

Case No. BZA 11-85 - Steven Motors Inc. - requests an exception to permit the establishment of an automobile sales agency on property zoned the "LC" Light Commercial District and generally the southwest corner

POSTED
1-29-85 G.F.L.

ACTION
B.Z.A. 1185 APPROVED 2-26-85
DATE

200'4 Sec 5-31-85
Sent 6-18-85
Record ✓

1985

1985

Posted
1-29-85 G.E.C.

ACTION

B.Z.A. ~~1185~~ APPROVED 2-26-85
DATE

Case No. BZA 11-85 - Steven Motors
Inc. - requests an exception to
permit the establishment of an
automobile sales agency on prop-
erty zoned the "C" Light
Commercial District and generally
conforms to general

SOMD

200'4 Sec 5-31-85
Shot 6-18-85
Record ✓

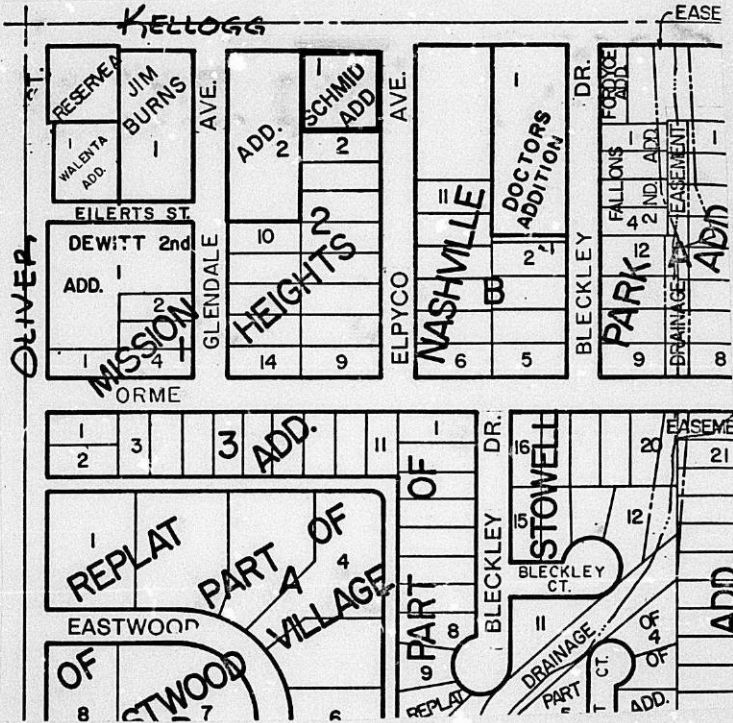
Superseded by
BZA 6-88

Map No. 5846D

BZA 11-85
Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E LC S R-B W LC N LC
3. Land Use: East Rest. South I-F
West Carwash North Apts.
4. Area (is) (~~is not~~) platted.



LOS ANGELES CHILDRAD LOGAN, CH
INCORPORATED 1908 EAST GROVE, CA
U.S.A.

Shirley
No. 24153C

HASTINGS, MN

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: November 6, 1985

TO: Monty Robson, Superintendent of Central Inspection

FROM: Glen E. Lytle, Special Assistant for Zoning

SUBJECT: L&A 11-85

In conformance with the requirements of Resolution BZA 11-85 the attached site plan has been reviewed by this office and the Traffic Engineers Office, and has been approved by the Traffic Engineer. As you will note, the property known as the north 140 feet of Jim Burns Addition is not covered by BZA 11-85 and cannot be used in any way in conjunction with the automobile sales business.

It should be noted that in accordance with condition No. 8 of the Resolution, a screening fence is required along the south property line. It is my understanding that the owners of the property are contemplating expansion of this business to the south and possibly to the west. Before that can occur, a new BZA application must be filed and approved by the Board. Your office will be advised if any case is filed to amend the area of the use at this location, and until that time, the provisions of this Resolution are applicable.

Although Jack Galbraith and I disagree with the apparent interpretation made by your office to permit the south property line to be considered a side yard and allow the building to be located within five feet, I would hope that their future plans to include the property on the south will eventually eliminate this conflict in judgment.

Glen E. Lytle
Special Assistant for Zoning

GEL/lw

Attachment

October 11, 1985

Steven Motors, Inc.
c/o Harold Johnson
7333 East Kellogg
Wichita, Kansas 67207

RE: BZA 64-84 Request for Exception (7127-7333 E. Kellogg); BZA 29-81
Request for Exception (6603 E. Kellogg); BZA 11-85 Request for
Exception (4925 E. Kellogg)

Dear Mr. Johnson:

As per our conversation several weeks ago, you indicated that if any problems arose, you would appreciate being notified. Rather than writing separate letters on each of these cases, I will combine our comments into one for expeditious convenience.

BZA 64-84

As you are aware, the Traffic Commission has recently considered establishing parking limitations on Gouverneur, Whittier and Calhoun. It is also understood that a vacation case (V-1356), to vacate the access control on Chrysler Addition, has been filed and will be considered by the Subdivision Committee on October 24, 1985.

It should be noted that Resolution BZA 64-84 states that, "No driveway approaches shall be constructed on either property in the area designated for access control until such time that additional zoning is obtained on the opposite side of the streets and appropriate cases are filed, and approved, for the location of the driveways." In this case it will be necessary to file a new BZA case to determine the approved location of the driveway approaches in order to establish the amount of access control to be vacated by (V-1356). I am enclosing an application for your use, and this must be filed by October 28, 1985 to be heard by the BZA on November 26, 1985.

Steven Motors, Inc.
October 10, 1985
Page 2

BZA 29-81

As I discussed with you in the office in August, the property located at the southwest corner of Hunter and Kellogg has been developed contrary to the conditions established by Resolution BZA 29-81. The required off-street parking has not been installed in conformance with the plan that was submitted by the architect Alan McHenry. In addition to the above, you have fenced in a portion of the public right-of-way (alley) for automobile storage.

As I indicated to you, unless you took immediate steps to correct these violations it would be necessary to request that the Board of Zoning Appeals consider revocation of the Resolution, thus requiring you to cease and desist the operation of an automobile sales business at this location. I know that sounds drastic, but after over four years of dealing with your architect trying to get this matter resolved, it appears that there is no alternative unless some steps are taken immediately to remove the fence and provide the parking in conformance with the approved plan.

It should be noted that the area enclosed within the fence is a dedicated alley and even if it were vacated, the property would revert to the owners on the south since the entire alley was originally platted from that property. In addition, the zoning to the south of Gump Addition and Gant Addition is zoned the "B" Multiple family Residence District and cannot be utilized in anyway as a part of the automobile sales and storage business.

Please see that appropriate steps are taken immediately to correct these violations.

BZA 11-85

On May 13, 1985 a copy of Resolution BZA 11-85 was furnished to Mr. Edward Stevens, Stevens Motors, Inc., setting forth the conditions of approval to occupy the property on the southwest corner of Kellogg and Elpyco as an automobile sales business. Condition number 10 indicates that all conditions shall be complied with prior to occupancy and in no case later than 120 days from February 26, 1985.

It is very apparent that permits have been issued for the expansion of the existing building on the property. None of this was a consideration given by the Board of Zoning Appeals in their approval. Obviously June 26, 1985 is past and the Resolution should be voided in conformance with the resolution that was adopted by the Board. I would appreciate the submission of three site plans, showing compliance with all the conditions established by the resolution, being submitted to this office for approval by the Traffic Engineer and reviewed by the Secretary by October 25, 1985. Failure to comply by that date will result in the revocation of the resolution which would void permission to use the property as a automobile sales business.

Steven Motors, Inc.
October 10, 1985
Page 3

This office has recently been requested by the City Commission for comments on the effectiveness for compliance with the conditions established by the Board of Zoning Appeals. In fact, I feel that a major concern has been the direct result of neighborhood complaints due to noncompliance by automobile dealerships of conditions established by the Board, of which your share of violations have been a contributing factor.

In order to help Central Inspection in their responsibility, I would hope that you take steps immediately to resolve all matters at these three locations. If I can be of assistance in reviewing these matters with you, please give me a call.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL/Iw

cc: Michael E. Lindebak, Acting Director of Planning
Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Housing Inspection Supervisor
Everett Fettis

May 13, 1985

Steven Motors, Inc.
% Edward Steven
7333 East Kellogg
Wichita, Ks. 67207

Re: BZA 11-85 - Request for Exception

Dear Mr. Steven:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on February 26, 1985.

This Resolution reflects the official action of the Board to approve your request, and sets out the conditions of approval. It is forwarded to you for your information and files.

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

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad
Encl.

cc: Alan McHenry, 432 Corona, Denver, Co. 80218
Monty Robson, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION NO. BZA 11-85

WHEREAS, Steven Motors, Inc., 3 Edward Steven, 7333 East Kellogg, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of an automobile sales agency on property zoned the "LC" Light Commercial District and legally described as follows:

Lot 1, Schmid Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Kellogg and Elpyco (4925 East Kellogg).

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of February 26, 1985, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of an automobile sales agency on property zoned the "LC" Light Commercial District subject to the conditions outlined in Section 28.04.183.2, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the establishment of an automobile sales agency on property zoned the "LC" Light Commercial District and legally described as follows:

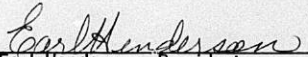
Lot 1, Schmid Addition to Wichita, Sedgwick County, Kansas. Generally located on the southwest corner of Kellogg and Elpyco (4925 East Kellogg).

subject to the following conditions:

1. The automobile sales lot shall not be conducted in conjunction with any use not directly related to such a business, nor shall the business include any body or fender work.
2. All automobile maintenance and motor repair work shall be conducted entirely within an enclosed building.
3. All storage and display areas shall be paved with concrete, asphalt or asphaltic concrete.
4. Off-street parking spaces shall be provided on the property as required by the zoning ordinance and in conformance to the standards established by the Traffic Engineers office. Parking spaces shall be marked and designated for customers and not used for display and storage of company vehicles.
5. All lights shall be shielded to direct light away from adjoining properties. No string type lighting or banners shall be permitted.
6. Not more than one ground or pole sign shall be permitted on the property as long as the property maintains an off-site sign. All other signs (building and portable) shall be limited by the sign regulations for the "LC" Light Commercial District.
7. No sound projecting devices or loudspeakers shall be used so as to be heard beyond the property lines.
8. A 6 to 8 foot wood, metal or masonry fence shall be installed along the south property line. Such fence shall be reduced to 3 feet in height for a distance of 20 feet that is adjacent to the east property line.

9. Only the existing driveway approaches shall be utilized to provide ingress and egress to the property.
10. Prior to the release of the resolution authorizing the use of the property as an automobile sales lot, the applicant shall furnish a revised site plan showing compliance with all conditions set forth above, and those required by the zoning ordinance.
11. All requirements as set forth as conditions of approval shall be complied with prior to occupancy and in no case later than 120 days from the approval by the Board, or the resolution shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 26th day of February, 1985.


Earl Henderson, President

ATTEST:


Glen E. Lytle, Assistant Secretary

March 4, 1985

Steven Motors, Inc.
% Edward Steven
7333 East Kellogg
Wichita, Kansas 67207

Re: BZA 11-85 - Request for Exception

Dear Mr. Steven:

At the regular meeting of the Board of Zoning Appeals on February 26, 1985, your request for an exception was considered. It was the action of the Board to approve your request for an automobile sales agency to be located on the southwest corner of Kellogg and Elpyco. The approval by the Board was subject to a number of conditions which are listed as follows:

1. The automobile sales lot shall not be conducted in conjunction with any use not directly related to such a business, nor shall the business include any body or fender work.
2. All automobile maintenance and motor repair work shall be conducted entirely within an enclosed building.
3. All storage and display areas shall be paved with concrete, asphalt or asphaltic concrete.
4. Off-street parking spaces shall be provided on the property as required by the zoning ordinance and in conformance to the standards established by the Traffic Engineers office. Parking spaces shall be marked and designated for customers and not used for display and storage of company vehicles.
5. All lights shall be shielded to direct light away from adjoining properties. No string type lighting or banners shall be permitted.
6. Not more than one ground or pole sign shall be permitted on the property as long as the property maintains an off-site sign. All other signs (building and portable) shall be limited by the sign regulations for the "LC" Light Commercial District.

7. No sound projecting devices or loudspeakers shall be used so as to be heard beyond the property lines.
8. A 6 to 8 foot wood, metal or masonry fence shall be installed along the south property line. Such fence shall be reduced to 3 feet in height for a distance of 20 feet that is adjacent to the east property line.
9. Only the existing driveway approaches shall be utilized to provide ingress and egress to the property.
10. Prior to the release of the resolution authorizing the use of the property as an automobile sales lot, the applicant shall furnish a revised site plan showing compliance with all conditions set forth above, and those required by the zoning ordinance.
11. All requirements as set forth as conditions of approval shall be complied with prior to occupancy and in no case later than 120 days from the approval by the Board, or the resolution shall become null and void.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the revised site plans as set forth in condition number 10 have been furnished to this office.

If you have any questions, please call our office at 268-4421.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Jim Jorgensen, Acting Superintendent of Central Inspection (2)
Don Gisick, City Clerk
Alan McHenry, 432 Corona, Denver, Co. 80218

THE CITY OF WICHITA

OFFICE OF Citizen Participation

DATE February 20, 1985

TO Glen Lytle, Special Assistant for Zoning

FROM Stanley J. Scott, CP Coordinator

SUBJECT BZA 11-85: Southwest Corner
of Kellogg and Elpyco -
4925 E. Kellogg

On Monday, February 18, CPO Neighborhood Council "G" considered the captioned case, a request for an exception to permit the establishment of an automobile sales agency on property zoned "LC" Light Commercial. After discussion, the Council voted 3-2 to recommend approval of the requested exception.

Alan McHenry, agent for the applicant, was present to describe the request and respond to questions. Mr. McHenry explained that the lot would basically sell new cars, with space for 60 cars. Twelve parking spaces will be available for customers.

Aldon Carter, 545 Elpyco, was present to speak in opposition to the request. Mr. Carter stated that he felt the lot was too small for a car lot, lights and loud speakers would be a nuisance in the area, the unloading of cars from transports would create a traffic hazard, and the car lot would stimulate additional car lots on Kellogg between Oliver and Edgemoor.

Council members were provided the notice to adjoining property owners and a map of the area. MAPD staff comments were not available.

Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 11-85 is considered on Tuesday, February 26.

Stanley J. Scott
Stanley J. Scott
CP Coordinator

SJS:glw

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RECEIVED

FEB 25 1985

METROPOLITAN PLANNING

ROUTE _____

RE: AGENDA ITEM NO. 11

SECRETARY'S REPORT CASE NO. BZA 11-85

APPLICANT: Steven Motors, Inc., & Edward Steven, 7333 East Kellogg, Wichita, Kansas.

AGENT: Alan McHenry, 432 Corona, Denver, Colorado

REQUEST: Exception pursuant to Section 28.04.183.2 Code of the City of Wichita to permit the establishment of an automobile sales agency.

GENERAL LOCATION: On the southwest corner of Kellogg and Elpyco (4925 East Kellogg).

ZONING: Subject property is zoned the "LC" Light Commercial District as are the properties to the east, west and north. To the south is "RB" Four-family Dwelling District.

LAND USE: Subject property is an existing restaurant. To the east is a restaurant and candy store. To the west is a car wash and to the north are apartments. To the south is a one-family dwelling.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.183.2 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception in order to convert the existing restaurant site to an automobile sales lot. The property presently has access to both Kellogg and Elpyco and is proposed to retain the existing driveway approaches. It is also proposed to utilize the existing building as a display and sales area with possibly a wash and clean-up bay provided in a portion of the building. In addition, a large off-site sign is being erected on the site at the present time near the west property line. It is not shown on the applicant's site plan, but if it remains, it will interfere with the location of at least one vehicular display space.

The property is immediately east of a car wash that was approved by the Board several years ago. It was the Secretary's opinion, at that time, that the carwash was inappropriate at that location. This use is somewhat questionable on this property due to the high probability of the use of the residential streets for the test driving of the vehicles thru the neighborhood to the south, although there is a vehicular break in the median on Kellogg onto Elpyco that does give direct access to this site from either direction on Kellogg that was not true for the carwash facility to the west.

RECOMMENDATION:

It is the Secretary's opinion that the use of this property for an automobile sales agency is inappropriate and the application should be denied. However, if the Board determines that the proposed use is appropriate at this location, then it is the Secretary's recommendation that any approval should be subject to the following conditions:

1. The automobile sales lot shall not be conducted in conjunction with any use not directly related to such a business, nor shall the business include any body or fender work.
2. All automobile maintenance and motor repair work shall be conducted entirely within an enclosed building.
3. All storage and display areas shall be paved with concrete, asphalt or asphaltic concrete.

4. Off-street parking spaces shall be provided on the property as required by the zoning ordinance and in conformance to the standards established by the Traffic Engineers office. Parking spaces shall be marked and designated for customers and not used for display and storage of company vehicles.
 5. All lights shall be shielded to direct light away from adjoining properties. No string type lighting or banners shall be permitted.
 6. Not more than one ground or pole sign shall be permitted on the property as long as the property maintains an off-site sign. All other signs (building and portable) shall be limited by the sign regulations for the "LC" Light Commercial District.
 7. No sound projecting devices or loudspeakers shall be used so as to be heard beyond the property lines.
 8. A 6 to 8 foot wood, metal or masonry fence shall be installed along the south property line. such fence shall be reduced to 3 feet in height for a distance of 20 feet that is adjacent to the east property line.
 9. Only the existing driveway approaches shall be utilized to provide ingress and egress to the property.
 10. Prior to the release of the resolution authorizing the use of the property as an automobile sales lot, the applicant shall furnish a revised site plan showing compliance with all conditions set forth above, and those required by the zoning ordinance.
 11. All requirements as set forth as conditions of approval shall be complied with prior to occupancy and in no case later than 120 days from the approval by the Board, or the resolution shall become null and void.
-

BZA CASE NO. 11-85

1 NOTICES SENT TO APPLICANT/AGENT
1 LEGAL ADVERTISEMENT SENT TO MAPC
1 NOTICES SENT TO CPO
16 NOTICES SENT TO ADJOINING PROPERTY OWNERS
19 TOTAL NOTICES SENT 2-5-85

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

February 5, 1985

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 11-85

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Steven Motors, Inc., & Edward Steven, 7333 East Kellogg, Wichita, Kansas requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting a exception to permit the establishment of an automobile sales agency on property zoned the "LC" Light Commercial District. A legal description of the applicant's property is as follows:

Lot 1, Schmid Addition to Wichita, Sedgwick County, Kansas.
Generally located on the southwest corner of Kellogg and
Elpyco (4925 East Kellogg).

This application has been assigned Case BZA 11-85. It will be considered by the Board of Zoning Appeals on February 26, 1985 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS

CASE NO. 11-85

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant Steven Motors Inc.
Mr. Edward Steven
Mailing Address 7333 E. Kellogg 67207 Phone 685-4201
Name of Authorized Agent Alan M. McHenry
Mailing Address 432 Corona Denver, Col. 80218 Phone 303-871-0224
Relationship of applicant to property is that of Owner
(Owner, Tenant, Lessee, Other)

II. Application is made for an exception as provided in Section 2.12.590.C,
Code of the City of Wichita, Kansas, to permit the establishment of
an automobile agency for the display and sale of new and used motor
vehicles with a rated $\frac{1}{2}$ ton limitation on trucks and a rated 25 foot
limitation on all other motor vehicles.

on property zoned LC
on the southwest corner of Kellogg and Alyce
located (4925 E. Kellogg)
and legally described as: Lot 1, Schmid Addition to Wichita, Sedgwick
County, Kansas

_____, in the City of Wichita.

- III. The applicant herein, or his authorized agent, acknowledges:
- That he has received an instruction sheet concerning the filing and hearing of this matter;
 - That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
 - That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions;
 - That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.

Applicant Ed. Steven

Authorized Agent [Signature]

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,
5:07 (a.m./p.m.), JAN. 28, 1985, together with
appropriate fee of 200.00.

Signed [Signature]

This application for a BZA exception is made in accordance with sections 2.12.5906 and 28.04.183.2 of the zoning ordinances. The proposed facility meets the criteria therein outlined.

In all blocks adjoining the site on both sides are automobile related businesses: radiator repair shops, muffler shops, auto glass, etc. In addition an exception has been granted for a similar facility in the next block. The site is immediately adjoining a present car wash.

Due to its small size this will be a limited use facility. It is however at a left turn bay on Kellogg.

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
Lot 1		Schmid Addition D	Eddy's Toyota Wichita 7333 E. Kellogg Wichita, KS 67207
North 138' Lot 2		Jim Burns Addition ✓	Rodney L. Steven 2333 McLean Blvd. NW Wichita, KS 67204
Lot 2 except the North 138'		" ✓	Memphis S. Hixson Janice L. Hixson 6503 Oneida Wichita, KS 67206
Lot 2	Block 2	Mission Heights Addition ✓	Doanld Walenta 7918 Dublin Court Wichita, KS 67206
Lot 3	"	" ✓	John A. Hale Jr. 1441 N. Rock Rd. Wichita, KS 67206
Lot 4	"	" ✓	Judith A. Shaw 529 Elpyco Wichita, KS 67218 AND Elmer V. Renken Esther A. Renken 406 S. Holyoke Wichita, KS 67218
Lot 5	"	" ✓	Howard A. Jacob L. Irene Jacob 533 Elpyco Wichita, KS 67218
Lot 10	"	" ✓	Reese A. Denniston Wilma L. Denniston 536 S. Glendale Wichita, KS 67218
Lot 10	Block B	Nashville Park Addition ✓	Samson Massachi 532 Elpyco Wichita, KS 67218
Lot 11	"	" ✓	Richard H. Kyser Dorothy M. Kyser 526 Elpyco Wichita, KS 67218
Lot 1		A & R Addition ✓	The Glendale Investment Group 3015 S. Hydraulic Wichita, KS 67219
Lot 1		Doctor's Addition ✓	Kellogg Medical Office Building, Kansas Limited Partnership 5025 E. Kellogg Wichita, KS 67218

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 16	Block 5	Lincoln Terrace Addition	G. L. Yates Marian M. Yates ✓ 913 Ridge Rd. Halstead, KS 67056

Tract Description

Beginning 495' West of the Northeast
Corner of the Northwest Quarter of
the Northwest Quarter of Section 25,
Township 27, Range 1 East; thence
West 138'; thence South 280'; thence
East 138'; thence North 280' to
beginning.

✓ Kean Tilford
1545 Willow Rd.
Wichita, KS 67208

We hereby certify the foregoing to be a true and
correct list of the property owners of the hereinbefore described
lots and tract within a 200 foot radius of:

Lot 1, Schmid Addition, Sedgwick
County, Kansas.

as shown by the last deed of record on file in the Office of the
Register of Deeds, Sedgwick County, Kansas, on the 23rd day of
January, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE
COMPANY, INC.

By
Sr. Vice-President

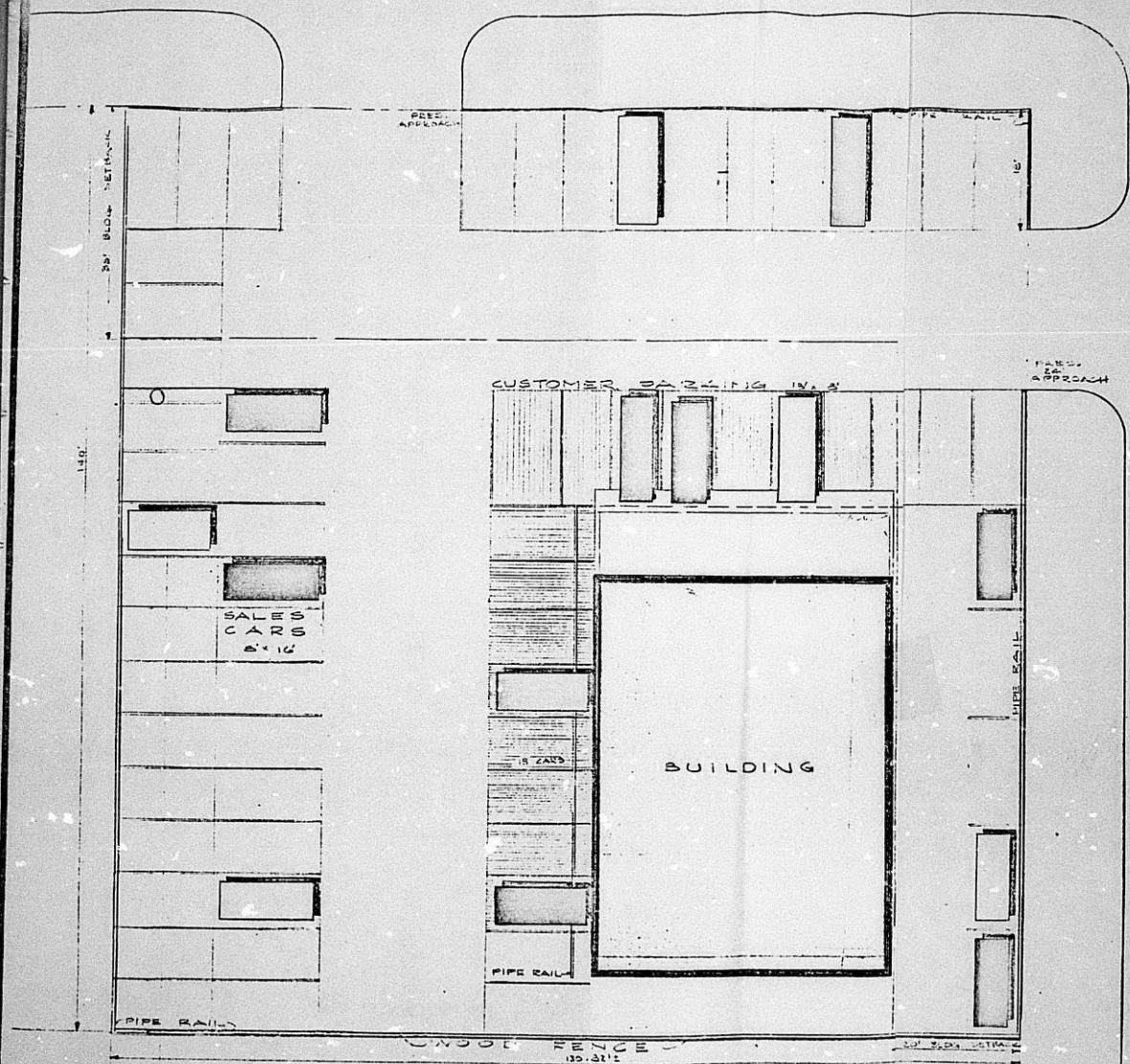
**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 29-02 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.
	<u>Planning</u>		

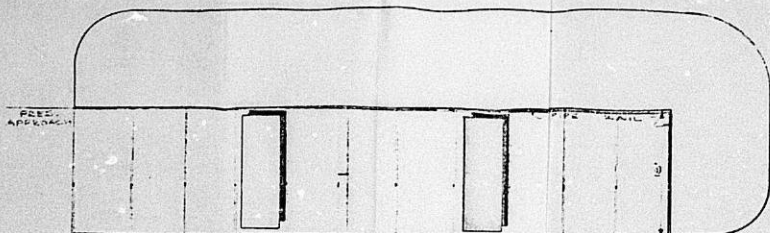
DESCRIPTION	AMOUNT
LIT 124 EXCISE	\$200 ⁰⁰
NAME	STEVEN MOTORS
ADDRESS	PO BOX 1700
FUND	155-90710-003
DUE DATE	
COMMENTS	
DATE	JAN 28 1985
BY	A. Lytle

KELLOGG



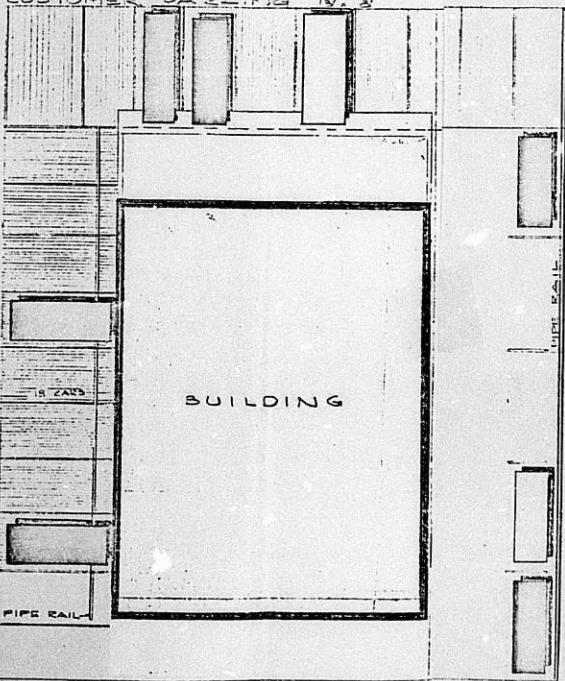
E V E N M O T O
10'-0" 425 E. KELLOGG WICHITA, KANSAS ALAN M. McHENRY ARCHITECT APR. 20, 1935 47

KELLOGG



CUSTOMER SERVICE

FEED APPROACH



ELPYCO

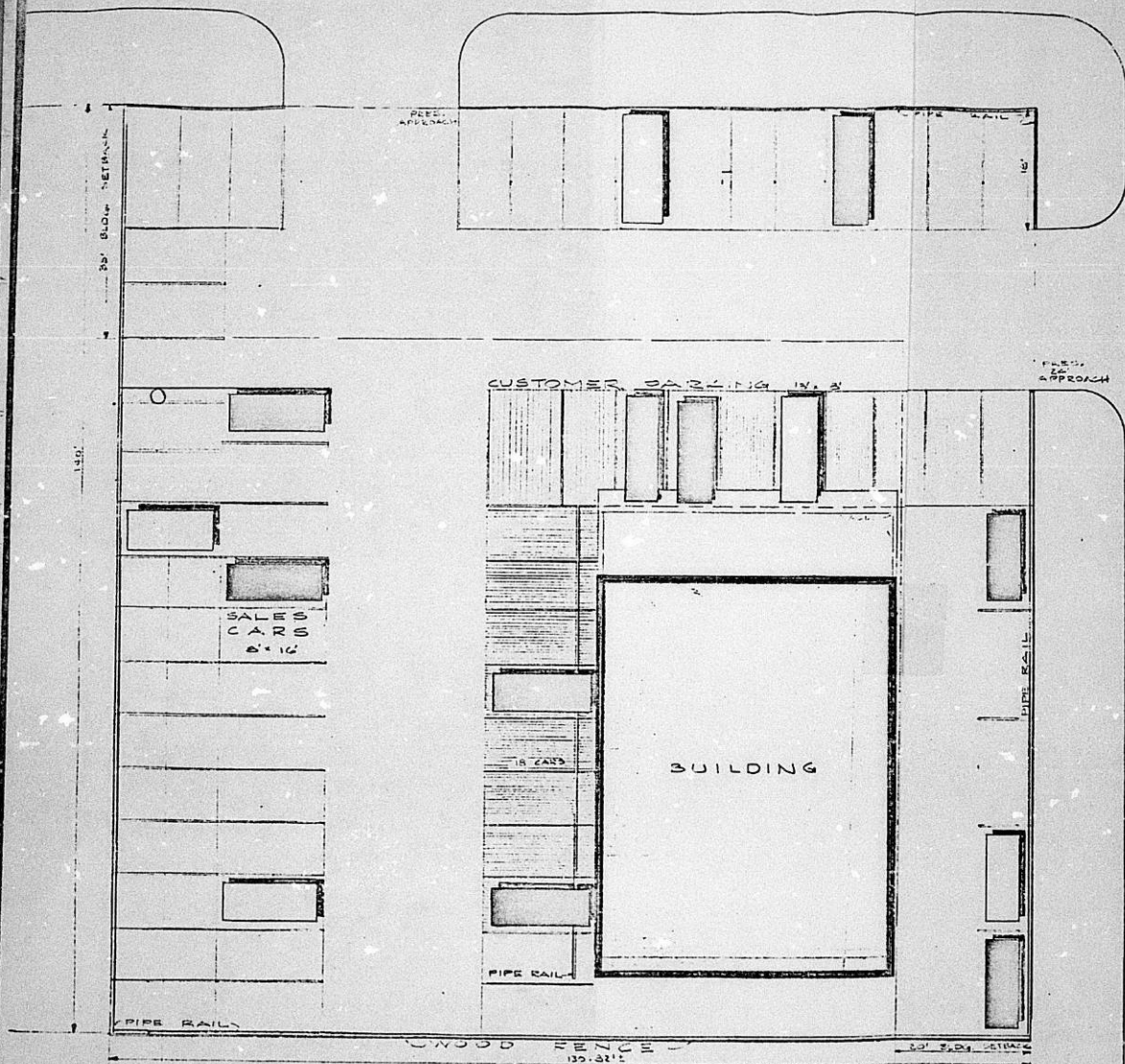
WOOD FENCE

E N M O T O R S
KELLOGG WICHITA, KANSAS ALAN W. McHENRY ARCHITECT APR 20, 1985 47 PAGES 01311

B2A 11-85

5-8-85

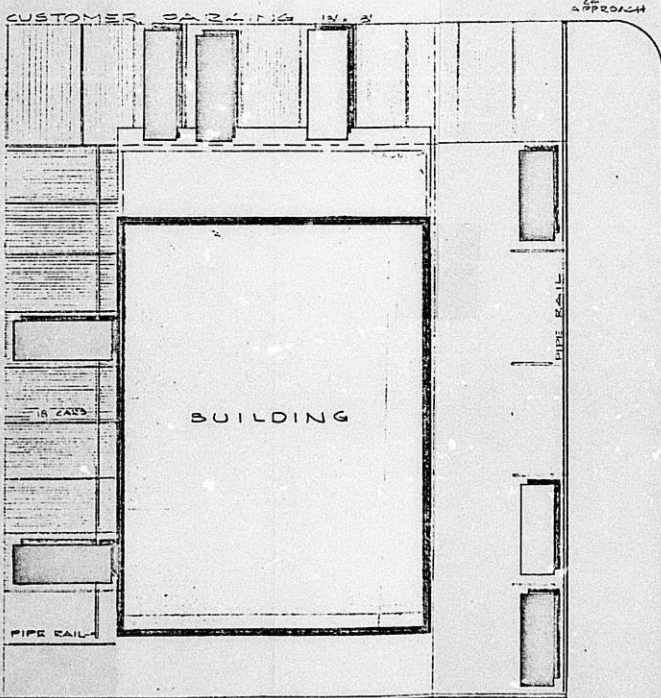
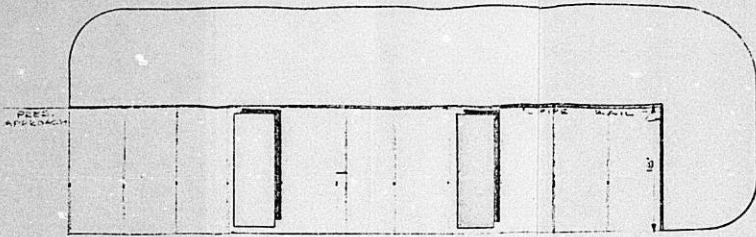
KELLOGG



E V E N M O T O
110'-0" 4925 E. KELLOGG WICHITA, KANSAS ALAN M. McHENRY ARCHITECT APR. 20 1935 49

BZA 11-6

KELLOGG



ELPYCO

E N M O T O R S
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