CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 18, 2003

Carp Bros., LLC
2714 N Hoover
Wichita, KS 67205

Ritchie Corporation
Attn: Steven P. Hatfield
PO Box 7717
Wichita, KS 67277

Re: CON2003-00050: An administrative adjustment to Condition #17 of CON2000-00017.

Legal Description: A tract of land in the Northwest Quarter of Section 2, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Government Lots 3 and 4, and the South Half of the Northwest Quarter of said Section 2; except the North 30 feet and the West 30 feet for road right-of-way and except commencing at the Northwest corner of said Northwest Quarter; thence South along the West line of said Northwest Quarter 1168 feet to the point of beginning; thence continuing South along the West line of said Northwest Quarter 931.9 feet; thence East 245.7 feet; thence North 531.9 feet; thence East 384.3 feet; thence North 400 feet; thence West 630 feet to the point of beginning. Generally located on the southeast corner of 29th Street North and Hoover.

Dear Mr. Carp and Mr. Hatfield:

We have reviewed your request for an administrative adjustment to Condition #17 of Conditional Use for CON2000-00017. You have requested to extend the date that excavation begins from three years to June or July 2004. You have stated that the commencement of excavation has been delayed due to fencing not being completed and excavation of other reserves being necessary prior to commencement of this site. You have stated that you can comply with all other conditions of the Conditional Use approval.

The Unified Zoning Code allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to a Conditional Use conditions of approval as long as

the adjustment does not have any of the negative impacts stated in Sec. V-I.6. We find that adjusting the date required to begin excavation from three years to four years meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: No definable impact, except possible reduction in total time vehicles will be entering and exiting the site.

2) Impact on existing uses in surrounding areas: No definable impact since type of use is not changed.

3) Compatibility with existing or permitted uses on abutting sites: The adjustment should not impact the compatibility with existing or permitted uses on abutting sites in any manner since there is no change in type of activity permitted or ultimate length of time for completion of excavation activity.

4) Effect on public health, safety or welfare: No definable impact.

Our signatures below indicate that an administrative adjustment to require commencement of CON2000-00017 excavation operations on or before four years after Sedgwick County Commission approval.

The zoning adjustment sign may now be removed from the property.

John L. Schlegel
Planning Director

Glen Wiltse
Director, Sedgwick County Code Enforcement

cc: ~~Dale~~ Miller, MAPD