G. The plat's text shall include the wording: "All abutter's rights of access over and across the west line of Kansas Avenue are hereby granted to the City of Wichita except that Lot 1 shall have access to Kansas Avenue at one location to be determined by the City Engineer of Wichita, Kansas."
- H. The applicant's engineer shall submit a copy of his closure data when he submits the final tracing.

(OVER)

I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

January 7, 1977

Mr. Don Moehring
314 Brown Building
Wichita, Kansas 67202

Re: S/D 76-118 - PENNYPOWER
ADDITION

Dear Mr. Moehring:

As you are aware, the zone case associated with the above-referred to plat was approved by the Planning Commission on January 6, 1977. Since you will be preparing the final plat, I wanted to advise you that building setbacks should be indicated on the final plat which are appropriate for the "LC" and "BB" zoning. The plat should reflect a 35-foot building setback from Hydraulic and the frontage road on the north; and a 20-foot building setback from Kansas.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:ber

cc: Ray Walton, 1020 E. Kellogg 67211

December 3, 1976

Moehring & Associates
314 Brown Building
Wichita, Kansas 67202

Re: S/D 76-118 - Preliminary
Plat of PENNYPOWER ADD.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 2, 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:

- A. Approval of the plat shall be subject to the approval of the new zone change case. It is recommended that a final plat not be submitted until the zone case has been approved by the governing body.
Z-1386
- B. The frontage road indicated on the north, will not be used as such for quite some time and is presently being used for the Kellogg detour and it is recommended therefore, that the applicant be required to submit a covenant stating that no direct access to the frontage road will be constructed until the present use of the road for the detour has terminated.
- ✓ C. "Access control except for 1 opening" shall be indicated adjacent to Kansas Avenue.
- ✓ D. Twenty feet of additional right-of-way for Hydraulic and 5 feet of additional right-of-way for Kansas shall be indicated on the plat. Fifteen feet of right-of-way from the curb line shall be indicated at the northeast corner of the plat.
- ✓ E. The existing utility easement on the east line of the existing platted Lots 13 and 14, shall be indicated on the plat.
- F. The applicant shall submit a lot grading plan to M. S. Mitchell of the Flood Control Office for review. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.

S/D 76-118
December 3, 1976
Page 2

- G. Any abandonment or relocation of existing utilities necessitated by this plat shall be at the sole expense of the applicant.
- H. The applicant shall guarantee the construction of a sidewalk adjacent to the east side of Hydraulic and the south side of the frontage road. *Kansas?*
- I. The condemnation case number for the frontage road and highway right-of-way shall be indicated on the face of the final plat.
- J. Requirements of a final plat (see pages 20-25, Part 4, Article 5 of the M.A.P.C. 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: Mr. Ray Walton, 1020 E. Kellogg, 67211
Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 76-118 Name PENNYPOWER ADDITION
Date Application Rec'd. 11-22-76 Preliminary Approval _____
Scheduled S/D Meeting 12-2-76

DESCRIPTION

General Location Between Hydraulic Avenue and Kansas Avenue in an area south of Kellogg.

Owner Ray Walton
Surveyor/Engineer Moehring & Associates
Address 314 Brown Building Phone 263-6781

- | | | | |
|---|---|--|--|
| 1. Gross Acreage of Plat | <u>1.317</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>20</u> R/W <u>200</u> ft. | |
| Residential | _____ | b. <u>5</u> R/W <u>125</u> ft. | |
| Commercial | <u>1</u> | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>1</u> | TOTAL <u>225</u> <u>None</u> ft. | |
| 3. Minimum Lot Frontage | <u>125</u> ft. | e. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> <u>no</u> | |
| 4. Minimum Lot Area | <u>57,375 sq.</u> ft. | | |
| 5. Existing Zoning | <u>B & LC</u> | | |
| 6. Proposed Zoning | <u>B, LC & C LC & BB</u> | | |
| 9. Public Water Supply | <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u> | | |
| 10. Public Sanitary Sewers | <u>Yes (Yes-No)</u> , 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. It should be noted that a zone change to "LC" and "C" zoning involving a portion of the subject plat was approved in January, case number Z-1754. However, the applicant has now advised that a new zone case will be submitted covering the entire ownership and requesting "LC" zoning.
- B. Approval of the plat shall be subject to the approval of the new zone change case. It is recommended that a final plat not be submitted until the zone case has been approved by the governing body.
- C. If the property is to develop with business uses, complete access control shall be indicated adjacent to Kansas Avenue, a residential street.
- D. The frontage road indicated on the north, will not be used as such for quite some time and is presently being used for the Kellogg detour and it is recommended therefore, that the applicant be required to submit a covenant stating that no direct access to the frontage road will be constructed until the present use of the road for the detour has terminated.
- E. Any abandonment or relocation of existing utilities necessitated by this plat, shall be at the sole expense of the applicant.
- F. The applicant shall guarantee the construction of a sidewalk adjacent to the east side of Hydraulic and the south side of the frontage road.
- G. The condemnation case number for the frontage road and highway right-of-way shall be indicated on the face of the final plat.
- H. Requirements of a final plat (see pages 20-25, Part 4, Article 5 of the M.A.P.C. Subdivision Regulations).

Map No.: 5646
Section No.: 27
Twp. No.: 27
Range: 1E

S/D No. 76-118

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: PENNYPOWER ADDITION

General Location: Hydraulic at Kellogg
Between Hydraulic Ave & Kansas Ave in an area south of Kellogg

Name of Property Owner: Mr. Ray Walton Phone: 263-8223
Address: 1020 E. Kellogg 67211

Name of Subdivider: Same Phone: _____
Address: _____

Name of Agent/Surveyor: Moehring & Associates Phone: 263-6781
Address: 314 Brown Building 67202

Date of Application: November 22, 1976

SUBDIVISION INFORMATION:

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>1.317 acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>0</u> ft. |
| 3. Minimum Lot Frontage <u>125</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>57,375</u> ft. | |
| 5. Existing Zoning <u>B & LC</u> | |
| 6. Proposed Zoning <u>B, LC, C (Z-1754)</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>NA</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> 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: Raymond E. Walton

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202.

Received by 20
Date 11-22-76
Fee Submitted \$50.00