

POSTED 2-27-86 *KA*

Case No. BZA 4-86 - Critchfield Real Estate Limited Partnership requests an exception to permit the establishment of a Child Day Care Center on property zoned the "AA" One-family Dwelling District and generally located on the south side of 29th Street North and

ACTION

BZA. 4-86 ~~Approved~~ 3/25/86
DATE

Case was heard without proper notification - see memo 11-19-85

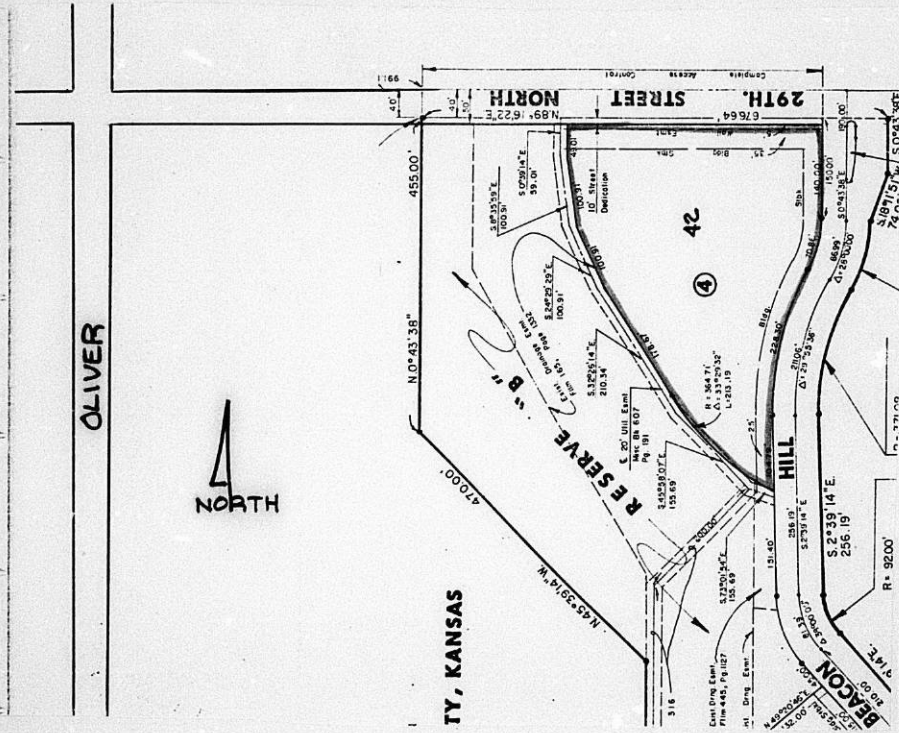
586

Map No. 3850 D

BZA 4-86
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E "AA" S "AA" W "AA" N "AA"
3. Land Use: East Vac. South Drainage
West Vac. North Ay.
4. Area (~~is~~) (is not) platted.



Shirley
No. 2453C
HASTINGS, MN
LOS ANGELES, CHICAGO, LOGAN, OH
MORRISON, TX, COLUMBIA, GA
U.S.A.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: November 20, 1986

TO: FILE

FROM: Glen E. Lytle, Special Assistant for Zoning

SUBJECT: BZA 4-86

This case was heard without proper notification to adjacent property owners due to error in ownership list.

Applicant subsequently filed a zoning change Z-2798 for "BB" Office District on the property which was approved. This, then, negates the need for this BZA, so the applicant has withdrawn the case.



Glen E. Lytle
Special Assistant for Zoning

GEL/lw

March 31, 1986

Bill C. Yung
8225 East 35th Street North
Wichita, Kansas 67226

Re: BZA 4-86 - Request for Exception (On the south side of 29th
Street North and east of Oliver)

Dear Mr. Yung:

At the regular meeting of the Board of Zoning Appeals on March 25, 1986, your request for an exception was considered. It was the action of the Board to grant the exception subject to the following conditions:

1. The center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the State of Kansas and the City of Wichita.
2. The Department of Community Health shall determine the maximum number of children to be permitted in the center.
3. Outdoor play shall be limited to the hours between 7:30 a.m. and 6:30 p.m. when any part of the fenced play area is within 100 feet of any occupied residence.
4. One off-street parking space shall be provided on the premises for each teacher and employee plus one off-street parking space for each vehicle used in the operation of the child care center.
5. One off-street loading space shall be provided for each ten (10) children or major fraction thereof.
6. The location of the spaces and the driveway widths shall be in conformance to the plan approved by the Traffic Engineer and shall be surfaced and improved as required by Section 28.04.143 of the zoning ordinance.
7. Identification signs shall be limited in number and area to the same limitations as permitted for the same use to be located in the "B" zoning district.

Case No. BZA 4-86
Page 2

8. Prior to the release of the resolution authorizing the issuance of a building permit, three copies of a final development plan showing compliance with the above conditions shall be submitted to the Secretary for approval.

Release of the resolution will be subject to the submission of a development plan showing compliance with the conditions of approval.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:lw

cc: Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk
Critchfield Real Estate Limited Partnership-1985, 434 N. Oliver,
Suite 108, Wichita, KS 67208

THE CITY OF WICHITA

OFFICE OF Citizen Rights & Services DATE March 12, 1986

TO Glen Lytle, Special Assistant for Zoning
FROM Barry L. Carroll, Administrative Aide III

SUBJECT BZA 4-86: South Side of 29th
Street North and East of Oliver

On Tuesday, March 11, CPO Council "I" was to consider the above captioned case, a request for an exception to permit the establishment of a Child Care Center on property zoned the "AA" One-Family Dwelling District. Council members were provided the notice to adjoining property owners, and a map of the area. Due to a lack of a quorum, the Council was unable to make a recommendation.

The agent, Phil Snodgrass was present to describe the request. There were no area residents in attendance to either support or oppose the request.

Please provide these comments to the Board of Zoning Appeals when Case BZA 4-86 is considered.

Barry L. Carroll
Barry L. Carroll
Administrative Aide III

BLC:dm

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RECEIVED

MAR 13 1986

METROPOLITAN PLANNING

ROUTE _____

RE: AGENDA ITEM NO 5

SECRETARY'S REPORT CASE NO. BZA 4-86

APPLICANT: Critchfield Real Estate Limited Partnership-1975, 434 N. Oliver, Suite 108, Wichita, KS 67208.

AGENT: Bill G. Yung, 8225 E. 35th Street North, Wichita, KS 67226.

REQUEST: Exception pursuant to Section 28.04.185.2 Code of the City of Wichita to permit the establishment of a child day care center.

GENERAL LOCATION: On the south side of 29th Street North and east of Oliver.

ZONING: Subject property is zoned the "AA" One-family Dwelling District as are the properties to the east, south and north. To the west across the drainageway is the "LC" Light Commercial District.

LAND USE: Subject property is undeveloped as are the properties to the east, west and south. Property to the north is agriculture.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.185.2 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the construction of a new child day care center in conjunction with a clubhouse and recreation center that will serve the new residential development under a C.U.P. known as Beacon Hill. The location is adjacent to 29th Street North and is on a site that is bordered on all sides by streets and open space including the area utilized by a proposed lake within the drainageway to the west and south.

The applicant has not given any information on the size of the facility, but the land area is approximately 2.8 acres. Being constructed in conjunction with a recreational facility, it would appear that there will be joint use of the open space and improvements on the property. Such use should be well received by the property owners within the development.

It should be noted that the State regulations will limit the number of children to be permitted based on the facilities to be constructed. Also, the applicable codes will control the location of the buildings and improvements on the property. It is the Secretary's opinion that this is an appropriate location for the proposed use.

RECOMMENDATION:

Should the Board determine that the proposal to construct a child day care facility at this location is appropriate, then it is the recommendation of the Secretary that the exception be approved subject to the following conditions:

1. The center shall comply with all licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the State of Kansas and the City of Wichita.

2. The Department of Community Health shall determine the maximum number of children to be permitted in the center.
3. Outdoor play shall be limited to the hours between 7:30 a.m. and 6:30 p.m. when any part of the fenced play area is within 100 feet of any occupied residence.
4. One off-street parking space shall be provided on the premises for each teacher and employee plus one off-street parking space for each vehicle used in the operation of the child care center.
5. One off-street loading space shall be provided for each ten (10) children or major fraction thereof.
6. The location of the spaces and the driveway widths shall be in conformance to the plan approved by the Traffic Engineer and shall be surfaced and improved as required by Section 28.04.143 of the zoning ordinance.
7. Identification signs shall be limited in number and area to the same limitations as permitted for the same use to be located in the "B" zoning district.
8. Prior to the release of the resolution authorizing the issuance of a building permit, three copies of a final development plan showing compliance with the above conditions shall be submitted to the Secretary for approval.

BZA CASE NO. 4-86

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>10</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>1</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>4</u>	TOTAL NOTICES SENT <u>3-4-86</u>

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

March 3, 1986

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 4-86

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Critchfield Real Estate Limited Partnership, 434 N. Oliver, Suite 108, Wichita, Kansas, requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting a n exception to permit the establishment of a Child Day Care Center on property zoned the "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

A tract of land lying in the northwest quarter of Section 1, Township 27 south, Range 1 east of the 6th P.M. more particularly described as follows: Commencing at the northwest corner of said quarter; thence along the north line of said quarter N 89° 16' 22" E, 1207.78 feet; thence S 0° 43' 38" E, 50.00 feet to the point of beginning; thence parallel and 50.00 feet south of the north line of said northwest quarter N 89° 16' 22" E, 370.00 feet; thence S 0° 43' 38" E, 140.00 feet to a point on a curve to the right having a central angle of 28° 00' 00", a radius of 145.00 feet and a long chord of 70.16 feet bearing S 13° 16' 22" W, thence along said curve a distance of 70.86 feet to a point on a curve to the left having a central angle of 29° 55' 36", a radius of 437.08 feet and a long chord of 225.71 feet bearing S 12° 18' 34" W, thence along said curve a distance of 228.30 feet; thence S 2° 39' 14" E, 104.79 feet to a point on a curve to the right having a central angle of 33° 29' 32", a radius of 364.71 feet and a long chord of 210.17 feet bearing N 49° 11' 00" W, thence along said curve a distance of 213.19 feet; thence N 32° 26' 14" W, 178.67 feet; thence N 24° 29' 29" W, 100.91 feet; thence N 8° 35' 59" W, 100.91 feet; thence N 0° 39' 14" W, 49.01 feet to the point of beginning. Containing 2.9736 acres, more or less; being platted as Lot 42, Block 1, Beacon Hill Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of 29th Street North and east of Oliver.

This application has been assigned Case No. BZA 4-86. It will be considered by the Board of Zoning Appeals on March 25, 1986 at 1:30

p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Glen E. Lytle
Assistant Secretary

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

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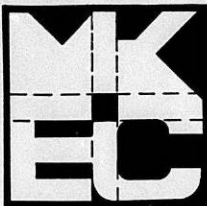
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Glen E. Lytle
Assistant Secretary



MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

PROJECT: Beacon Hill - Lot 42, Block 1

PROJECT #: _____ DATE: 2/26/86

TO: Mr. Glen Lytle
Metropolitan Area Planning Dept.
455 N. Main
Wichita, KS 67202

A tract of land lying in the northwest quarter of Section 1, Township 27 south, Range 1 east of the 6th P.M. more particularly described as follows: Commencing at the northwest corner of said quarter; thence along the north line of said quarter N 89° 16' 22" E, 1207.78 feet; thence S 0° 43' 38" E, 50.00 feet to the point of beginning; thence parallel and 50.00 feet south of the north line of said northwest quarter N 89° 16' 22" E, 370.00 feet; thence S 0° 43' 38" E, 140.00 feet to a point on a curve to the right having a central angle of 28° 00' 00", a radius of 145.00 feet and a long chord of 70.16 feet bearing S 13° 16' 22" W, thence along said curve a distance of 70.86 feet to a point on a curve to the left having a central angle of 29° 55' 36", a radius of 437.08 feet and a long chord of 225.71 feet bearing S 12° 18' 34" W, thence along said curve a distance of 228.30 feet; thence S 2° 39' 14" E, 104.79 feet to a point on a curve to the right having a central angle of 33° 29' 32", a radius of 364.71 feet and a long chord of 210.17 feet bearing N 49° 11' 00" W, thence along said curve a distance of 213.19 feet; thence N 32° 26' 14" W, 178.67 feet; thence N 24° 29' 29" W, 100.91 feet; thence N 8° 35' 59" W, 100.91 feet; thence N 0° 39' 14" W, 49.01 feet to the point of beginning. Containing 2.9736 acres, more or less.

MID-KANSAS ENGINEERING CONSULTANTS, P.A.

Kenneth H. Bengtson

Kenneth H. Bengtson, P.E.

KHB:js

cc: Phil Snodgrass
Bill Yung
Steve Critchfield

Beacon Hill Day Care Center
Preliminary Site Plan
Scale: 1/4"=100'
Date: 09/17/1985

ZONED A.A.

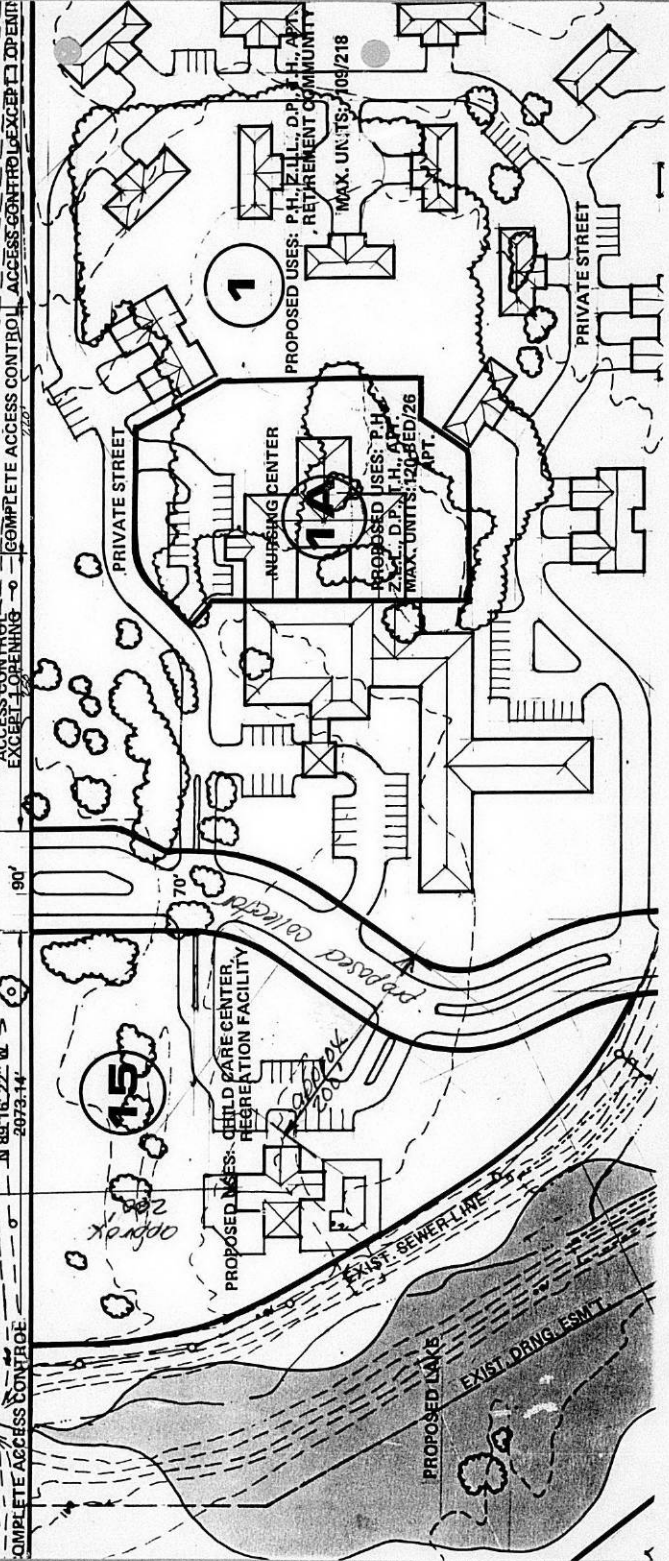
450' to
nearest
residence

COMPLETE ACCESS CONTROL
ACCESS CONTROL EXCEPT OPENING
COMPLETE ACCESS CONTROL
ACCESS CONTROL EXCEPT OPENING

29TH STREET NORTH

29TH STREET NORTH

29TH STREET NORTH



BOARD OF ZONING APPEALS

CASE NO.

4-86

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant Critchfield Real Estate Limited Partnership-1985

Mailing Address 434 N. Oliver, Suite 108, Wichita ⁶⁷²⁰⁸ Phone 682-5002

Name of Authorized Agent Bill G. Yung Design

Mailing Address 8225 E. 35th North, Wichita ⁶⁷²²⁶ Phone 683-5567

Relationship of applicant to property is that of Owner
(Owner, Tenant, Lessee, Other).

II. Application is made for an exception as provided in Section 2.12.590.C, Code of the City of Wichita, Kansas, to permit the establishment of a child care center

AA under on property zoned
proposed CUP, located on the south side of 29th Street North east of
Oliver and legally described as: See attached
legal description.

_____, in the City of Wichita.

III. The applicant herein, or his authorized agent, acknowledges:

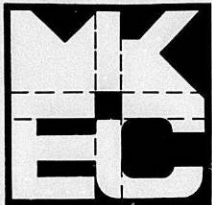
- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
- c. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.
- d. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.

Applicant _____

Authorized Agent [Signature]

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 4:00 (a.m. - p.m.), Feb 18, 19 86, together with appropriate fee of \$50.00

Signed [Signature]



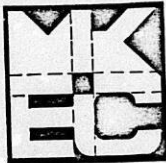
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3500 N. Rock Road, #800
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PROJECT: Beacon Hill - Lot 42, Block 1

PROJECT #: _____ DATE: 2/26/86

TO: Mr. Glen Lytle

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3500 N. Rock Road, #800
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PROJECT: Beacon Hill - Lot 42, Block 1

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TO: Mr. Glen Lytle

*correct
legal*

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15° 16' 22"

February 6, 1986

Secretary of Board of Zoning Appeals
Tenth Floor - City Hall
455 North Main Street
Wichita, KS 67202

RE: Beacon Hill Day Care Center BZA Exception.

Dear Secretary:

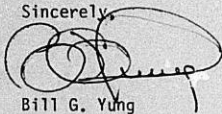
We are hereby asking for an exemption by special permit to the AA zoning (under C.U.P., D.P.-147) to permit the construction of a child care center in accordance with the provisions of Section 28.04.185 of the Code of the City of Wichita.

The proposed child care center is to be built in conjunction with a clubhouse and recreation center that would serve the residents of the proposed Beacon Hill development. The center would be located on a 2.8 acre site along a major north/south collector street just south of 29th Street North, approximately 200' from centerline. (See parcel #15 of the Beacon Hill C.U.P., D.P.147.)

The center would be buffered on the south and west with the proposed lake and open space and would be isolated from any adjoining residential uses on the north and east by 29th Street North and the proposed collector street by approximately 200' (see plan).

Enclosed is a copy of the site plan as illustrated on the Beacon Hill C.U.P., D.P.-147 which shows the general location of the center along with access points and proposed parking. A more detailed site plan showing required off-street parking and proposed building, etc. with dimensions will be submitted prior to construction for your approval.

Sincerely,



Bill G. Yung

Enclosure

cc: Steve Critchfield
Phil Snodgrass

>>> <<<
>>> JOB:

MIDDLE ORDINATE = 6.3746

1*-----LOT 21-3-----
AREA = 12442.85

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
391	S 40 39 14.211E	115.0000	11437.6379	4484.8098
324	S 49 20 45.789W	42.0000	11350.3922	4559.7310
325	S 40 39 14.211E	50.0000	11323.0297	4527.8674
268	N 72 9 25.103W	50.0000	11285.0968	4560.4418
433	N 72 9 25.103W	134.5382	11300.4173	4512.8468
393	N 0 39 14.211W	10.0000	11341.6412	4384.7800
392	N 49 20 45.789E	132.0014	11351.6405	4384.6659
391			11437.6379	4484.8098

CIRCULAR CURVE 325 268 433 L
 CENTRAL ANGLE = 31 30 10.892
 CHORD BEARING = S 33 35 40.343W
 RADIUS = 50.0000
 LENGTH = 27.4916
 TANGENT = 14.1029
 CHORD = 27.1466
 EXTERNAL = 1.9509
 MIDDLE ORDINATE = 1.8776

94*-----LOT 1-4-----
AREA = 129528.54

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
19	N 89 16 22.000E	370.0000	12247.4135	4098.1475
18	S 0 43 38.000E	140.0000	12252.1096	4468.1177

>>> <<<
>>> JOB:

316	S	89	14	22.000W	145.0000	12112.1209	4469.8946
203	S	62	43	38.000E	145.0000	12110.2805	4324.9062
317	S	62	43	38.000E	437.0847	12043.8376	4453.7873
206	S	87	20	45.789W	437.0847	11843.5534	4842.2836
318	S	2	39	14.211E	104.7941	11823.3148	4405.6676
587	N	24	4	13.790E	364.7109	11718.6331	4410.5200
81	S	57	33	45.789W	364.7109	12051.6303	4559.2711
90	N	32	26	14.211W	178.6688	11856.0081	4251.4627
23	N	24	29	29.211W	100.9100	12006.8008	4155.6291
22	N	8	35	59.211W	100.9100	12098.6313	4113.7961
21	N	0	39	14.211W	49.0100	12198.4067	4098.7068
19						12247.4135	4098.1475

CIRCULAR CURVE 316 203 317 R
 CENTRAL ANGLE = 28 0 0.000
 CHORD BEARING = S 13 16 22.000W
 RADIUS = 145.0000
 LENGTH = 70.8604
 TANGENT = 36.1526
 CHORD = 70.1573
 EXTERNAL = 4.4390
 MIDDLE ORDINATE = 4.3071

CIRCULAR CURVE 317 206 318 L
 CENTRAL ANGLE = 29 55 36.211
 CHORD BEARING = S 12 18 33.894W
 RADIUS = 437.0847
 LENGTH = 228.2981
 TANGENT = 116.8170
 CHORD = 225.7117
 EXTERNAL = 15.3413
 MIDDLE ORDINATE = 14.8211

CIRCULAR CURVE 587 81 90 R
 CENTRAL ANGLE = 33 29 31.999

>>> <<<
>>> JOB:

CHORD BEARING = N 49 11 0.211W
 RADIUS = 364.7109
 LENGTH = 213.1916
 TANGENT = 109.7385
 CHORD = 210.1692
 EXTERNAL = 16.1520
 MIDDLE ORDINATE = 15.4671

59*-----LOT 1-5-----

AREA = 9411.33

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
541			9845.9292	5610.7867
N 1 13	54.000W	120.0000		
527			9965.9015	5608.2073
N 88 46	6.000E	78.9650		
540			9967.5988	5687.1541
S 0 43	7.000E	120.0048		
365			9847.6035	5688.6591
S 88 46	6.000W	77.8904		
541			9845.9292	5610.7867

60*-----LOT 2-5-----

AREA = 8400.00

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
541			9845.9292	5610.7867
S 88 46	6.000W	70.0000		
542			9844.4246	5540.8029
N 1 13	54.000W	120.0000		
526			9964.3968	5538.2235
N 88 46	6.000E	70.0000		
527			9965.9015	5608.2073
S 1 13	54.000E	120.0000		
541			9845.9292	5610.7867

61*-----LOT 3-5-----

AREA = 8400.00

OWNERSHIP LIST

Tract Description	Property Owner
The NW $\frac{1}{4}$ of Sec. 1, Twp. 27 South, Rge. 1 West of the 6th P.M., Sedgwick County, Kansas.	Critchfield Real Estate Limited Partnership 1985 ✓ 434 N. Oliver Wichita, KS 67208
The SW $\frac{1}{4}$ of Sec. 1, Twp. 26 South, Rge. 1 East of the 6th P.M., Sedgwick County, Kansas, EXCEPT the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said section.	Verne R. Kelley Patricia L. Kelley Address Unknown AND Kenneth Kelley Olive Kelley Address Unknown AND George Hugh Kelley Lois L. Kelley Address Unknown AND LIFE ESTATE: L. W. Kelley ✓ Helen H. Kelley 2935 Clairemont Drive San Diego, CA 92117

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described tracts within a 400 foot radius of:

A tract of land lying in the Northwest Quarter of Section 1, Township 27 South, Range 1 East of the 6th P.M. more particularly described as follows: Commencing at the Northwest Corner of said Quarter; thence along the North line of said Quarter N 89°16'22" E, 1577.78 feet; thence S 0°43'38" E, 50.00 feet to the point of beginning; thence S 0°43'38" E, 140.00 feet; to the beginning of a curve to the right having a central angle of 37°00'00", a radius of 145.00, and a long chord of 92.02 feet bearing S 17°46'22" W, thence along said curve to the right 93.64 feet; thence S 36°16'22" W, 90.00 feet to the beginning of a curve to the left having a central angle of 62°00'00", a radius of 130.00 feet and a long chord of 133.91 feet bearing S 5°16'22" W, thence S 25°43'38" E, 50.00 feet to the beginning of a curve to the right having a central angle of 18°52'53", a radius of 180.00 feet, a long chord of 59.05 feet bearing S 16°17'11" E, thence along said curve to the right 59.31 feet to a point on a curve to the right; said curve having a central angle of 34°10'47", a radius of 364.66, a long chord 214.33 bearing N 49°31'38" W, thence along said curve to the right 217.54 feet; thence N 32°26'14" W, 178.70 feet; thence N 24°29'29" W, 100.91 feet; thence N 2°35'59" W, 100.91 feet; thence N 0°39'14" W, 49.01 feet to a point 50.00 feet South of the North line of said Northwest Quarter; thence N 89°16'22" E, 370.00 feet parallel to said North line to the point of beginning containing 2.81 acres more or less.

(Cont'd on Pg. 2)



SECURITY IS KNOWING

Title Insurance • Escrow Closings • Abstracts

Page 2

(Cont'd from Pg. 1)

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 23rd day of December, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

Mary Seale

By
Sr. Vice-President

Order No: 354269
nj

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 2021 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
800 ⁰⁰	
Re-zoning AA to LC	400 ⁰⁰
Re-zoning AA to B	350 ⁰⁰
Partial payment BZA exception	50 ⁰⁰

NAME: Critchfield Real Estate
 ADDRESS: 434 N. Oliver #108
 FUND: 755-40710-003 DUE DATE: 2-18-86
 COMMENTS:
 DATE: 2-18-86 BY: LO.

FORM 2021 PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
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Signs	Plan Rev. (P.W.)	Cement	M.S.P.

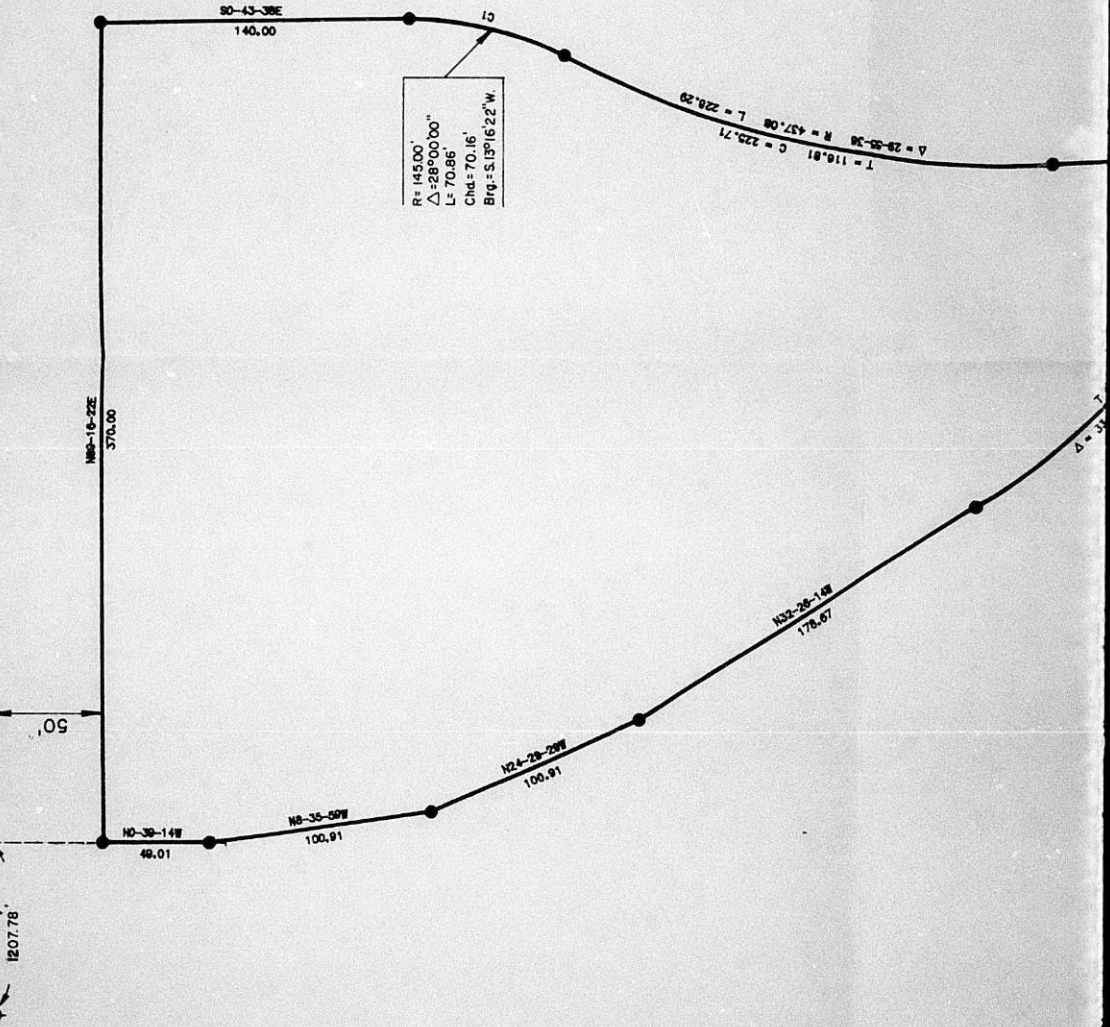
Planning

DESCRIPTION	AMOUNT

NAME: Critchfield Real Estate
 ADDRESS: 434 N. Oliver
 FUND: 755-40710-003 DUE DATE:
 COMMENTS:
 DATE: 2-17-86 BY: [Signature]

N.W. Cor., NW. 1/4
Sec. 1, T. 27 S., R. 1 E.
6th. P.M.

29TH. STREET NORTH



R=145.00'
Δ=28°00'00\"/>
L=70.86'
Chd.=70.16'
Brq.=S.13°16'22\"/>

1207.78'

50'

N89-16-22E
370.00'

N0-30-14W
48.01'

N8-35-59W
100.91'

N24-28-28W
100.91'

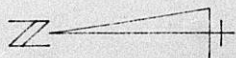
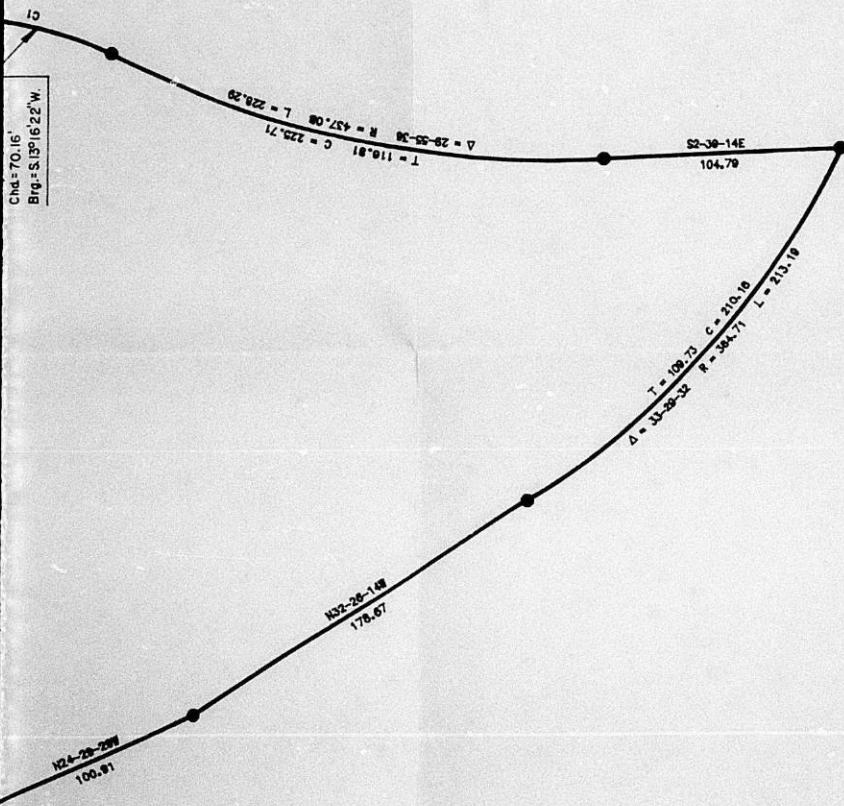
S32-28-18E
178.91'

S1-28-28E
178.91'

S116.81E
228.29'

S28-55-38E
437.08'

S0-43-38E
140.00'



1:100,000
 4000,0000
 1 in. = 50

BEACON HILL ----- LOT 42-1 (2-26-86)

