

Map No. X-5-B
 Sec. 9
 Twp. 26S KECH
 Range 1E

Z- _____
 SCZ- _____
 CU- 100
 Filed 7-3-67

APPLICATION DATA: From _____ to _____

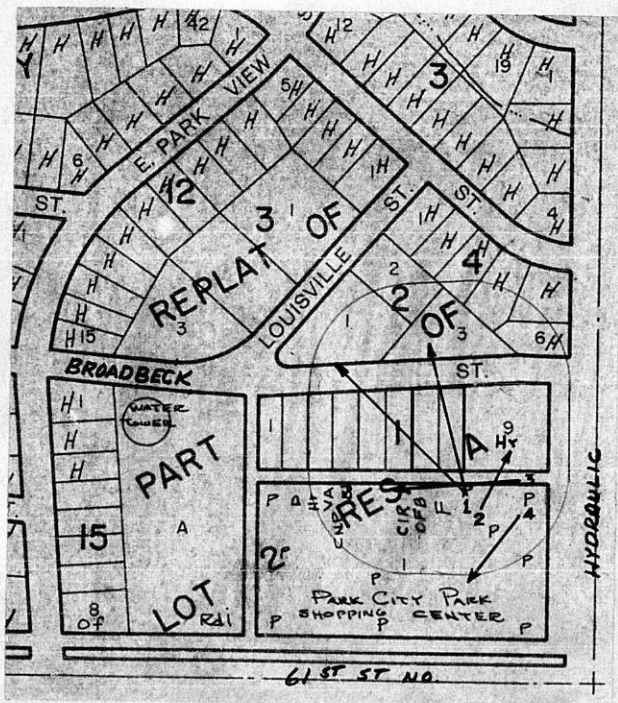
- Applicant: Bill J. Morris
 Address 6474 East Parkview Drive Phone SH 4-0013
- Agent: Wm. G. Miller, Jacobs Construction Co.
 Address 325 1/2 South Sheridan 67213 Phone WH 3-3095
- General Location: In an area at the northwest corner of 61st St. North and Hydraulic Address _____
- Proposed Use: Self-Service Car Wash in "LC"

AREA DATA:

- Acres: 0.37 (100 ft. by 160 ft.)
- Adjoining Zoning: E "LC" S "LC" W "LC" N "LC"
- Land Use: East Vacant South Food store
 West Vacant North Vacant
- Sketch Plan Land Use is for: Residential
- Present Land Use is for: Vacant
- Area (is) ~~XXXXXX~~ platted.

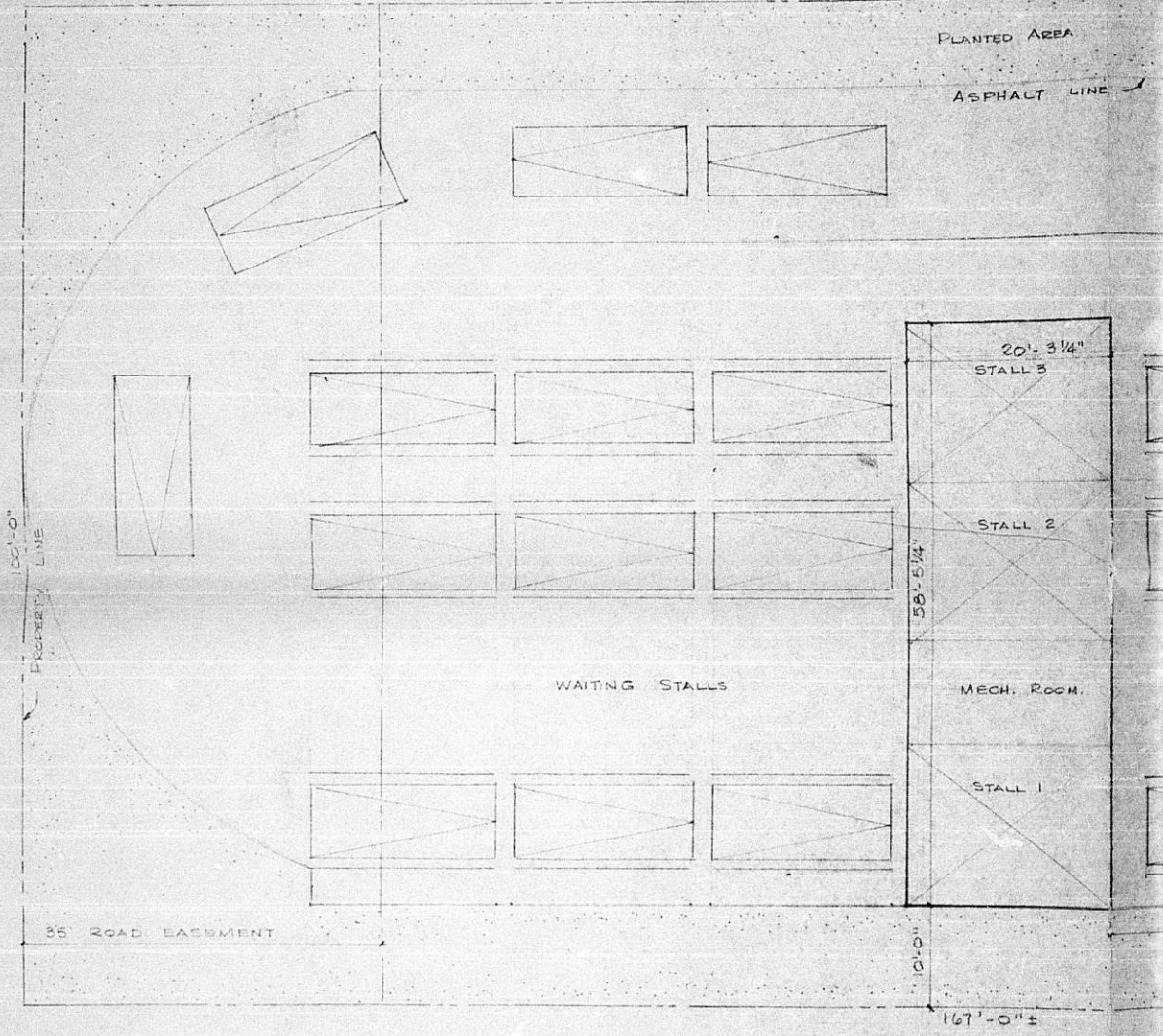
PHOTO DATA:

Taken by _____ Date _____ Time _____



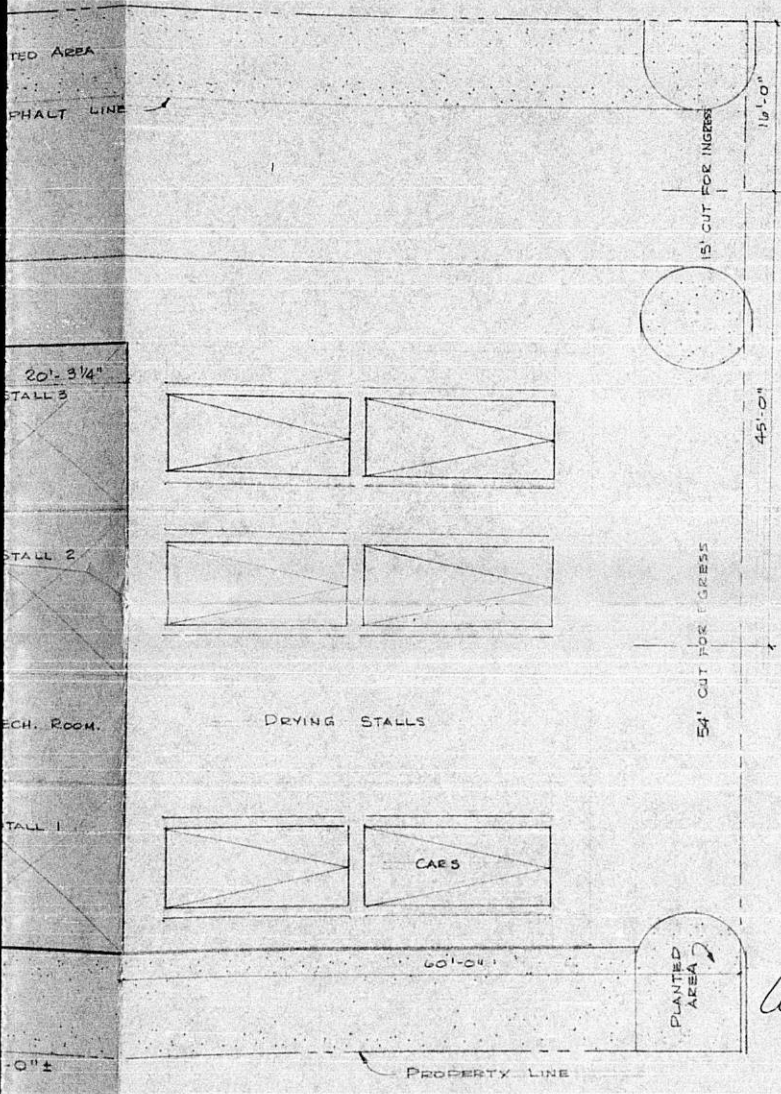
T21-214-1

FUTURE BROADBELL STREET



PLOT PLAN

SCALE: 1" = 10'



EXISTING PAVED 20' DRIVE
 NOTE: BEHIND SHOPPING CENTER
 DRIVE FOR CLEAR EGRESS
 # EGRESS.

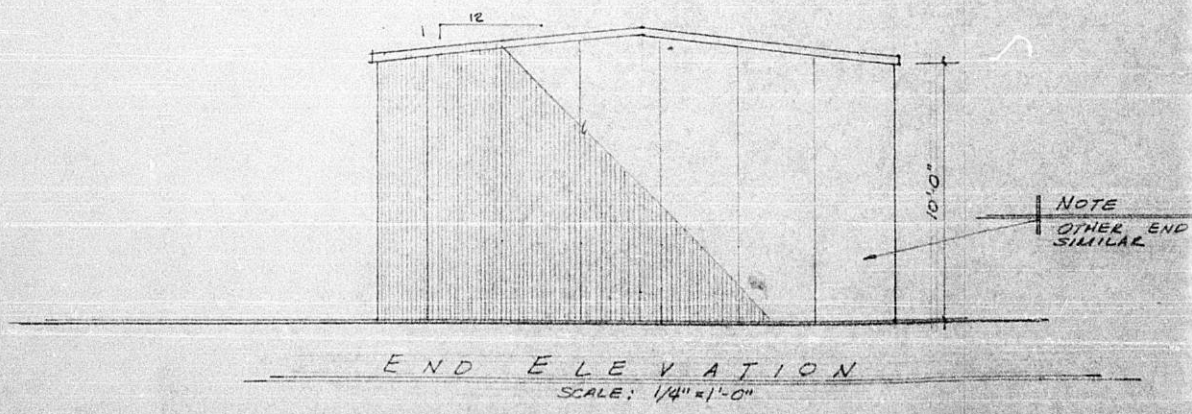
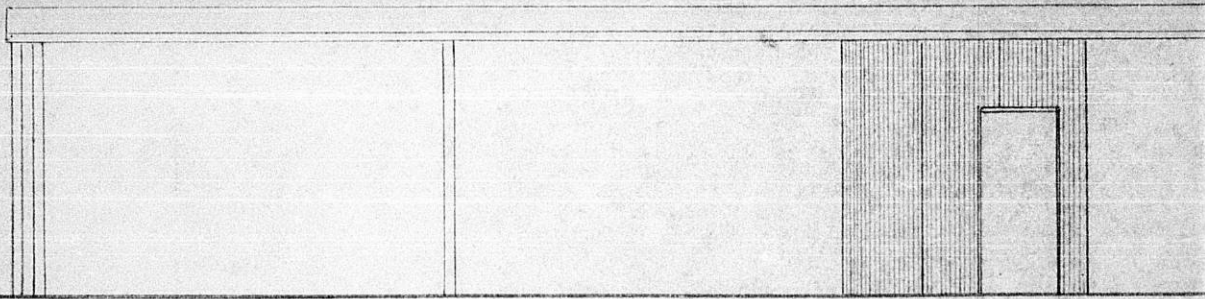
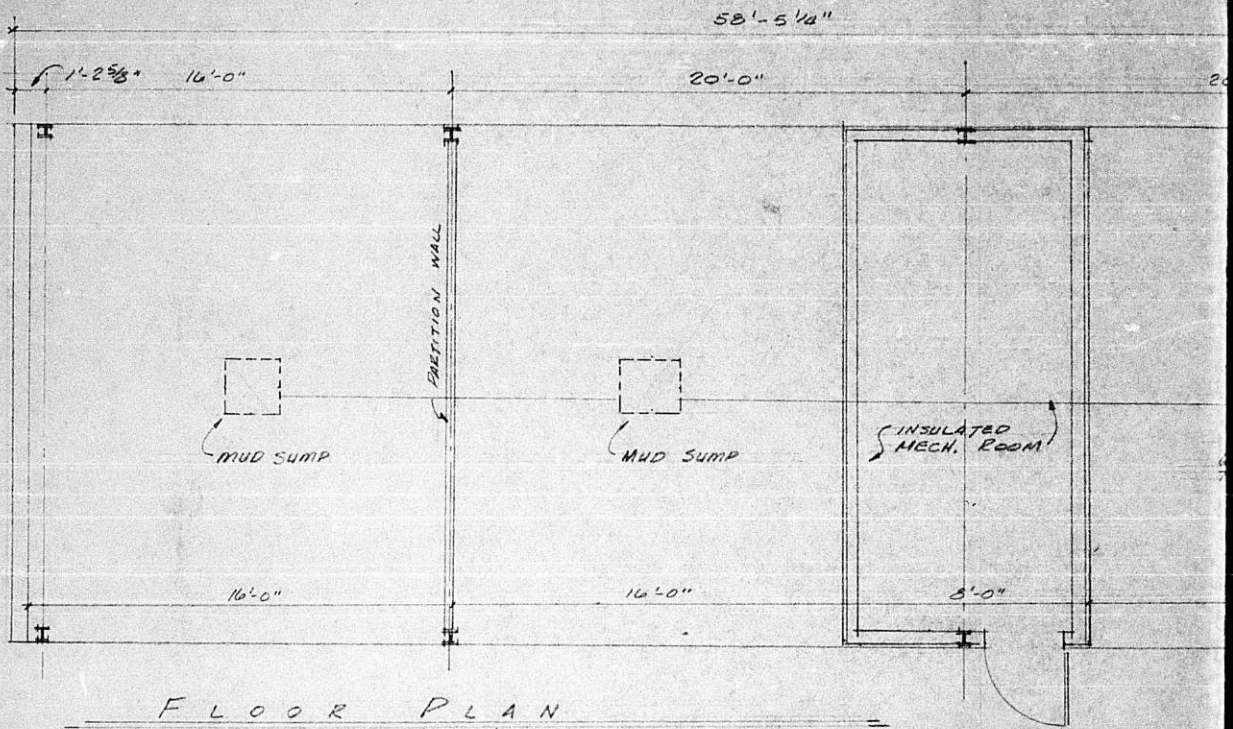
OFFICE COPY
 DO NOT REMOVE

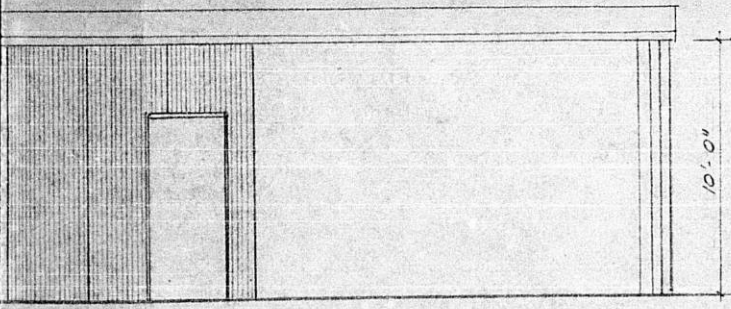
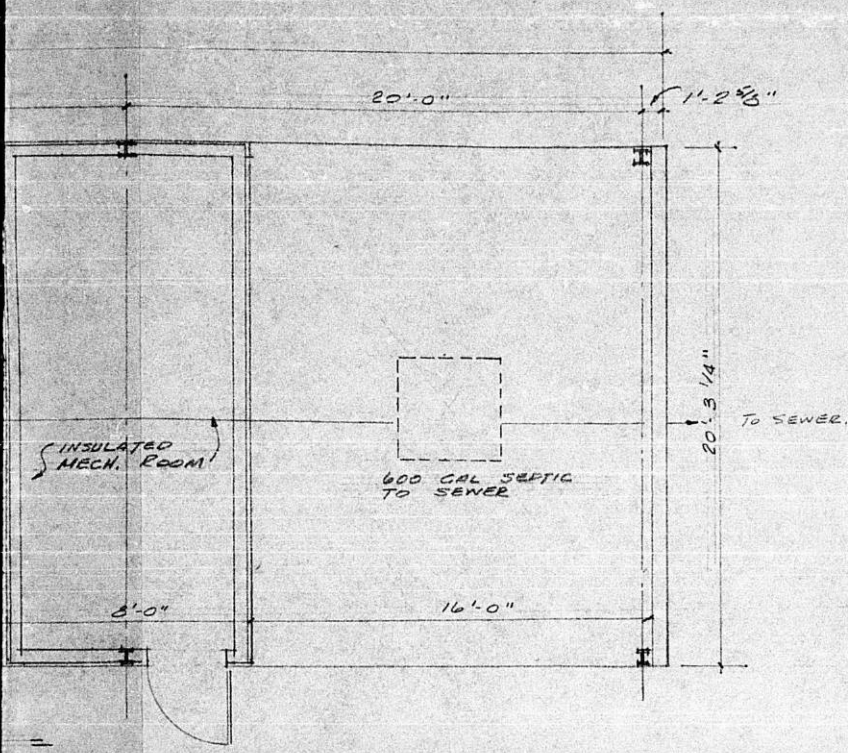
Approved Development Plan
 MAPC 7-27-67
 BCoC 8-9-67



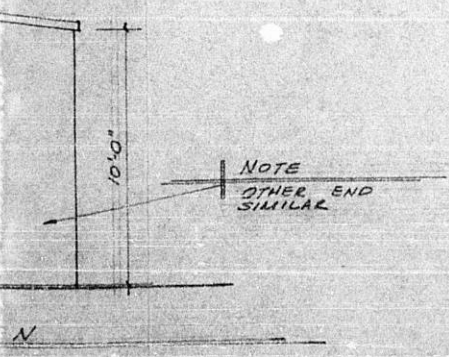
LEGAL
 BLOCK 7 & 8, BLOCK 1, REPLAT OF
 PART OF LOT 2, RESERVE "A", PARK
 CITY ADDITION TO SEDGWICK COUNTY,
 KANSAS.

CAR WASH			
DRAWN	SCALE	REVISIONS	DATE
W.G. MILLER			
CHECKED			
APPROVED			
DATE			
TITLE			NO.
JACOBS CONSTRUCTION			





ELEVATION
1/4" = 1'-0"



NOTE
OTHER END
SIMILAR

CAR WASH			
DRAWN	SCALE	REVISIONS	DATE
W. G. MILLER			
CHECKED			
APPROVED			
DATE			
TITLE JACOBS CONSTRUCTION			NO.

WICHITA EAGLE AND BEACON PUBLISHING CO., INC.

Affidavit of Publication

STATE OF KANSAS, }
 County of Sedgwick, } ss.

W. W. Watson, of lawful age, being first duly sworn, deposes and saith: That he is Record Clerk of The Wichita Beacon, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of which a true copy is hereto attached was published in the regular and entire daily Evening issue of said The Wichita Beacon for 1 consecutive issues - weeks, that the first publication of said notice was made as aforesaid on the 23 day of August, A.D., 1967.

And affiant further says that ----- he has personal knowledge of the statements above set forth and that they are true.

Subscribed and sworn to before me this _____ day of _____, 19____



My Commission expires AUG. 27, 1969

AUG 23 1967

Lucille A. Dater
 Notary Public Sedgwick County, Kansas

(201) Published in The Wichita Beacon on Aug. 22, 1967.

A RESOLUTION PERMITTING A SELF-SERVICE CAR WASH IN "C" ZONING ON CERTAIN LANDS LOCATED WITHIN THE PLANNING INCORPORATED TERRITORY LYING WITHIN THREE MILES OF THE CITY OF WICHITA, THE CITY OF INYVILLE, THE CITY OF DERBY, OR THE CITY OF MULVANE AND SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 7.A.6.2 AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1966 AND THEREON AMENDMENTS HERETO APPROVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section 7.A.6.2 and Section 11.E of the Zoning Resolution amended, a Conditional Use Permit to allow the installation of a self-service car wash in "C" zoning is hereby approved on the lands hereby described, subject to the following conditions:

1. Development shall take place in accordance with the plan approved by the Planning Commission and County Commission.
2. There shall be a minimum lot area of 3,500 square feet for each self-service car washing stall and-car 2,500 square feet for each 20 linear feet of automatic car washing structure; provided the minimum lot area shall be not less than 7,500 square feet plus any additional lot area as required by the Health Department.
3. The car washing building or facility shall be set back a distance of not less than 35 feet from all street right-of-way and alley right-of-way lines.
4. All the area to be utilized by the washing and drying operations, including all ingress and egress areas, shall be paved with concrete, asphalt or stochelic concrete.
5. All lights shall be shielded so as to reflect or direct light away from adjacent property, no strob-type lighting or banners shall be permitted.
6. No sign shall exceed 25 feet in height or be placed so as to project over any public right-of-way.
7. No sound-projecting devices or loudspeakers shall be used so as to be heard outside any structure.
8. Off-street loading spaces shall be provided on this property in the following ratio: Self-Service Car Wash - not less than 4 parking spaces for each self-service car washing stall.
9. Off-street drying spaces shall be provided on this property in the following ratio: Self-Service Car Wash - not less than 2 parking spaces for each self-service car washing stall.
10. One off-street parking space shall be provided for each 2 employees.
11. All parking areas shall have adequate curbs to prevent the extension or overhang of vehicles beyond property lines or parking spaces.
12. There shall be no ingress or egress from minor or residential streets, avenues or fast of right-of-way or less, unless there are two free-moving lanes at all times.
13. All drainage, both natural and that created by the operation, shall be handled in such a manner satisfactory to the County Engineer.
14. The area shall be properly policed through inspections by the owner or operator for proper maintenance of improvement and removal of trash.

CASE NO. CU-100
 Establishment of a Self-Service Car Wash in "C" Reserve A of Park City Addition to Sedgwick County, Kansas. Generally located in an area at the northwest corner of 41st Street North and Hydraulic.

SECTION II. That upon the taking effect of this Resolution, the notation of such conditional use approval shall be entered and shown on the particular sectional zoning map contained in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the official County paper.

PASSED AND ADOPTED at Sedgwick County, Kansas, this 19th day of August, 1967.

TOM SCOTT, Chairman
 ELMER S. PETERS, Commissioner
 EARL E. BUSH, Commissioner
 Attest: MARIE WARDEN, County Clerk
 BY SHIRLEY MARKEE, Deputy (1-1)

CU-100