

Case No. BZA 8-79 Request for  
Variance to increase permitted  
gross surface area of real  
estate signs from 32 sq. ft.  
to 360 sq. ft. on property  
zoned "LC" and generally loc.

*105760  
3-30-79  
V  
1000 C.I.  
6-16-79*

ACTION

DATE

*7-24-79*

COMMITTEE

*Approved*

*BZA*

*8-79*

M.A.P.C.

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

Map No. 5146  
Sec. 26  
Twp. 27  
Range 1W

BZA- 8-79  
SCZ- \_\_\_\_\_  
CU- \_\_\_\_\_  
Filed \_\_\_\_\_

AREA DATA:

1. Acres: \_\_\_\_\_ ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
3. Land Use: East \_\_\_\_\_ South \_\_\_\_\_  
West \_\_\_\_\_ North \_\_\_\_\_
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use if for: \_\_\_\_\_
6. Area (is) (is not) platted.

PHOTO DATA:

taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

B2A 8-79

MAPLE

ST

2

3

SPAR  
CHRIST THE KING  
CH  
CHURCH ADDITION

CHURCH THE  
KING  
SECOND ADD

4

STAR  
LUMBER  
CO-2  
4TH  
ADD

STAR  
LUMBER CO.  
6TH ADD

STAR

TOWNE  
WEST

SQUARE

Tdi

ADDN.

TAFT

Dp  
ADDITION

G.M.C.

BALES  
1  
ADD.

INTERSTATE HWY 55B

W-C  
ADD.  
PART OF  
PLUMB  
of  
ANNA  
Bm

JENKINS  
6  
4TH  
ADD  
RT

R. MOSLEY  
ADD  
YOUNG 600 3RD ST  
KELLOGG DR

PART OF  
L.S.  
ADD. PART  
of

WESTWIND  
CG  
Ha  
of

TRACY  
ST

HIGHWAY US 54

KELLOGG

May 3, 1979

James R. Schaefer  
800 Brown Bldg.  
Wichita, Kansas 67202

Re: Case No. BZA 8-79  
Request for Variance

Dear Mr. Schaefer:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on April 24, 1979, in connection with your request for a variance to increase the permitted gross surface area of Real Estate Signs from 32 square feet to 360 square feet on property zoned the "LC" Light Commercial District and generally located in an area bounded by Maple on the north, Tracy on the east, U.S. 54 on the south and I-235 on the west.

This Resolution reflects the official action of the Board to approve the variance, and sets out the conditions of approval. It is forwarded to you for your information and files.

If you have questions concerning this matter, please call our office.

Sincerely,

Larry Dobson  
Assistant Secretary

LD:bbc  
Enclosure

cc: Towne West Mall Associates, 1712 N. Meridian,  
Indianapolis, Indiana 46202  
Robert Feldner, Superintendent of Central Inspection  
Joe Donnelly, Housing and Zoning Administrator  
Don Gisick, City Clerk

RESOLUTION NO. BZA 8-79

WHEREAS, Towne West Mall Associates, 1712 N. Meridian, Indianapolis, Indiana, requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to increase the permitted gross surface area of Real Estate Signs from 32 square feet to 360 square feet on property zoned the "IC" Light Commercial District, and legally described as follows:

Towne West Square Addition, Wichita, Sedgwick County, Kansas. Generally located in an area bounded by Maple on the north, Tracy on the east, U.S. 54 on the south and I-235 on the west.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of April 24, 1979, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as subject property is much larger (81 acres) than normal developments in the "IC" zoning district and the property is bordered by two highways and a major arterial street; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the signs would only be erected and maintained during the project construction phase; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested, will constitute unnecessary hardship upon the property owner represented in the application due to the magnitude of the leasing function to be accomplished; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the signs will be located on private property and will not visually obstruct the safe movement of vehicles during this construction phase; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the size limitation on these temporary signs was obviously arrived at on the basis of a much smaller, normal sized development, but considering the complexity and overall magnitude of the project and site, the requested size does not appear to be unreasonable; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to increase the permitted gross surface area of Real Estate Signs from 32 square feet to 360 square feet on property zoned the "LC" Light Commercial District, and legally described as follows:

Towne West Square Addition, Wichita, Sedgwick County, Kansas. Generally located in an area bounded by Maple on the north, Tracy on the east, U.S. 54 on the south and I-235 on the west

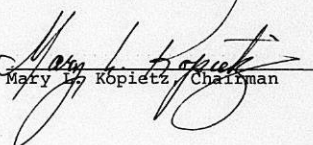
be approved subject to the following conditions:

1. The variance shall be granted for only the two signs depicted on the applicants' site plan and in the general locations shown.
2. The signs hereby approved shall be removed from the site prior to or upon occupancy of 50 per cent of the shopping center leasable space as determined by the Superintendent of Central Inspection; or upon the installation of their permanent identification signs, whichever shall occur first.

ADOPTED AT WICHITA, KANSAS, this 24th day of April, 1979.

ATTEST:

  
Larry Dobson, Assistant Secretary

  
Mary L. Kopietz, Chairman

April 25, 1979

James R. Schaefer  
800 Brown Bldg.  
Wichita, Kansas 67202

Re: Case No. BZA 8-79  
Request for Variance

Dear Mr. Schaefer:

At the regular meeting of the Board of Zoning Appeals on April 24, 1979, your request for a variance to increase the permitted gross surface area of Real Estate Signs from 32 square feet to 360 square feet on property zoned the "LC" Light Commercial District, and generally located in an area bounded by Maple on the north, Tracy on the east, U.S. 54 on the south and I-235 on the west was considered.

It was the action of the Board to approve this variance subject to the following conditions:

1. The variance shall be granted for only the two signs depicted on the applicants' site plan and in the general locations shown.
2. The signs hereby approved shall be removed from the site prior to or upon occupancy of 50 per cent of the shopping center leasable space as determined by the Superintendent of Central Inspection; or upon the installation of their permanent identification signs, whichever shall occur first.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

Page 2  
April 25, 1979  
James R. Schaefer  
Re: BSA 8-79

If you have any questions, please call our office.

Sincerely yours,

Larry Dobson  
Assistant Secretary

LD:bbc

cc: Towne West Mall Associates, 1712 N. Meridian  
Indianapolis, Indiana 46202  
Robert Feldner, Superintendent of Central Inspection  
Joe Donnelly, Housing and Zoning Administrator  
Don Gisick, City Clerk

**THE CITY OF WICHITA**

OFFICE OF Citizen Participation

DATE April 20, 1979

TO Jack Galbraith, Chief Planner, Current Plans

FROM Shirley Mast, CPO Administrative Aide

SUBJECT BZA 8-79 (Maple on the north,  
Tracy on the east, US 54 on the  
south and I-235 on the west)

At their meeting of April 19, CPO Council "0" considered the captioned case.

A motion was made to recommend approval of the requested zone change to increase the permitted gross surface area of Real Estate signs from 32 square feet to 360 square feet, but the motion died for lack of second.

The concensus of the members was that Council "0" make no recommendation regarding the subject case.

Please provide this information to the MAPC when it considers the case at the April 24, 1979 meeting.

*Shirley Mast*  
Shirley Mast  
CPO Administrative Aide

SM:al

Noted:

*Evelyn Pittman/cw*  
Evelyn Pittman  
Assistant CPO Coordinator



SECRETARY'S REPORT  
CASE NO. EZA 8-76

APPLICANT: Towne West Mall Associates, 1712 N. Meridian, Indianapolis, Indiana

AGENT: James R. Schaefer, 800 Brown Building, Wichita, Kansas

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to increase the permitted gross surface area of Real Estate signs from 32 square feet to 360 square feet.

GENERAL LOCATION: In an area bounded by Maple on the north, Tracy on the east, U.S. 54 on the south and I-235 on the west.

ZONING: Subject property is zoned the "LC" Light Commercial District. Properties to the south are zoned the "E" Multiple Family Dwelling District, "LC" District and "E" Light Commercial District. East is zoned "E". West is zoned the "AA" Single Family Dwelling District. North is zoned "AA" and "LC".

LAND USE: Subject property is vacant, undeveloped land being prepared for future Towne West Shopping Center. West is the I-235 Bypass. North is a combination of residential, institutional and commercial uses. East is a discount store, a drive-in theatre and a lumber company. South is a combination of office and commercial uses.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five of the following conditions are found to exist:

1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.
2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.

4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (zoning ordinance).

COMMENTS BY THE SECRETARY:

The applicants are requesting a variance in the permitted size for real estate signs to permit two 12 x 30 foot signs to be erected on the future Towne West Square site. Real estate signs are by definition "on-site signs displayed for the purpose of offering real property for sale, lease or rent" and are limited to 32 square feet in size in the Office, Commercial and Industrial zoning districts. Additionally, said signs are limited to one sign per street frontage, with a maximum of four signs permitted on a zoning lot.

The applicants desire to locate two, 360 square feet, real estate signs on subject property, one facing U.S. 54 and the other in the northwest corner of the site near where I-235 passes over Maple; however, it is not clear as to which roadway the sign would face. The applicants state that the signs would only be erected and maintained during the period of construction of the shopping center, which is estimated at 1½ to 2 years. In support of their application, the applicants state that because of the size of this project and the size of the property involved, approximately 81 acres, the permitted sign size is not sufficient to adequately advertise the project during the construction phase. They also state that the project is of a much larger magnitude than will normally occur in the "LC" zoning district.

A rendering of the sign has been submitted which basically contains leasing information and the names of the major center stores which are already committed to space in the center.

UNIQUENESS:

It is the opinion of the Secretary that uniqueness may exist in this instance inasmuch as subject property is much larger (81 acres) than normal developments in the "LC" zoning district and the property is bordered by two highways and a major arterial street.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested may not adversely affect the rights of adjacent property owners inasmuch as the signs would only be erected and maintained during the project construction phase.

Case No. BZA 3-70  
BZA Agenda  
4-24-70  
Page 3

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance, limiting the size of real estate signs to 32 square feet in size, could create an unnecessary hardship upon the applicants due to the magnitude of the leasing function to be accomplished.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance desired will not adversely affect the public interest inasmuch as the signs will be located on private property and will not visually obstruct the safe movement of vehicles during this construction phase.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance desired may not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the size limitation on these temporary type signs was obviously arrived at on the basis of a much smaller, normal sized development, but considering the complexity and overall magnitude of the project and site, the requested size does not appear to be unreasonable.

RECOMMENDATION:

If the Board determines that the above five conditions can be found to exist, it is the Secretary's recommendation that the variance be approved subject to the following conditions:

1. The variance shall be granted for only the two signs depicted on the applicants' site plan and in the general locations shown.
2. The signs hereby approved shall be removed from the site prior to or upon occupancy of 50 per cent of the shopping center leasable space as determined by the Superintendent of Central Inspection; or upon the installation of their permanent identification signs, whichever shall occur first.

BZA CASE NO. 8-79

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

31 NOTICES SENT TO ADJOINING PROPERTY OWNERS

43 TOTAL NOTICES SENT 4-2-79

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

April 2, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 8-79

An application has been filed by Towne West Mall Associates, 1712 N. Meridian, Indianapolis, Indiana, pursuant to Section 2.12.599.B, Code of the City of Wichita, requesting a variance to increase the permitted gross surface area of Real Estate Signs from 32 square feet to 360 square feet on property zoned the "LC" Light Commercial District, and legally described as follows:

Towne West Square Addition, Wichita, Sedgwick County, Kansas. Generally located in an area bounded by Maple on the north, Tracy on the east, U.S. 54 on the south and I-235 on the west.

This application has been assigned case No. BZA 8-79 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, April 24, 1979, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, 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.

Jack H. Galbraith  
Secretary

BOARD OF ZONING APPEALS

CASE NO. 8-79

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPLICATION FOR VARIANCE

I. Name of Applicant TOWNE WEST MALL ASSOCIATES  
 Indiana 46202  
 Mailing Address 1712 N. Meridian, Indianapolis/ Phone (317) 926-6021  
 Name of Authorized Agent James R. Schaefer  
 67202  
 Mailing Address 800 Brown Bldg., Wichita, Ks./ Phone 262-4403  
 Relationship of applicant to property is that of Owner  
 (Owner, Tenant, Lessee, Other)

II. The variance requested is a variance from the provisions of  
§28.04.139.C.4 of the Wichita Code (To increase the permitted gross  
surface area of Real Estate Signs from 32 sq. ft. to 360 sq. ft.)  
 for property located generally between I-235, Maple Street, Tracy  
Street and Kellog Drive

and legally described as: See Attached Exhibit "A"  
Towne West Square Addition, Wichita, Sedgwick County,  
Kansas.

in the City of Wichita; and which is presently zoned IC.

- 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 he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
  - d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

TOWNE WEST MALL COMPANY  
 By James R. Schaefer  
 Applicant

\_\_\_\_\_  
 Authorized Agent

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals 11:30 (a.m. - p.m.), 3-22 1979 together with appropriate fee of \$50.00.

Map 5146

Larry Dobson  
 Signed

T9-402

(in an area bounded by Maple on the N., Tracy on the E., U.S. 54 on the south and I-235 on the west

TOTAL DEVELOPMENT TRACT  
TOWNE WEST SQUARE  
WICHITA, KANSAS

A Tract in the North Half of Section 26, Township 27 South, Range 1 West of the Sixth Principal Meridian, Wichita, Sedgwick County, Kansas, described as follows: Beginning at a point 80 feet south of the north line and on the west line of the Northeast Quarter of said Section 26 said point being on the south right of way line of Maple Street; thence 208.27 feet on a bearing of North 89 degrees 39 minutes 40 seconds East along the south right of way line of Maple Street;

thence 550.00 feet on a bearing of South 00 degrees 02 minutes 20 seconds East;  
thence 726.00 feet on a bearing of North 89 degrees 39 minutes 40 seconds East;  
thence 160.00 feet on a bearing of North 00 degrees 02 minutes 20 seconds West;  
thence 150.00 feet on a bearing of North 89 degrees 39 minutes 40 seconds East;  
thence 260.00 feet on a bearing of North 00 degrees 02 minutes 20 seconds West;  
thence 192.06 feet on a bearing of North 89 degrees 39 minutes 40 seconds East;

to the west right of way line of Tracy Street; thence along the westerly right of way line of Tracy Street with the following distances and bearings from the preceding course;

thence 479.78 feet on a bearing of South 00 degrees 40 minutes 59 seconds West;  
thence 510.00 feet on a bearing of South 00 degrees 02 minutes 23 seconds East;  
thence 12.00 feet on a bearing of South 89 degrees 57 minutes 37 seconds West;  
thence 381.92 feet on a bearing of South 00 degrees 03 minutes 42 seconds East;

thence from the west right of way line of Tracy Street with the following distances and bearings from the preceding course;

thence 152.90 feet on a bearing of South 89 degrees 41 minutes 53 seconds West;  
thence 220.05 feet on a bearing of South 00 degrees 04 minutes 05 seconds East;  
thence 10.00 feet on a bearing of North 89 degrees 41 minutes 53 seconds East;  
thence 40.00 feet on a bearing of South 00 degrees 04 minutes 05 seconds East;  
thence 190.00 feet on a bearing of South 89 degrees 41 minutes 53 seconds West;  
thence 250.73 feet on a bearing of South 00 degrees 04 minutes 05 seconds East

to the northeast corner of Kellogg Drive; thence 156.43 feet on a bearing of South 89 degrees 41 minutes 53 seconds West along the north right of way line of Kellogg Drive;

thence 493.61 feet on a bearing of North 00 degrees 16 minutes 03 seconds West;  
thence 100.00 feet on a bearing of South 89 degrees 42 minutes 17 seconds West;  
thence 21.70 feet on a bearing of South 00 degrees 00 minutes 57 seconds East;  
thence 169.12 feet on a bearing of South 89 degrees 42 minutes 17 seconds West;  
thence 489.95 feet on a bearing of South 00 degrees 08 minutes 07 seconds East;  
thence 177.92 feet on a bearing of South 89 degrees 41 minutes 45 seconds West;  
thence 261.18 feet on a bearing of South 00 degrees 08 minutes 30 seconds East

EX "A"

to the north right of way line of Kellogg Drive; thence 111.72 feet on a bearing of South 88 degrees 25 minutes 27 seconds West along the north right of way line of Kellogg Drive to the east right of way line of Anna Avenue; thence 641.59 feet on a bearing of North 00 degrees 08 minutes 30 seconds West along the east right of way line of Anna Avenue;

thence 204.85 feet on a bearing of South 89 degrees 41 minutes 45 seconds West; thence 8.90 feet on a bearing of South 00 degrees 08 minutes 30 seconds East; thence 215.96 feet on a bearing of North 89 degrees 45 minutes 40 seconds West; thence 111.60 feet on a bearing of North 75 degrees 05 minutes 35 seconds West; thence 399.90 feet on a bearing of South 89 degrees 42 minutes 00 seconds West

to a point on the easterly right of way line of Highway I 235; thence 86.41 feet on a bearing of North 35 degrees 26 minutes 50 seconds West along said easterly right of way line; thence 931.00 feet on a curve to the left along said easterly right of way line said curve having a radius of 3017.29 feet with a long chord of 927.31 feet, the bearing of said long chord is North 20 degrees 53 minutes 40 seconds West; thence 210.60 feet on a bearing of North 31 degrees 46 minutes 51 seconds West along said easterly right of way line; thence 615.52 feet on a bearing of North 33 degrees 44 minutes 17 seconds West along said easterly right of way line to the south right of way line of Maple Street; thence 275.00 feet on a bearing of North 89 degrees 48 minutes 05 seconds East along the south right of way line of Maple Street; thence 205.00 feet on a bearing of South 00 degrees 11 minutes 55 seconds East; thence 210.00 feet on a bearing of North 89 degrees 48 minutes 05 seconds East; thence 30.00 feet on a bearing of North 23 degrees 48 minutes 05 seconds East to the intersection of a curve having a radius of 71.12 feet and a central angle of 66 degrees 00 minutes 00 seconds, the tangent to said curve at said point of intersection having a bearing of North 66 degrees 11 minutes 55 seconds West; thence northerly 81.92 feet along said curve to a point of tangency; thence 112.62 feet on a bearing of North 00 degrees 11 minutes 55 seconds West along the tangent of said curve to the south right of way line of Maple Street; thence 1097.22 feet on a bearing of North 89 degrees 48 minutes 05 seconds East along the south right of way line of Maple Street to the point of beginning. Said Tract contains 80.300 acres.

and

A Tract of land in the Northeast Quarter of Section 26, Township 27 South, Range 1 West of the Sixth Principal Meridian described as follows: Commencing at the northeast corner of the Southwest Quarter of said Northeast Quarter; thence 1043.04 feet on a bearing of South 00 degrees 04 minutes 05 seconds East along the east line of said Southwest Quarter to the north right of way line of Kellogg Drive; thence 657.42 feet on a bearing of South 88 degrees 27 minutes 20 seconds West along the north right of way line and the extended north right of way line of Kellogg Drive to the point of beginning; thence 185.00 feet on a bearing of North 00 degrees 08 minutes 07 seconds West; thence 100.48 feet on a bearing of North 88 degrees 27 minutes 20 seconds East to the west right of way line of Kellogg Drive; thence 130.00 feet on a bearing of South 00 degrees 16 minutes 03 seconds East along the west right of way line of Kellogg Drive; thence 82.96 feet on a bearing of South 46 degrees 57 minutes 11 seconds West along the westerly right of way line of Kellogg Drive; thence 40 feet on a bearing of South 88 degrees 27 minutes 20 seconds West along the north line of Kellogg Drive to the point of beginning. Said Tract contains 0.389 acres.

STATEMENT IN JUSTIFICATION OF  
REQUESTED VARIANCE

Applicant is the owner of the proposed Towne West Shopping Center located upon the real estate described in its Application. Applicant is requesting a variance which would authorize the construction of two temporary construction identification signs 12 foot by 30 foot, or a total of 360 square feet each. There will be one sign facing Maple Street and one facing Kellogg, and they will only be erected and maintained during the period of construction of the Shopping Center. The requested variance is in addition to any other signs permitted pursuant to the provisions of §28.04.139.C.4 of the Code of the City of Wichita.

In support of its Application, applicant states the following:

(a) The property in question is zoned LC and pursuant to the provisions of §28.04.139.4 of the Wichita Code, a sign of 120 square feet is permitted in such a zoning district. Because of the size of the project and the size of the property on which the Shopping Center is being constructed (approximately 81 acres) the permitted sign size is not sufficient to adequately advertise the project during the construction phase. The project is of a much larger magnitude than will normally occur in the average LC zoned property and thus requires additional sizing to adequately advertise the project.

(b) Applicant believes that the granting of the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the sign facing Kellogg will face a U.S. Highway, and the proposed sign on Maple will face a major arterial street and will not be offensive to the properties on the north side of Maple.

(c) That, as above stated, this project is unique because of its size and it is, therefore, necessary, in applicant's judgment to require larger than ordinary signs.

(d) That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or

general welfare.

(e) That the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 of the Code of the City of Wichita, inasmuch as the requested variance is of a temporary nature and will be removed within approximately 1 1/2 to 2 years.

July 25, 1978

Mr. Ted Fratuch  
Melvin Simon and Associates  
1712 N. Meridian  
Indianapolis, Indiana 46202

Dear Mr. Fratuch:

Mr. Larry Boggs of Boggs Sign Company, Inc., has requested that I correspond with you regarding the location of a temporary or construction sign on the Towne West Square adjacent to I-235. Section 28.04.139.C.4 of the Code of the City of Wichita, limits the gross surface area of such signs to one hundred twenty-eight square feet in the "LC" Light Commercial District or a maximum size of approximately eight foot by sixteen foot. It is my understanding that you would like to erect a temporary construction identification sign of twelve foot by thirty foot or a total of 360 square feet. In order to do this it will first be necessary to obtain approval of a variance of the sign regulations from the Board of Zoning Appeals.

The Board of Zoning Appeals is an appointed body of five members which is empowered to grant requests for variances of various provisions of the zoning ordinance. In order to grant such a variance the Board must find that five conditions are found to exist; copies of a BZA application form and a summary of the five conditions are attached for your reference. Should you decide to file a variance request, it will be necessary to submit a completed application, a written statement as to how the requested variance meets the five conditions, a list, prepared by an abstractor, containing the names and addresses of all property owners within two hundred feet, a fifty dollar filing fee, and two copies of a site plan depicting the location of the proposed sign. Also enclosed is a list of the various closing and meeting dates of the Board of Zoning Appeals. Please note that the next closing date for filing an application is August 28, 1978, for the September 26, 1978 meeting of the Board.

If you should decide to file such an application, it is our feeling that you should review your total sign needs, permanent as well as temporary, and request such variances as you need for the entire project at one time. Because of the limited frontage on the U.S.

Mr. Ted Fratuch  
Page 2  
July 25, 1978

54 (Kellogg) side of the Towne West Square site, it may be necessary to request variances of other provisions of the zoning ordinance which limit number of permanent signs by amount of frontage.

Should you desire additional information regarding a variance application, please contact Larry Dobson of our staff, who is the Assistant Secretary of the Board of Zoning Appeals. Questions regarding signs themselves should be directed to Glen Lytle, who is quite familiar with the regulations of signs by the zoning ordinance; both may be reached at 316-268-4423.

Sincerely yours,

Mike Meek  
Senior Planner

MM:bh  
Encl.

cc: Larry Boggs  
Boggs Sign Company  
318 S. Osage  
Wichita, Kansas 67213

CERTIFICATE OF OWNERSHIP

GUARANTEE TITLE CO., INC., hereby certifies the following to be a true and correct list of the property owners as shown by the last deed of record in the Office of the Register of Deeds of Sedgwick County, Kansas, within a 200 foot radius of and including the following described property, viz:

TOWN WEST SQUARE ADDITION,  
Wichita, Sedgwick County, Kansas.

NOTE: Addresses are furnished as a service only and are not certified.

<u>DESCRIPTION</u>	<u>OWNER/OWNER'S ADDRESS</u>
<u>BALES ADDITION</u>	
Lot 1	William E. Bales & Ruth c/o Property Tax Service 5157 E. 51st Suite 114 Tulsa, Oklahoma 74135
<u>CHRIST THE KING CHURCH ADDITION</u>	
Block 1	Catholic Diocese of Wichita 424 N. Broadway Wichita, Kansas 67202
<u>CHRIST THE KING CHURCH SECOND ADDITION</u>	
Lot 1	<b>D</b> Catholic Diocese of Wichita 424 N. Broadway Wichita, Kansas 67202
<u>GMC ADDITION</u>	
Lots 1, 3, 4, 5, 6, 7, 8, and the N/2 of Lot 9	Julia Francis Lygrisse 12 Hampton Wichita, Kansas 67207
Lots 2, 10, and the S/2 of Lot 9	<b>D</b> William E. Bales & Ruth N. c/o Property Tax Service 5157 E. 51st Suite 114 Tulsa, Oklahoma 74135
<u>McCOMAS AGRES ADDITION</u>	
Lot 6 and E. 98.5' of Lot 7	Starkey Developmental Center for Retarded, Inc. 144 S. Young Wichita, Kansas 67209
All of Lot 7 except W. 98.5' and except E. 98.5'	<b>D</b> Catholic Diocese of Wichita 424 N. Broadway Wichita, Kansas 67202

DESCRIPTIONOWNER/OWNER'S ADDRESSMcCOMAS ACRES ADDITION cont'd.

S. 183' of W. 98.5' of Lot 7

**D** Catholic Diocese of Wichita  
424 N. Broadway  
Wichita, Kansas 67202

The W. 78' of the S. 210' of Lot 15 and all that part of said Lot 15 lying N. of a line running parallel with and 210' N. of the S. line of said Lot 15, except the S. 20' of the W. 36' and the S. 15' of the E. 28.55' of the W. 64.55' and the S. 20' of the E. 13.45' of the W. 78' of said Lot 15

Mid Kansas Federal Savings & Loan Association  
230 S. Market  
Wichita, Kansas 67202

The S. 20' of the W. 36' and the S. 15' of the E. 28.55' of the W. 64.55' and the S. 20' of the E. 13.45' of the W. 78' of Lot 15

K. M. Investments, a partnership  
4612 W. Maple  
Wichita, Kansas 67209

The S. 210' of Lot 15, except the W. 78' thereof

Grace E. Wimp & Larry K.  
4610 Maple  
Wichita, Kansas 67209

HOMER R. MOSLEY ADDITION

Lots 1 through 12 incl.

Groendycke Enterprises, Inc.  
808 Main  
Kiowa, Kansas 67070

HOMER R. MOSLEY SECOND ADDITION

W. 70' of Block 1 and E/2 of vacated Young St. on W. of said tract and vacated Hendryx St. on N. of said tract and 1/2 vacated alley on S.

**D** Groendycke Enterprises, Inc.  
808 Main  
Kiowa, Kansas 67070

PLUMB ADDITION

S. 100' of Lot 2

Oren Lawrence Smith & Deloy M.  
1201 S. 119th St. West  
Wichita, Kansas 67209

Lots 3 and 4

Anna Development, Inc.  
1935 N. Ridge Road  
Wichita, Kansas 67212

STAR LUMBER COMPANY 4TH ADDITION

Lots 1 through 4 incl.

Star Lumber & Supply Co., Inc.  
325 S. West St.  
Wichita, Kansas 67213

STAR LUMBER COMPANY 6TH ADDITION

Lot 1

**D** Star Lumber & Supply Co., Inc.  
325 S. West St.  
Wichita, Kansas 67213

STRUNK ADDITION

Lot 1

Diversified Equities, Inc.  
300 W. Douglas  
Wichita, Kansas 67202

DESCRIPTIONOWNER/OWNER'S ADDRESSTOWN WEST SQUARE ADDITION

All of said addition

① Towne West Mall Company, an Indiana  
Limited Partnership  
c/o Paul Elkin  
P. O. Box 44109  
Indianapolis, Indiana 46244

W-C ADDITION

Lots 1 through 4 incl.

WW-CC Co., a partnership  
P. O. Box 2120  
Attn: Carl M. Coonrod  
Wichita, Kansas 67201

WESTBREEZE SECOND ADDITIONBlock A

Lots 12, 13 and 14

J. D. Newman  
127 S. Edgemoor Dr.  
Wichita, Kansas 67218

N. 40' of Lot 15

James W. Coke & Esther A.  
301 Putter Lane  
Wichita, Kansas 67212

All of Lot 15, except N. 40'

Gilbert Briggs, Jr. & Lulu Maude  
300 Cedarcrest  
Wichita, Kansas 67235

Block B

W/2 of Lots 13 and 14

Henry L. Kollefrath  
4924 Maple  
Wichita, Kansas 67209

E/2 of Lots 13 and 14

Edward J. Weippert & Dixie J.  
4916 Maple  
Wichita, Kansas 67209

W/2 of Lots 15 and 16

Floyd Lester Fisk & Wilma Ethel  
4910 Maple  
Wichita, Kansas 67209

E/2 of Lots 15 and 16

James Grant Goodner & Mary L.  
4902 Maple  
Wichita, Kansas 67209

Block C

E/2 of Lots 12 and 13

Gary H. Gipson  
5124 Maple  
Wichita, Kansas 67209

W/2 of Lot 12

Jerry Richey & Mary E.  
c/o Amortibanc Investment Co.  
Wichita, Kansas 67202

W/2 of Lot 13

Harold R. Potter & Elsie Patricia  
5130 Maple  
Wichita, Kansas 67209

DESCRIPTION	OWNER/OWNER'S ADDRESS
<u>WESTBREEZE SECOND ADDITION</u>	
<u>Block C cont'd.</u>	
W/2 of Lots 14 and 15	Robert Neal Lee & Judith 5116 Maple Wichita, Kansas 67209
E/2 of Lots 14 and 15	<i>no listing</i> L. J. Beardsley & Cecilia M. Address unknown
<u>Block D</u>	
E/2 of Lot 8	Richard L. Kunkle 3524 Bonn Wichita, Kansas 67217
W/2 of Lots 8 and 9	<i>D</i> Edward J. Weipport & Dixie J. 4916 Maple Wichita, Kansas 67209
E/2 of Lot 9	Junior Harvey Anderson & Etta Kathryn 5224 Maple Wichita, Kansas 67209
W/2 of Lots 10 and 11	J. Wayne Lansdowne & Clara 3602 W. Central Wichita, Kansas 67203
E/2 of Lots 10 and 11	N. W. Ricke & Rozella 5202 Maple Wichita, Kansas 67209
Beg. 35.5' E. of SW corner of SE/4 of SE/4; N. 250'; E. 135'; S. 250'; W. to beg., except 550' for street Sec. 23-27-1W	Roy Carley 4342 W. Maple Wichita, Kansas 67209
N. 614.1' of S. 630.6' of W. 913' of NE/4 of NE/4, except W. 35' for street Sec. 26-27-1W and N. 135' of S. 151.5' of E. 410' of N/2 of NE/4 of Sec. 26-27-1W	Westport Theatres, Inc. 401 S. West St. Wichita, Kansas 67213
S. 185' of E. 660' of SW/4 of NE/4 lying N. of U.S. 54 ROW, except W. 256.62' Sec 26-27-1W and 1/2 vacated alley on N.	State Highway Comm. State Office Bldg. Topeka, Kansas 66612

Dated this 12th day of March, 1979 at 7:55 A. M.

GUARANTEE TITLE CO., INC.

*Connie Douthitt*  
Connie Douthitt  
Licensed Abstracter

No. 5073

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

April 2, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 8-79

An application has been filed by Towne West Mall Associates, 1712 N. Meridian, Indianapolis, Indiana, pursuant to Section 2.12.590.B, Code of the City of Wichita, requesting a variance to increase the permitted gross surface area of Real Estate Signs from 32 square feet to 360 square feet on property zoned the "LC" Light Commercial District, and legally described as follows:

Towne West Square Addition, Wichita, Sedgwick County, Kansas. Generally located in an area bounded by Maple on the north, Tracy on the east, U.S. 54 on the south and I-235 on the west.

This application has been assigned case No. BZA 8-79 and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, April 24, 1979, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, 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.

Jack H. Galbraith  
Secretary

WICHITA - SEDGWICK COUNTY

**W.S.C.**

BOARD OF ZONING APPEALS  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

RETURN TO SENDER

8-79



Diversified Equities, Inc.  
300 W. Douglas  
Wichita, Kansas 67202

*no listing*



**MICROFILMED  
FROM THE BEST  
AVAILABLE COPY**

FORM 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
<i>Wichita Book</i>	<i>50.00</i>
<i>B24</i>	
NAME	
ADDRESS	
FUND	DUE DATE
COMMENTS	
DATE	BY

WICHITA - SEDGWICK COUNTY

**W.S.C.**

BOARD OF ZONING APPEALS  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

ADDRESSEE UNKNOWN  
RETURN TO SENDER

*tele book  
8420 Lincoln Ct  
Wichita Directory*

WICHITA KANSAS  
APR-27 1979  
U.S. POSTAGE  
15c  
PB 250934

*8-79*

J. D. Newman  
127 S. Edgemoor Dr.  
Wichita, Kansas 67218

WICHITA, KS  
PM  
1979  
APR 3 2 21

*Remailed  
4-11*

30'-0"

PMS 165 - BACKGROUND  
WHITE LETTERS  
PALE ORANGE  
BLACK LINE DIVIDER

# NOW LEASING

ENCLOSED REGIONAL SHOPPING CENTER

PMS 141 BACKGROUND  
BLACK, BROWN  
& BLUE COPY WITH  
CHROME SCOTCHCAL  
SQUIGGLS FOR  
DIVIDERS.

*featuring*

- PENNEY  WARDS
- DILLARD'S  HENRY'S
- WILSON'S

CREAM  
more beige side  
than cream

PLUS 100 OTHER FINE RETAILERS • FREE PARKING FOR 4,800 VEHICLES

BLACK BACKGROUND  
WHITE LETTERS



for information call  
**(317) 926-6021**

Melvin Simon & Associates, Inc.  
1712 North Meridian Street  
Indianapolis, Indiana, 46202

--- PROPOSED 12'x30' BILLBOARDS (2) 3/8" = 1'-0" INSTALLED AT

30'-0"

# LEASING

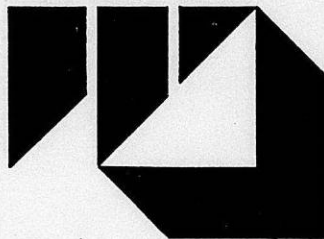
REGIONAL SHOPPING CENTER

WENNEY □ WARDS  
MILLARD'S □ HENRY'S  
WILSON'S □

SALES • FREE PARKING FOR 4,800 VEHICLES

For information call  
**6021** Melvin Simon & Associates, Inc.  
1712 North Meridian Street  
Indianapolis, Indiana 46202

## Towne West Square



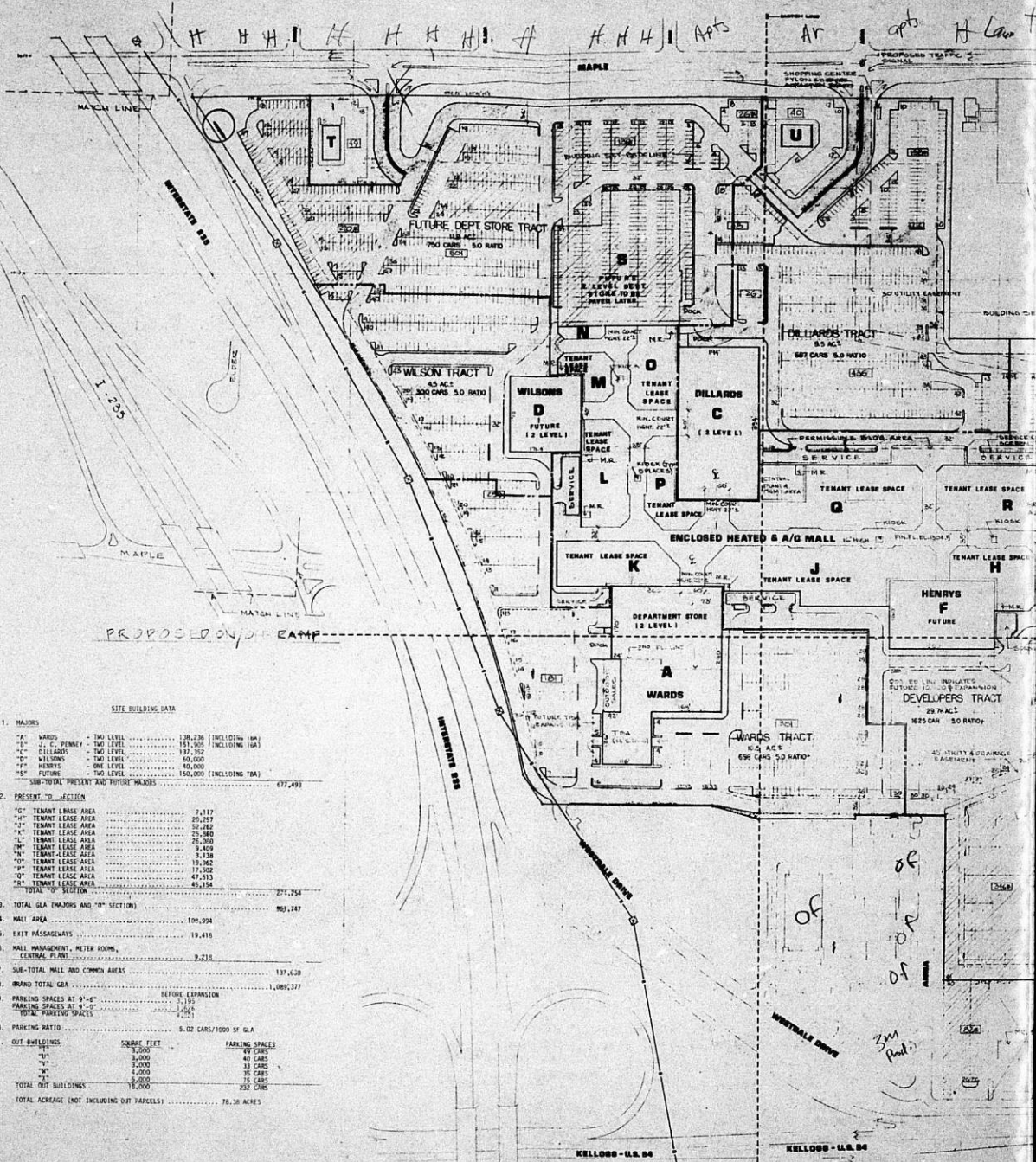
WHITE BACKGROUND,  
BLACK LETTERS

12'-0"

6'-0"

2'x30' BILLBOARDS (2) 3/8"=1'-0" INSTALLED AT LOCATION

BZA 8-79



**SITE BUILDING DATA**

- MAJORS**

"A" WARDS	TWO LEVEL	138,236 (INCLUDING IGA)
"B" J. C. PENNEY	TWO LEVEL	151,905 (INCLUDING IGA)
"C" DILLARDS	TWO LEVEL	137,352
"D" WILSONS	TWO LEVEL	60,000
"F" HENRYS	ONE LEVEL	60,000
"S" FUTURE	TWO LEVEL	150,000 (INCLUDING TMA)
SUB-TOTAL PRESENT AND FUTURE MAJORS		677,493
- PRESENT "O" SECTION**

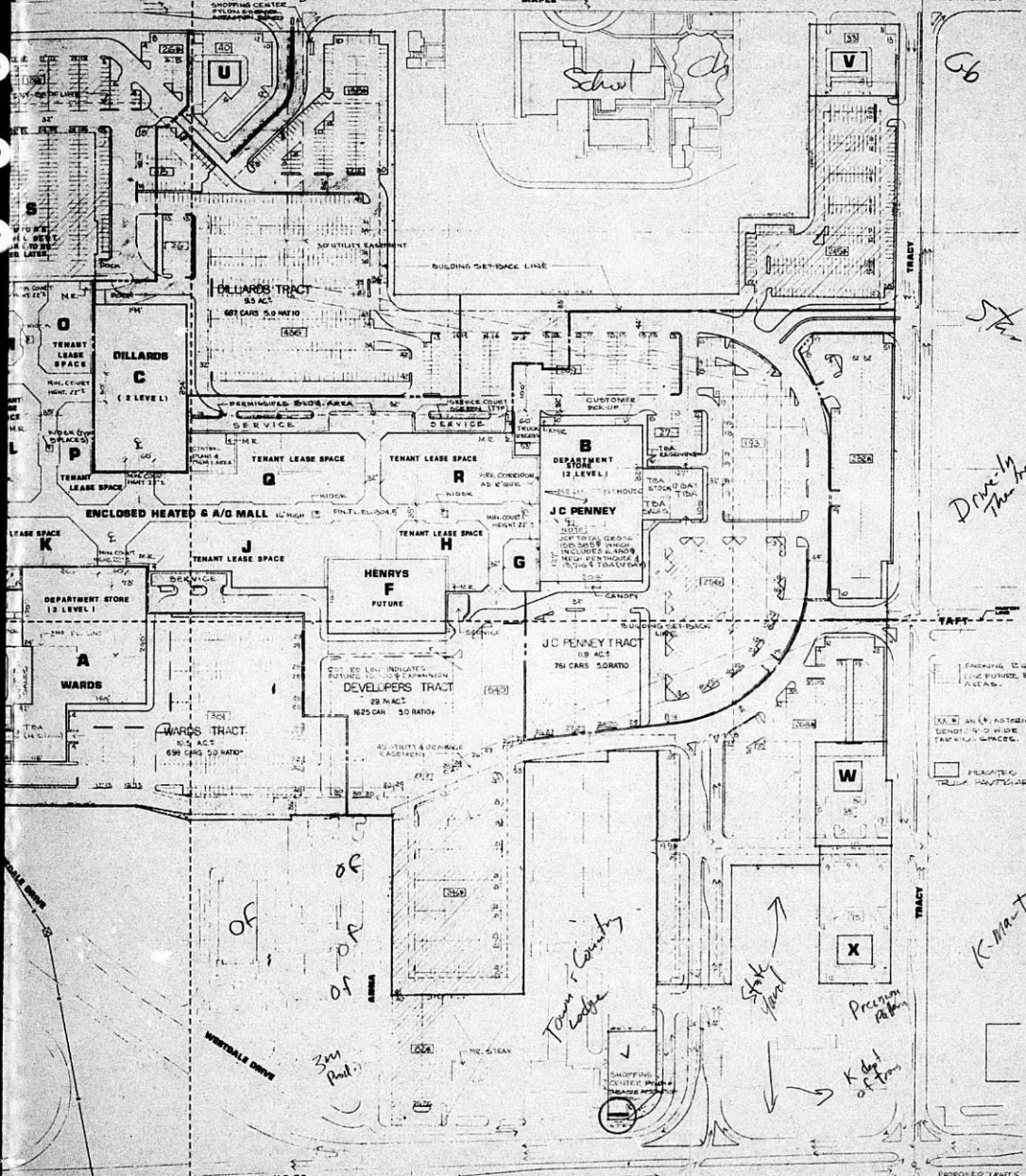
"O" TENANT LEASE AREA	21,117	
"H" TENANT LEASE AREA	29,257	
"J" TENANT LEASE AREA	32,260	
"K" TENANT LEASE AREA	25,860	
"L" TENANT LEASE AREA	25,000	
"M" TENANT LEASE AREA	14,000	
"N" TENANT LEASE AREA	3,138	
"O" TENANT LEASE AREA	19,962	
"P" TENANT LEASE AREA	17,502	
"Q" TENANT LEASE AREA	47,513	
"R" TENANT LEASE AREA	45,154	
TOTAL "O" SECTION		271,254
- TOTAL GFA (MAJORS AND "O" SECTION)** 948,747
- MALL AREA** 109,398
- EXIT REARRANGEMENTS** 19,416
- MALL MANAGEMENT, METER BOWLS, CENTRAL PLANT** 9,218
- SUB-TOTAL MALL AND COMMON AREAS** 137,620
- BRAND TOTAL GFA** 1,086,377
- PARKING SPACES AT 9'-6" BEFORE EXPANSION** 3,195

**PARKING SPACES AT 9'-0" TOTAL** 3,624
- PARKING RATIO** 5.02 CARS/1000 SF GFA
- | OUT BUILDINGS              | SQUARE FEET   | PARKING SPACES  |
|----------------------------|---------------|-----------------|
| "1"                        | 3,000         | 49 CARS         |
| "2"                        | 3,000         | 49 CARS         |
| "3"                        | 3,000         | 33 CARS         |
| "4"                        | 4,000         | 35 CARS         |
| "5"                        | 8,000         | 75 CARS         |
| <b>TOTAL OUT BUILDINGS</b> | <b>18,000</b> | <b>232 CARS</b> |

**TOTAL ACREAGE (NOT INCLUDING OUT PARCELS)** 78.38 ACRES

# TOWNE WEST SQUARE

H H || Apts Ar 1 apt H Low Tr Cont Apts B61 P → H V



REVISIONS	
DATE	REVISION
1-14-78	OWNERS NTC
1-24-78	OWNER TO ICF PALLAS
3-27-78	OWNER TO ARCHITECT
4-11-78	OWNER TO ARCHITECT
5-17-78	OWNER TO OWNERS
5-19-78	OWNER'S RETURN

FOR CONSTRUCTION		
DATE	FROM	TO
8-20-78	FOR ARCHITECT	1
8-20-78	FOR ARCHITECT	1
8-20-78	FOR ARCHITECT	1
8-20-78	FOR ARCHITECT	1
8-20-78	FOR ARCHITECT	1
8-20-78	FOR ARCHITECT	1

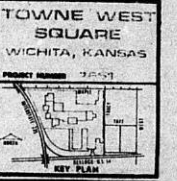


LAW & KIGHTLY P.C.  
1100 MAIN STREET  
WICHITA, KS 67202

DESIGN	CONC'D
SCALE	
STRUCTURE	
MECHANICAL	
ELECTRICAL	
OTHER	

RELATED DRAWINGS

SCALE	
STRUCTURE	
MECHANICAL	
ELECTRICAL	
OTHER	



PRELIMINARY SITE PLAN

TENANT NAME: \_\_\_\_\_

SUBJECT TITLE: \_\_\_\_\_

SHEET NUMBER: \_\_\_\_\_

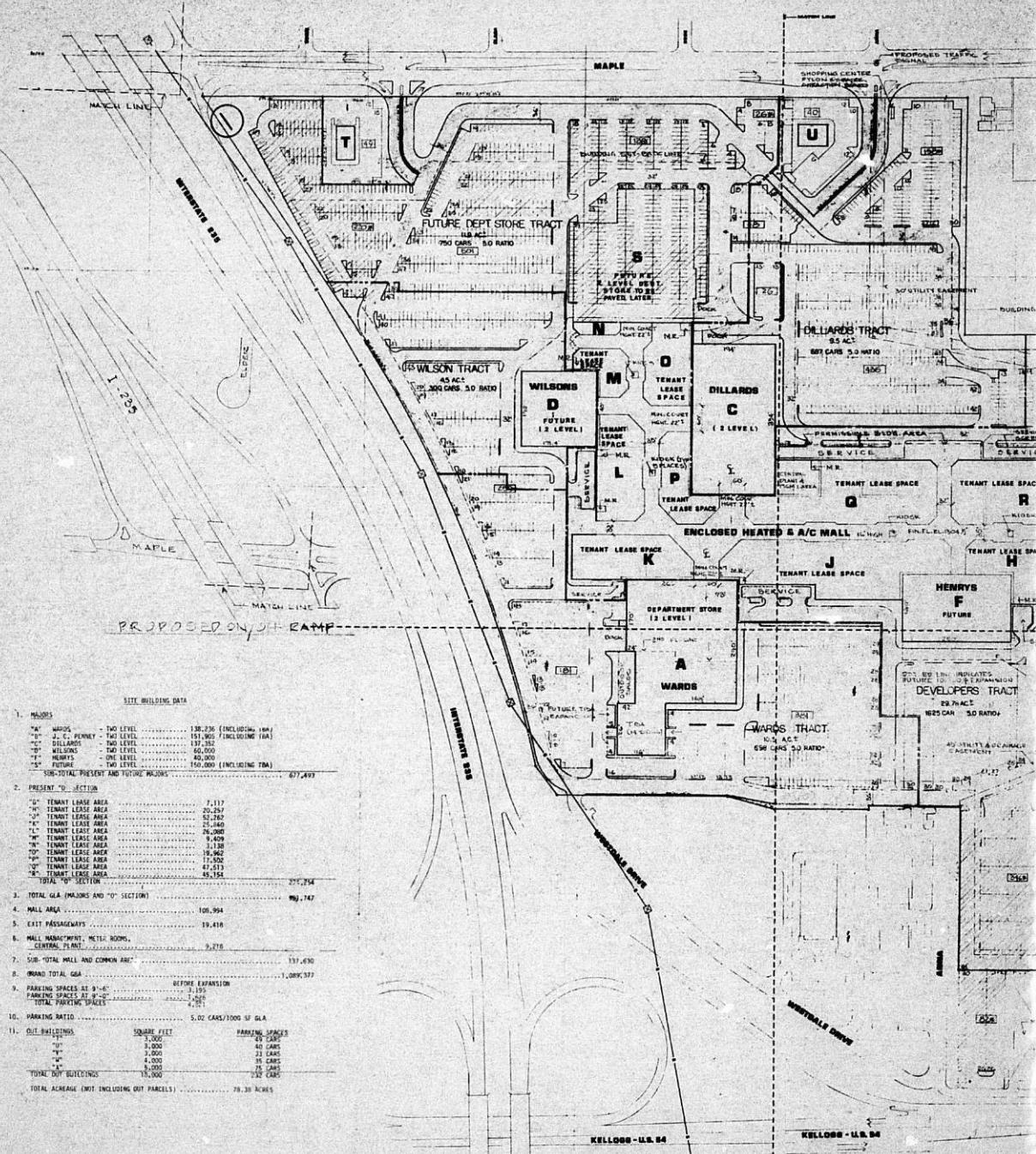
**PSP-1**

OF \_\_\_\_\_ SHEETS

# WEST SQUARE

OWNER: MELVIN SIMON & ASSOCIATES  
DO NOT SCALE REDUCED 45% FROM ORIGINAL

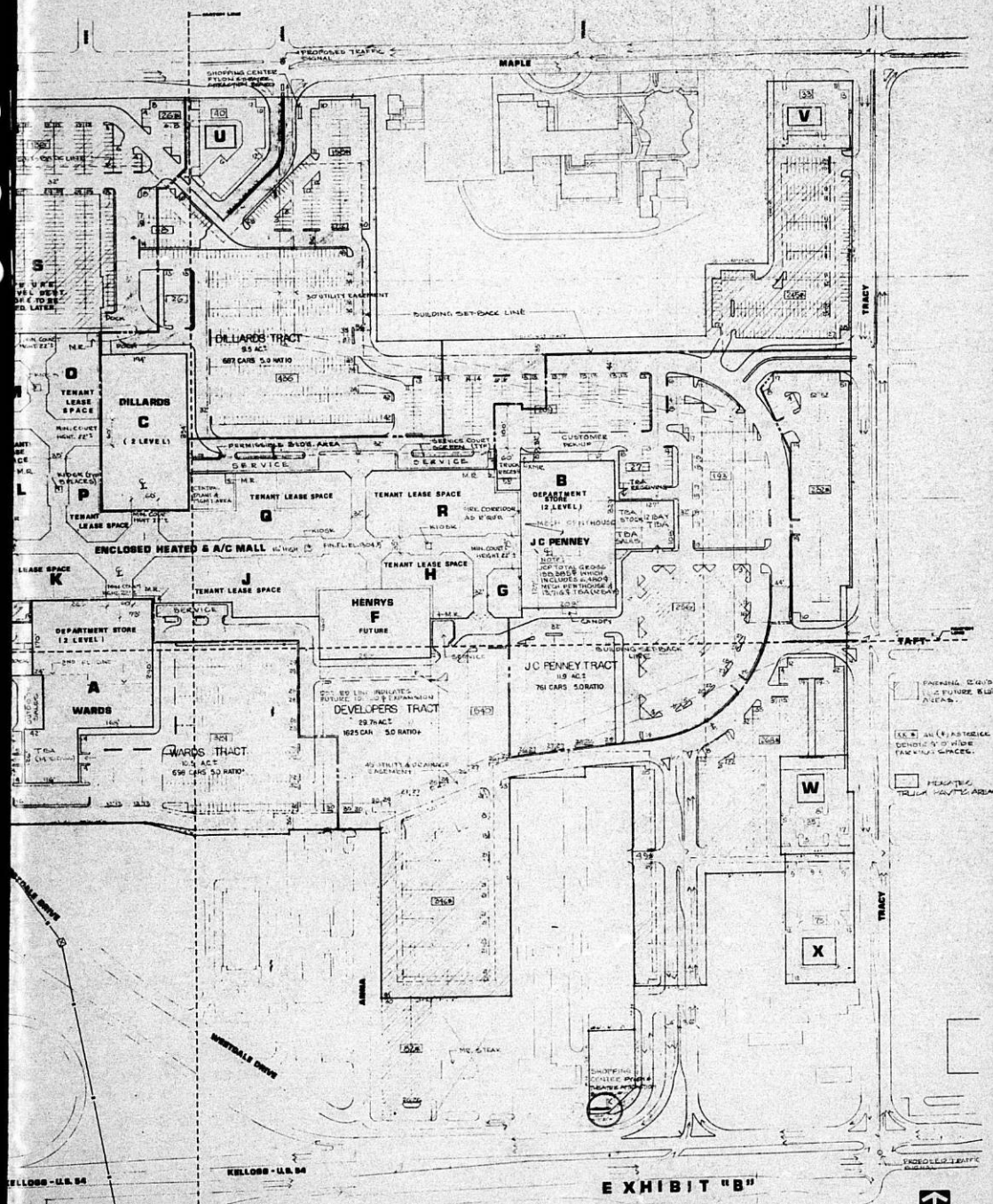
Western Trails makes RT Car Roll B2A 8-79



**SITE BUILDING DATA**

<b>1. MAJORS</b>		
"A" WARDS - TWO LEVEL	138,236 (INCLUDING 18A)	
"B" J. C. PENNEY - TWO LEVEL	151,900 (INCLUDING 18A)	
"C" DILLARDS - TWO LEVEL	137,352	
"D" WILSONS - TWO LEVEL	60,000	
"E" HENRYS - ONE LEVEL	40,000	
"F" FUTURE - TWO LEVEL	150,000 (INCLUDING 18A)	
SUB-TOTAL PRESENT AND FUTURE MAJORS		677,480
<b>2. PRESENT "D" SECTION</b>		
"D" TENANT LEASE AREA	7,117	
"M" TENANT LEASE AREA	20,257	
"N" TENANT LEASE AREA	52,269	
"O" TENANT LEASE AREA	25,040	
"L" TENANT LEASE AREA	26,000	
"P" TENANT LEASE AREA	9,429	
"K" TENANT LEASE AREA	3,130	
"J" TENANT LEASE AREA	19,462	
"I" TENANT LEASE AREA	17,500	
"H" TENANT LEASE AREA	47,513	
"G" TENANT LEASE AREA	49,154	
TOTAL "D" SECTION		215,254
<b>3. TOTAL GFA (MAJORS AND "D" SECTION)</b>		
		892,734
<b>4. MALL AREA</b>		
		108,994
<b>5. EXIT PASSAGEWAYS</b>		
		19,410
<b>6. MALL MANAGEMENT, NETS, ROOMS, CENTRAL PLANT</b>		
		9,278
<b>7. SUB-TOTAL MALL AND COMMON AREAS</b>		
		137,680
<b>8. GRAND TOTAL GFA</b>		
		1,030,414
<b>9. PARKING SPACES AS 9'-6" BEFORE EXPANSION</b>		
		3,195
<b>PARKING SPACES AS 9'-0" TOTAL PARKING SPACES</b>		
		4,281
<b>10. PARKING RATIO</b>		
		5.02 CARS/1000 SF GFA
<b>11. OUT-BUILDINGS</b>		
	SQUARE FEET	PARKING SPACES
"G"	7,000	25 CARS
"H"	8,000	40 CARS
"I"	2,000	33 CARS
"J"	4,000	18 CARS
"K"	3,000	18 CARS
"L"	10,000	17 CARS
TOTAL OUT-BUILDINGS		33 CARS
TOTAL ACREAGE (NOT INCLUDING OUT PARCELS)		
		78.30 ACRES

# TOWNE WEST SQUARE



PERMITS REQUIRED		
DATE	PERMITS	NO.
12-15	OWNER'S INFO	1
12-15	PERMITS TO CONSTRUCT	1
12-15	PERMITS TO OPERATE	1
12-15	PERMITS TO OCCUPY	1
12-15	PERMITS TO OWNER	1
12-15	OWNER'S REVIEW	1

FOR CONSTRUCTION:		
DATE	REVISIONS	NO.
12-15	REV. PERMITS, LAY OUT	1
12-15	ADD. REV.	1
12-15	REV. PERMITS, LAY OUT	1
12-15	REV. PERMITS, LAY OUT	1
12-15	REV. PERMITS, LAY OUT	1
12-15	REV. PERMITS, LAY OUT	1
12-15	REV. PERMITS, LAY OUT	1
12-15	REV. PERMITS, LAY OUT	1
12-15	REV. PERMITS, LAY OUT	1

# K

LAW KINDER, P.C.  
ATTORNEYS AT LAW  
1000 W. 16TH ST., SUITE 100  
WICHITA, KS 67202

REMARK	CHECKED

RELATED DRAWINGS	

TOWNE WEST SQUARE  
WICHITA, KANSAS

PROJECT NUMBER: 7-101

KEY PLAN

PRELIMINARY SITE PLAN

TENANT SHEET NO. 1001

DATE: 12-15-84

DRAWN BY: [Signature]

CHECKED BY: [Signature]

PSP-1

OF 1001

# WEST SQUARE

EXHIBIT "B"

OWNER: MELVIN SIMON & ASSOCIATES

DO NOT SCALE REDUCED 45% FROM ORIGINAL



30'-0"

PMS 165 - BACKGROUND  
WHITE LETTERS  
PALE ORANGE  
BLACK LINE DIVIDER

# NOW LEASING

## ENCLOSED REGIONAL SHOPPING CENTER

PMS 141 BACKGROUND  
BLACK, BROWN  
& BLUE COPY WITH  
CHROME SCOTCHCAL  
SQUARES FOR  
DIVIDERS.

*featuring*

- PENNEY  WARDS
- DILLARD'S  HENRY'S
- WILSON'S

*CREAM*  
*more beige side*  
*than cream*

PLUS 100 OTHER FINE RETAILERS • FREE PARKING FOR 4,800 VEHICLES

BLACK BACKGROUND  
WHITE LETTERS



for information call  
**(317) 926-6021**

Melvin Simon & Associates, Inc.  
1712 North Meridian Street  
Indianapolis, Indiana 46202

PROPOSED 12'x30' BILLBOARDS (2) 3/8" = 1'-0" INSTALLED AT LO

30'-0"

# W LEASING

D REGIONAL SHOPPING CENTER

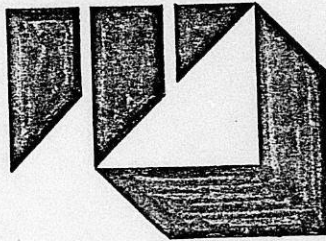
- PENNEY  WARDS
- DILLARD'S  HENRY'S
- WILSON'S

FINE RETAILERS • FREE PARKING FOR 4,800 VEHICLES

Information call  
926-6021

Melvin Simon & Associates, Inc.  
1712 North Meridian Street  
Indianapolis, Indiana, 46202

## Towne West Square



WHITE BACKGROUND,  
BLACK LETTERS

12'-0"

6'-0"

PROPOSED 12'x30' BILLBOARDS (2) 3/8"=1'-0" INSTALLED AT LOCATION

\*

This BZA. Case  
Has a Large Drawing  
On 35mm Microfilm  
Roll # 2