

ACTION

DATE

COMMITTEE

M.A.P.C. Approved subject to conditions 6-17-82
B.C.C./B. CO. C. Meeting Cancelled 7-14-82
B.Co.C. Approved as recommended 7-21-82

Closed

*Post 105188
6-2-82*

CU-256 - The Walt Keeler Company, Inc. requests a Conditional Use Permit to Establish an Employee Recreation Park on property zoned "R-1". Generally located on the south side of Main Street

Map No. 4952B
Sec. _____
Twp. _____
Range _____

DATA SHEET
~~(ZONING)~~ CONDITIONAL USE

Z- _____
SCZ- _____
CU- 256
Filed _____

ASSOCIATED CASE: _____

APPLICATION DATA: From _____ to _____

1. Applicant: The Walt Keeler Company, Inc.
Address 826 E. Lincoln, Wichita 67211 Phone 265-0615
2. Agent: Ronald White (ENGINEER: P.E.C. 1440 E. English 67211 263-1107)-Wiley.
Address P.O. Box 197, Wichita 67201 Phone 265-0615
3. General Location: On the north side of 45th St. North, in an area west of Ridge Road.
4. Proposed Use: To establish an Employee Recreation Park on property zoned "R-1" Suburban Residential District.
(IRREGULAR)

AREA DATA:

1. Acres: 83+ (1320 ft. by 2640 ft.)
2. Adjoining Zoning: E "R-1" S "R-1" W "R" N "R"
3. Land Use: East SINGLE FAME MOBILE HOME South _____
West UNDEVELOPED North UNDEVELOPED
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: UNDEVELOPED
6. Area (is) (is not) platted.

PROCEDURE DATA:

1. Zoning Committee _____ by _____
2. MAPC Meeting:

Date	Action
<u>6-17-82</u>	<u>Approved and to conditions</u>
_____	_____
_____	_____

3. Governing Body (Bd. City Commissioners - Bd. County Commissioners)

Date	Action	Resolution
<u>7-14-82</u>	<u>Meeting Cancelled</u>	<u>Pub. 8-5-82</u>
<u>2-21-82</u>	<u>Approved as amended</u>	_____
_____	_____	_____

NOTES:

LOS ANGELES COUNTY
MICHIGAN
U.S.A.

S
Standard
No. 2153C
HASTINGS AND
MICHIGAN

4953
 Map No. 4952B
 Sec. _____
 Twp. _____
 Range _____

DATA SHEET
 (EXCEPT & CONDITIONAL USE)

Z- _____
 SCZ- _____
 CU- 236
 Filed _____

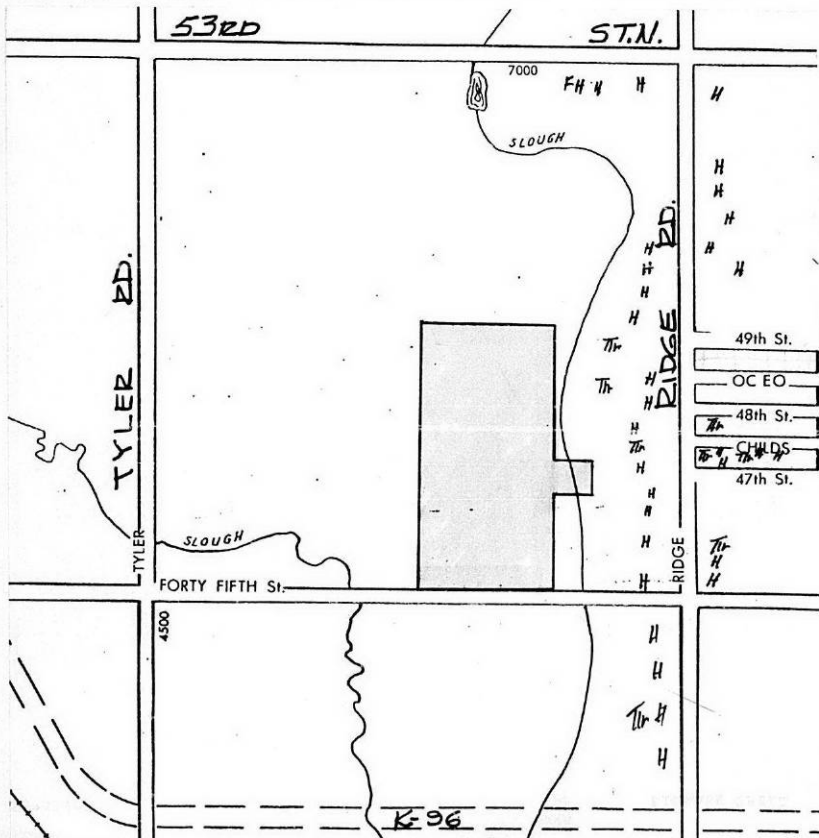
ASSOCIATED CASE: _____

APPLICATION DATA: From _____ to _____

- Applicant: The Walt Keeler Company, Inc.
 Address 826 E. Lincoln, Wichita 67211 Phone 265-0615
- Agent: Ronald White (ENGINEER: P. E. C., 1440 E. English, 67211 263-1107)-Wiley.
 Address P.O. Box 197, Wichita 67201 Phone 265-0615
- General Location: On the north side of 45th St. North, in an area west of Ridge Road.
- Proposed Use: To establish an Employee Recreation Park on property zoned "R-1" Suburban Residential District.

- AREA DATA:
- Acres: 83+ (1320 ^{11886/1AE} ft. by 2640 ft.)
 - Adjoining Zoning: E "R-1" S "R-1" W "R" N "R"
 - Land Use: East SINGLE FARM & MOBILE H. South _____
 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 _____ Date _____ Time _____



C-256 PICTURE SHEET

4953
Map No. 4952B
Sec. _____
Twp. _____
Range _____

DATA SHEET
~~EXCESSIVE~~ & CONDITIONAL USE)

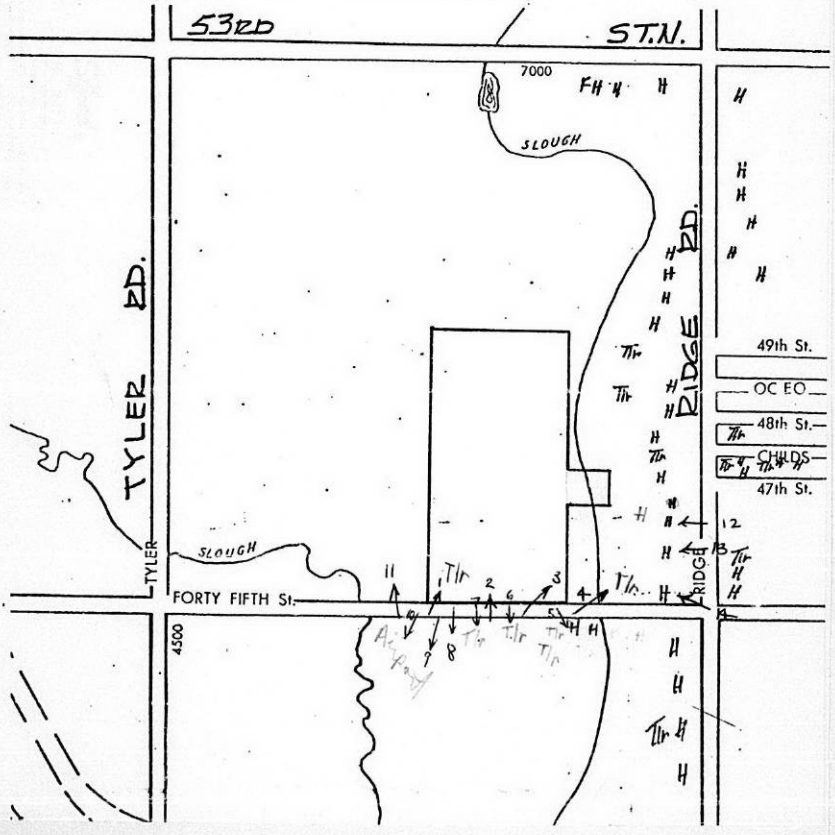
Z- _____
SCZ- _____
CU- 256
Filed _____

ASSOCIATED CASE: _____

- APPLICATION DATA: From _____ to _____
- Applicant: The Walt Keeler Company, Inc.
Address 826 E. Lincoln, Wichita 67211 Phone 265-0615
 - Agent: Ronald White (ENGINEER: P. E. C., 1440 E. English, 67211 263-1107)-W11
Address P. O. Box 197, Wichita 67201 Phone 265-0615
 - General Location: On the north side of 45th St. North, in an area west of Ridge Road.
 - Proposed Use: To establish an Employee Recreation Park on property zoned "R-1" Suburban Residential District.

- AREA DATA:
- Acres: 83+ (1320 ^{IRREGULAR} ft. by 2640 ft.)
 - Adjoining Zoning: E "R-1" S "R-1" W "R-1" N "R-1"
 - Land Use: East SINGLE FARM & MOBILE HOME South _____
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 P Date 6-23-82 Time 11:30 AM



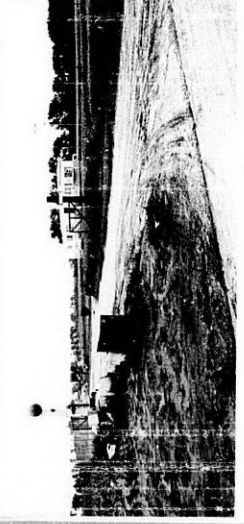
Map No. 4953
 4952B-
 Sec.
 Twp.
 Range

APPLICATION DATA
 1. Applicant: 82
 2. Address: 82
 3. Agent: 82
 4. Address: 82
 5. General Loc
 6. Proposed Use

AREA DATA:
 1. Acres: 82
 2. Adjoining
 3. Land Use:
 4. Sketch Plan
 5. Present Land
 6. Area (is)

PHOTO DATA:
 Taken by

TYLER
 BD.



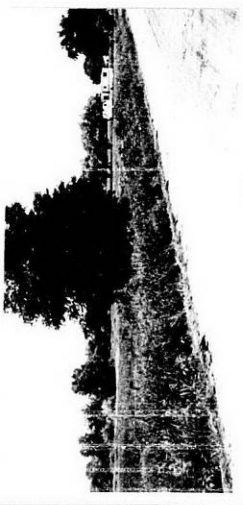
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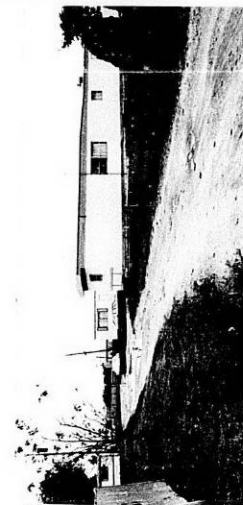
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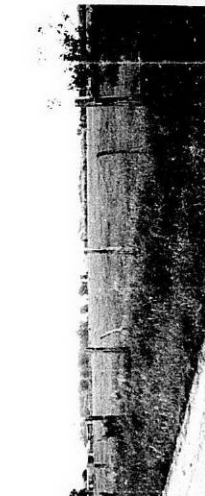
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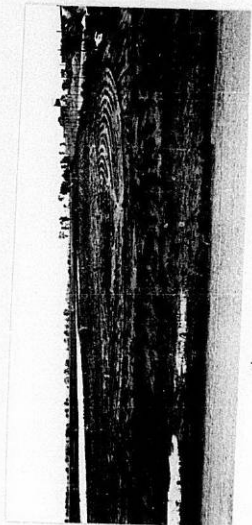


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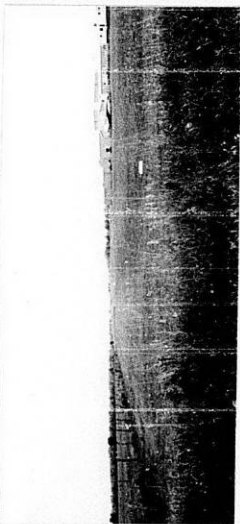


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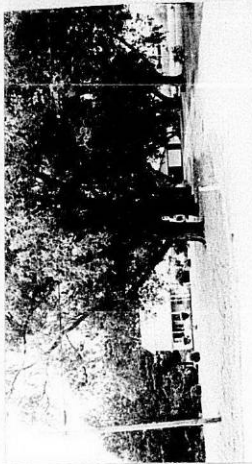




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14



13



12

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 6-17-82

Case No. CU-256 Request: Conditional Use Permit for
an employee recreation park

Location: North side of 45th Street North in an area west of Ridge
Road.

Reason: To construct facilities and allow use of the area around a
proposed sand pit for purposes of employee recreation.
Indoor/Outdoor Recreational Facilities (I.E. Boating,
Swimming, Fishing, Archery, Tennis, Volleyball, Basketball,
Picnicing, Horseshoes, Playground Equipment, Parking, Meeting
Rooms, and Dining Rooms)

Acres: 83 Size: 1320' x 2640' (irregular shape)

	Land Use	Zoning
Existing	Undeveloped	"R-1"
North	Undeveloped	"R-1"
East	Mobile homes & single-family	"R-1"
South	Undeveloped	"R-1"
West	Undeveloped	"R"

Platted: No

History:

CU-256	Sand Extraction	2-05-76	MAPC	Approve
		2-25-76	BCoC	Approve

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting a Conditional Use Permit to establish an employee recreation park on approximately 83 acres of land zoned "R-1" Suburban Residential and located on the north side of 45th Street North in an area west of Ridge Road.

On February 5, 1976, the Planning Commission considered a request for a Conditional Use Permit to allow a sand extraction operation on the west 80 acres of the area contained in this request and recommended that it be approved (CU-182). This recommendation was concurred in by the Board of County Commissioners on February 25, 1976.

A site plan submitted with this application indicates that the additional 3 acres will be utilized for a shelter house, tennis courts, parking and a picnic area. The applicant states that the proposed sandpit area will be utilized for swimming, fishing, boating, etc.

2. Should the Planning Commission determine this use appropriate for the area, the following are recommended conditions of approval:
 - a. Subject property shall be used for recreational purposes by only the employees and guests of Walt Keeler Company, Inc. and shall not be for the use by the general public. Recreational Activities shall permit both indoor and outdoor recreational facilities and shall include boating,

swimming, fishing, archery, tennis, volleyball, basketball, picnicing, horseshoes, playground equipment, parking, meeting rooms and dining rooms.

- b. Access shall be limited to one opening from 45th Street North.
- c. If outside lighting is proposed for recreation areas, it shall be directed away from adjacent properties and turned off by 11 p.m.
- d. The use of motor driven recreational vehicles such as go-carts, dune-buggys, motorcycles, etc., shall be prohibited.
- e. Prior to the use of the site for recreational purposes or issuance of building permits, a drainage plan shall be submitted to the County Engineer for his review and approval. Two copies of the approved plan shall be submitted to the Planning Department.
- f. Provisions for water and restrooms shall be approved by the Wichita-Sedgwick County Health Department.
- g. A sufficient number of off-street parking spaces, as determined by the County Zoning Administrator, shall be provided on the site to accommodate the anticipated maximum number of employees utilizing the facility at the same time. The parking area shall be paved or otherwise surfaced with an all weather surface treated to prevent dust.
- h. One sign shall be permitted denoting the proposed use of the area and shall not be illuminated. The sign shall not exceed six feet in height and shall not exceed twenty square feet on one surface with a maximum of two surfaces, back to back, being permitted.
- i. Approval of this Conditions Use Request shall not void the previous approval of the sand extraction request CU-182.

R# 204-1982

(*renewed*) Published in The Wichita Eagle-Beacon on 8-5-, 1982

RESOLUTION

CASE NO. CU-256

A RESOLUTION PERMITTING AN EMPLOYEE RECREATION PARK IN THE "R-1" SUBURBAN RESIDENTIAL DISTRICT 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, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 4.A.10.1 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 I. 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.10.1 and Section 11.E of the Zoning Resolution as amended, a Conditional Use Permit to allow an employee recreation park in the "R-1" Suburban Residential District is hereby approved on the lands legally described as follows:

The West One-Half of the Southeast Quarter, and the West Three Acres of the South Ten Acres of the Northeast Quarter of the Southeast Quarter, of Section 21, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas.
Generally located on the north side of 45th Street North, in an area west of Ridge Road.

SUBJECT TO THE FOLLOWING:

- a. Subject property shall be used for recreational purposes by only the employees and guests of Walt Keeler Company, Inc., and shall not be for the use by the general public. Recreational activities shall permit both indoor and outdoor recreational facilities and shall include boating, swimming, fishing, archery, tennis, volleyball, basketball, picnicing, horseshoes, playground equipment, parking, meeting rooms and dining rooms.
- b. Access shall be limited to one opening from 45th Street North.
- c. If outside lighting is proposed for recreation areas, it shall be directed away from adjacent properties and turned off by 11 p.m.
- d. The use of motor driven recreational vehicles such as go-carts, dune-buggies, motorcycles, etc., shall be prohibited.

- e. Prior to the use of the site for recreational purposes or issuance of building permits, a drainage plan shall be submitted to the County Engineer for his review and approval. Two copies of the approved plan shall be submitted to the Planning Department.
- f. Provisions for water and restrooms shall be approved by the Wichita-Sedgwick County Health Department.
- g. A sufficient number of off-street parking spaces, as determined by the County Zoning Administrator, shall be provided on the site to accommodate the anticipated maximum number of employees utilizing the facility at the same time. The parking area shall be paved or otherwise surfaced with an all-weather surface treated to prevent dust.
- h. One sign shall be permitted denoting the proposed use of the area and shall not be illuminated. The sign shall not exceed six feet in height and shall not exceed twenty square feet on one surface with a maximum of two surfaces, back to back, being permitted.
- i. Approval of this Conditional Use Request shall not void the previous approval of the sand extraction request CU-182.


SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered 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 by the Board of County Commissioners at Wichita, Kansas, this 21st day of July, 19 82.

 , Chairman
Jack Spratt

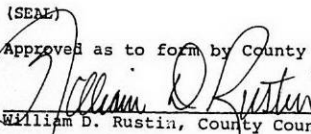
 , Commissioner
Tom Scott

 Commissioner
Donald E. Gragg



ATTEST:

 Deputy
Dorothy K. White, County Clerk

(SEAL)
Approved as to form by County Counselor

William D. Rustin, County Counselor

July 8, 1982

Gary Wiley
Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Re: CU-256 - Conditional Use Permit
for an employee recreation park.
North side of 45th Street North,
in an area west of Ridge Road.

Dear Mr. Wiley:

This is to advise you that the above captioned case will not be considered by the Board of County Commissioners on July 14, 1982 as you were previously notified. That meeting has been cancelled.

Subject case will be scheduled for their meeting of July 21, 1982 which is held at 9:00 a.m. in Room 320, Sedgwick County Courthouse.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

cc: The Walt Keeler Company, Inc., 826 E. Lincoln, Wichita 67211
Ronald White, P.O. Box 197, Wichita, Ks. 67201

() Published in The Wichita Eagle-Beacon on _____, 1982

RESOLUTION

CASE NO. CU-256

A RESOLUTION PERMITTING AN EMPLOYEE RECREATION PARK IN THE "R-1" SUBURBAN RESIDENTIAL DISTRICT 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, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 4.A.10.1 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 I. 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.10.1 and Section 11.E of the Zoning Resolution as amended, a Conditional Use Permit to allow an employee recreation park in the "R-1" Suburban Residential District is hereby approved on the lands legally described as follows:

The West One-Half of the Southeast Quarter, and the West Three Acres of the South Ten Acres of the Northeast Quarter of the Southeast Quarter, of Section 21, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas. Generally located on the north side of 45th Street North, in an area west of Ridge Road.

SUBJECT TO THE FOLLOWING:

- a. Subject property shall be used for recreational purposes by only the employees and guests of Walt Keeler Company, Inc., and shall not be for the use by the general public. Recreational activities shall permit both indoor and outdoor recreational facilities and shall include boating, swimming, fishing, archery, tennis, volleyball, basketball, picnicing, horseshoes, playground equipment, parking, meeting rooms and dining rooms.
- b. Access shall be limited to one opening from 45th Street North.
- c. If outside lighting is proposed for recreation areas, it shall be directed away from adjacent properties and turned off by 11 p.m.
- d. The use of motor driven recreational vehicles such as go-carts, dune-buggies, motorcycles, etc., shall be prohibited.

- e. Prior to the use of the site for recreational purposes or issuance of building permits, a drainage plan shall be submitted to the County Engineer for his review and approval. Two copies of the approved plan shall be submitted to the Planning Department.
- f. Provisions for water and restrooms shall be approved by the Wichita-Sedgwick County Health Department.
- g. A sufficient number of off-street parking spaces, as determined by the County Zoning Administrator, shall be provided on the site to accommodate the anticipated maximum number of employees utilizing the facility at the same time. The parking area shall be paved or otherwise surfaced with an all-weather surface treated to prevent dust.
- h. One sign shall be permitted denoting the proposed use of the area and shall not be illuminated. The sign shall not exceed six feet in height and shall not exceed twenty square feet on one surface with a maximum of two surfaces, back to back, being permitted.
- i. Approval of this Conditional Use Request shall not void the previous approval of the sand extraction request CU-182.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered 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 by the Board of County Commissioners at Wichita, Kansas, this ____ day of _____, 19____.

_____, Chairman
Jack Spratt

_____, Commissioner
Tom Scott

_____, Commissioner
Donald E. Gragg

ATTEST:

Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor

William D. Rustin, County Counselor

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR CONDITIONAL USE PERMIT

CASE NO. CU-256

CONSIDERED BY MAPC: 6-17-82

REQUEST FOR: Conditional Use Permit for an employee
recreation park.

REASON FOR REQUEST (AS PROVIDED BY APPLICANT): "To construct facilities
and allow use of the area around a proposed sand pit for purposes of
employee recreation. Indoor/Outdoor Recreational Facilities (I.E. Boating,
Swimming, Fishing, Archery, Tennis, Volleyball, Basketball, Picnicing,
Horseshoes, Playground Equipment, Parking, Meeting Rooms, and Dining Rooms).

GENERAL LOCATION: North side of 45th Street North in an area west
of Ridge Road.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
June 17, 1982)

See also CU-182

APPLICANT: The Walt Keeler Company, Inc., 826 E. Lincoln.

AGENT FOR APPLICANT: Gary Wiley, PEC, 1440 E. English.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North, East and South, "R-1"; West, "R".

LAND USE: Existing, North, South and West, Undeveloped; East, Mobile
Homes and single-family.

PLANNING COMMISSION RECOMMENDATION:

That this application be approved subject to the conditions as shown
in excerpt from Planning Commission minutes of June 17, 1982.
Bayouth moved, Cazal seconded and it carried unanimously. Hansen was
absent. One vacancy.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area
Planning Commission, approve the application subject to recommended con-
ditions of approval, adopt a resolution establishing the conditional
use or;
2. Deny the application.

EXCERPT FROM PLANNING COMMISSION MINUTES OF JUNE 17, 1982

9. Case No. CU-256 - The Walt Keeler Company, Inc., requests a Conditional Use Permit for the West One-Half of the Southeast Quarter, and the West Three Acres of the South Ten Acres of the Northeast Quarter of the Southeast Quarter, of Section 21, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas. Generally located on the north side of 45th Street North, in an area west of Ridge Road.

GALBRAITH pointed out land use, zoning, and showed slides of the general area. He reviewed the following staff report:

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting a Conditional Use Permit to establish an employee recreation park on approximately 83 acres of land zoned "R-1" Suburban Residential and located on the north side of 45th Street North in an area west of Ridge Road.

On February 5, 1976, the Planning Commission considered a request for a Conditional Use Permit to allow a sand extraction operation on the west 80 acres of the area contained in this request and recommended that it be approved (CU-182). This recommendation was concurred in by the Board of County Commissioners on February 25, 1976.

A site plan submitted with this application indicates that the additional 3 acres will be utilized for a shelter house, tennis courts, parking and a picnic area. The applicant states that the proposed sandpit area will be utilized for swimming, fishing, boating, etc.

2. Should the Planning Commission determine this use appropriate for the area, the following are recommended conditions of approval:
- a. Subject property shall be used for recreational purposes by only the employees and guests of Walt Keeler Company, Inc. and shall not be for the use by the general public. Recreational Activities shall permit both indoor and outdoor recreational facilities and shall include boating, swimming, fishing, archery, tennis, volleyball, basketball, picnicing, horseshoes, playground equipment, parking, meeting rooms and dining rooms.
 - b. Access shall be limited to one opening from 45th Street North.
 - c. If outside lighting is proposed for recreation areas, it shall be directed away from adjacent properties and turned off by 11 p.m.
 - d. The use of motor driven recreational vehicles such as go-carts, dune-buggies, motorcycles, etc., shall be prohibited.
 - e. Prior to the use of the site for recreational purposes or issuance of building permits, a drainage plan shall be submitted to the County Engineer for his review and approval. Two copies of the approved plan shall be submitted to the Planning Department.

- f. Provisions for water and restrooms shall be approved by the Wichita-Sedgwick County Health Department.
- g. A sufficient number of off-street parking spaces, as determined by the County Zoning Administrator, shall be provided on the site to accommodate the anticipated maximum number of employees utilizing the facility at the same time. The parking area shall be paved or otherwise surfaced with an all weather surface treated to prevent dust.
- h. One sign shall be permitted denoting the proposed use of the area and shall not be illuminated. The sign shall not exceed six feet in height and shall not exceed twenty square feet on one surface with a maximum of two surfaces, back to back, being permitted.
- i. Approval of this Conditional Use Request shall not void the previous approval of the sand extraction request CU-182.

GALBRAITH stated that the staff recommended approval of the application subject to the conditions as listed in the staff report.

LOFTON arrived.

There was no one present in opposition to the application.

GARY WILEY, Professional Engineering Consultants, was present to represent the applicant.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the undeveloped and single family character of the general area; the residential zoning of adjacent properties; the suitability of the subject site for use as an employees club recreation area; and the recommendation of approval by staff; I move that we recommend to the governing body that this application be approved subject to the following conditions:

- a. Subject property shall be used for recreational purposes by only the employees and guests of Walt Keeler Company, Inc., and shall not be for the use by the general public. Recreational activities shall permit both indoor and outdoor recreational facilities and shall include boating, swimming, fishing, archery, tennis, volleyball, basketball, picnicing, horseshoes, playground equipment, parking, meeting rooms and dining rooms.
- b. Access shall be limited to one opening from 45th Street North.
- c. If outside lighting is proposed for recreation areas, it shall be directed away from adjacent properties and turned off by 11 p.m.
- d. The use of motor driven recreational vehicles such as go-carts, dune-buggies, motorcycles, etc., shall be prohibited.
- e. Prior to the use of the site for recreational purposes or issuance of building permits, a drainage plan shall

be submitted to the County Engineer for his review and approval. Two copies of the approved plan shall be submitted to the Planning Department.

- f. Provisions for water and restrooms shall be approved by the Wichita-Sedgwick County Health Department.
- g. A sufficient number of off-street parking spaces, as determined by the County Zoning Administrator, shall be provided on the site to accommodate the anticipated maximum number of employees utilizing the facility at the same time. The parking area shall be paved or otherwise surfaced with an all-weather surface treated to prevent dust.
- h. One sign shall be permitted denoting the proposed use of the area and shall not be illuminated. The sign shall not exceed six feet in height and shall not exceed twenty square feet on one surface with a maximum of two surfaces, back to back, being permitted.
- i. Approval of this Conditional Use Request shall not void the previous approval of the sand extraction request CU-182.

Bayouth moved, Cazel seconded and it carried unanimously. Hansen was absent.
One vacancy.

June 18, 1982

Gary Wiley
Professional Engineering Consultants, P.A.
1440 East English
Wichita, Kansas 67211

Re: Case No. CU-256 - Conditional Use
Permit for an employee recreation park
North side of 45th Street North in an
area west of Ridge Road.

Dear Mr. Wiley:

At its regular meeting of June 17, 1982, the Metropolitan Area Planning Commission considered the above-captioned request for a Conditional Use Permit to construct facilities and allow use of the area around a proposed sand pit for purposes of employee recreation. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

- a. Subject property shall be used for recreational purposes by only the employees and guests of Walt Keeler Company, Inc. and shall not be for the use by the general public. Recreational Activities shall permit both indoor and outdoor recreational facilities and shall include boating, swimming, fishing, archery, tennis, volleyball, basketball, picnicing, horseshoes, playground equipment, parking, meeting rooms and dining rooms.
- b. Access shall be limited to one opening from 45th Street North.
- c. If outside lighting is proposed for recreation areas, it shall be directed away from adjacent properties and turned off by 11 p.m.
- d. The use of motor driven recreational vehicles such as go-carts, dune-buggys, motorcycles, etc., shall be prohibited.

- e. Prior to the use of the site for recreational purposes or issuance of building permits, a drainage plan shall be submitted to the County Engineer for his review and approval. Two copies of the approved plan shall be submitted to the Planning Department.
- f. Provisions for water and restrooms shall be approved by the Wichita-Sedgwick County Health Department.
- g. A sufficient number of off-street parking spaces, as determined by the County Zoning Administrator, shall be provided on the site to accommodate the anticipated maximum number of employees utilizing the facility at the same time. The parking area shall be paved or otherwise surfaced with an all weather surface treated to prevent dust.
- h. One sign shall be permitted denoting the proposed use of the area and shall not be illuminated. The sign shall not exceed six feet in height and shall not exceed twenty square feet on one surface with a maximum of two surfaces, back to back, being permitted.
- i. Approval of this Conditional Use Request shall not void the previous approval of the sand extraction request CU-182.

This matter will be forwarded to the Board of County Commissioners for their consideration at 9:00 a.m., on Wednesday, July 14, 1982, in Room 320, Sedgwick County Courthouse.

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

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sad

cc: Walt Keeler Company, Inc., 826 East Lincoln, Wichita 67211
Ronald White, P. O. Box 197, Wichita 67201

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 6-17-82

Case No. CU-256 Request: Conditional Use Permit for
an employee recreation park

Location: North side of 45th Street North in an area west of Ridge
Road.

Reason: To construct facilities and allow use of the area around a
proposed sand pit for purposes of employee recreation.
Indoor/Outdoor Recreational Facilities (I.E. Boating,
Swimming, Fishing, Archery, Tennis, Volleyball, Basketball,
Picnicing, Horseshoes, Playground Equipment, Parking, Meet-
ing Rooms, and Dining Rooms)

Acres: 83 Size: 1320' x 2640' (irregular shape)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-1"
North	Undeveloped	"R-1"
East	Mobile homes & single-family	"R-1"
South	Undeveloped	"R-1"
West	Undeveloped	"R"

Platted: No

History:

CU-256	Sand Extraction	2-05-76	MAPC	Approve
		2-25-76	BCoC	Approve

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting a Conditional Use Permit to establish an employee recreation park on approximately 83 acres of land zoned "R-1" Suburban Residential and located on the north side of 45th Street North in an area west of Ridge Road.

On February 5, 1976, the Planning Commission considered a request for a Conditional Use Permit to allow a sand extraction operation on the west 80 acres of the area contained in this request and recommended that it be approved (CU-182). This recommendation was concurred in by the Board of County Commissioners on February 25, 1976.

A site plan submitted with this application indicates that the additional 3 acres will be utilized for a shelter house, tennis courts, parking and a picnic area. The applicant states that the proposed sandpit area will be utilized for swimming, fishing, boating, etc.

2. Should the Planning Commission determine this use appropriate for the area, the following are recommended conditions of approval:
 - a. Subject property shall be used for recreational purposes by only the employees and guests of Walt Keeler Company, Inc. and shall not be for the use by the general public. Recreational Activities shall permit both indoor and outdoor recreational facilities and shall include boating,

swimming, fishing, archery, tennis, volleyball, basketball, picnicing, horseshoes, playground equipment, parking, meeting rooms and dining rooms.

- b. Access shall be limited to one opening from 45th Street North.
- c. If outside lighting is proposed for recreation areas, it shall be directed away from adjacent properties and turned off by 11 p.m.
- d. The use of motor driven recreational vehicles such as go-carts, dune-buggys, motorcycles, etc., shall be prohibited.
- e. Prior to the use of the site for recreational purposes or issuance of building permits, a drainage plan shall be submitted to the County Engineer for his review and approval. Two copies of the approved plan shall be submitted to the Planning Department.
- f. Provisions for water and restrooms shall be approved by the Wichita-Sedgwick County Health Department.
- g. A sufficient number of off-street parking spaces, as determined by the County Zoning Administrator, shall be provided on the site to accomodate the anticipated maximum number of employees utilizing the facility at the same time. The parking area shall be paved or otherwise surfaced with an all weather surface treated to prevent dust.
- h. One sign shall be permitted denoting the proposed use of the area and shall not be illuminated. The sign shall not exceed six feet in height and shall not exceed twenty square feet on one surface with a maximum of two surfaces, back to back, being permitted.
- i. Approval of this Conditiona Use Request shall not void the previous approval of the sand extraction request CU-182.

CU-256 - 31 "Notice to Adjoining Property Owners" mailed 6-3-82 for the
MAPC meeting for 6-17-82.

1 to Ron Worley, County Director of Building, Planning & Codes.

—
32 TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 672021688

June 3, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a Conditional Use in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on June 17, 1982, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney if you so desire.

CASE NO. CU-256

Conditional Use Permit to Establish
an Employee Recreation Park on Property zoned
"R-1" Suburban Residential District

The West One-Half of the Southeast Quarter, and
the West Three Acres of the South Ten Acres of
the Northeast Quarter of the Southeast Quarter,
of Section 21, Township 26 South, Range 1 West
of the 6th P.M., Sedgwick County, Kansas.
Generally located on the north side of 45th Street
North, in an area west of Ridge Road.

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

APPLICATION FOR APPROVAL OF CONDITIONAL USE PERMIT
FOR PROPERTY LOCATED WITHIN THE JURISDICTION
OF THE BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

CU-256

MAP 4952 B

This is an application for a Conditional Use Permit. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

1. Name of applicant or applicants and/or their agent or agents. All owners of all property requested to be considered in this application must be listed in this item.

A. APPLICANT The Walt Keeler Company, Inc.

ADDRESS 826 E. Lincoln, Wichita, KS 67211 PHONE 265-0615

AGENT Ronald White

ADDRESS P.O. Box 197, Wichita, KS 67201 PHONE 265-0615

B. APPLICANT _____

ADDRESS _____ PHONE _____

AGENT _____

ADDRESS _____ PHONE _____

C. ENGINEER Professional Engineering Consultants, P.A. (Gary Wiley)

ADDRESS 1440 E. English 67211 PHONE 263-1107

AGENT _____

ADDRESS _____ PHONE _____

(Use separate sheet if necessary for names of additional applicants).

2. a. The applicant proposes to establish a Employee Recreation Park
_____ (use)

on property legally described as ~~XXXXX~~ _____

_____, ~~XXXXXX~~ _____

of the _____ Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet).

The West One-Half of the Southeast Quarter,
and the West Three Acres of the South Ten
Acres of the Northeast Quarter of the South-
east Quarter, of Section 21, Township 26 South,
Range 1 West of the 6th P.M., Sedgwick County,
Kansas.

2. b. There are 83 + acres (round to nearest tenth) in the above
described property.

factory zoning R-1
NR
S R-1
E R-1
W R

3. THIS PROPERTY IS LOCATED AT (ADDRESS) 7610 N. 45th St. North

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE _____ CORNER OF _____ AND _____

_____, OR

B. ON THE North SIDE OF 45th N. (AVE.) STREET *in an area west of*
Ridge Road . (AVE.) STREET AND Maize Road (AVE.) STREET.

4. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED R1
(ZONING DISTRICT CLASSIFICATION).

5. I REQUEST THIS CONDITIONAL USE PERMIT FOR THE FOLLOWING REASONS:

To construct facilities and allow use of the area around a proposed sand pit for purposes of employee recreation.

Indoor/Outdoor Recreational Facilities (I.E. Boating, Swimming, Fishing, Archery, Tennis, Volleyball, Basketball, Picnicing, Horseshoes, Playground Equipment, Parking, Meeting Rooms, and Dining Rooms)

*Use for
recreation*

6. I (WE), THE APPLICANT(S), ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. I (WE) REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. I (WE) FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE. I (WE) ACKNOWLEDGE THAT THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AT IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

NOTE: AT LEAST ONE OWNER MUST SIGN THIS APPLICATION. OTHER OWNERS MAY BE REPRESENTED BY AN AGENT OR AGENTS.

The Walt Keeler Co., Inc.

BY [Signature]
AUTHORIZED AGENT (IF ANY)
Secretary-Treasurer

BY _____
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

7. OFFICE USE ONLY

This application was received at the Planning Department at 1:40
(AM, PM) on May 26, 1982 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 500⁰⁰.

[Signature] Name
Sr. Planner Title



METROPOLITAN PLANNING

Re: Ownership List for
Walt Keeler Company

Gary Wiley -- Ron White
Project

Rcd 10 AM. 6-1-82 - Eddie

SECURITY ABSTRACT AND TITLE CO., INC.
434 N. Main • Wichita, Kansas 67202 • Telephone (316) 267-8371
SECURITY IS KNOWING.

OWNERSHIP LIST

<u>Tract Description</u>	<u>Property Owner</u>
The West half of the Southeast $\frac{1}{4}$ of Section 21, Township 26 South Range 1 West of the 6th P.M.	Walt Keeler Co. Inc. 826 E. Lincoln 67211
The West 3 Acres of the South 10 acres of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 26 South, Range 1 West, of the 6th P.M.	Same as above
The West half of the North 20 acres of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21 Township 26 South, Range 1 West of the 6th P.M.	Glenda N. Sigel and John F. Sigel 4939 N. Ridge Road 67205
A tract beginning at the Northeast corner of the Southeast $\frac{1}{4}$ of Section 21 Township 26 South, Range 1 West of the 6th P.M., thence South along the East line of the SE $\frac{1}{4}$ of said Section 21, a distance of 220 feet; thence West parallel with the North line of the SE $\frac{1}{4}$ of said Section 21, a distance of 657.57 feet; thence North 220 feet to a point in the North line of the SE $\frac{1}{4}$ of said Section 21; thence East 657.57 feet to the point of beginning, except the East 40 feet and the South 28 feet, reserved for road.	Cynthia J. Lathrop 4957 N. Ridge Road 67205
A tract in the Southeast $\frac{1}{4}$ of Section 21, Township 26 South, Range 1 West of the 6th P.M.: Beginning at a point in the East line of the SE $\frac{1}{4}$ of said Section, and 220.0 feet South of the NE corner of the SE $\frac{1}{4}$ of Section 21, thence South along the East line of the SE $\frac{1}{4}$ of said Section, a distance of 144.43 feet; thence West parallel with the North line of the SE $\frac{1}{4}$ a distance of 573.88 feet; thence South parallel with the East line of said SE $\frac{1}{4}$ Section 21, a distance of 298 feet; thence West parallel with the North line of the SE $\frac{1}{4}$ a distance of 84 feet; thence North along the West line of the East half of the North 20 acres of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section, a distance of 442.43 feet; thence East 657.57 feet to the point of beginning, except the East 40 feet for road	Richard W. Parks Nellie M. Parks 4927 N. Ridge Road 67205

Tract Description

A tract beginning at a point on the East line of the SE $\frac{1}{4}$, Section 21 Township 26 South, Range 1 West of the 6th P.M. and 364.43 feet South of the Northeast corner of the SE $\frac{1}{4}$, thence South along the East line of the SE $\frac{1}{4}$ 129 feet; thence West 284 feet, thence North 129 feet; thence East 284 feet to the point of beginning, except the East 40 feet for road.

A tract beginning at a point in the East line of the Southeast $\frac{1}{4}$ of Section 21 Township 26 South Range 1 West of the 6th P.M., and 493.43 feet South of the Northeast corner of the SE $\frac{1}{4}$ of said Section 21; thence South along the East line of the SE $\frac{1}{4}$ of said Section 21, 15 feet; thence West parallel with the North line of the SE $\frac{1}{4}$ of said Section 21, a distance of 330 feet, thence South parallel with the East line of the SE $\frac{1}{4}$ of said Section 21, a distance of 154 feet; thence West parallel with the North line of the SE $\frac{1}{4}$ of said Section, a distance of 243.88 feet; thence North parallel with the East line of the SE $\frac{1}{4}$ of Section 21, a distance of 298 feet; thence East parallel with the North line of the SE $\frac{1}{4}$ of Section 21, 289.88 feet; thence South parallel with the East line of the SE $\frac{1}{4}$ of Section 21, 129 feet; thence East 284 feet to the point of beginning, except the East 40 feet thereof for road purposes.

A tract beginning at a point in the East line of the SE $\frac{1}{4}$ of Section 21, Township 26 South Range 1 West, and 508.43 feet South of the Northeast corner of the SE $\frac{1}{4}$ of said Section; thence South along the East line of the SE $\frac{1}{4}$ of said Section, 154 feet; thence West parallel with the North line of the SE $\frac{1}{4}$, a distance of 330 feet; thence North parallel with the East line of the SE $\frac{1}{4}$ 154 feet; thence East 330 feet to the point of beginning, except the East 40 feet for road.

Property Owner

✓ Jack K. Martin
Mary E. Martin
4919 N. Ridge Road
67205

✓ Max Leon Barnaby
4917 N. Ridge Road
67205

✓ Alice R. Neely
4915 North Ridge Road
67205

Tract DescriptionProperty Owner

The Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21 Township 26 South Range 1 West of the 6th P.M., except the North 20 acres and except the South 10 acres.

✓ Joseph V. Garcia
Josephine Garcia
4851 N. Ridge Road
67205

The South 10 acres of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 26 South, Range 1 West of the 6th P.M., except the West 3 acres thereof

✓ Robert F. McComb
Mary F. McComb
4843 N. Ridge Road
67205

The North 10 acres of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 26 South, Range 1 West of the 6th P.M.

✓ Donald R. Learned
Elizabeth R. Learned
4701 N. Ridge Road
67205

A tract in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 26 South, Range 1 West of the 6th P.M., beginning at a point in the East line of the SE $\frac{1}{4}$ and 438.3 feet South of the Northeast corner of the SE $\frac{1}{4}$ of said section; thence South along the East line of the SE $\frac{1}{4}$, 40 feet; thence West 901.81 feet, thence North 146, thence East 698.23 feet; thence South 106 feet; thence East 205.47 feet to the point of beginning.

✓ Arnold H. Bosma and
Judith J. Bosma
4671 N. Ridge Road
67205

A tract in the Southeast $\frac{1}{4}$ of the South east $\frac{1}{4}$ of Section 21, Township 26 South, Range 1 West of the 6th P.M.; beginning at a point in the East line of the Southeast $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said section, and 332.3 feet South of Northeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 21; thence South along the East line of section, 106 feet; thence West 205.47 feet; thence North 106 feet to a point 332.3 feet South of the North line of the Southeast $\frac{1}{4}$ of said Section; thence East 205.46 feet to the point of beginning.

Same as Above

The West 10 acres of the South 30 acres of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 26 South, Range 1 West of the 6th P.M.

D Donald R. Learned
Elizabeth R. Learned
4701 N. Ridge Road
67205

Tract Description

Property Owner

The Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21 Township 26 South Range 1 West of the 6th P.M., except the North 10 acres, and except the West 10 acres of the South 30 acres, and except the North 146 feet of the East 901.81 feet.

✓ Fairy A. Wadsworth
4615 N. Ridge Road
67205

The East half of the Southwest $\frac{1}{4}$ of Section 21, Township 26 South Range 1 West of the 6th P.M.

✓ Alva Woodard
521 Opal Street
Maize
67101

The South half of the West half of the Northeast $\frac{1}{4}$ of Section 21, Township 26 South, Range 1 West of the 6th P.M.

✓ Comanche West Inc.
2541 Bob White
67204

The South 10 acres of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 21, Township 26 South, Range 1 West, Except the east 550 feet of the South 10 acres of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, and except a tract described immediately following.

X James W. Benefield ✓
Theresa J. Benefield
Address Unknown

A tract beginning 40 feet West of the Northeast corner of the South 10 acres of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 21, Township 26 South Range 1 West of the 6th P.M., thence West parallel with the South line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ 453 1/3 feet, thence South 96 feet, thence East 453 1/3 feet, to a point 40 feet West of the East line of the NE $\frac{1}{4}$, thence North 96 feet to the point of beginning.

✓ Jackie L. Clark
Mark S. Clark
5035 N. Ridge Road
67205

The East 550 feet of the South 10 acres of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ except the tract described immediately above.

✓ Rachel T. Hinton
5003 N. Ridge Road
67205

Tract Description

Property Owner

The Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 21, Township 26 South, Range 1 West, except the South 10 acres thereof and except a tract beginning at the Northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, thence West to the NW corner of the SE $\frac{1}{4}$ of said NE $\frac{1}{4}$, thence South along the West line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, a distance of 401.47 feet; thence East to a point in the East line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, said point being 398.27 feet South of point of beginning; thence North 398.27 feet to beginning.

✓ O. L. Dye
Blance W. Dye
5115 North Ridge Road
67205

The Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 21, Township 26 South Range 1 West of the 6th P.M.

✓ Gail Woodard
4320 North 103rd St. West
67205

The West 760.6 feet of the Southwest Quarter of the Southwest Quarter of Section 22, Township 26 South, Range 1 West, except the South 1080 feet.

Arch Doerr Sullard ✓
Nancy Ann Sullard
X Address Unknown

The North 270 feet of the South 1080 feet of the West 760.6 feet of the Southwest Quarter of the Southwest Quarter of Section 22, Township 26 South Range 1 West of the 6th P.M.

✓ Claude D. Sullard
7150 West 45th St. North
67205

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1,	5	Child's Acres	✓ Darlene Drouhard 6726 Ocico 67205
Lot 20	5	"	✓ Roy M. Childs Ocico O. Childs 1335 S. Westfield 67209
Lot 1	7	"	X Benny J. Bruck Mary L. Bruck Address Unknown
Lot 20	7	"	✓ Ross E. Childs Alice M. Childs 5740 N. Legion 67204

Tract DescriptionProperty Owner

The North 181.58 feet of the North 333.25 feet of the South 666.50 feet of the North half of the Northeast $\frac{1}{4}$ of Section 28, Township 26 South, Range 1 West, except the West 1350.08 feet thereof

✓ Vern Ford Jr.
Cherry L. Ford
4435 N. Ridge Road
67205

The South 151.67 feet of the North 333.25 feet of the South 666.50 feet of the North half of the Northeast $\frac{1}{4}$ of Section 28, Township 26 South, Range 1 West of the 6th P.M., except the West 1350.08 feet thereof.

✓ Ralph E. Watt
Barbara K. Watt
4425 N. Ridge Road
67205

The North half of the Northeast $\frac{1}{4}$ of Section 28, Township 26 South, Range 1 West of the 6th P.M., except the South 979.75 feet and except the West 1330.08 feet and except the North 336.6 feet of the East 647.05 feet of the Northeast $\frac{1}{4}$ of Section 28, Township 26 South, Range 1 West of the 6th P.M.

✓ Adolph Bartel
Fern Bartel
Address Unknown

The West 1330.08 feet of the North Half of the Northeast $\frac{1}{4}$ of Section 28, Township 26 South, Range 1 West of the 6th P.M.

✓ Frank J. Schulze
Lela M. Schulze
7801 W. 45th St. North
67205

The North 313.25 feet of the South 979.75 feet of the North half of the Northeast $\frac{1}{4}$ of Section 28, Township 26 South, Range 1 West of the 6th P.M., except the West 1330.08 feet.

✓ Thomas S. Stogsdill
Bertha E. Stogsdill
4525 North Ridge Road
67205

The North 336.6 feet of the East 647.05 feet of the North half of the Northeast $\frac{1}{4}$ of Section 28, Township 26 South, Range 1 West of the 6th P.M.

✓ John P. Dodds
Sheila Dodds
4565 N. Ridge Road
67205

Government Lots 3, 4, 6 and the South half of the Northwest $\frac{1}{4}$ of Section 28, Township 26 South, Range 1 West of the 6th P.M., except the East 334.4 feet thereof. (aka the North West $\frac{1}{4}$, except the East 334.4 feet).

✓ D Gail L. Woodard
Jean Woodard
4320 North 103rd St. West
67205

The East 334.4 feet of Government Lots 6 and 3, and the East 334.4 feet of the South half of the Northwest $\frac{1}{4}$, all in Section 28, Township 26 South, Range 1 West of the 6th P.M., except 1.14 acres for high way.

✓ Maize Airport Inc.
8001 West 45th St. North
67101

Page 7

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 1000 foot radius of:

The West half of the Southeast Quarter,
Of Section 21, Township 26 South, Range
1 West of the 6th P.M. and
The West 3 Acres of the South 10 Acres
of the Northeast Quarter of the South-
east $\frac{1}{4}$ of Section 21, Township 26 South,
Range 1 West, of the 6th P.M.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas on the 25th day of May, 1982 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By *Curtis O. Simmons*
Vice-President

Order No: 309417
AP

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
-------------	--------

NAME

ADDRESS

FUND	DUE DATE
------	----------

COMMENTS

DATE	BY
------	----

*

This CU File

Has a Large Drawing

On 35mm Microfilm.

Roll # 1

*