

PLAT NO. S/D 81-7 MAP NO. 4647c

NAME RAINBOW LAKES WEST 6TH ADDITION

LOCATION: In an area 1/2 mile north of Maple and east
of 135th Street West.

ENGINEER Professional Engineering Consultants, P.A. (G. Wiley)

OWNER Rainbow Lakes, Inc. (Thurman W. Smith)

APPLICATION FILED 1-16-81

SKETCH PLAT FILED _____

PRELIMINARY FILED _____

S/D ACTION _____

FINAL FILED 1-16-81

S/D ACTION 2-5-81 approve

MAPC ACTION 2-12-81 approve

DCC ACTION _____

RECORDED _____

REMARKS _____

*3/16/90
File closed*

S/D 81-7 - RAINBOW LAKES WEST 61H
ADDITION - In an area 1/2 Mile No.
of Maple, and East of 135th St.W.
By: P.E.C., P.A. (Gary Wiley)

ACTION

DATE

S/D COMMITTEE (final) approve 2-5-81

M.A.P.C. approve 2-12-81

B.C.C./B. CO. C. —

3/16/90 File closed

*POSTED
1-27-81
34*

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

January 2, 1990

Professional Engineering Consultants
303 South Topeka
Wichita, KS 67202

Re: S/D 81-7 RAINBOW LAKES WEST 6TH ADDITION

Gentlemen:

On January 16, 1981, you filed the above-referenced request for subdivision approval. Since the last action on this application was on February 12, 1981, we request that you notify this office by January 31, 1990, if you intend to complete this subdivision case. If we have not heard from you by February 5, 1990, we will proceed to close the file.

If you have any questions about this matter or intend to complete this case, please feel free to contact this office at 268-4421.

Very truly yours,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Thurman Smith, 10300 W. Central, Wichita, KS 67212

FILE COPY

February 13, 1981

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, Ks. 67211

Re: S/D 81-7 - Final plat of Rainbow Lakes West 6th Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, February 12, 1981, the above-captioned plat was considered. The action of the Planning 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 6, 1981.

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. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all taxes due and payable for 1980 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Louise Olivarez
Senior Planner

LO:hh

cc: Thurman Smith, 10300 W. Central, 67212

February 6, 1981

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, Ks. 67211

Re: S/D 81-7 - Final plat of Rainbow Lakes West 6th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission February 5, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. This replat will require a change in the work order for the street paving project.
- B. The current owner of Rainbow Lakes West Third and this proposed Rainbow Lakes West Sixth shall petition to the City for sidewalks on the southerly side of Forestview, the westerly side of Angela and the north side of Douglas.
- C. An addendum to the recorded Declaration of Covenants shall be filed to assure inclusion of this Sixth Addition into the homeowner's Association.
- D. The applicant shall contact the City Water Department regarding the possible need for amended petitions.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 February 12, 1981, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivares
Senior Planner
LO:bb

cc: Thurman Smith, 10300 W.
Central, 67212
Andy Harkness, Co. Dept. of
Public Works
Mike Lindbak, City Engineer

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 81-7 Name Rainbow Lakes West 6th Addition
Date Application Rec'd. 1-16-81 Preliminary Approval
Scheduled S/D Meeting Feb. 5, 1981

DESCRIPTION

General Location In an area one half mile north of Maple and east of
135th St. West

Owner Rainbow Lakes, Inc (Thurman W. Smith)
Surveyor/Engineer Professional Engineering Consultants, P A
Address 1440 E. English, Wichita, Ks. 67211 Phone 263-1107

- | | | | |
|---|-------------------------------|--|----------|
| 1. Gross Acreage of Plat | <u>2.7</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u> </u> R/W <u> </u> ft. | |
| Residential | <u>5</u> | b. <u> </u> R/W <u> </u> ft. | |
| Commercial | <u> </u> | c. <u> </u> R/W <u> </u> ft. | |
| Industrial | <u> </u> | d. <u> </u> R/W <u> </u> ft. | |
| Other | <u> </u> | e. <u> </u> R/W <u> </u> ft. | |
| Total Number of Lots | <u>5</u> | TOTAL <u>0</u> New <u> </u> ft. | |
| 3. Minimum Lot Frontage | <u>63.55</u> ft. | 8. sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>10,848.5 square feet</u> | streets? <u> </u> yes <u>X</u> no | |
| 5. Existing Zoning | <u>AA</u> | | |
| 6. Proposed Zoning | <u>AA</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 <u> </u> | | | |
| | <u>(annexation requested)</u> | | |

STAFF COMMENTS:

Note: This plat constitutes a replat of Lots 5, 6, 7, and 8, Block 4 and Lot 1, Block 5, Rainbow Lakes West 3rd Addition.

- A. This property is in the process of being annexed.
- B. This replat will entail a revision of the original county street paving petition for the Rainbow Lakes West 3rd Addition. This is the case since the street alignment is being altered and a cul-de-sac eliminated.
- C. As required during the platting of Rainbow Lakes West 3rd Addition, the applicant shall guarantee that a sidewalk will be constructed on the south side of Angela/Forestview (Lot 1, Block 1).
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat is submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

Map No.: 4647
Section: 24
Twp.: 27S
Range: 2W

S/D No. 81-7

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Rainbow Lakes West 6th Addition
General Location: JULIAN AREA EAST OF
One half mile North of Maple and 135th St. West
Name of Property Owner: Rainbow Lakes, Inc. (Thurman W. Smith)
Address: 10300 W. Central Zip Code: 67212 Phone: 722-6791
Name of Subdivider: Rainbow Lakes, Inc.
Address: Zip Code: Phone:
Name of Engineer/Surveyor: Professional Engineering Consultants, P.A. (Gary Wiley)
Address: 1440 E. English Zip Code: 67211 Phone: 263-1107
Date of Application: January 16, 1981

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 2.7
2. Number of Lots:
 - Residential 5
 - Commercial _____
 - Industrial _____
 - Other _____Total Number of Lots 5
3. Minimum Lot Frontage 63.55 ft.
4. Minimum Lot Area 10,848.5 or 0.249 Ac.
5. Existing Zoning A-A
6. Proposed Zoning A-A
7. Lineal Feet of New Streets:
 - a. R/W _____ ft.
 - b. R/W _____ ft.
 - c. R/W _____ ft.
 - d. R/W _____ ft.
 - e. R/W _____ ft.
 - TOTAL - 0 - New _____ ft.
8. Are Sidewalks existing?
Yes _____ No X
9. Is a public water supply available? X Yes _____ No, Name _____ City of Wichita _____
10. Is a sanitary sewer available? X Yes _____ No, Name _____ City of Wichita _____
11. Has Health Department approval been obtained (where applicable) N/A Yes _____ No _____
12. City of Wichita X Three Mile Area _____ Outside of Wichita _____
(Annexation Requested)

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 for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Rainbow Lakes, Inc. By Thurman W. Smith

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

Received by FW
Date 1/16/81
Fee Submitted \$225.00

T9-301B
(7-79)

122281
OK

*Louise
Please Review by
Loy Staley*

AMENDMENT

This Amendment is made this _____ day of _____, 1982.

Whereas, Rainbow Lakes, Inc., hereinafter referred to as "Declarant" executed and filed Protective Covenants, on November 13, 1979, in the office of the Register of Deeds, Sedgwick County, Kansas;

*Give
film #
p9 #*

Whereas, the Protective Covenants apply to Real Estate originally platted as Rainbow Lakes West Third Addition to Sedgwick County, Kansas;

Whereas, recently Declarant elected to replat a portion of Rainbow Lakes West Third Addition to be known as Rainbow Lakes West Sixth Addition to Sedgwick County, Kansas;

Whereas, it is intended that the Protective Covenants shall apply to said Rainbow Lakes West Sixth Addition and future replats thereof;

Whereas, the undersigned constitute 100% of the record title owners of the land originally platted as said Rainbow Lakes West Third Addition.

Now, Therefore, the Protective Covenants are hereby amended as follows:

Clause I, Property Subject To This Declaration shall mean and refer to all property described as:

Rainbow Lakes West Third Addition to Sedgwick County, Kansas; Rainbow Lakes West Sixth Addition to Sedgwick County, Kansas; and all replats after the date hereof of land originally contained in Rainbow Lakes West Third Addition to Sedgwick County, Kansas.

Except as otherwise expressly provided herein the Protective Covenants shall remain in full force and effect in accordance with their original terms.

Rainbow Lakes Inc.

By: _____, President

State of Kansas
County of Sedgwick

The foregoing instrument was acknowledged before me this _____ day of _____, 1982 by _____, President of Rainbow Lakes, Inc., for and on behalf of the corporation.

Notary Public

My appointment expires: _____

The Board of County Commissioners of Sedgwick County, Kansas as Governing Body of Fire District Number One.

_____, Chairman
Donald E. Gragg

_____, Commissioner
Jack Spratt

_____, Commissioner
Tom Scott

Attest:

_____, County Clerk
Dorothy K. White

FORM 29-021

PAYMENT NOTICE
City of Wichita

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

DESCRIPTION		AMOUNT
NAME		
ADDRESS		
FUND	DUE DATE	
COMMENTS		
DATE	BY	