



**Wichita-Sedgwick County Metropolitan Area Planning Department**

August 28, 2017

John E. Dugan Family Partnership, LP  
Attn: John W. Dugan, Manager  
15810 W. 47<sup>th</sup> St. South  
Clearwater, KS 67026

Baughman Company  
Attn: Russ Ewy  
315 Ellis  
Wichita, KS 67211

Re: ZON2016-00040<sup>7</sup>: City Administrative Adjustment to adjust building setback along west property line in PO-183.

**Legal Description:** Lot 1, Block A, Skyway West Addition, Wichita, Sedgwick County, Ks.  
The property is generally located at the southwest corner of Maize Road and 31<sup>st</sup> Street South

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to eliminate the 100 foot building setback along the west line of the property.

Section V-C.14 of the Unified Zoning Code ("UZC") allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to an approved PO. We find that modifying P.O. #183 to eliminate the 100 foot building setback along the west line of the property meets the conditions required by Sec. V.I.6 of the Code.

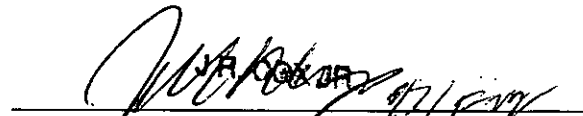
Our signatures below indicate that the modifications for P.O. #183 on the aforementioned property is hereby GRANTED, subject to the following conditions:

- 1) The site shall conform to all codes including but not limited to building, health and fire.
- 2) The adjustment applies only to the property line building setbacks on the west end of the parcel.

- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

  
\_\_\_\_\_  
Dale Miller, Director  
Metropolitan Area Planning Department

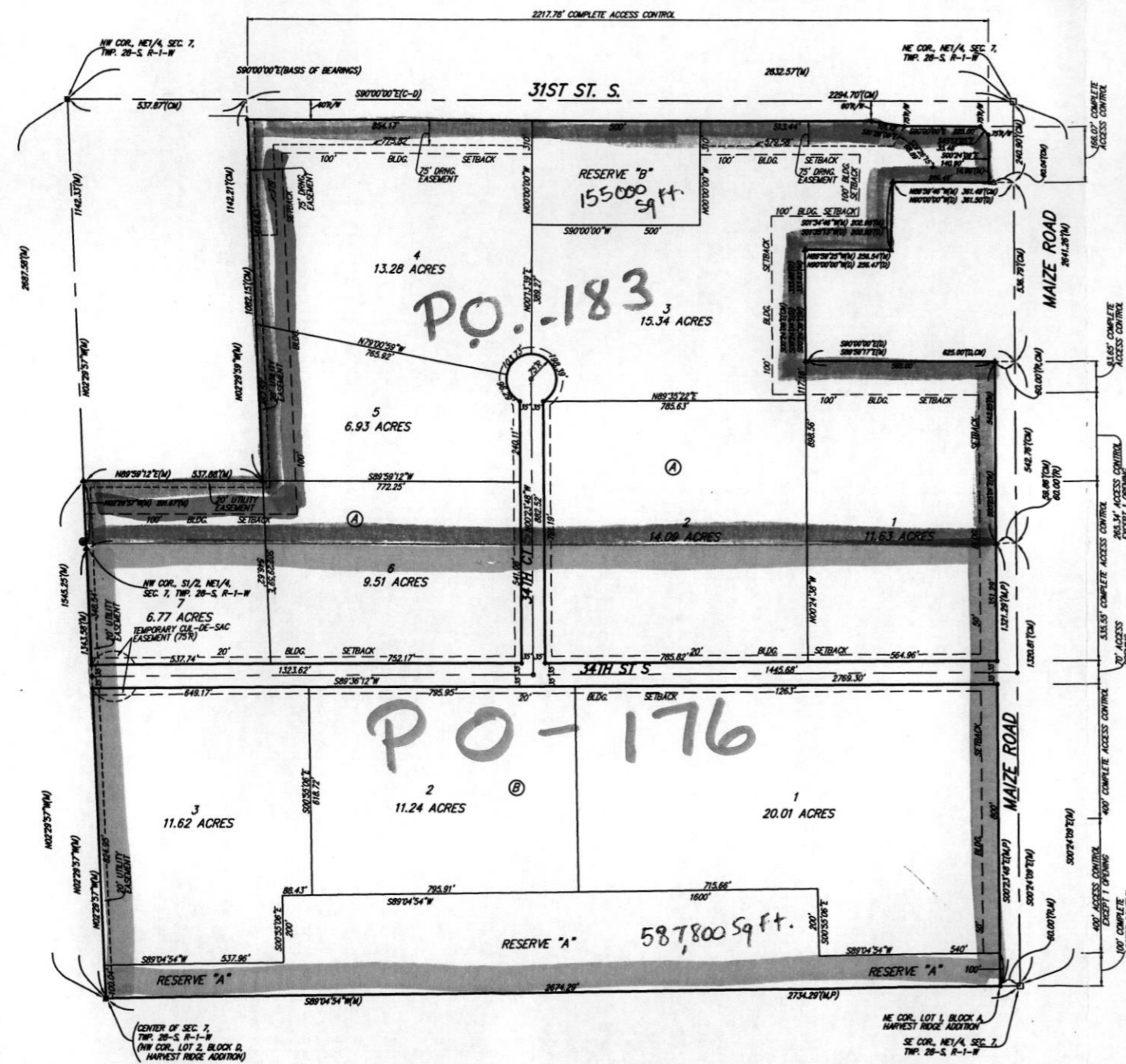
  
\_\_\_\_\_  
Scott Knebel, Zoning Administrator  
Metropolitan Area Planning Department

cc: MABCD  
Jeff Blubaugh, Council Member District IV  
Rebecca Fields, Community Services Representative District IV

# FINAL PLAT

## SKYWAY WEST 5TH ADDITION

### WICHITA, SEDGWICK COUNTY, KANSAS



State of Kansas) SS We, Baughman Company, P.A., Surveyors in  
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and  
platted "SKYWAY WEST 5TH ADDITION", Wichita, Sedgwick County, Kansas  
and that the accompanying plat is a true and correct exhibit of the  
property surveyed, described as a replat of all of Lot 1, Block A, Skyway  
West Addition, Wichita, Sedgwick County, Kansas TOGETHER with all of  
Reserve "A" and Reserve "B", as platted in said Skyway West Addition.

Existing public easements and dedications  
being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

This plat of "SKYWAY WEST 5TH ADDITION",  
Wichita, Sedgwick County, Kansas has been submitted to and approved by  
the Wichita-Sedgwick County Metropolitan Area Planning Commission,  
Wichita, Kansas.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chairman  
David W. Foster

\_\_\_\_\_, Secretary  
Dale Miller

\_\_\_\_\_, Surveyor  
Michael G. Conroy

Know all men by these presents that we,  
the undersigned, have caused the land in the surveyors certificate to be  
platted into Lots, Blocks, Streets, and Reserves, to be known as "SKYWAY  
WEST 5TH ADDITION", Wichita, Sedgwick County, Kansas. The utility  
easements are hereby granted as indicated for the construction and  
maintenance of all public utilities. The drainage easements are hereby  
granted as indicated for drainage purposes. No signs, light poles, private  
drainage systems, masonry trash enclosures or other structures shall be  
located within public utility easements unless permitted by the Public  
Works Department of the appropriate governing body. The temporary  
cul-de-sac easement is hereby granted as indicated for the construction  
and maintenance of a temporary cul-de-sac and shall expire at such  
time as 34th St S is extended further west or terminated as a permanent  
cul-de-sac. The streets are hereby dedicated to and for the use of the  
public. Reserve "A" is hereby reserved for landscaping, open space,  
berms, lakes, drainage purposes, and utilities as confined to easement.  
Reserve "B" is hereby reserved for landscaping, open space, berms, lakes,  
and drainage purposes. Reserves "A" and "B" shall be owned and  
maintained by the current owner, and/or their successors, assigns, and/or  
a Lot Owners Association. Access controls shall be as depicted on the  
face of the plat and are hereby granted to the City of Wichita, Kansas.  
The permitted opening locations shall be as determined by the City  
Engineer of the City of Wichita, Kansas. The Minimum Building Pad  
Elevation for the lowest opening to the structures shall be as indicated on  
the face of the plat.

This plat approved and all dedications  
shown hereon accepted by the City Council of the City of Wichita,  
Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_, Mayor, City of Wichita  
Jeff Longwell

\_\_\_\_\_, City Clerk  
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

John E. Dugan Family Partnership, LP  
\_\_\_\_\_, Manager  
John E. Dugan, Trustee of the  
John E. Dugan Revocable Trust #1

Tricia L. Robello, P.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

Entered on transfer record this \_\_\_\_\_ day  
of \_\_\_\_\_, 2017.

State of Kansas) SS The foregoing instrument acknowledged before  
Sedgwick County) me, this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by John E. Dugan, Trustee of  
of the John E. Dugan Revocable Trust #1, as Manager of the John E.  
Dugan Family Partnership, LP, on behalf of the limited partnership.

\_\_\_\_\_, County Clerk  
Kelly B. Arnold

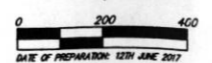
\_\_\_\_\_, Notary Public  
My App't. Exp. \_\_\_\_\_

State of Kansas) SS This is to certify that this plat has been  
Sedgwick County) filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day  
of \_\_\_\_\_, 2017 at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and is duly recorded.

- BENCHMARK:  
MAIZE ROAD & 31ST STREET SOUTH -  
CITY OF WICHITA BENCHMARK DISC.  
200' S. WEST OF INTERSECTION, SOUTHEAST  
CORNER OF HUSBAND OF R.C.B.C.  
ELEV. = 1331.82 NAVD83
- - #4 REBAR W/ "BAUGHMAN" CAP (SET)
  - - #4 REBAR W/ "TILS" CAP (FOUND)
  - - 1" IRON PIPE (FOUND)
  - - #4 REBAR (FOUND)
  - - #5 REBAR W/ "HAINSTRONG" CAP (FOUND)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD83
3,4	A	1339.0
1,2,3	B	1339.0

- (M) = MEASURED
- (P) = PLATTED
- (D) = DESCRIBED
- (R) = RECORD MEASUREMENT
- (CM) = CALCULATED PER  
MEASURED INFO.
- (C-D) = CALCULATED PER  
DESCRIBED INFO.
- (C-P) = CALCULATED PER  
PLATTED INFO.



100' bldg setback removed

## SITE PLAN

APPROVED 8/28/2017 *RLM*

\_\_\_\_\_, Register of Deeds  
Tonyo Buckingham

\_\_\_\_\_, Deputy  
Judy J. Paget

**SKYWAY WEST  
5TH ADDITION**

Baughman Company, P.A.  
315 E 10th St. Wichita, KS 67211 P 316-262-7271 F 316-262-0140  
Baughman ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

NOTE:  
A drainage plan has been developed for the plat and all drainage  
easements, rights-of-way, or reserves shall remain at established grades or  
as modified with the approval of the applicable City or County Engineer and  
unobstructed to allow for the conveyance of stormwater.