

ACTION

DATE

12-18-73

BZA COMMITTEE

Approved July 12, 1973
to conditions

M.A.P.C.

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

BZA 38-73 - Rental Exchange System, Inc. requests an exception to permit the installation or establishment of a trailer, vehicle & equipment rental and storage operation on the WS of Seneca in area North of Haskell.

POSTED
11-28-73

MAPV
C.I.
1-18-74

ACTION

| | DATE |
|------------------|---|
| BZA COMMITTEE | <u>Apprd. July 12. 18. 73</u> <u>to conditions</u> |
| M.A.P.C. | _____ |
| B.C.C./B. CO. C. | _____ |

BZA 38-73 - Rental Exchange Sys-
tem, Inc. requests an exception
to permit the installation of a
tablishment of a trailer, vehicle
& equipment rental and storage
operation on the WS of Seneca in
area North of Haskeill.

REGAN, SARGENT, KLEND, MCGANNON, PAUP & GLICKMAN

ATTORNEYS AT LAW

SUITE 1400

VICKERS-KSB&T BUILDING

125 NORTH MARKET STREET

WICHITA, KANSAS 67202

TELEPHONE
AREA CODE 316
265-7741

PATRICK J. REGAN
JAMES W. SARGENT
L.D. KLEND
JAMES J. MCGANNON
TERRY G. PAUP
DANIEL R. GLICKMAN
BYRON E. ANDERSON
CAROLYN SWAIN SIFFORD

December 22, 1973

Mr. Jack Galbraith, Secretary
Board of Zoning Appeals
Metropolitan Area Planning Commission
104 South Main Street
Wichita, Kansas 67202



Re: Rental Exchange System, Inc.
BZA Case No. 38-73

Dear Jack:

My client and I wish to thank you for the consideration shown us by the Board of Zoning Appeals during our hearing for an exception. We thank the Board for granting the exception.

Condition No. 9 for the exception request was that "no trucks or enclosed trailers shall be stored, parked or displayed in the 35' front yard setback area". You may recall that Mr. James Richey, attorney for Mr. Turner, who has a tax service next to the office of my client, objected to the fact that trucks or enclosed trailers are presently stored in the 35' area commonly known as Simon Addition to the City of Wichita, which is already in an excepted "LC" area. My client and I indicated that we would be agreeable, if the exception request were granted for the Redburn Addition, to that same condition on the Simon Addition.

This letter is merely to confirm, at the suggestion of Mrs. Taylor, that we are agreeable not to store, park or display trucks or enclosed trailers in the 35' front yard setback area at the 2219 South Seneca location, or the location where the present office is and which location is not subject to the above captioned exception request. We, however, reserve the right to store other rental equipment in that area, although with our expanded facility, we

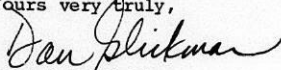
REGAN, SARGENT, KLEND, MCGANNON, PAUP & GLICKMAN

Page 2
December 22, 1973
Mr. Jack Galbraith

would hope to be able to park and store rental equipment
further back.

We again thank you for your cooperation.

Yours very truly,



Daniel R. Glickman
FOR THE FIRM

DRG/se

cc: James Richey
Al Redburn

P.S. We, of course, will not be able to fully comply with
the content of this letter until the property on the
Redburn Addition is paved, fenced and ready for its
intended useage.

DRG

January 18, 1974

Mr. Daniel R. Glickman
1400 Vickers-KSB&T Building
Wichita, Kansas 67202

RE: Case No. BZA 38-73
Request for Exception

Dear Mr. Glickman:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on December 18, 1973, in connection with your request for an exception to permit the installation or establishment of a trailer, vehicle and equipment rental and storage operation, on property zoned the "LC" Light Commercial District, and generally located on the West side of Seneca in an area North of Haskell.

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 any questions concerning this matter, please call our office.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:rw
Enclosure

cc: James F. Richey, Attorney, O. W. Garvey Building, 67202
Rosauldo H. & Wanda J. Turner, 2326 S. Hiram, 67213
A. L. Padburn, 150 Brendonwood, 67206
Robert Feldner, Superintendent of Central Inspection
Ralph Eberly, City Clerk
Joe Donnelly, Central Inspection

RESOLUTION NO. BZA 38-73

WHEREAS, Rental Exchange System, Inc., 2219 South Seneca, Wichita, Kansas, 67213, by Daniel R. Glickman, 1400 Vickers-KSB&T Building, Wichita, Kansas, 67202, requests an exception to permit the installation or establishment of a trailer, vehicle and equipment rental and storage operation, on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, Redburn Addition, Wichita, Sedgwick County, Kansas. Generally located on the West side of Seneca in an area North of Haskell.

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 December 18, 1973, 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 installation or establishment of a trailer, vehicle and equipment rental and storage operation, on property zoned the "LC" Light Commercial District, subject to the conditions outlined in Section 28.04.183.2, 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 installation or establishment of a trailer, vehicle and equipment rental and storage operation, on property zoned the "LC" Light Commercial District, and legally described as follows:

Lot 1, Redburn Addition, Wichita, Sedgwick County, Kansas. Generally located on the West side of Seneca in an area North of Haskell.

subject to the following conditions:

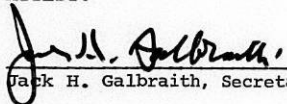
1. All storage and display areas shall be paved with concrete, asphalt, or other comparable material.
2. All lights shall be shielded to direct light away from adjoining property. No string type lighting or banners shall be permitted.
3. No sign shall exceed 30 feet in height or shall be placed so as to project over any public right-of-way.
4. No sound projecting devices or loudspeakers shall be used.
5. No repair work shall be conducted except in an enclosed building and further provided that no body or fender work is done.
6. The area shall be properly policed through inspections by the owner or operator for the proper maintenance and removal of trash.

7. All parking spaces and display spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.
8. The applicant shall make satisfactory arrangements with the City Engineer to ensure the closing of the two curb openings designated on the plot plan.
9. No trucks or enclosed trailers shall be stored, parked, or displayed in the 35 foot front yard setback area.
10. A screening fence of the same material used on the property to the north shall be constructed adjacent to the west property line.
11. No signs shall be permitted adjacent to Lotus or Exposition.
12. All conditions of approval shall be complied with prior to utilization of the lot. If all conditions of approval are not complied with in 6 months from the date of approval, this resolution shall be considered null and void. However, upon request, the Secretary may extend the time for an additional 6 months.

ADOPTED AT WICHITA, KANSAS, this 18th day of December, 1973.


Priscilla L. Lee, Chairman

ATTEST:


Jack H. Galbraith, Secretary

December 18, 1973

Mr. Daniel R. Glickman
1400 Vickers-KSB&T Building
Wichita, Kansas 67202

RE: Case No. BEA 38-73
Request for Exception

Dear Mr. Glickman:

At the regular meeting of the Board of Zoning Appeals on December 18, 1973, your request for an exception to permit the installation or establishment of a trailer, vehicle and equipment rental and storage operation, on property zoned the "LC" Light Commercial District, and generally located on the West side of Seneca in an area North of Haskell, was considered.

After considerable discussion concerning the storage and display of equipment on your client's property to the North of this application, the Board determined that they had no authorization to amend conditions on the previously approved BEA cases. The action of the Board was to recommend approval of this request subject to the 12 conditions listed in the Secretary's Report. In addition the Board stated that they would appreciate your client furnishing to the Secretary a letter stating his intent to limit the storage and display in the front 35 foot setback in the property to the North to equipment other than trucks and enclosed trailers.

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.

If you have any questions, please call our office.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:rw

cc: James F. Richey, Attorney, O. W. Garvey Building, 67202
Romaulde H. & Wanda J. Turner, 2326 S. Hiram, 67213
A. L. Redburn, 150 Brendonwood, 67206
Robert Feldner, Superintendent of Central Inspection

Mr. Daniel R. Wickman
Page 2

cc: Ralph Eberly, City Clerk
Joe Donnelly, Central Inspection

SECRETARY'S REPORT
CASE NO. BZA 38-73

APPLICANT: Rental Exchange System, Inc., 2219 South Seneca, Wichita, Kansas, 67213.

AGENT: Daniel R. Glickman, 1400 Vickers-KSB&T Building, 67202.

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita to permit the installation or establishment of a trailer, vehicle and equipment rental and storage operation.

GENERAL LOCATION: On the West side of Seneca in an area North of Haskell.

LAND USE: Subject property is undeveloped as is the property to the west. To the north is a rental equipment business; to the south is a restaurant and undeveloped property and to the east are single family homes.

ZONING: Subject property is zoned the "LC" Light Commercial District as is the property to the north. There is LC" zoning and "AA" Single Family Dwelling District zoning to the south. The properties to the east and west are zoned "AA".

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 28.04.183.2, can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the establishment of a trailer, vehicle and equipment rental and storage business on subject property to expand the existing rental business to the north. On October 22, 1968, the Board of Zoning Appeals approved an exception (BZA 27-68) to permit the operation of a trailer, vehicle and equipment rental operation on Lot 1, Block A, Simon Addition, the property adjacent to the north. On August 24, 1971, the Board granted an exception to allow this rental operation to be extended to Lot 2, Block A, Simon Addition,

adjacent to the west of the 1968 application area.

The applicant has submitted a plot plan for subject property which has been approved by the Division of Traffic Engineering and indicates that two existing drives are to be closed. An area for equipment parking is also shown within the 35 foot front building setback. A front yard setback of 35 feet, which allows parking, is required along major streets in light commercial districts to preserve sight distance. However, large trucks or enclosed trailers, parked within the 35 foot setback area, would defeat the purpose the setback requirement.

The applicant has requested that due to the season of the year and the shortage of asphalt, he be given six months to comply with the paving requirement.

RECOMMENDATION:

It is the recommendation of the Secretary that the exception request be granted subject to the following conditions:

1. All storage and display areas shall be paved with concrete, asphalt, or other comparable material.
2. All lights shall be shielded to direct light away from adjoining property. No string type lighting or banners shall be permitted.
3. No sign shall exceed 30 feet in height or shall be placed so as to project over any public right-of-way.
4. No sound projecting devices or loudspeakers shall be used.
5. No repair work shall be conducted except in an enclosed building and further provided that no body or fender work is done.
6. The area shall be properly policed through inspections by the owner or operator for the proper maintenance and removal of trash.
7. All parking spaces and display spaces abutting property lines shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces. All parking areas shall have adequate markings for channelization and movement of vehicles.

Secretary's Report
BZA Case No. 38-73
Page 3

8. The applicant shall make satisfactory arrangements with the City Engineer to ensure the closing of the two curb openings designated on the plot plan.
9. No trucks or enclosed trailers shall be stored, parked, or displayed in the 35 foot front yard setback area.
10. A screening fence of the same material used on the property to the north shall be constructed adjacent to the west property line.
11. No signs shall be permitted adjacent to Lotus or Exposition.
12. All conditions of approval shall be complied with prior to utilization of the lot. If all conditions of approval are not complied with in 6 months from the date of approval, this resolution shall be considered null and void. However, upon request, the Secretary may extend the time for an additional 6 months.

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main Street
Wichita, Kansas 67202

December 3, 1973

NOTICE TO ADJOINING PROPERTY OWNERS:

Case No. BZA 38-73

An application has been filed by Rental Exchange System, Inc., 2219 South Seneca, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the installation or establishment of a trailer, vehicle and equipment rental and storage operation on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, Redburn Addition, Wichita, Sedgwick County, Kansas. Generally located on the West side of Seneca in an area North of Haskell.

This application has been assigned Case No. BZA 38-73. and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, December 18, 1973, at 1:30 p.m., in Room 401 City Building Annex, 104 South Main Street, Wichita, Kansas. If you desire, you may write to the Board of Zoning Appeals at 104 South Main to express your opinion on this matter. You are also welcome to speak or be represented by a spokesman at the Board of Zoning Appeals meeting when this matter will be considered.

If additional information is desired so that you may be fully informed on this matter, please call the Metropolitan Area Planning Department at 262-0611, Extension 205.

Jack H. Galbraith
Secretary

12-3-73 - 21 Notices sent and 10 to Planning Commissioners

Map # 5345

BOARD OF ZONING APPEALS

CASE NO. 38-73

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant RENTAL EXCHANGE SYSTEM, INC.

Mailing Address 2219 South Seneca ⁶⁷²¹³ Phone 264-5396

Name of Authorized Agent Daniel R. Glickman

Mailing Address 1400 Vickers-KSB&T Bldg. ⁶⁷²⁰² Phone 265-7741

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
of a trailer, vehicle + equipment rental + storage operations
the establishment, ~~and~~ expansion of parking facilities to store
and house trailers, vehicles and equipment
for rent on property zoned

LC, located 2247-53 South Seneca, Wichita
Lot 1, Redburn Addition

and legally described as: Cornet
A tract beginning 884 feet North of the Southeast ~~Quarter~~ Quarter of the
Southeast Quarter of Section 31, Township 27 South, Range 1 East
of the Sixth Principal Meridian, Sedgwick County, Kansas, thence
West 26 rods, thence North 102 feet, thence East 26 rods, thence
South 102 feet to the place of beginning, ~~EXCEPT~~ the east 50 feet
thereof for street purposes,
(Lot 1, Redburn Addition) _____, 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 RENTAL EXCHANGE SYSTEM, INC.

Authorized Agent Daniel R. Glickman
----- Daniel R. Glickman

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

Signed _____

REGAN, SARGENT, KLEND, MCGANNON, PAUP & GLICKMAN

ATTORNEYS AT LAW

SUITE 1400

VICKERS-KSB&T BUILDING

125 NORTH MARKET STREET

WICHITA, KANSAS 67202

TELEPHONE
AREA CODE 316
265-7741

PATRICK J. REGAN
JAMES W. SARGENT
L. D. KLEND
JAMES J. MCGANNON
TERRY G. PAUP
DANIEL R. GLICKMAN
BYRON E. ANDERSON
CAROLYN SWAIN SIFFORD

November 12, 1973

Board of Zoning Appeals
Room 412, City Building Annex
Wichita, Kansas 67202

In re: Rental Exchange System, Inc.
Application for Exception to Permit
Expansion of Parking Lot to Store
and House Trailers, Vehicles and Other
Equipment to Rent on "LC" Zoning



Gentlemen:

On behalf of Rental Exchange System, Inc., the applicant herein, we are enclosing two executed copies of an application for an exception, together with our firm check in the amount of \$50.00. We are also enclosing a recently prepared ownership list, certified by Security Abstract & Title Co., Inc. Don Moehring's office is presently preparing the detailed plot plan and will submit two copies directly to the Traffic Engineering Office for their approval. We are forwarding two copies of this detailed plot plan (which have not as yet been submitted or approved).

In connection with our zoning case, which was recently heard and approved by the City Commission (Z-1572), the Traffic Engineer's office approved a similar plot plan, but non-detailed, relating to the ingress and egress of traffic from Seneca Street. We are enclosing for your information two copies of that plot plan. In this regard, you should be further advised that the applicant does not anticipate building in the near future any building structures on the property.

In connection with a justification of the exception being applied for, we wish to cite the following sections of the Zoning Ordinance of the City of Wichita, Kansas:

Section 28.04.090, in discussing "LC" regulations provides the following in subsection (d):

Board of Zoning Appeals
November 12, 1973
Page 2

"(d) shall not be deemed to authorize the outdoor display of automobiles, both trailer and equipment rental or the sale of used furniture...or similar display in the "LC" district, except as such may otherwise be authorized by the board of zoning appeals... under an appropriate section of the code." (Emphasis supplied.)

Section 28.04.183 (2) provides the following:

"2. The board of zoning appeals may by special permit grant exceptions and authorize these uses:

Trailer sales
Trailer, vehicle, and equipment rental
subject to certain requirements."

Applicant is engaged in the business of renting trailers, vehicles and other equipment. Applicant owns the property which is the subject of this application, and also owns the property immediately north of the subject property which serves as the main office and parking area of applicant's business. That property, located at 2219 South Seneca, is zoned "LC," and applicant has previously received an exception from the Board of Zoning Appeals on this property; the use of that property being the same as permitted in Section 28.04.183(2) of the Zoning Ordinance. Applicant proposes to expand his parking lot into the subject property so as to combine the parking and display facilities of the present lot at 2219 South Seneca with the lot which is the subject of this application. Applicant believes that the excepted use will be a substantial benefit to the area, as has been the excepted use on its present lot located contiguous to the north. Applicant intends to comply with any and all requirements of this Board and other governmental bodies to obtain said exception. Since the application property is under the same ownership as the property to the north, and since the only means of ingress and egress will be from Seneca, we submit that the granting of the exception in this instance will be consistent with proper land use.

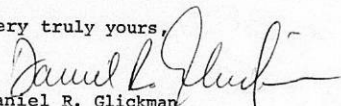
REGAN, SARGENT, KLEND, MCGANNON, PAUP & GLICKMAN

Board of Zoning Appeals
November 12, 1973
Page 3

For your information, we are enclosing a copy of BZA Resolution No. 7-71, which refers to the BZA exception granted to the property located contiguously to the north of the subject property, and which was granted on August 24, 1971.

If you have any questions, please contact me at any time.

Very truly yours,


Daniel R. Glickman

DRG:bjj

Encls.

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant RENTAL EXCHANGE SYSTEM, INC.

Mailing Address 2219 South Seneca Phone 264-5396

Name of Authorized Agent Daniel R. Glickman

Mailing Address 1400 Vickers-KSB&T Bldg. Phone 265-7741

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~~ and expansion of parking facilities to store
and house trailers, vehicles and equipment

for rent on property zoned

LC, located 2247-53 South Seneca, Wichita

and legally described as:

A tract beginning 884 feet North of the Southeast Quarter of the Southeast Quarter of Section 31, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, thence West 26 rods, thence North 102 feet, thence East 26 rods, thence South 102 feet to the place of beginning, EXCEPT the east 50 feet thereof for street purposes, (Lot 1, Redburn Addition), 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 RENTAL EXCHANGE SYSTEM, INC.

Authorized Agent Daniel R. Glickman

----- Daniel R. Glickman

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

Signed _____

RESOLUTION NO. BZA 7-71

WHEREAS, Rental Exchange System, Inc., 1501 East Kellogg, Wichita, Kansas, by James W. Sargent, 1400 Vickers KSB&T Building, Wichita, Kansas, requests an exception as provided in Section 2.12.530.C, Code of the City of Wichita, to permit a trailer, vehicle and equipment rental operation, on property zoned "LC" Light Commercial, and legally described as follows:

Lot 2, Block A, Simon Addition to the City of Wichita, Sedgwick County, Kansas. Generally located at the north-east corner of Exposition and Lotus.

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 August 24, 1971, 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 2.12.530.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit a trailer, vehicle and equipment rental operation, on property zoned "LC" Light Commercial, subject to the conditions outlined in Section 23.04.183.2, 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 a trailer, vehicle and equipment rental operation, on property zoned "LC" Light Commercial, and legally described as follows:

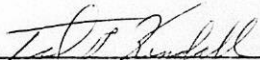
Lot 2, Block A, Simon Addition to the City of Wichita, Sedgwick County, Kansas. Generally located at the north-east corner of of Exposition and Lotus.

subject to the following conditions:

1. All storage and display areas shall be paved with concrete, asphalt, or other comparable material.
2. All lights shall be shielded to reflect or direct light away from adjoining property. No string-type lighting or banners shall be permitted.
3. No signs shall be permitted adjacent to Lotus or Exposition.
4. No sound-projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
5. No repair work shall be conducted except in an enclosed building.


6. A 5 to 8 foot solid wall constructed of solid masonry, architectural tile, staggered or louvered redwood or rough sawed cedar, or a chain link fence with slats shall be constructed adjacent to the north, south and west property lines.
7. The area shall be properly policed through inspections by the owner or operator for the proper maintenance and removal of trash.
8. The applicant shall submit revised copies of the Development Plan to the Offices of Central Inspection and Traffic Engineering for their approval. Said plan shall indicate the location of the required ten (10) off-street parking spaces for customers and employees, the width and dimension of parking spaces, markings for channelization and the location and width of the driveways. The plan shall also indicate complete access control along the west property line and the location of the required fence. Three copies of the approved plan shall be submitted to the Secretary of the Board of Zoning Appeals.
9. Conditions 1, 6 and 8 shall be complied with prior to the utilization of the property for parking or storage of equipment.
10. Conditions 1, 6 and 8 shall be complied with in 120 days from the date of approval by the Board, or this case shall be null and void.

ADOPTED AT WICHITA, KANSAS, this 24th day of August, 1971.

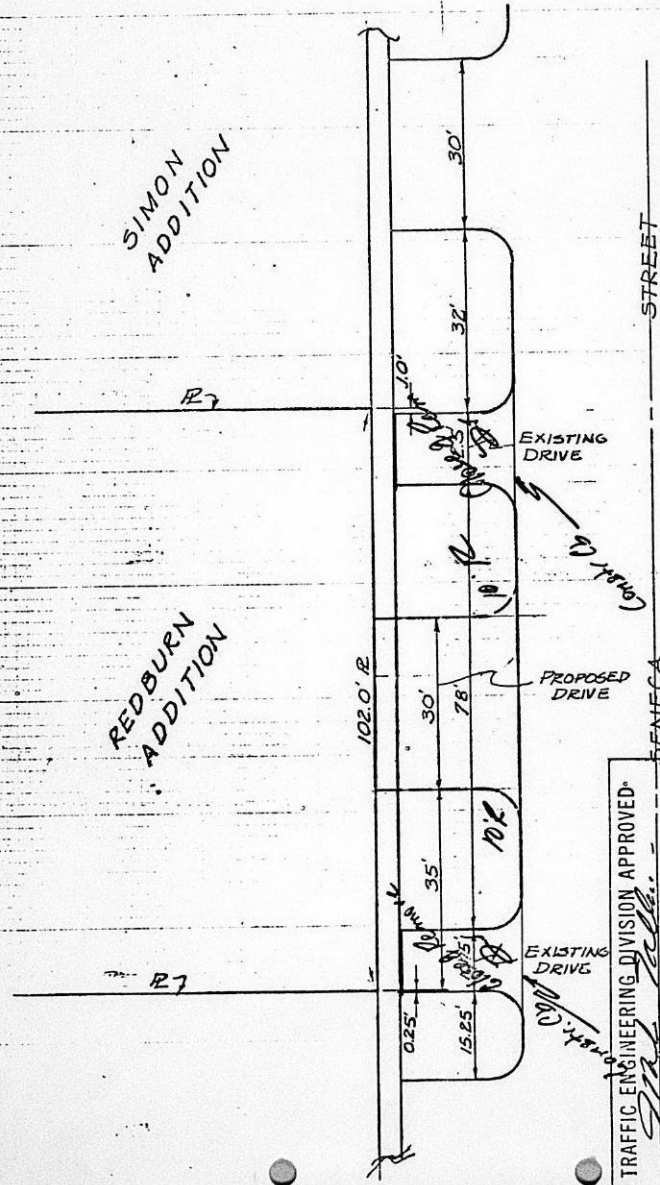


Ted A. Kendall, Chairman

ATTEST:



Jack H. Galbraith, Secretary



TRAFFIC ENGINEERING DIVISION APPROVED

Date: 10-25-73

(A) Parking barriers shall be installed at all locations that are adjacent to public property (so that vehicles will not obstruct public property) and have a minimum length of 6 feet and a minimum cross section of 4" x 4".

(B) Steel lines shall be painted and 4" or greater in width.

(C) Proper ingress and egress signs shall be installed on private property at the entrances and exits of the parking facility.

APPROVED AS NOTED

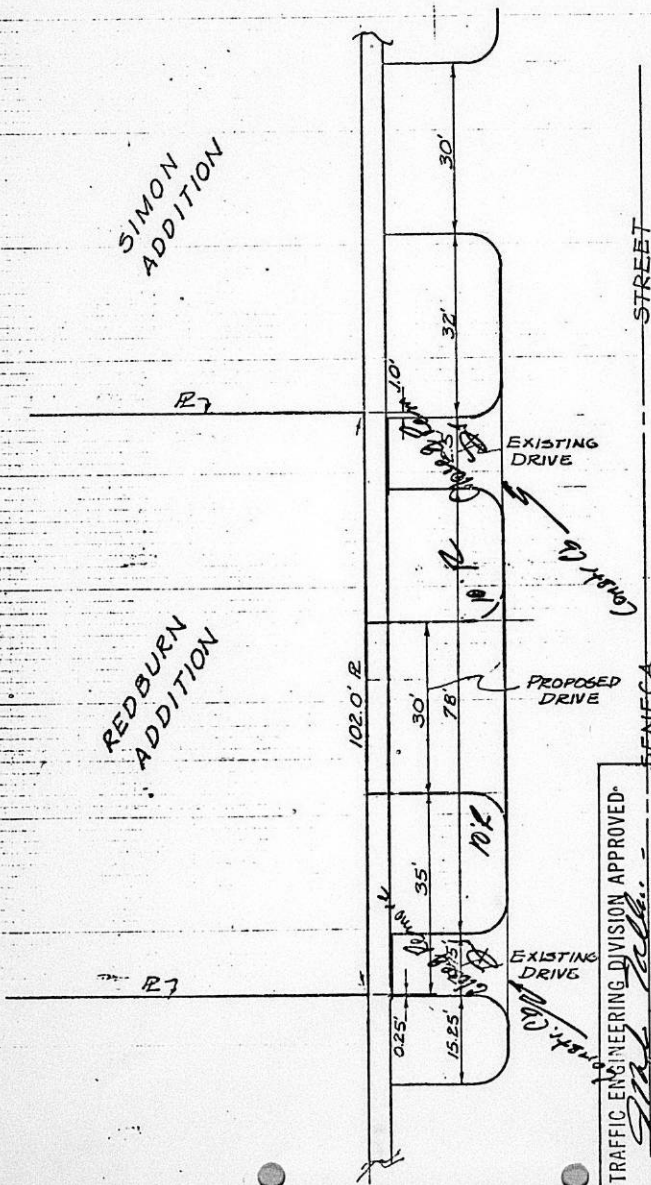
By CITY ENGINEER OF WICHITA

Sanitary Sewers

Storm Sewers

Driveway Approach

10-25-73



TRAFFIC ENGINEERING DIVISION APPROVED
[Signature]
 Date 10-25-73

(A) Parking barriers shall be installed at all locations that are adjacent to public property (so that vehicles will not obstruct public property) and have a minimum length of 6 feet and minimum cross section of 4" x 4".

(B) Stail lines shall be painted and 4" or greater in width.

(C) Proper ingress and egress signs shall be installed on private property at the entrances and exits of the parking facility.

APPROVED AS NOTED
 By CITY ENGINEER OF WICHITA
 Sanitary Sewers
 Storm Sewers
 Driveway Approaches
[Signature] 10-23-73



434 NORTH MAIN
WICHITA, KANSAS 67202
267-8371

OWNERSHIP LIST

| Lot | Block | Addition | Property Owner |
|------------------|-------|-----------------------------------|--|
| 1 | | Renollet 7th Addition | ✓ Taco Grande, Inc. 2255 S. Seneca Wichita, Kansas, 67213 |
| 2 | | " | " |
| 1 | | Hugh Spencer Addition | ✓ Hugh S. Stevens & Margaret E Stevens, 417 Lexington Road Wichita, Kansas, 67218 |
| 2 | | " | " |
| 1 | C | Roberts-Brenner-Klein Addition | ✓ Madeline C. Brenner 543 S. Yale Wichita, Kansas, 67218 |
| 2 | " | " | " |
| 1 | A | Simon Addition | ✓ Rental Exchange Systems, Inc 2219 S. Seneca Wichita, Kansas, 67213 |
| 2 | " | " | " |
| 1 | | Romauldo Addition | ✓ Romauldo H. Turner & Wanda J Turner, 2326 S. Hiram Wichita, Kansas, 67213 |
| 3, 4, 5 6 & 7 | | Renollet 5th Addition | ✓ Board of Trustees of Wichita West Side 'Evangelical Unite Brethern Church, 2203 S. Exposition Wichita, Kansas, 67213 |
| S 52' of 2 | B | Lloyd E. Nichols Addition | ✓ Dennis Duane Maple & Karen R Maple, 2227 S. Walnut Wichita, Kansas, 67213 |
| 1 | " | " | ✓ John R. Kropf & Maxine L. Kropf, 2220 S. Seneca Wichita, Kansas, 67213 |
| 2 exc S 52' | " | " | ✓ Dennis Carrol Castleberry & Tessie L Castleberry 2223 S. Walnut Wichita, Kansas, 67213 |
| 3 | " | " | ✓ Lloyd E. Nichols & Tressie E Nichols, 940 Meikle Road Wichita, Kansas, 67217 |

Continued page 2

| Lot | Block | Addition | Property Owner |
|-----|-------|--|--|
| 4 | B | Lloyd E. Nichols Addition | ✓ Forest W. Eckhardt & Elsie Eckhardt, 2243 S. Walnut Wichita, Kansas, 67213 |
| 5 | " | " | ✓ B. F. McAlester & Imogene B. McAlester, 2256 S. Seneca Wichita, Kansas, 67213 |
| 6 | " | " | ✓ Jewell Jean Phillips 2259 S. Walnut Wichita, Kansas, 67213 |
| 1 | | McNew Addition | ✓ Mary K. Mai, 2235 S. Walnut Wichita, Kansas, 67213 |
| 2 | " | " | " |
| | | Beginning 884 feet North of the Southeast corner of the SE $\frac{1}{4}$ of Sec. 31-27-1E, thence N. 102', thence W. 429', th. S. 102', thence E. 429' to the place of beginning | D Rental Exchange Systems, Inc 2219 S. Seneca Ave. Wichita, Kansas, 67213 |
| | | Beginning 660' N. & 429' W. of the SE corner of SE $\frac{1}{4}$ of Sec. 31-27-1E, thence N. 165', thence W. 132', thence S. 165', thence E. to beginning | ✓ Jerry D. Reed & Mary K. Reed 2427 W. 27th St. So. Wichita, Kansas, 67217 |
| | | The W. 115' of beginning 1088' N of the SE corner of the SE $\frac{1}{4}$ of Sec. 31-27-1E, thence W. 26 rods, thence N 130', thence E. 25 rods, thence S. 130' to beginning | D Trustees of the West Side Evangelical United Brethern Church, 2203 S. Exposition Wichita, Kansas, 67213 |
| | | Beginning 660' N. & 561' W. of the SE corner of the SE $\frac{1}{4}$ of Sec. 31-27-1E, thence N. 300', thence W. 132', thence S. 330' thence E. 132' to beginning | ✓ Robert L. Brown & Gretchen M. Brown, 1328 Haskell Wichita, Kansas, 67213 |
| | | Beginning 819.82' N of the SW cor. of Sec. 32-17-1E, thence N. 67', thence E. 175', thence S. 67', thence W. 175' to beginning | ✓ Richard Dean Vanatta & Sheri L. Vanatta, 2244 S. Seneca Wichita, Kansas, 67213 |
| | | Beg. 953.82' N. of SW cor. of Sec. 32-27-1E, thence N. 65', thence E. 175', thence S. 65', thence W. 175' to beginning | ✓ Dean L. Vanatta & Winifred Vanatta, 2330 S. Seneca Wichita, Kansas, 67213 |
| | | Beginning 1193' N. of SW cor. of Sec. 32-27-1E, thence E. 175', thence S. 70', thence W. 175', thence N 70' to beginning | ✓ Lee R. Cox & Norma A. Cox 1021 Denker Wichita, Kansas, 67216 |
| | | Beginning 1193' N & 175' E. of the SW corner of Sec. 32-17-1E, thence E. 125', thence S. 70', thence W. 125', thence N 70' to beginning | ✓ Edwin P. Seabolt & Laura M. Seabolt, 2215 S. Walnut Wichita, Kansas, 67213 |

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners within a 200 foot radius of the following described property to-wit:

A tract beginning 884 feet North of the Southeast corner of the SE $\frac{1}{4}$ of Sec. 31, Township 27 South, Range, 1 East, thence West 26 rods, thence North 102 feet, thence East 26 rods, thence South 102 feet to the place of beginning.

as shown by the deeds of record in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 10th day of September, 1973 at 7:00 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Curtis Simmons*
Vice-President

Order No. 206744

Form 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

| | | | |
|--------------|-------------|-------------|-------------|
| Bldg & Elev. | Elec. | Elev. Insp. | Exam. Fees |
| Hse. Mvr. | Hse. Moving | Licse. | Mech. |
| Oil Well | Pav. Cuts | Plan. | Plbg. Cert. |
| Sanitation | Sewer | Signs | Sidewalk |
| Street | Trailer | | |

| DESCRIPTION | AMOUNT |
|-------------|--------|
| | |
| | |
| | |

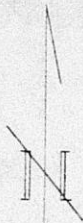
Name _____

Address _____

Type _____ Due Date _____

Comments: _____

Date _____ By _____



1"=20'

6' SLATTED
CHAIN LINK FENCE

102' E

EQUIPMENT PARKING

6' CHAIN LINK FENCE
(WEST 100' SLATTED)

SIMON

349' E

LOT 1
REDBURN ADDITION

EQUIPMENT PARKING

349' E

PROPOSED PLOT PLAN
 LOT 1, REDBURN ADDITION
 TO WICHITA, SEDGWICK CO., KANSAS.

ADDITION

349' R

FENCE ON R TO BE REMOVED

LOT 1
 REDBURN ADDITION

PARKING

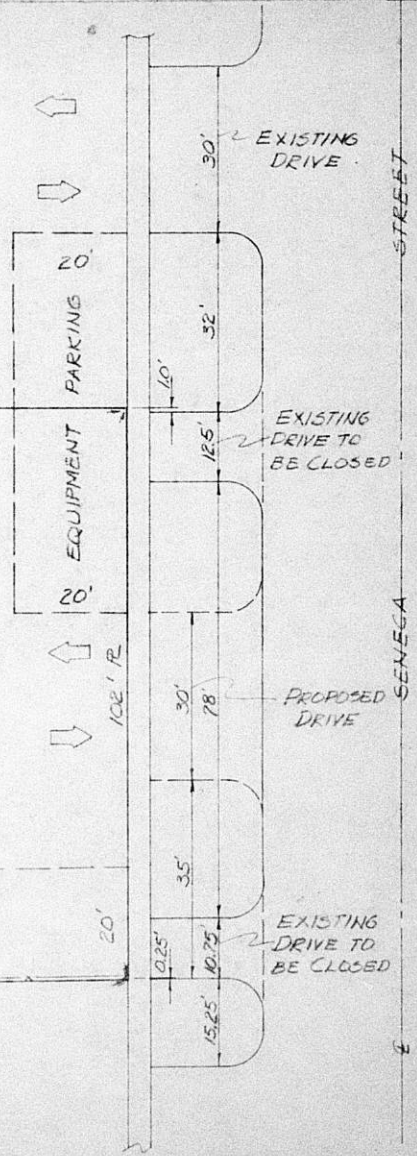
349' R

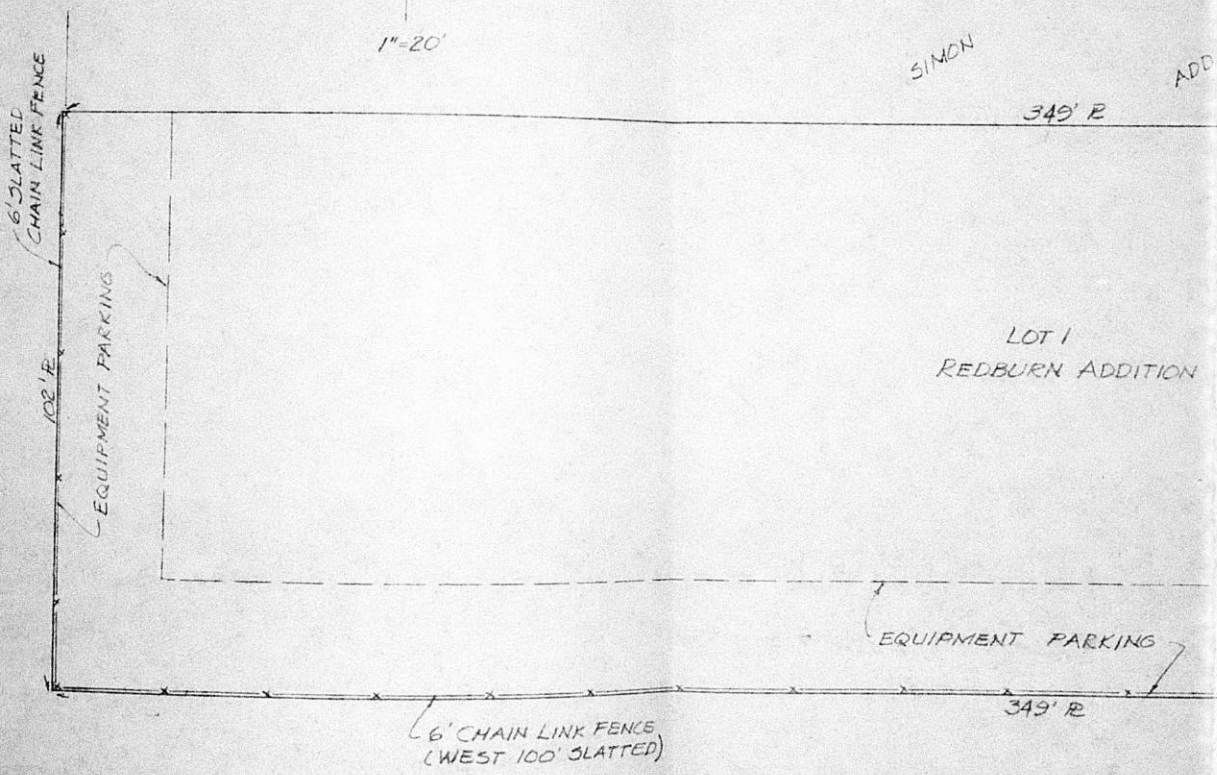
TRAFFIC ENGINEERING DIVISION APPROVED
M.L. Tull
 Date 11-9-77

(A) Parking barriers shall be installed at all locations that are adjacent to public property (so that vehicles will not obstruct public property) and have a minimum length of 6 feet and a minimum cross section of 4" x 4".

(B) Stall lines shall be painted and 4" or greater in width.

(C) Proper ingress and egress signs shall be installed on private property at the entrances and exits of the parking facility.





PROPOSED PLOT PLAN
 LOT 1, REDBURN ADDITION
 TO WICHITA, SEDGWICK CO., KANSAS.

ADDITION

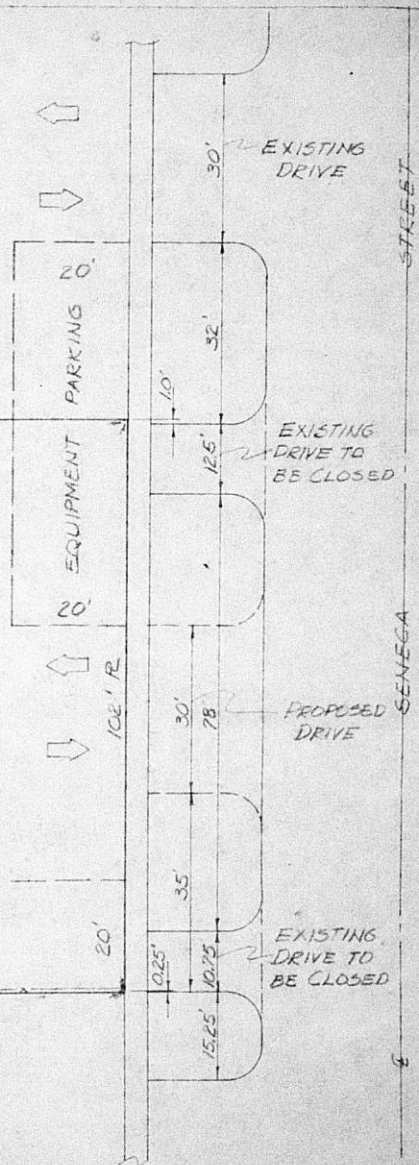
349' E

FENCE ON R TO BE REMOVED

LOT 1
 REDBURN ADDITION

PARKING

349' E



SENEGA STREET

SENEGA STREET