

POSTED  
1-6-82

Case No. BZA 64-81 - Ritchie Enterprises - requests an exception to permit the establishment of extraction of raw materials (fill dirt, soil, sand or gravel) on property zoned the "AA" One-family Dwelling District and generally located on the south side of

ACTION

DATE  
1-26-82

APPROVED

COMMITTEE

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_

BZA  
64-81

5048 D

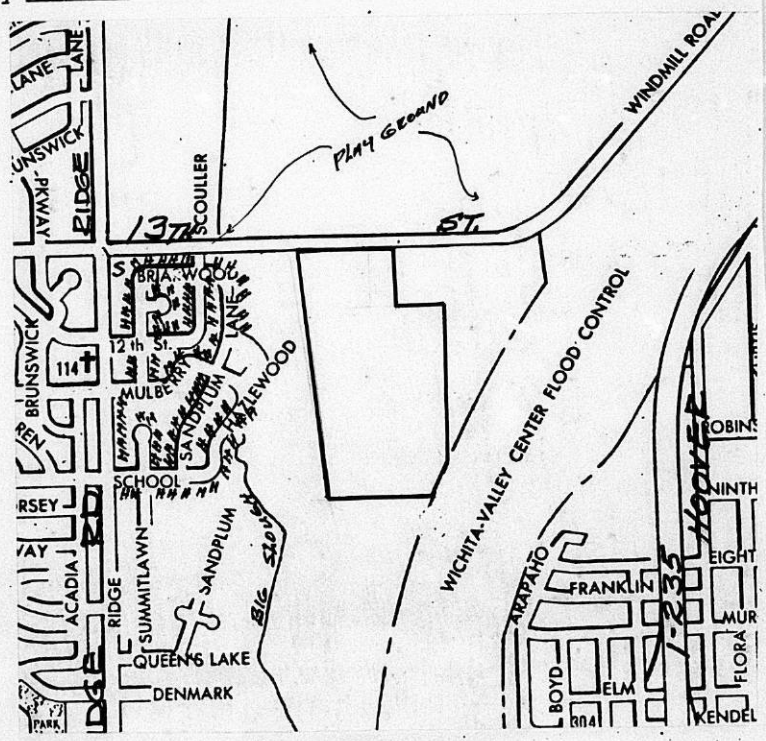
200' 4 Sec 2-2-82  
Checked 2-4-82  
Shot 2-18-82  
Recorded 2-24-82

Map No. 5048  
 Sec. 15  
 Twp. 27  
 Range 1W

BZA- 64-81  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 Filed \_\_\_\_\_

- AREA DATA:
1. Acres: \_\_\_\_\_ ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
  2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
  3. Land Use: East FLOOD CONTROL DITCH South FLOOD CONTROL DITCH  
 West BIG SLOUGH North PLAYGROUND
  4. Sketch Plan Land Use is for: \_\_\_\_\_
  5. Present Land Use is for: UNDEVELOPED
  6. Area (is) (is not) platted.

PHOTO DATA:  
 Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



**Shed**  
 No. 2153C  
 HASTINGS, MN  
 U.S. PATENT OFFICE  
 DIVISION OF PATENT AND TRADEMARK OFFICE  
 U.S.A.

**THE CITY OF WICHITA**

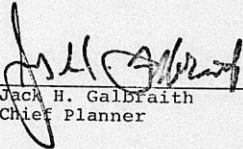
OFFICE OF METROPOLITAN AREA PLANNING DATE August 29, 1984  
DEPARTMENT

TO Chris Breitenstein, Civil Engineer III

FROM Jack Galbraith, Chief Planner

SUBJECT BZA 64-81 Development Around  
Sandpit Operation South of 13th,  
Near the Big Slough

As we discussed last Monday, the approval to fill the area between Hoskinson's sandpit south of 13th Street and the Country Acres 4th "B" Addition should be conditioned upon there being a channel or swale to connect this sandpit with the one north of Central. We understand the Big Slough drainage now enters the sandpit just south of 13th. If an adequate connection between the two sandpits is provided, so that the Big Slough drainage is continuous, I would not require the property west of the sandpit to be platted before filling occurs.

  
\_\_\_\_\_  
Jack H. Galbraith  
Chief Planner

JHG/LO/lw

THE CITY OF WICHITA

OFFICE OF City Engineer

DATE August 20, 1984

TO Jack Galbraith, Chief Planner - Current Plans

FROM Chris Breitenstein, Civil Engineer III

SUBJECT BZA 64-81 - Sandpit Operation south  
of 13th Street, east of the Big Slough

Please find attached a site grading plan for the referenced site that has been submitted by Gary Wiley of Professional Engineering Consultants.

This proposed grading plan is acceptable to this office. The alternate plan of filling Reserves "A" and "C" Country Acres 4th "B" Addition would not be appropriate since these areas were dedicated to the public for park, recreational and drainage purposes.

Referencing your letter of July 19, 1983, you felt it would be appropriate to platting the property prior to any fill occurring on the site. If that is still your feeling, I will transmit that to Gary Wiley.

*Chris Breitenstein*  
Chris Breitenstein  
Civil Engineer III

CB:gr

Attachment

RECEIVED

AUG 21 1984

METROPOLITAN PL

ROUTE

*V. 0717 stated was by BCC + B & C  
V. 0787 Referred - 11/1/84*

7-21-83

DICK HOSKINSON CALLED JACK GALBRAITH THIS A.M. AND ADVISED THEY WERE NOT FILLING ON THE WEST SIDE OF THE BIG SLOUGH. HE FELT THE NEIGHBORS TO THE WEST WERE RUNNING SCARED, BUT HE REALIZES THAT HE WILL EVENTUALLY BE WANTING TO DO SOMETHING. HE KNOWS HE WILL NEED TO PLAT AND EVENTUALLY DO SOME FILLING TO THE WEST, BUT THIS WOULD OCCUR AFTER SAND OPERATION IS COMPLETE AND DRAINAGE IS DIVERTED THRU THE LAKE AREA. HE INDICATED THAT BOB JENNINGS OF O. & M. HAD BEEN OUT AND SAW NO PROBLEM WITH WHAT HAD OCCURRED TO DATE.

LITTLE.

July 19, 1983

Mr. Dick Hoskinson  
Central Sand, I.r.c.  
6701 West 13th  
Wichita, Ks. 67212

Re: BZA 64-81 - Sandpit Operation - On the south  
side of 13th Street, east of the Big Slough

Dear Mr. Hoskinson:

Our office has recently been contacted by owners of properties to the west of the Big Slough who are concerned with drainage in the area. Their specific concern is that they have understood your intent is to begin to remove trees and begin filling your property which is west of the slough and adjacent to their rear yards. As you may remember, the Board of Zoning Appeals approved your and Ritchie's request for a sand extraction operation in 1982 and one of the conditions of approval was as follows:

- "7. The natural drainage flow shall be maintained and protected throughout the area. Any improvements made in the natural drainage, or any obstruction or diversions shall meet the approval of the Wichita-Valley Center Flood Control Office of the Department of Operation and Maintenance and the Department of Engineering, and be according to the specifications and standards of these authorities."

It is my understanding that a certain amount of fill is contemplated to the west of the sand pit operation that is the real concern of the neighbors. In discussing the matter with Mr. Mobley of Central Inspection, a permit to fill that area would be needed. This would be subject to approval by the City Engineer and the Department of Operations and Maintenance as required in the above condition and that it will not create a problem to the properties to the west by interfering with the natural drainage.

It should also be pointed out that the subject area is not yet platted and it would probably be appropriate to plat the property so that appropriate elevations would be established prior to filling the area. This is particularly important for the area west of the slough next to the lots that are west of your property. Nothing should interfere with their drainage and that seems to be the major concern at this time.

Dick Hoskinson  
July 19, 1983  
Page 2

Attached is the BZA Resolution that permits your operation. If you have any questions please call me at 268-4404.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:GEL:sad

cc: David Stowe, Director of Operations and Maintenance  
Mike Lindebak, City Engineer  
Robert Feldner, Superintendent of Central Inspection  
Sam Mobley, Building Construction  
Chris Breitenstein, Department of Engineering  
David Johnson, 1120 Hazelwood, Wichita 67212

Map 5048D

Chris

BZA 64-81

1132 Hazelwood Lane  
Wichita, Kansas 67212  
July 11, 1983

RECEIVED

JUL 14 1983

Dept. Of Engineering

Mr. Dick Hoskinson  
Central Sand, Inc.  
6701 West 13th  
Wichita, Kansas 67212

Dear Mr. Hoskinson:

We understand that it is your intent to level off and fill in the area in, on, or around the Upper Big Slough so that your land will be acceptable for development. As a homeowner on Hazelwood Lane with a walk-out basement, we are concerned that any attempt by you to alter the natural topography and flow of water on your land may jeopardize the properties on this street.

During the recent rainstorm and flash flooding the night of July 3, 1983, we observed that although the field did accumulate a large pool of water, it did not back up, or flow back, into our back yards. Naturally, our concern is that if you cut down the trees, raise the level of the ground, and divert the flow of water, the water may not flow into your sand pits but might, in fact, flow west into our yards.

Since your actions may directly affect the future security of our homes, we ask that you please advise us what your plans are. We would appreciate a speedy reply by mail.

Cordially,

Julie O. Koker

cc Mr. Chris Breitenstein  
Drainage & Flood Control Design  
City of Wichita, Kansas

*Thank you for the information  
you gave me over the telephone  
last week. We felt that a  
letter to Mr. Hoskinson  
was in order.*

*Julie  
Koker*

February 24, 1982

E. H. Denton, City Manager

Robert A. Lakin, Director of Planning

City Commission Agenda Item -  
Recommended Fencing Requirements - West Thirteenth Street  
Sand Excavation Operation.

In regard to Bob Feldner's memo to you with attached maps concerning the above captioned subject, we concur and endorse his recommendation on the request for waiver (modification) of the fencing requirement. We support his suggestion that a fence for the area outlined in blue be made a requirement. We would also suggest that a fence be required along the green line within 30 days of a request for issuance of a building permit for either a residential or an institutional use south of the green line. If that area to the south is developed as we expect it will, then certainly there will be a need for the protection of a fence separating the developing uses from the active sand pit to the north.

If additional information is needed, please advise.

Robert A. Lakin  
Director of Planning

RAL:JHG:el  
Attachment

cc: Don Anderson, Director of Housing & Economic Development  
Robert B. Feldner, Superintendent of Central Inspection

THE CITY OF WICHITA

OFFICE OF CENTRAL INSPECTION DIVISION

DATE February 18, 1982

*Jo*  
*Comment*

TO E. H. Denton, City Manager

FROM Robert B. Feldner, Superintendent of Central Inspection

CITY COMMISSION AGENDA ITEM -  
SUBJECT Recommended Fencing Requirements -  
West Thirteenth Street Sand  
Excavation Operation

The Board of Zoning Appeals, in Case No. BZA 64-81, granted a request to allow the extraction of sand on the subject site, which is in "AA" single-family zoning district.

A request for waiver of the fencing requirements as provided for in Section 5.34.080 has been submitted. This section provides that the City Commission may choose to waive fencing requirements when all or any portion of the borrow pit and/or sand pit has been dedicated to the City for use as a drainage easement. The property in question was so dedicated in October of 1968.

The provided maps and slide indicate in yellow the locations where the owner proposes to provide fencing.

The area to the south of the green dividing line on the map is a preexisting excavation operation. All fencing requirements in regard to this operation were waived by City Commission action of October 18, 1977. Note that the owner proposes to provide 2700 feet of fencing along the western boundary of this property which would not be required under the terms of this previously granted waiver.

We would concur with the proposed fencing as outlined in yellow provided, however, that 1000 feet of additional fencing as outlined in blue on the map also be installed. This would have the desirable effect of providing continuous fencing around both the northern and southern operations except for the portions of said properties bordering on the Wichita-Valley Center Floodway, which in effect provides a natural access barrier from the east.

*Robert B. Feldner*  
Robert B. Feldner  
Superintendent of Central Inspection

*if retained yellow for 5 1/2 ft. if not.*

cc: Robert A. Lakin, Director of Planning

RBF:pmm1

APPROVED:

*Don E. Anderson*  
Don E. Anderson  
Director of Housing and Economic Development

RECEIVED

FEB 23 1982

METROPOLITAN PLANNING

ROUTE



January 29, 1982

Ritchie Enterprises  
Box 4048  
Wichita, Kansas 67204

and

Richard D. & Verda M. Hoskinson  
990 North Westlink  
Wichita, Kansas 67212

Re: Case No. EZA 64-81  
Request for Exception

Dear Mr. Ritchie & Mr. & Mrs. Hoskinson:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on January 26, 1982.

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  
Enclosure

cc: Phillip S. Frick, 700 4th Financial Center, Wichita 67202  
David C. Adams, 400 West Douglas, #430, Wichita 67202  
Robert Feldner, Superintendent of Central Inspection (2)  
Don Gisick, City Clerk

RESOLUTION NO. BZA 64-81

WHEREAS, Ritchie Enterprises, Box 4048, Wichita, Kansas, and Richard D. and Verda M. Hoskinson, 990 North Westlink, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment for extraction of raw materials (fill dirt, soil, sand or gravel) on property zoned the "AA" One-family Dwelling District and legally described as follows:

Beginning at a point 50' S and 330' W of the NE corner of the NW 1/4 of S 15, T 27 S, R 1 W of the 6th P.M.; thence parallel with the E line of said NW 1/4 bearing S 0°04'45" W a distance of 610'; thence parallel with the N line of said NW 1/4 bearing N 89°31'48" E a distance of 330' to a point on the E line of said NW 1/4, 660' S of the NE corner thereof; thence on the E line of said NE 1/4 bearing S 0°04'45" W a distance of 1537.81' to a point on the westerly R-O-W line of The Wichita-Valley Center Flood Control; thence on said westerly R-O-W line bearing S 22°23'07" W a distance of 392.2' more or less; thence continuing on said westerly R-O-W line bearing S 17°23'07" W a distance of 64.05' more or less to a point on the S line of said NW 1/4 of S 15; thence on the S line of said NW 1/4 bearing S 89°38'36" W a distance of 865.20', more or less, to a point on the easterly line of the KG&E easement as recorded in Misc. Book 445, Page 293 in the Register of Deeds Office in the Sedgwick County Courthouse, Wichita, Kansas; thence on the easterly line of said KG&E easement bearing N 5°04'20" W a distance of 2533.75' to a point on the S R-O-W line of 13th Street; thence on said R-O-W line bearing N 82°24'18" E a distance of 345.10'; thence continuing on said R-O-W line bearing N 89°31'48" E a distance of 588.63' to the point of beginning, containing 63.13 acres more or less. Generally located on the south side of West 13th Street, West of Wichita-Valley Center Flood Control project.

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 January 26, 1982, 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 for extraction of raw materials (fill dirt, soil, sand or gravel) on property zoned the "AA" One-family Dwelling District subject to the conditions outlined in Section 28.04.181.2, 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 for the establishment of the extraction of raw materials (fill dirt, soil, sand or gravel) on property zoned the "AA" One-family Dwelling District and legally described as follows:

Beginning at a point 50' S and 330' W of the NE corner of the NW 1/4 of S 15, T 27 S, R 1 W of the 6th P.M.; thence parallel with the E line of said NW 1/4 bearing S 0°04'45" W a distance of 610'; thence parallel with the N line of said NW 1/4 bearing N 89°31'48" E a distance of 330' to a point on the E line of said NW 1/4, 660' S of the NE corner thereof; thence on the E line of said NE 1/4 bearing S 0°04'45" W a distance of 1537.81' to a point on the westerly R-O-W line of The Wichita-Valley Center Flood Control; thence on said westerly R-O-W line bearing S 22°23'07" W a distance of 392.2' more or less; thence continuing on said westerly R-O-W line bearing S 17°23'07" W a distance of 64.05' more or less to a point on the S line of said NW 1/4 of S 15; thence on the S line of said NW 1/4 bearing S 89°38'36" W a distance of 865.20'; more or less, to a point on the easterly line of the KG&E easement as recorded in Misc. Book 445, Page 293 in the Register of Deeds Office in the Sedgwick County Courthouse, Wichita, Kansas; thence on the easterly line of said KG&E easement bearing N 5°04'20" W a distance of 2533.75' to a point on the S R-O-W line of 13th Street; thence on said R-O-W line bearing N 82°24'18" E a distance of 345.10'; thence continuing on said R-O-W line bearing N 89°31'48" E a distance of 588.63' to the point of beginning, containing 63.13 acres more or less. Generally located on the south side of West 13th Street, West of Wichita-Valley Center Flood Control project.

subject to the following conditions:


1. Any permanent change in elevation by the removal of overburden (topsoil) shall only occur in that area designated as within the limits of excavation on the operation plan. Removal of fill material below the water table, shall be to a minimum of six feet below the water table so as to be of sufficient depth to retard algae growth in the lake.
2. No part of the sand plant operation, including the stockpiling of sand or storage of equipment, shall occur within 50 feet of the right-of-way of 13th Street.
3. The applicant shall proceed in accordance with the operational plan, and shall excavate the lake and form the banks as indicated on the approved plan.
4. To provide for bank stabilization and safety of future uses, the side slopes of the excavation shall be no steeper than four horizontal to one vertical.
5. Once the sand extraction operation has ceased, all foreign matter, such as rubbish, construction debris and equipment, shall be removed from the property within six months.
6. The applicant shall comply with the restrictive covenant filed with the Register of Deeds on November 8, 1968 (No. 23441) providing that no foreign matter, such as rubbish, car bodies, etc., shall be deposited within the excavation.
7. The natural drainage flow shall be maintained and protected throughout the area. Any improvements made in the natural drainage or any obstruction or diversions shall meet with the approval of the Wichita-Sedgwick County Flood Control Office of the Department of Operation and Maintenance and the Department of Engineering, and shall be according to the specifications and standards of these authorities.

8. No commercial recreational activities such as boating, fishing, skiing, etc., shall be permitted in the area, unless duly authorized under provisions of the city zoning ordinance and amendments thereto.
9. All slopes, excepting those slopes used for a beach or recreational purposes, shall have vegetative covering consisting of a perennial drouth resistant grass or combination of grasses which will permit the establishment of a good sod cover to help prevent erosion.
10. The applicant shall be responsible for maintaining all operational roads in a graveled condition.
11. Fencing shall be constructed in accordance with the requirements of Section 5.34 of the Code of the City of Wichita prior to the commencement of the sand extraction operation below the water table.
12. No concrete or asphalt mixing plants shall be permitted in the area unless duly authorized under the provisions of the City Zoning Ordinance and amendments thereto.
13. The property shall be platted prior to the issuance of any building permits, except those necessary for the sand excavation operation.
14. The applicant shall comply with the provisions of the flowage easement filed with the Register of Deeds on November 8, 1968 (No. 23438) providing for the responsibility of drainage across the property until such time as the City of Wichita elects to assume the responsibilities for maintenance and improvement of the drainage.
15. Failure to comply with the requirements of approval by the Board of Zoning Appeals shall be sufficient cause for the Superintendent of Central Inspection to request the Board to revoke the special permit after a hearing.

ADOPTED AT WICHITA, KANSAS, this 26th day of January, 1982.

  
William J. Goebel, Chairman

ATTEST:

  
Glen E. Lytle, Assistant Secretary

Original Copied  
with Record

RESTRICTIVE COVENANT  
AND AGREEMENT

NOV 5 1968

*Bill April*  
*CV-112*

MARCUS D. GOW and MARY LOUISE GOW, husband and wife, and  
LAKEVIEW DEVELOPMENT CO., INC., a Kansas Corporation, fee owners  
of the following described realty, to-wit:

STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
NOV 8 1968  
23441

*Charles E. Ritchie*  
*City Clerk*

All that portion of the Northwest Quarter  
(NW/4) of Section Fifteen (15), Township  
Twenty-seven (27), Range One (1) West of  
the Sixth P.M., Sedgwick County, Kansas,  
lying East of Country Acres Fourth "B"  
Addition in Sedgwick County, Kansas,  
except the East Three Hundred Thirty (330)  
feet of the North Six Hundred Sixty (660)  
feet and .84 of an acre conveyed to the  
Wichita-Valley Center Flood Control Project,

hereby make the following declaration as to restrictions, limitations,  
and use of said realty, and that said declaration shall constitute  
covenants running with the land and shall be binding upon all  
owners and their heirs, successors and assigns:

1. "No rubbish, car bodies or any other foreign matter shall be deposited within the excavation made in the removal of sand or gravel on said premises at any time."
2. "If the construction of a loop levee is deemed necessary by the Maintenance Division of the Department of Public Works of the City of Wichita, Kansas in connection with conducting operations for the removal of sand and gravel from the premises, the fee owners agree to construct and maintain a loop levee on the premises at such location as the Maintenance Division of the Department of Public Works may direct, in accordance with the construction specifications, Sections 1 through 4, inclusive, and maintenance specification, Sections 1 and 2, of Construction and Maintenance Specifications as prepared by the Maintenance Division of the Department of Public Works of the City of Wichita, Kansas."

The above restrictions and agreements shall be deemed covenants running with the land and shall not be amended, deleted or changed, without the written consent of the Maintenance Division of the Department of Public Works of the City of Wichita, Kansas.

IN WITNESS WHEREOF, MARCUS D. GOW and MARY LOUISE GOW, husband and wife, and E. D. RITCHIE, President of LAKEVIEW DEVELOPMENT CO., INC., have executed this covenant on the 22nd day of October, 1968.

*Marcus D. Gow*  
MARCUS D. GOW

*City Clerk*  
*1000m104 - city Clerk*

MISC BOOK 532 PAGE 127



MIS. BOOK 632 PAGE 128

Mary Louise Gow

Mary Louise Gow

LAKEVIEW DEVELOPMENT CO., INC.

By Ed Ritchie

President  
E. D. Ritchie

ATTEST:

H. D. Ritchie  
Secretary H. D. Ritchie

STATE OF KANSAS )  
                          ) ss.  
SEDGWICK COUNTY )

BEFORE ME, the undersigned, a Notary Public, within and for said County and State, on this 22nd day of October, 1968, personally appeared MARCUS D. GOW and MARY LOUISE GOW, his wife, to me personally known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.



Commission Expires:  
June 28, 1969

R. K. Eshelman  
Notary Public R. K. Eshelman

STATE OF KANSAS )  
                          ) ss.  
SEDGWICK COUNTY )

BE IT REMEMBERED, That on this 22nd day of October, 1968, before me, a Notary Public, in and for said County and State, came E. D. RITCHIE, President of LAKEVIEW DEVELOPMENT CO., INC., to me personally known to be the same person who executed the within and foregoing instrument, and duly acknowledged the execution of the same, for and on behalf, and as the act and deed of said company.

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



My Commission Expires:  
June 28, 1969

R. K. Eshelman  
Notary Public R. K. Eshelman

Original Compared!  
Filed Record

NOV 5 1968

Bill Coppi  
CU-110

FLOWAGE EASEMENT

MISC BOOK 632 PAGE 122

The undersigned hereby GRANT and CONVEY unto the City of Wichita, its successors and assigns a Flowage Easement for floodway and drainage purposes, over and across the following described lands situated in Sedgwick County, Kansas, to-wit:

STATE OF KANSAS, Fee  
Sedgwick County, Kansas  
Filed FOR RECORD AT  
9:00  
NOV 8 1968  
NO. 23438  
RUFUS E. DEERING  
REGISTER OF DEEDS  
Pearl D. Sullivan  
Supt.

All that portion of the Northwest Quarter (NW/4) of Section Fifteen (15), Township Twenty-seven (27), Range One (1) West of the Sixth P.M., Sedgwick County, Kansas, lying East of Country Acres Fourth "B" Addition in Sedgwick County, Kansas, except the East Three Hundred Thirty (330) feet of the North Six Hundred Sixty (660) feet and .84 of an acre conveyed to the Wichita-Valley Center Flood Control Project, lying West of the West line of the Kansas Gas and Electric Company's easement which now crosses said land from North to South,

with the right of ingress and egress to and from the same.

The Floodway shall be the responsibility of the owners of the property above described until such time as the City of Wichita, or the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage, provided further that no building shall be constructed on or within said Floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control, Office or their successors of office.

The said GRANTORS, their respective heirs, successors and assigns, shall have use and enjoyment of the said premises except for and subject to the rights of the GRANTEE for the purposes hereinbefore granted.

Dated this 23rd day of October, 1968.

Marcus D. Gow  
Marcus D. Gow

Mary Louise Gow  
Mary Louise Gow

City Clerk  
Room 104 - City Bldg.



LAKEVIEW DEVELOPMENT CO., INC.

By E. D. Ritchie  
President  
E. D. Ritchie

ATTEST:  
H. D. Ritchie  
Secretary  
H. D. Ritchie

STATE OF KANSAS )  
                  ) ss.  
SEDGWICK COUNTY )

BE IT REMEMBERED, That on this 22nd day of October, 1968, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came MARCUS D. GOW and MARY LOUISE GOW, husband and wife, who are personally known to me to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.



My Commission Expires:

June 28, 1969

R. K. Eshelman  
Notary Public R. K. Eshelman

STATE OF KANSAS )  
                  ) ss.  
SEDGWICK COUNTY )

BE IT REMEMBERED, That on this 23rd day of October, 1968, before me, a Notary Public, in and for said County and State, came E. D. RITCHIE, President of LAKEVIEW DEVELOPMENT CO., INC., to me personally known to be the same person who executed the within and foregoing instrument, and duly acknowledged the execution of the same, for an on behalf, and as the act and deed of said company.

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



My Commission Expires:

June 28, 1969

R. K. Eshelman  
Notary Public R. K. Eshelman

**THE CITY OF WICHITA**

**OFFICE OF** CITIZEN PARTICIPATION

**DATE** January 25, 1982



**TO** Glen Lytle, Special Assistant for Zoning

**FROM** Dean Kruthof, Administrative Aide III

**SUBJECT** BZA 64-81, South of West 13th,  
West of the Wichita-Valley  
Center Flood Control Project

At its January 20th meeting, CPO Neighborhood Council Area "A" considered the captioned request for an exception to permit the extraction of raw materials on property zoned "AA", One Family Dwelling District. Tom Ritchie and Dick Hoskinson were present representing the applicant. No area residents were present concerning the case.

The Council voted, 5-0, to recommend that the requested exception be approved.

Please inform the Board of Zoning Appeals of the Council's recommendation when it considers the case on January 26th. Thank you.

*Dean Kruthof*  
Dean Kruthof  
Administrative Aide III

DK:dm

Noted:

*Sarah Gilbert*

Sarah Gilbert  
CP Coordinator

January 18, 1982

Ray Bruggeman, Director of Engineering  
David Stowe, Director of Operations & Maintenance  
Jack H. Galbraith, Secretary, Board of Zoning Appeals

EZA No. 64-81 - Re: Exception for sand or gravel extraction

Attached hereto is a copy of the Secretary's Report on the above mentioned application to be considered by the Board of Zoning Appeals at their meeting of January 26, 1982. This is being furnished to you for your comments. If you differ with any of the conditions, or feel that additional conditions should be established by the Board upon approval, please advise me prior to the meeting.

As you will note, this was a previous conditional use case that was approved when the property was in the county, however, the extraction operation was not commenced so the applicant is now requesting an exception thru the Board of Zoning Appeals. Copies of the previously recorded covenants relative to dumping and also relative to the drainage are in our file in case you cannot locate your copy for review.

Jack H. Galbraith  
Chief Planner

JHG:GKL:sad

Attachment

SECRETARY'S REPORT  
CASE NO. BZA 64-61

APPLICANT: Ritchie Enterprises, Box 4048, Wichita, Kansas

AGENT: David C. Adams, 400 West Douglas #430, Wichita, Kansas

REQUEST: Exception pursuant to Section 2.12.590.C, Code of the City of Wichita to permit the extraction of raw materials (fill dirt, soil, sand or gravel).

GENERAL LOCATION: On the south side of 13th Street and east of Ridge Road and west of the Wichita-Valley Center Flood Control Project.

ZONING: Subject property is zoned the "AA" One-family Dwelling District as are the properties to the east, south and west. To the north is "R-1" Suburban Residential District.

LAND USE: Subject property is vacant. To the west is a K.G.E. easement and further west residential development. To the south a former sand plant operation. To the north the Sedgwick County Zoo and Park. To the east is vacant and the Wichita-Valley Center Flood Control Project.

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 28.04.181.2 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the extraction of raw materials (fill dirt, soil, sand or gravel) in the "AA" One-family Dwelling District. This is for the general area previously approved for said operation under the provisions of a Conditional Use permit (CU-110) that was approved by the Board of County Commissioners on September 25, 1968.

Since that date, the property has been annexed into the City of Wichita. Unfortunately the sand and gravel plant was not placed into operation prior to annexation so the applicant is now requesting an exception under the terms of the City of Wichita's Zoning Ordinance.

The plan for the sand and gravel plant is essentially the same as was approved under the conditions of the conditional use case. The major change is in the redevelopment plan which indicates that at the conclusion of the extraction operation, the land will be developed as one-family dwellings on individual lots on the east side of the lake. This is a change from the previously submitted plan which indicated the development would be townhouses and apartments.

RECOMMENDATION:

It is the opinion of the Secretary that the proposal is consistent with previous action for approval by the Planning Commission and the Board of County Commissioners and it is recommended that the application be approved subject to the following conditions:

1. Any permanent change in elevation by the removal of overburden (topsoil) shall only occur in that area designated as within the limits of excavation on the operation plan. Removal of fill material below the water table, shall be to a minimum of six feet below the water table so as to be of sufficient depth to retard algae growth in the lake.
2. No part of the sand plant operation, including the stockpiling of sand or storage of equipment, shall occur within 50 feet of the right-of-way of 13th Street.

3. The applicant shall proceed in accordance with the operational plan, and shall excavate the lake and form the banks as indicated on the approved plan.
4. To provide for bank stabilization and safety of future uses, the side slopes of the excavation shall be no steeper than four horizontal to one vertical.
5. Once the sand extraction operation has ceased, all foreign matter, such as rubbish, construction debris and equipment, shall be removed from the property within six months.
6. The applicant shall comply with the restrictive covenant filed with the Register of Deeds on November 8, 1968 (No. 23441) providing that no foreign matter, such as rubbish, car bodies, etc., shall be deposited within the excavation.
7. The natural drainage flow shall be maintained and protected throughout the area. Any improvements made in the natural drainage or any obstruction or diversions shall meet with the approval of the Wichita-Sedgwick County Flood Control Office of the Department of Operation and Maintenance and the Department of Engineering, and shall be according to the specifications and standards of these authorities.
8. No commercial recreational activities such as boating, fishing, skiing, etc., shall be permitted in the area, unless duly authorized under provisions of the city zoning ordinance and amendments thereto.
9. All slopes, excepting those slopes used for a beach or recreational purposes, shall have vegetative covering consisting of a perennial drouth resistant grass or combination of grasses which will permit the establishment of a good sod cover to help prevent erosion.
10. The applicant shall be responsible for maintaining all operational roads in a graveled condition.
11. Fencing shall be constructed in accordance with the requirements of Section 5.34 of the Code of the City of Wichita prior to the commencement of the sand extraction operation below the water table.
12. No concrete or asphalt mixing plants shall be permitted in the area unless duly authorized under the provisions of the City Zoning Ordinance and amendments thereto.
13. The property shall be platted prior to the issuance of any building permits, except those necessary for the sand excavation operation.
14. The applicant shall comply with the provisions of the flowage easement filed with the Register of Deeds on November 8, 1968 (No. 23438) providing for the responsibility of drainage across the property until such time as the City of Wichita elects to assume the responsibilities for maintenance and improvement of the drainage.
15. Failure to comply with the requirements of approval by the Board of Zoning Appeals shall be sufficient cause for the Superintendent of Central Inspection to request the Board to revoke the special permit after a hearing.

BZA CASE NO. 64-81

4 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

4 NOTICES SENT TO ADJOINING PROPERTY OWNERS

19 TOTAL NOTICES SENT 1-5-82

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

JANUARY 6, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 64-81

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 Ritchie Enterprises, Box 4048, Wichita, Kansas and Richard D. and Verda M. Hoskinson, 990 North Westlink, Wichita, Kansas, requesting an exception.

Pursuant to Section 2.12.590.C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of extraction of raw materials (fill dirt, soil, sand or gravel) on property zoned the "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

Beginning at a point 50' S and 330' W of the NE corner of the NW 1/4 of S 15, T 27 S, R 1 W of the 6th P.M.; thence parallel with the E line of said NW 1/4 bearing S 0°04'45" W a distance of 610'; thence parallel with the N line of said NW 1/4 bearing N 89°31'48" E a distance of 330' to a point on the E line of said NW 1/4, 660' S of the NE corner thereof; thence on the E line of said NE 1/4 bearing S 0°04'45" W a distance of 1537.81' to a point on the westerly R-O-W line of The Wichita-Valley Center Flood Control; thence on said westerly R-O-W line bearing S 22°23'07" W a distance of 392.2' more or less; thence continuing on said westerly R-O-W line bearing S 17°23'07" W a distance of 64.05' more or less to a point on the S line of said NW 1/4 of S 15; thence on the S line of said NW 1/4 bearing S 89°38'36" W a distance of 865.20', more or less, to a point on the easterly line of the KG&E easement as recorded in Misc. Book 445, Page 293 in the Register of Deeds Office in the Sedgwick County Courthouse, Wichita, Kansas; thence on the easterly line of said KG&E easement bearing N 5°04'20" W a distance of 2533.75' to a point on the S R-O-W line of 13th Street; thence on said R-O-W line bearing N 32°24'18" E a distance of 345.10'; thence continuing on said R-O-W line bearing N 89°31'48" E a distance of 588.63' to the point of beginning, containing 63.13 acres more or less. Generally located on the south side of West 13th Street, West of Wichita-Valley Center Flood Control project.

This application has been assigned Case No. BZA 64-81. It will be considered by the Board of Zoning Appeals on January 26, 1982, 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  
CITY OF WICHITA, KANSAS

CASE NO. 64-81  
FILED 12-28-81

APPLICATION FOR EXCEPTION

I. Name of Applicant Ritchie Enterprises, a partnership, Owner;  
Richard D. Hoskinson & Verda M. Hoskinson, Contract  
Ritchie: Box 4048, Wichita, Ks. 67204 Purchasers.  
Mailing Address Hoskinson, 990 N. Westlink, Wichita Phone 722-1865  
Ritchie: Phillip S. Frick  
Name of Authorized Agent Hoskinson: David C. Adams  
Frick: 700 4th Financial Ctr., Wichita - 267-6371  
Mailing Address Adams: 400 W. Douglas, #430, City Phone 262-2671  
Relationship of applicants to property is that of Owner and Contract  
(Owner, Tenant, Lessee, Other) Purchasers.

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 extraction of raw materials (fill dirt, soil,  
sand or gravel)

on property zoned <sup>the</sup> "AA", <sup>one-</sup> single family dwelling district,  
located on south side of West 13th Street, West of Wichita-Valley Center  
Flood Control project  
and legally described as: a portion of NW/4 of Section 15, Township  
27 South, Range 1 West more specifically described on Exhibit "A"  
attached hereto. See attachment

III. The applicant herein, or his authorized agent, acknowledges:  
a. That he has received an instruction sheet concerning  
the filing and hearing of this matter;  
b. 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;  
c. That all documents are attached hereto as noted in  
paragraphs 2, 3, and 4 of the instructions;  
d. That he has been advised of his right to bring  
action in the District Court of Sedgewick County  
to appeal the decision of the Board.

APPLICANTS: Ritchie Enterprises

By H. D. Ritchie  
H. D. Ritchie

Richard D. Hoskinson  
Richard D. Hoskinson  
Verda M. Hoskinson  
Verda M. Hoskinson

AUTHORIZED  
AGENT:

Phillip S. Frick

David C. Adams  
David C. Adams

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning  
Appeals, 11:02 (a.m.-p.m.), DEC. 28, 1981  
together with appropriate fee of 200

Signed [Signature]

BEGINNING AT A POINT 50 FEET SOUTH AND 330 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 1 WEST OF THE 6TH P.M.; THENCE PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 BEARING S 0°04'45" W A DISTANCE OF 610 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 BEARING N 89°31'48" E A DISTANCE OF 330 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4, 660 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE ON THE EAST LINE OF SAID NORTHEAST 1/4 BEARING S 0°04'45" W A DISTANCE OF 1537.81 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE WICHITA-VALLEY CENTER FLOOD CONTROL; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE BEARING S 22°23'07" W A DISTANCE OF 392.2 FEET MORE OR LESS; THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE BEARING S 17°23'07" W A DISTANCE OF 64.05 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 15; THENCE ON THE SOUTH LINE OF SAID NORTHWEST 1/4 BEARING S 89°38'36" W A DISTANCE OF 865.20 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF THE KG&E EASEMENT AS RECORDED IN MISC. BOOK 445, PAGE 293 IN THE REGISTER OF DEEDS OFFICE IN THE SEDGWICK COUNTY COURTHOUSE, WICHITA, KANSAS; THENCE ON THE EASTERLY LINE OF SAID KG&E EASEMENT BEARING N 5°04'20" W A DISTANCE OF 2533.75 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 13TH STREET; THENCE ON SAID RIGHT-OF-WAY LINE BEARING N 82°24'18" E A DISTANCE OF 345.10 FEET; THENCE CONTINUING ON SAID RIGHT-OF-WAY LINE BEARING N 89°31'48" E A DISTANCE OF 588.63 FEET TO THE POINT OF BEGINNING. CONTAINING 62.13 ACRES MORE OR LESS.

EXHIBIT "A"

WRITTEN STATEMENT

Applicants seek an exception permitting the extraction of raw materials (fill dirt, soil, sand or gravel). In 1968, prior to the annexation of the subject property a Conditional Use Permit to allow establishment of a sand pumping operation was granted. A question has been raised as to the continued validity of the permit following annexation. Accordingly, without waiving any rights granted under the 1968 Permit, applicants seek an exception from the Board of Zoning Appeals of the City of Wichita.

Applicants project a schedule of 10 years of temporary use and have submitted an operational plan. Applicants have also submitted a redevelopment plan showing planned redevelopment for single family residential use following the temporary use.

Ritchie Enterprises, Owner

Richard D. Hoskinson and  
Verda M. Hoskinson, Contract  
Purchasers

LAW OFFICES OF  
MORRIS, LAING, EVANS, BROCK & KENNEDY

CHARTERED

SUITE 430  
200 WEST DOUGLAS  
WICHITA, KANSAS 67202  
(316) 262-2671

LESTER L. MORRIS  
1901-1966

TELECOPIER  
(316) 262-6226

VERNE M. LAING  
FERD E. EVANS, JR.  
RALPH R. BROCK  
JOSEPH W. KENNEDY  
ROBERT L. GUENTHER  
DAVID C. ADAMS  
KEN H. PETERSON  
RICHARD D. GREENE  
A. J. SCHWARTZ, JR.  
DONALD E. SCHRAG  
WILLIAM B. SORENSEN, JR.  
DENNIS M. FEENEY  
JOHN P. BOWMAN  
JEFFREY A. SHADWICK  
JEFFERY L. CARMICHAEL  
ROBERT W. COYKENDALL

December 28, 1981

Mr. Jack Galbraith  
Metropolitan Area Planning Department  
City Building - 10th Floor  
455 North Main  
Wichita, Kansas 67202

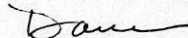
Re.: Ritchie-Hoskinson Application for Exception  
for Extraction of Sand and Gravel

Dear Jack:

Enclosed find Application for Exception together with Written Statement, ownership list, and check in the amount of \$200.00. Gary Wiley advises me that he has furnished approximately ten copies of the Operational and Redevelopment Plan.

In the event you or your staff have any questions or need any further documents or information, please do not hesitate to contact me.

Very truly yours,



David C. Adams  
For the Firm

DCA:ml  
Enclosures

cc: Dick Hoskinson  
Phil Frick  
Gary Wiley

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
2	A	Sedgwick County Zoo 2nd Addition	Board of County Commissioners of Sedgwick County, Kansas, 525 N. Main, 67203
That part - of Reserve A lying north of the south line of lot 3 extended east to the SW corner of lot 4		Silver Springs Addition	Floyd R. Hardesty, 4606 S. Garnett Rd., Tulsa, Oklahoma, 74145

<u>Tract</u>	<u>Property Owner</u>
Tract beginning at a pt. 50 ft. south and 330 ft. west of the NE corner of the NW $\frac{1}{4}$ of 15-27-1W; then parallel with the east line of the NW $\frac{1}{4}$ bearing S 0°04'45" W a distance of 610 ft.; then parallel with the north line of the NW $\frac{1}{4}$ bearing N 89°31'48" E a distance of 330 ft. to a pt. on the east line of the NW $\frac{1}{4}$ , 660 ft. south of the NE corner thereof; then on the east line of the NW $\frac{1}{4}$ bearing S 0°04'45" W a distance of 1537.81 ft. to a pt. on the westerly r/o/w line of the Wichita-Valley Center floodway; then on said westerly r/o/w line bearing S 22°23'07" W a distance of 392.2 ft. more or less; then continuing on said westerly r/o/w line bearing S 17°23'07" W a distance of 64.05 ft. more or less to a pt. on the south line of the NW $\frac{1}{4}$ ; then on the south line of the NW $\frac{1}{4}$ bearing S 89°38'36" W a distance of 865.20 ft. more or less to a pt. on the easterly line of the KG&E easement as recorded in Ms. Book 445 page 293; then on the easterly line of said easement bearing N 5°04'20" W a distance of 2533.75 ft. to a pt. on the south r/o/w line of 13th St.; then on said r/o/w line bearing N 82°24'18" E a distance of 345.10 ft.; then continuing on said r/o/w line bearing N 89°31'48" E a distance of 588.63 ft. to the pt. of beginning	Ritchie Enterprises, 1900 Amidon, 67203
All of the NW $\frac{1}{4}$ of 15-27-1W lying east of Country Acres 4th "B" Addition, Except that part described immediately above, and Except the east 330 ft. of the north 660 ft., and Except that part conveyed to the Wichita-Valley Center Floodway	Ritchie Enterprises, 1900 Amidon, 67203

page 2

Tract

The east 330 ft. of the north 660 ft. of the NW $\frac{1}{2}$  of 15-27-1W

That part of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of 15-27-1W lying west of the west r/o/w line of the Wichita-Valley Center Floodway and east of a line described as commencing at the NW corner of the SW $\frac{1}{4}$ ; then east along the north line of the SW $\frac{1}{4}$  1537.6 ft. for a pt. of beg.; then with an angle to the right of 85°00'30" a distance of 1800 ft.; then sely 862 ft. more or less to a pt. 1856.43 ft. east of the SW corner of the SW $\frac{1}{4}$

West  $\frac{1}{2}$  of the NE $\frac{1}{4}$  of 15-27-1W lying north of the floodway, Except the east 310 ft. thereof and Except the west 745 ft. of the north 240 ft. of the NE $\frac{1}{4}$

Property Owner

✓ Marcus D. Gow, 6601 W. 13th, 67212

D Richard D. Hoskinson & Verda M. Hoskinson, 990 N. Westlink, 67212

✓ Aloysius Clupny, 6213 W. 13th, 67212

page 3

We hereby certify the foregoing to be a true and correct list of the property owners within a 200 foot radius of

Tract beginning at a pt. 50 ft. south and 330 ft. west of the NE corner of the NW $\frac{1}{4}$  of 15-27-1W; then parallel with the east line of the NW $\frac{1}{4}$  bearing S 0°04'45" W a distance of 610 ft.; then parallel with the north line of the NW $\frac{1}{4}$  bearing N 89°31'48" E a distance of 330 ft. to a pt. on the east line of the NW $\frac{1}{4}$ , 660 ft. south of the NE corner thereof; then on the east line of the NW $\frac{1}{4}$  bearing S 0°04'45" W a distance of 1537.81 ft. to a pt. on the westerly r/o/w line of the Wichita-Valley Center floodway; then on said westerly r/o/w line bearing S 22°23'07" W a distance of 392.2 ft. more or less; then continuing on said westerly r/o/w line bearing S 17°23'07" W a distance of 64.05 ft. more or less to a pt. on the south line of the NW $\frac{1}{4}$ ; then on the south line of the NW $\frac{1}{4}$  bearing S 89°38'36" W a distance of 865.20 ft. more or less to a pt. on the easterly line of the KG&E easement as recorded in Ms. Book 445 page 293; then on the easterly line of said easement bearing N 5°04'20" W a distance of 2533.75 ft. to a pt. on the south r/o/w line of 13th St.; then on said r/o/w line bearing N 82°24'18" E a distance of 345.10 ft.; then continuing on said r/o/w line bearing N 89°31'48" E a distance of 588.63 ft. to the pt. of beginning

as shown by the last deed of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 21st day of December, 1981, at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

*Mary Gable*  
Vice-President

Order No. 305397  
GE

**MICROFILMED  
FROM THE BEST  
AVAILABLE COPY**

FORM 25-11      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 \_\_\_\_\_

WICHITA - SEDGWICK COUNTY

# W.S.C.

BOARD OF ZONING APPEALS  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

*BZA 64-81*

*under 20. # 20*

David C. Adams  
400 West Douglas, #430  
Wichita, Kansas 67202

*not here  
return to sender*

ATTENTION  
NOT KNOWN  
RETURN TO SENDER

\*

This BZA. Case  
Has a Large Drawing  
On 35mm Microfilm

Roll # 2