

4952

Map No. A-0W-B
Sec. SE 1/4 28
Twp. 26 S
Range 1 W

DATA SHEET
(ZONING & CONDITIONAL USE)

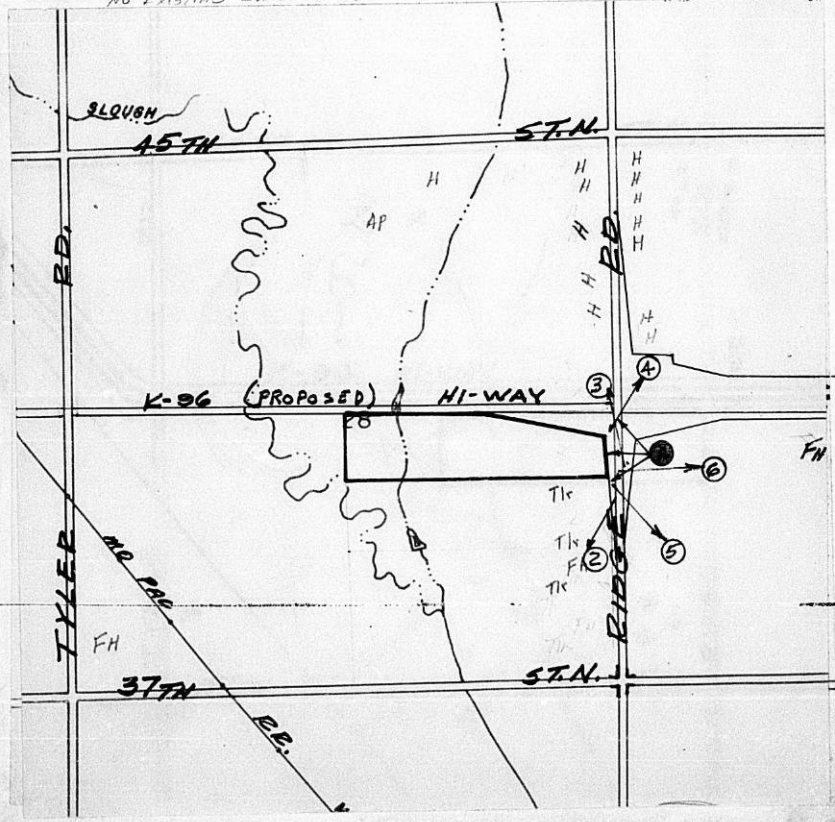
X- _____
KXZ- _____
CU- 131
Filed 3-30-71

APPLICATION DATA: From _____ to _____

- Applicant: Frank Kluckner
Address: 2223 Jeanette 67204 Phone 722-1425
- Agent: Phil Mellor
Address: Brown Building 67202 Phone 262-4403
- General Location: On the west side of Ridge Road in an area between 37th Street North and K-96 Highway Address _____
- Proposed Use: Nursery, Greenhouse & Storage Building

- AREA DATA:
- Acres: 36.0 (IRREGULAR ft. by _____ ft.)
 - Adjoining Zoning: E "R-1" S "R-1" W "R-1" N "R-1"
 - Land Use: East UNDEVELOPED South UNDEVELOPED + Tractor
West UNDEVELOPED North UNDEVELOPED
 - Sketch Plan Land Use is for: _____
 - Present Land Use is for: UNDEVELOPED
 - Area (is) (is not) platted.

PHOTO DATA:
Taken by F Date 4-8-71 Time 3:45
No EXISTING SIDEWALKS



DEDICATION
OF
ABUTTER'S ACCESS RIGHTS

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum on One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, _____

FRANK KLUCKNER and ZOELEE KLUCKNER, husband and wife

being the owner of the hereinafter described real estate in Sedgwick County, Kansas, does hereby transfer and convey to the appropriate governing body all abutter's rights of access, ingress and egress, from, to or upon Ridge Road, except the south 50 feet, to:

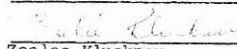
The North 1/2 of the North 1/2 of the SE 1/4 of
Section 28, Township 26 South, Range 1 West of
the 6th P.M., Sedgwick County, Kansas; except that
part deeded to the State for highway.

to have and to hold the same forever, it being understood that this conveyance is a covenant running with the land.

EXECUTED THIS 18 DAY OF June, 19 73.



Frank Kluckner



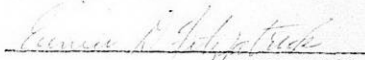
Zoelee Kluckner

State of Kansas) ss
Sedgwick County)

BE IT REMEMBERED that on this 18 day of June, 19 73, before me, a Notary Public in and for the County and State aforesaid, came Frank Kluckner and Zoelee Kluckner, husband and wife

_____, known personally to me to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.



Notary Public

My Commission Expires: _____



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, FRANK KLUCKNER and ZOELEE KLUCKNER,
husband and wife

being the owner^s of the following described real estate in Sedgwick County, Kansas, to wit:

The East 60 feet of the North Half (N/2) of the North Half (N/2) of the Southeast Quarter (SE/4) of Section 28, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; except that part deeded to the State for highway

do hereby dedicate the above described real estate to the public for street right of way purposes.

Executed this 18 day of June 1973.

Frank Kluckner
Frank Kluckner
Zoelee Kluckner
Zoelee Kluckner

STATE OF KANSAS)
SEDGWICK COUNTY)^{ss}

BE IT REMEMBERED, that on this 18 day of June,
came FRANK KLUCKNER and ZOELEE KLUCKNER, husband and wife

to me personally known to be the same person^s who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this _____

City Clerk

Ernest D. Gotschalk
Notary Public

My Commission Expires: _____



() Published in The Wichita Beacon on July 13, 1973.

RESOLUTION

CASE NO. CU-131

A RESOLUTION PERMITTING A NURSERY AND GREENHOUSE, AND FARM BUILDINGS FOR STORAGE OF FARM EQUIPMENT AND NON-RELATED FARM EQUIPMENT ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, OR THE CITY OF GODDARD, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 4.A.10 (p) and (s) AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION 1. That after receiving a recommendation from 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 4.A.10 (p) and (s) and Section 11.E of the Zoning Resolution, as amended, a Conditional Use Permit to allow a nursery and greenhouse, and farm buildings for storage of farm equipment and non-related farm equipment is hereby approved on the lands legally described as follows:

The North 1/2 of the North 1/2 of the SE 1/4 of Section 28, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; except that part deeded to the State for Highway. Generally located on the west side of Ridge Road in an area between 37th Street North and K-96 Highway,

SUBJECT TO THE FOLLOWING:

1. Registration with the County Zoning Administrator the type of non-Agricultural storage that will occur in farm buildings.
2. Dedication by separate instrument the necessary right-of-way to provide for 60 feet of half right-of-way for Ridge Road, and access control except for the south 50 feet.
3. All structures shall be set back from K-96 right-of-way and Ridge Road a distance of not less than 35 feet.
4. The use of land shall be limited to residential, agricultural, nursery, greenhouse, and non-agricultural storage that will occur only in farm buildings.
5. The following items shall not be displayed or sold on the premises.
 - a. Irrigation equipment designed to be used for agricultural or commercial purposes.
 - b. Bulk or unpackaged fertilizers, plant food, ground preparation and/or nutrients.
6. No sign shall be permitted except those not exceeding 12 square feet advertising the uses herein permitted. Signs shall not be illuminated by artificial light of any kind nor shall they protrude over any public right-of-way.
7. No burning of rubbish, tree limbs, tree trunks or other materials shall be permitted on the premises.

