



**Wichita-Sedgwick County Metropolitan Area Planning Department**

August 28, 2017

John E. Dugan Family Partnership, LP  
Attn: John W. Dugan, Manager  
15810 W. 47<sup>th</sup> St. South  
Clearwater, KS 67026

Baughman Company  
Attn: Russ Ewy  
315 Ellis  
Wichita, KS 67211

**Re: ZON2016-00039: City Administrative Adjustment to adjust building setbacks along west property line in PO-176.**

**Legal Description: Lot 1, Block A, Skyway West Addition, Wichita, Sedgwick County, Ks. The property is generally located at the southwest corner of Maize Road and 31<sup>st</sup> Street South**

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to eliminate the 100 foot building setback along the west line of the property.

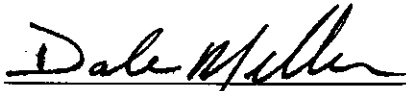
Section V-C.14 of the Unified Zoning Code ("UZC") allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to an approved PO. We find that modifying P.O. #176 to eliminate the 100 foot building setback along the west line of the property meets the conditions required by Sec. V.I.6 of the Code.

Our signatures below indicate that the modifications for P.O. #176 on the aforementioned property is hereby GRANTED, subject to the following conditions:

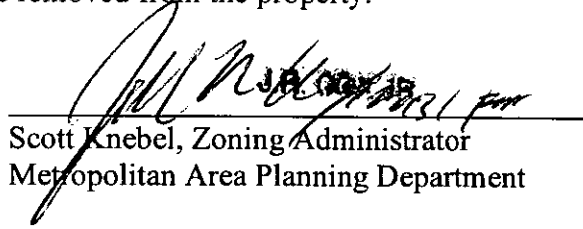
- 1) The site shall conform to all codes including but not limited to building, health and fire.
- 2) The adjustment applies only to the west property line building setback.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other

remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.



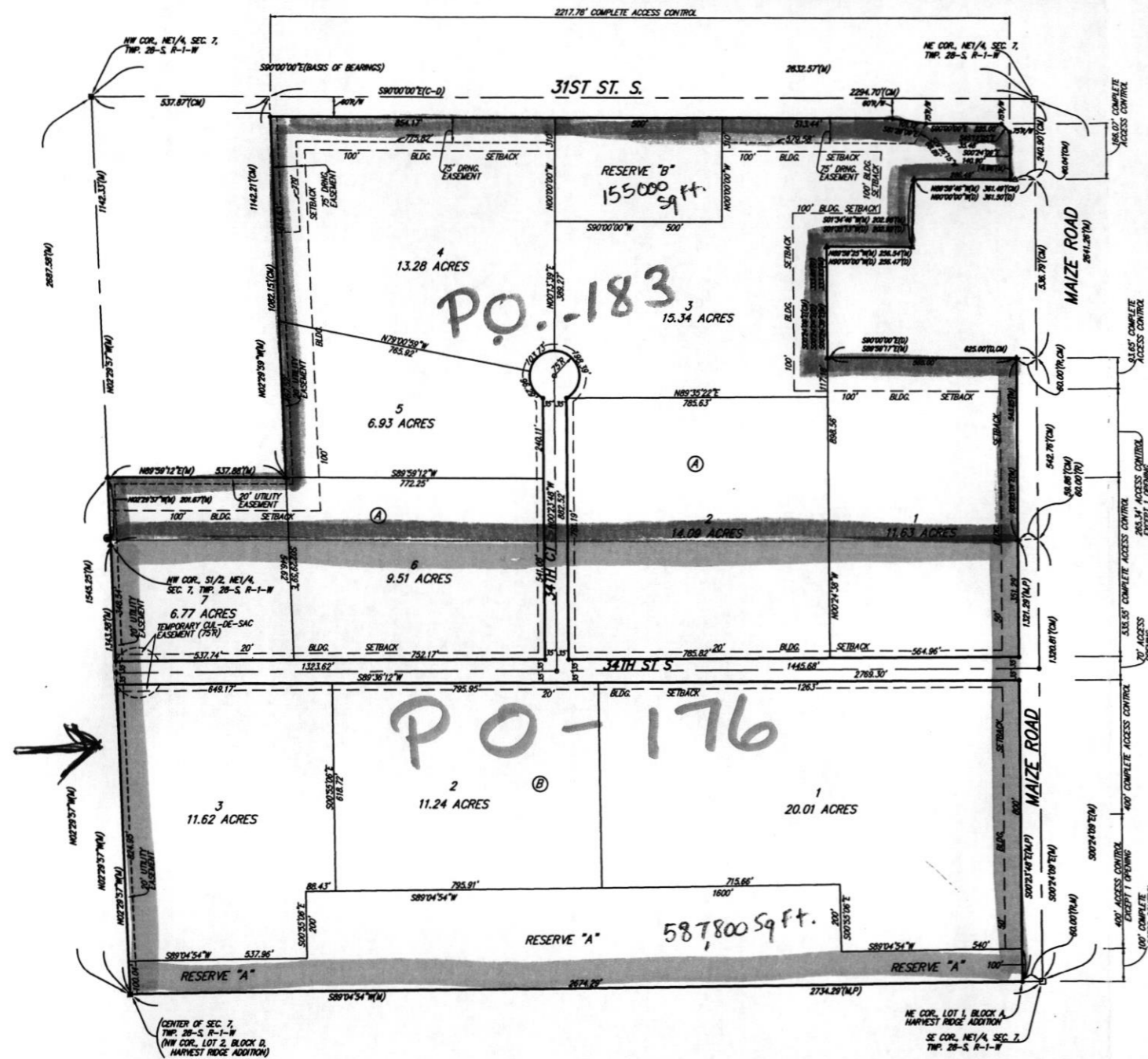
Dale Miller, Director  
Metropolitan Area Planning Department



Scott Knebel, Zoning Administrator  
Metropolitan Area Planning Department

cc: MABCD  
Jeff Blubaugh, Council Member District IV  
Rebecca Fields, Community Services Representative District IV

# FINAL PLAT SKYWAY WEST 5TH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



- BENCHMARKS:**  
 MAIZE ROAD & 31ST STREET SOUTH - CITY OF WICHITA BENCHMARK DISK  
 200'± WEST OF INTERSECTION, SOUTHEAST CORNER OF HURSTLAND OF R.C.B.C. ELEV. = 1331.82 NAVD83
- = #1 REBAR W/ "BAUGHMAN" CAP (SET)
  - = #1 REBAR W/ "TILE" CAP (FOUND)
  - = 1" IRON PIPE (FOUND)
  - = #4 REBAR (FOUND)
  - △ = #5 REBAR W/ "ARMSTRONG" CAP (FOUND)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD83
3,4	A	1338.0
1,2,3	B	1338.0

- (M) = MEASURED
- (P) = PLATTED
- (S) = DESCRIBED
- (R) = RECORD MEASUREMENT
- (CM) = CALCULATED PER MEASURED INFO
- (C-D) = CALCULATED PER DESCRIBED INFO
- (C-P) = CALCULATED PER PLATTED INFO

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County) do hereby certify that we have surveyed and platted "SKYWAY WEST 5TH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a replat of all of Lot 1, Block A, Skyway West Addition, Wichita, Sedgwick County, Kansas TOGETHER with all of Reserve "A" and Reserve "B", as platted in said Skyway West Addition.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael G. Conroy, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves, to be known as "SKYWAY WEST 5TH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. No signs, light poles, private drainage systems, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the Public Works Department of the appropriate governing body. The temporary cut-de-sac easement is hereby granted as indicated for the construction and maintenance of a temporary cut-de-sac and shall expire at such time as 34th St S is extended further west or terminated as a permanent cut-de-sac. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for landscaping, open space, berms, lakes, drainage purposes, and utilities as confined to easement. Reserve "B" is hereby reserved for landscaping, open space, berms, lakes, and drainage purposes. Reserves "A" and "B" shall be owned and maintained by the current owner, and/or their successors, assigns, and/or a Lot Owners Association. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevation for the lowest opening to the structures shall be as indicated on the face of the plat.

John E. Dugan Family Partnership, LP  
 John E. Dugan, Trustee of the John E. Dugan Revocable Trust #1, Manager

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by John E. Dugan, Trustee of the John E. Dugan Revocable Trust #1, as Manager of the John E. Dugan Family Partnership, LP, on behalf of the limited partnership.

My App'l. Exp. \_\_\_\_\_, Notary Public

SITE PLAN

APPROVED 8/28/17 BY *[Signature]*

This plat of "SKYWAY WEST 5TH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
 Wichita-Sedgwick County Metropolitan Area Planning Commission

David W. Foster, Chairman  
 Dale Miller, Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Jeff Longwell, Mayor, City of Wichita  
 Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Tricia L. Robello, P.S. #1246  
 Deputy County Surveyor  
 Sedgwick County, Kansas

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2017 at \_\_\_\_\_ o'clock \_\_\_\_\_ M; and is duly recorded.

Tonya Buckingham, Register of Deeds

Judy J. Paget, Deputy

SKYWAY WEST 5TH ADDITION

Baughman Company, P.A.

**NOTE:**  
 A drainage plan has been developed for the plat and all drainage easements, rights-of-way or reserves shall remain of established grades or as modified with the approval of the applicable City or County Engineer and unobstructed to allow for the conveyance of stormwater.