

Case No. BZA 13-85 - Rod Steven -  
508 East 13th Street requests an  
exception to permit the establishment  
of a self-service car wash on property  
zoned the "LC" Light Commercial District  
and generally located on the west side

S141B

DATED  
2-27-85 654

# ACTION

B.Z.A. 13-85 APPROVED 3-26-85  
DATE

200'4Sec 48-85  
Street S-2  
Record ✓

5147B

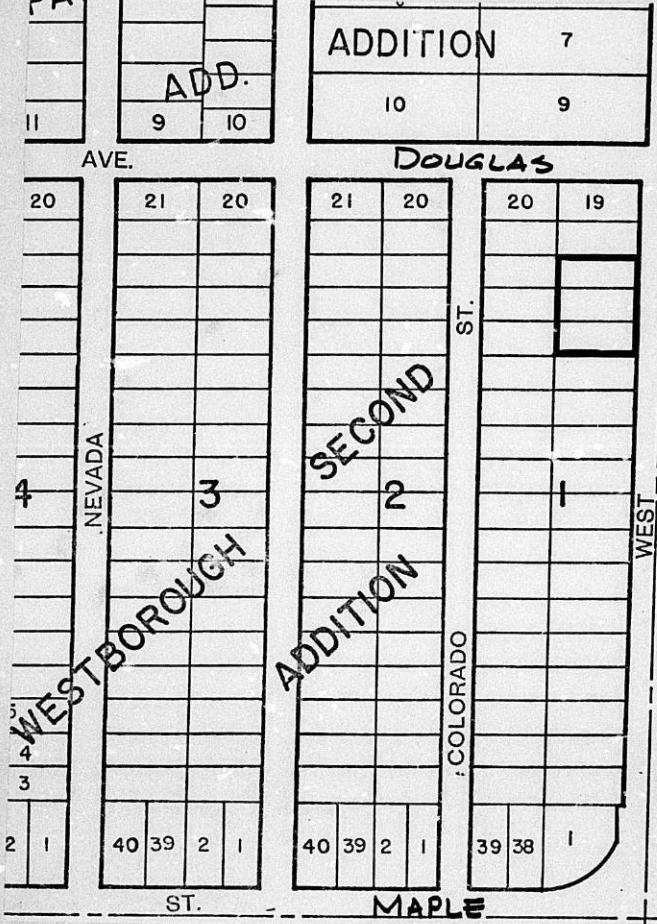
Case No. BZA 13-85 - Rod Steven -  
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exception to permit the establishment  
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and generally located on the west side.

Map No. 51478

BZA 13-85  
Filed \_\_\_\_\_

AREA DATA:

1. Acres: \_\_\_\_\_ ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Adjoining Zoning: E LC S LC W A&B N LC
3. Land Use: East Comm. South Comm  
West Res. North Comm
4. Area (is) (~~is not~~) platted.



**Standard**  
No. 2-153C  
MASTING, INC.  
LOS ANGELES - CHICAGO - LOS AN. - PH.  
MEMPHIS, TX - LOCUST GROVE, GA.  
U.S.A.

April 2, 1985

Rod Steven  
508 East 13th Street  
Wichita, Ks.

Re: BZA 13-85 - Request for Exception

Dear Mr. Steven:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on March 26, 1985.

This Resolution reflects the official action of the Board to approve, your request 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,

Glen E. Lytle  
Assistant Secretary

GEL:sad  
Encl.

cc: Grant Tideman, & J. P. Wiegand & Sons, 150 N. Market, Wichita  
67202  
Monty Robson, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

RESOLUTION NO. BZA 13-85

WHEREAS, Rod Steven, 508 East 13th Street, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of a seven bay self-service car wash on property zoned the "LC" Light Commercial District and legally described as follows:

Lots 15, 16 and 17, Block 1, Westborough 2nd  
Addition to Wichita, Sedgwick County, Kansas.  
Generally located on the west side of West  
Street and south of Douglas.

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 March 26, 1985, consider said application; and

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

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of a car wash on property zoned the "LC" Light commercial District subject to the conditions outlined in Section 28.04.183.4, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the establishment of a seven bay self-service car wash on property zoned the "LC" Light Commercial District legally described as follows:

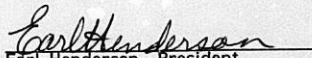
Lots 15, 16 and 17, Block 1, Westborough 2nd  
Addition to Wichita, Sedgwick County, Kansas.  
Generally located on the west side of West  
Street and south of Douglas.

subject to the following conditions:


1. The self-service car wash facility shall provide not less than 4 holding spaces for each car washing bay and not less than 2 drying spaces for each bay.
2. A six-foot high fence of wood, metal or masonry shall be constructed along the west property line to provide protection, to the residences to the west, from light, noise and blowing debris.
3. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
4. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
5. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
6. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
7. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.

8. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
9. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
10. Any revision or enlargement of the existing building on the site shall be subject to a review of the site plan by the Traffic Engineer to show compliance with the intent of the regulations.
11. All of the above conditions of approval must be complied with within 180 days of the release of the Resolution or the Resolution shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 26th day of March, 1985.

  
Earl Henderson, President

ATTEST:

  
Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF Citizen Participation      DATE      March 21, 1985

TO      Glen Lytle, Special Assistant for Zoning

FROM      Shirley Mast, Administrative Aide III

SUBJECT      BZA 13-84 West side of West Street  
and South of Douglas

CPO Council "N" considered the captioned case at its March 20th meeting and voted 4-1 to recommend that the exception to permit the establishment of a seven-bay self-service car wash be approved.

The applicant, Rod Steven and his agent, Grant Tideman were present and discussed the case with the council. No adjoining property owners or area residents were present concerning the case.

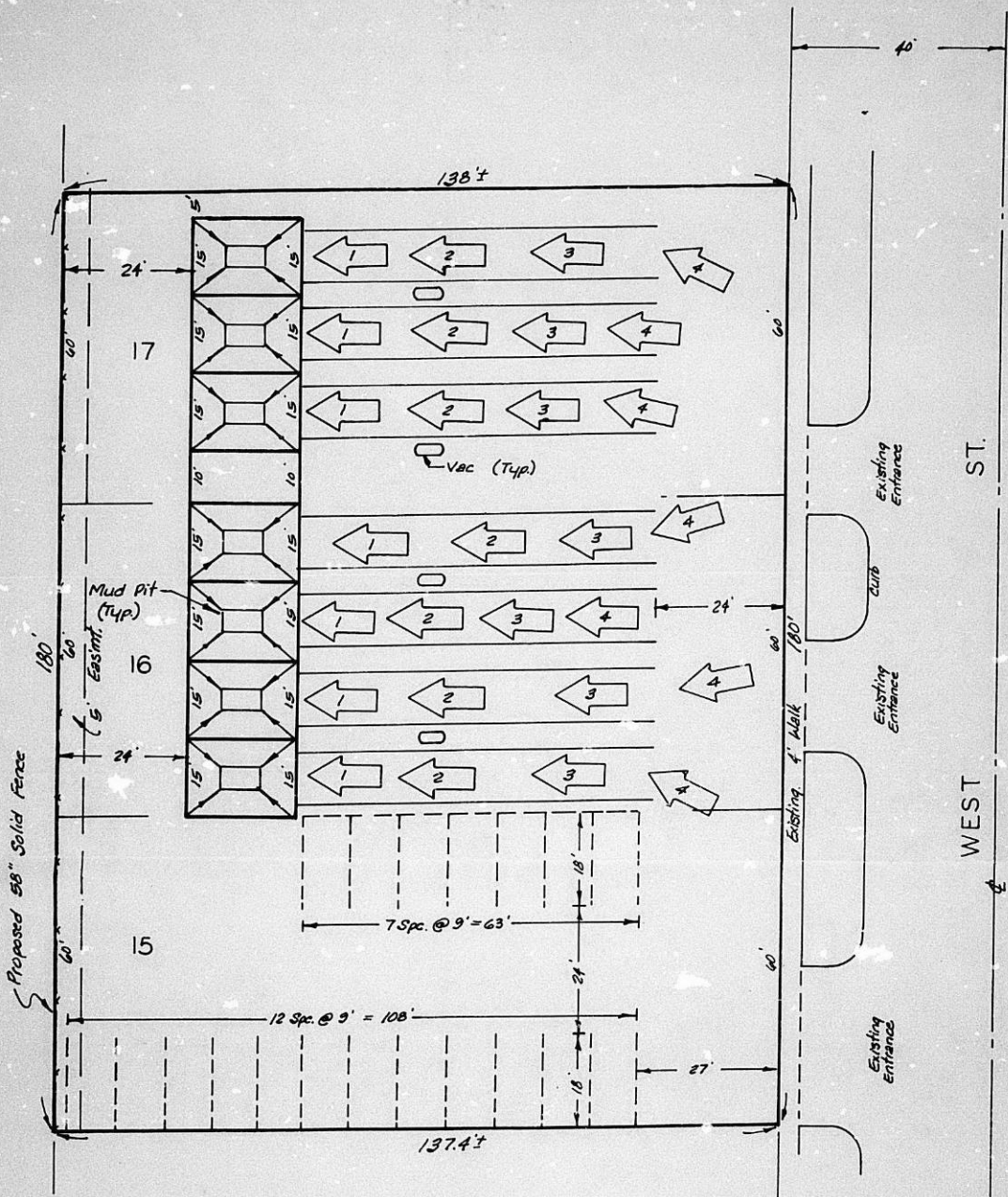
Please advise the Board of Zoning Appeals of the Council's recommendation when the case is considered on March 26th.

*Shirley Mast*  
Shirley Mast  
Administrative Aide III

SM:dm

Noted:

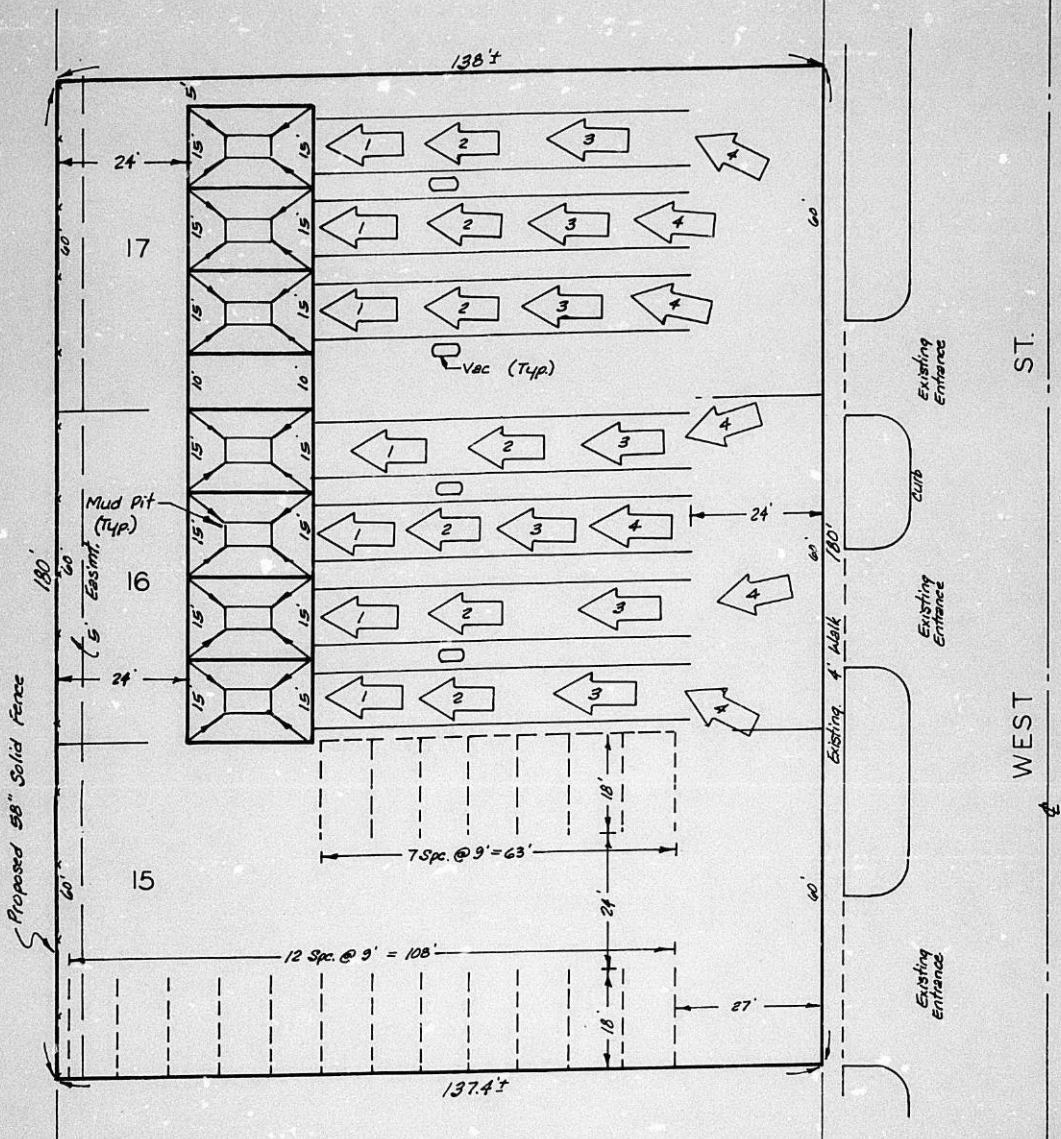
*Annie K. Montgomery*  
Annie K. Montgomery  
CRS Director



**SITE PLAN**  
**LITTLE JOE'S CAR WASH**

**LOTS 15, 16 AND 17, BLOCK 1, WESTBOROUGH**  
**2ND ADDITION, SEDGWICK COUNTY, KANSAS.**

1" = 20'



**SITE PLAN**  
**LITTLE JOE'S CAR WASH**

**LOTS 15, 16 AND 17, BLOCK 1, WESTBOROUGH  
 2ND ADDITION, SEDGWICK COUNTY, KANSAS.**

1" = 20'

BZA 13-85



**BAUGHMAN COMPANY, P.A.**

SURVEYING & ENGINEERING

316-262-7271 • 330 LAURA • WICHITA, KANSAS 67211

12FEB85

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

March 6, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 13-85

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 Rod Steven, 508 East 13th Street, Wichita, Kansas, requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of a self-service car wash on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lots 15, 16 and 17, Block 1, Westborough 2nd  
Addition to Wichita, Sedgwick County, Kansas.  
Generally located on the west side of West  
Street and south of Douglas.

This application has been assigned Case BZA 13-85. It will be considered by the Board of Zoning Appeals on March 26, 1985 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.

Jack H. Galbraith  
Secretary

SECRETARY'S REPORT  
CASE NO. BZA 13-84

APPLICANT: Rod Steven, 508 East 13th Street, Wichita, Kansas.

AGENT: Grant Tideman, & J. P. Wiegand & Sons, 150 North Market, Wichita, Kansas.

REQUEST: Exception pursuant to Section 28.04.183.4 Code of the City of Wichita to permit the establishment of a seven-bay self-service car wash.

GENERAL LOCATION: On the west side of West Street and south of Douglas.

ZONING: Subject property is zoned the "LC" Light Commercial District as are the properties to the east, south and north. To the west is "A" Two-family and "B" Multiple-family Dwelling Districts.

LAND USE: Subject property is presently occupied by some commercial development that will be cleared. To the north and south is commercial. To the east is vacant and to the west is residential.

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 28.04.183.4 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the establishment of a 7 bay self-service car wash on property zoned the "LC" Light Commercial District. The property is located on West Street, an arterial, and all ingress and egress to the property will be from this street. There are three existing driveways on the property and will be utilized by this new use.

The property is adjacent to residential property on the west and shall be screened by a fence to protect the residences. Properties to the north and south are developed commercially and not required to be screened.

The layout is such that more than adequate holding spaces are provided on the property to comply with the requirements of the ordinance. Also more than the required number of drying spaces can be provided.

RECOMMENDATION:

It is the Secretary's opinion that the proposed location of the car wash is in conformance with the requirements of the ordinance, and if the Board determines that the use is appropriate at this location, then it is recommended that the exception be approved subject to the following conditions:

1. The automatic car wash facility shall provide not less than 3 holding spaces for each 20 lineal feet of car washing aisle and not less than 2 drying spaces.
2. A six-foot high fence of wood, metal or masonry shall be constructed along the west property line to provide protection, to the residences to the west, from light, noise and blowing debris.
3. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
4. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.

5. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
  6. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
  7. All circulation drives adjacent to public right-of-way shall be provided with adequate guards to prevent vehicles from driving over the adjacent sidewalks.
  8. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
  9. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
  10. Any revision or enlargement of the existing building on the site shall be subject to a review of the site plan by the Traffic Engineer to show compliance with the intent of the regulations.
  11. All of the above conditions of approval must be complied with within 180 days of the release of the Resolution or the Resolution shall become null and void.
-

BZA CASE NO. 13-85

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>10</u>	LEGAL ADVERTISEMENT SENT TO MAPC
<u>1</u>	NOTICES SENT TO CPO
<u>20</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>23</u>	TOTAL NOTICES SENT <u>3-6-85</u>

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

March 6, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 13-85

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Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of a self-service car wash on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lots 15, 16 and 17, Block 1, Westborough 2nd  
Addition to Wichita, Sedgwick County, Kansas.  
Generally located on the west side of West  
Street and south of Douglas.

This application has been assigned Case BZA 13-85. It will be considered by the Board of Zoning Appeals on March 26, 1985 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.

Jack H. Galbraith  
Secretary

BOARD OF ZONING APPEALS

CASE NO. 13-85

CITY OF WICHITA, KANSAS

FILED 2-19-85

APPLICATION FOR VARIANCE

I. Name of Applicant Rod Steven  
Mailing Address 508 E. 13th, Wichita, KS Phone (316)263-6735  
Name of Authorized Agent Grant J. Tidemann  
Mailing Address 150 N. Market, Wichita, KS Phone (316) 262-6404  
Relationship of applicant to property is that of contract purchaser  
(Owner, Tenant, Lessee, Other)

II. The variance requested is to change use of property to permit  
carwash  
for property located on the west side of West Street just south of  
Douglas  
and legally described as: Lots 15, 16 and 17, Block 1, Westborough  
2nd Addition, Wichita, Sedgwick County, Kansas

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

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. 36-596); 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.

Applicant Rod Steven  
ROD STEVEN

Authorized Agent Grant J. Tidemann  
GRANT J. TIDEMANN

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 8:30 (a.m. - ~~pm~~), FEB 19, 1985, together with appropriate fee of \$ 20.00.

Signed [Signature]

BOARD OF ZONING APPEALS  
268-4421

APPLICATION FOR VARIANCE

CITY OF WICHITA, KANSAS

INSTRUCTIONS TO APPLICANT

1. Applicant must complete attached application form. All blanks should be filled in and those not applicable should be noted as N/A.
2. Applicant must submit a certified listing from an abstract company of the names and current mailing addresses of owners of all property within a distance of two-hundred (200) feet of property involved in the application. Mailing addresses submitted without ZIP CODES will be returned to the applicant.
3. The applicant must submit a statement, in writing, justifying the variance requested; indicating specifically the enforcement provisions of the zoning ordinance from which variance is requested; and outlining in detail the manner in which it is believed that this application will meet the requirements of Section 2.12.590.B, Code of the City of Wichita.
4. The applicant must submit a sketch in duplicate, drawn to scale and showing the lot or lots included in the application; the structures existing thereon; and the structures contemplated necessitating the variance requested. All appropriate dimensions should be included and any other information which would be helpful to the Board of Zoning Appeals in consideration of the application.
5. The above noted forms and documents shall be submitted, together with the fee established by Section 2.12.580.2, Code of the City of Wichita and set forth herein. In the event the request contains more than one variance request, an additional filing fee shall be required. The fee should be made by check, payable to the City of Wichita.

Fees shall be as follows:

Variations for residential uses	\$ 75.00
All other variances	\$150.00

6. All documents and fees shall be submitted to the Office of the Secretary, Board of Zoning Appeals, Tenth Floor, City Hall, 455 N. Main, Wichita, Kansas 67202, by 5:00 p.m., on the designated closing date as established by the Board. Incomplete applications will be returned to the applicant.

The Board of Zoning Appeals meets on the fourth Tuesday of each month at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas.

#### VARIANCES

The Board may authorize in specific cases a variance from the specific terms of Title 28 which will not be contrary to the public interest and where, owing to special conditions, a literal enforcement of the provisions of Title 28 will, in an individual case, result in unnecessary hardship, and provided that the spirit of Title 28 shall be observed, public safety and welfare secured and substantial justice done. Such variance shall not permit any use not permitted by Title 28 (zoning ordinance) in such zoning district. A request for a variance may be granted upon a finding by the Board that all of the following conditions as set forth in Section 2.12.590.B have been met:

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).

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
North 35' Lot 11, All of Lots 12, 13 & 14	Block 1	Westborough 2nd Addition	Caliendo Investment Corp. 400 N. Woodlawn Wichita, KS 67208  Affidavit of Interest: John Terry Moore Rt. 1 Mount Hope, KS 67108
Lot 15 & Lot 16	Block 1	"	Jerry B. Cohlma 2122 N. Edgemoor Dr. Wichita, KS 67208 <i>returned 3-11-85</i> Same As Above
Lots 17, 18, 19 & 20	Block 1	"	Same As Above
North 21' of Lot 21	Block 1	"	Same As Above
South 40' of Lot 21 & the North 40' of Lot 22	Block 1	"	Charles D. Towns Louise M. Towns 101 S. Nevada Wichita, KS 67209 <i>returned 3-11-85</i>
South 20' of Lot 22 & All Lot 23	Block 1	"	Martin C. Genz Virgie V. Genz 122 S. Colorado Wichita, KS 67209 AND Leon S. Genz Billy K. Genz 248 N. Clarence Ave. Wichita, KS 67203
Lot 24 & the North 20' of Lot 25	Block 1	"	David Martin Lynch Nancy Ann Lynch 130 S. Colorado Wichita, KS 67209
South 40' of Lot 25 & North 40' of Lot 26	Block 1	"	Samuel Thomson Kathleen Thomson 136 S. Colorado Wichita, KS 67209
South 20' of Lot 26 & all Lot 27	Block 1	"	D. Carl Grigg Mary Grigg 144 S. Colorado Wichita, KS 67209
Lot 28 & the North 20' of Lot 29	Block 1	"	Jack C. Langham Pamela J. Langham 156 S. Colorado Wichita, KS 67209

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 15	Block 1	Westborough Addn.	✓ Ira Ogden Martin Betty Jean Martin 125 S. McComas Ave. Wichita, KS 67213
Lot 16	Block 1	"	✓ Mondean Stanley Ronella D. Stanley 136 S. Illinois Wichita, KS 67213
Lot 17 & North 20' Lot 18	Block 1	"	✓ Leo L. Collins Mildred Collins 140 S. Illinois Wichita, KS 67213
South 40' of Lot 18 & North 40' of Lot 19	Block 1	"	✓ Cecil A. Smith Lucile B. Smith 148 S. Illinois Wichita, KS 67213
Lot 1		Troy Griffin Addition	✓ Marvin L. Niedens Regina S. Niedens 1492 N. Valley View Wichita, KS 67212
The South 100' of the West 100' of Lot 5		Black & Towns Addition	✓ Charles D. Towns Louise M. Towns 101 S. Nevada Wichita, KS 67209 <u>AND</u> Leland W. Black 121 S. Colorado Wichita, KS 67209  Interest in Property: Walter D. Herring Elizabeth P. Herring 4019 N. Clarence Wichita, KS 67204
Lot 9	Block 24	Parkwilde Addition	✓ Thal Bannon c/o Madeline Bannon 447 Lexington Wichita, KS 67218

Tract Description

Beginning at the NW/c of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Sec. 24-27-1W; th. E. 155'; th. S. 132'; th. W. 155'; th. N. 132' to beginning except the W. 30' and except the N. 20' for road.

✓ Floyd Schroeder  
Donna Schroeder  
1523 N. Sabin  
Wichita, KS 67212

Beginning 20' S. and 156.22' E. of the NW/c of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Sec. 24-27-1W; th. E parallel to N. line of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  50'; th. S 112'; th. W. 50' to point 156.25' E. of the W. line; th. N. 112' to beginning.

✓ Bert Hook  
Myrtle Irene Hook  
438 N. West St.  
Wichita, KS 67203

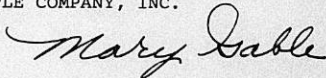
Page 3

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 200 foot radius of:

Lots 15, 16 and 17, Block 1, Westborough  
2nd Addition, Wichita, Sedgwick County,  
Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 14th day of February, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND  
TITLE COMPANY, INC.

By   
Sr. Vice-President

Order No: 343316  
ja/ns

WICHITA - SEDGWICK COUNTY

**W SC**

BOARD OF ZONING APPEALS

CITY HALL - TENTH FLOOR  
445 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
NO ADDRESS  
RETURN TO SENDER

*B2X  
13-85*

WICHITA, KS  
PM  
MAR 11  
1985

**RECEIVED**

MAR 12 1985

METROPOLITAN PLANNING  
ROUTE  *ll*

Jerry B. Cohlma  
2122 North Edgemoor Drive  
Wichita, Ks. 67208

*rec'd  
0825*

CDH 22 250720N1 03/07/85

RETURN TO SENDER  
NO FORWARDING ORDER ON FILE  
UNABLE TO FORWARD

WICHITA  
MAR-685  
KANSAS  
22  
FD-541920

WICHITA - SEDGWICK COUNTY

**W SC**

BOARD OF ZONING APPEALS

CITY HALL - TENTH FLOOR  
445 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
ATTENTION  
NOT KNOWN  
RETURN TO SENDER

WICHITA, KS  
PM  
MAR 8  
1985

Charles D. & Louise M. Towns  
101 South Nevada  
Wichita, Ks. 67209

*901  
off*

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WICHITA  
MAR-685  
KANSAS  
22  
FD-541920

**MICROFILMED**  
**FROM THE BEST**  
**AVAILABLE COPY**

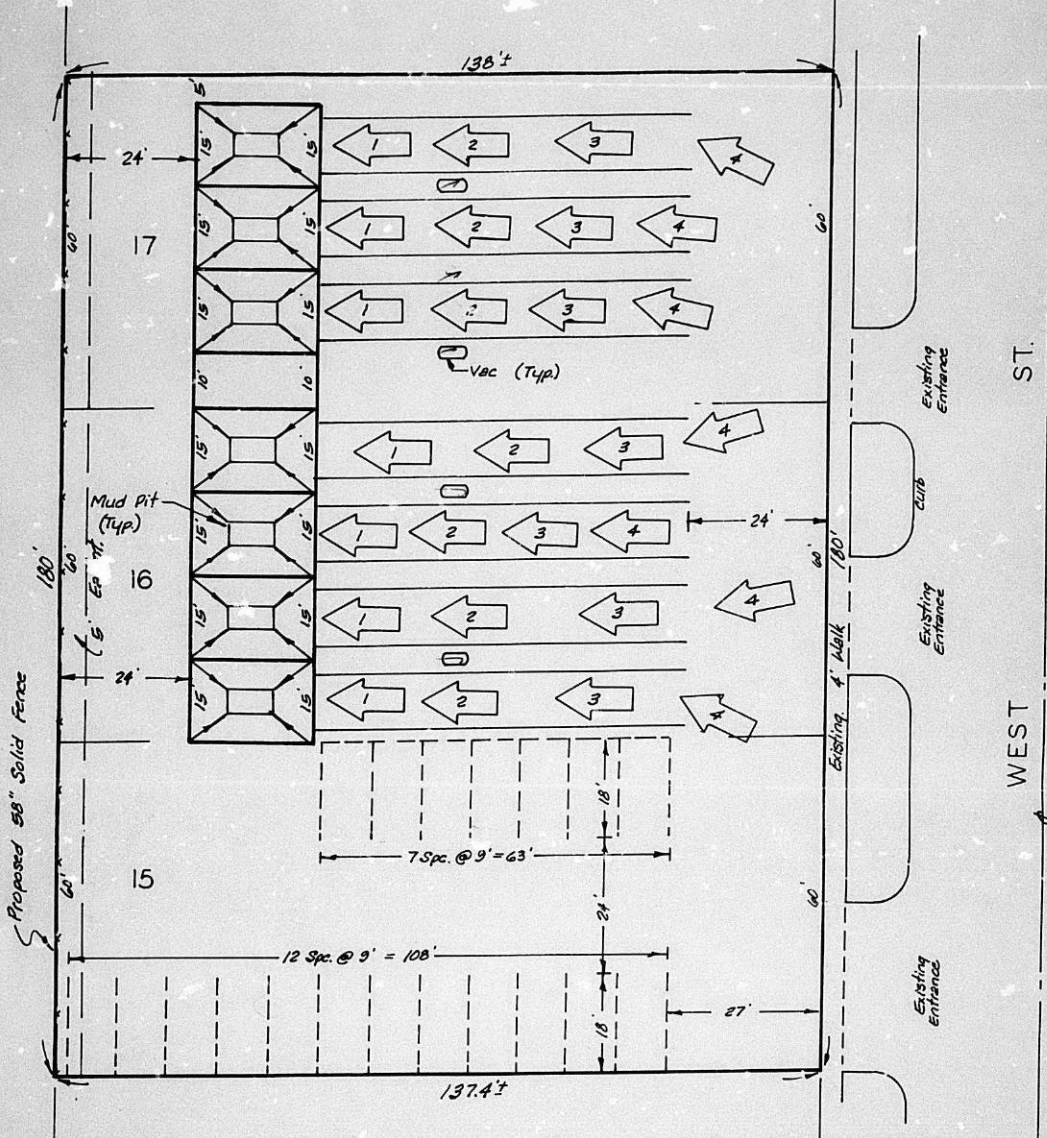
FORM 20 21

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
City 824 Cement	200.00
NAME	City of Wichita
ADDRESS	223 Moline
FUND	15-40716-02
COMMENTS	
DATE	5/14/45
BY	[Signature]



**SITE PLAN  
LITTLE JOE'S CAR WASH**

**LOTS 15, 16 AND 17, BLOCK 1, WESTBOROUGH  
2ND ADDITION, SEDGWICK COUNTY, KANSAS.**

1" = 20'



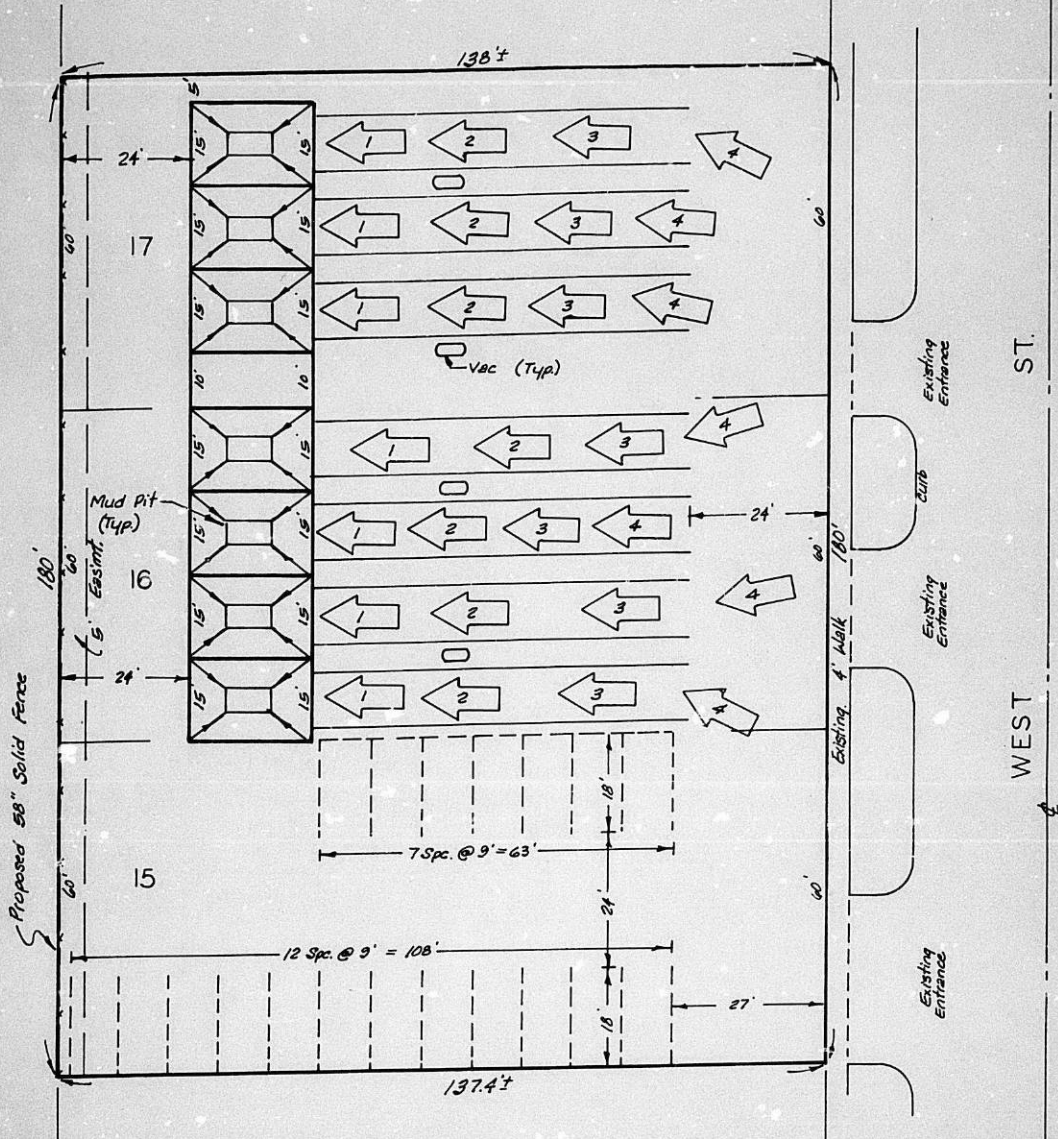
**BAUGHMAN COMPANY, P.A.**

SURVEYING & ENGINEERING

316 262-7271 • 330 LAURA • WICHITA, KANSAS 67211

12 FEB 85





N

**SITE PLAN  
LITTLE JOE'S CAR WASH**

**LOTS 15, 16 AND 17, BLOCK 1, WESTBOROUGH  
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