

Report from Wichita-Sedgwick County Metropolitan Area Planning Commission to
BOARD OF COUNTY COMMISSIONERS

Case No. CU-24

Considered by M.A.P.C. 12-3-59

Request for: Conditional Use Permit

Reason for request (as provided by petitioner): "To establish a sand borrow pit."

Location of property: West 21st Street just west of Floodway.

Legal description of property: See attached sheet.

Petitioner: Nota M. Steele

Address: Route 1, Box 144, Blackwell, Oklahoma

Counsel for petitioner: Bob Cox, agent

Protesters (list counsel, if any): None

Surrounding zoning: Subject property is zoned "R-1" as is the area to the north and west.

Land use: Subject property is agricultural as is area to the west and north. Southeast and east is the Flood Control Ditch.

Planning Commission recommendation

It was moved and seconded that the Planning Commission recommend to the Board of County Commissioners that this application be approved, subject to conditions as shown on the attached sheet.

Vote of Planning Commission

Unanimous.

Respectfully submitted,



Secretary

Case No. CU-24

Legal description of property: Beginning at a point N 89 degrees 21 minutes west 1244.00 feet, No. degrees 06 minutes west 482.84 feet from the SE corner of said Section 2, T-27-S, R1W, thence north 175.66 feet, thence west 140 feet, thence north 685.5 feet, thence east 868.97 feet to the westerly R-O-W line of the Wichita-Valley Center Flood Control Project, thence southwesterly along the said Flood control right-of-way line So. 38 degrees 40 minutes west 170.77 feet, So. 41 degrees west 868.74 feet, to the point of beginning shown by actual survey to contain 9.16 acres, more or less.

Conditions to approval of this application:

1. The appropriate execution and recording of a covenant running with the land as prepared and agreed to by City and County counsel dated September 28, 1959. (Enclosure 1).
2. Construction specifications for a loop levee, Section 1 through 4 inclusive and maintenance specifications for the loop levee, Sections 1 and 2, of construction specifications as prepared by the maintenance Division of the Department of Public Works. (Enc. 2).
3. The construction of a 58 inch V-mesh wire fence on 7 foot steel posts spaced 16 feet apart. Said fence to be located outside the loop levee referred to above.

The Planning Commission further recommended that where there is a common boundary line between subject CU-24 and CU-16 (approved for a sand borrow pit by the Board of County Commissioners on October 8, 1959), only a single levee need be constructed instead of a double levee.

CU 24 34 | 35
3 | 2

ARKANSAS RIVER WATERSHED
WICHITA AND VALLEY CENTER
BIG SLOUGH - COWSKIN FLOODWAY
ARKANSAS RIVER, KANSAS
PARCEL B, PART II

TRACT NO. 70

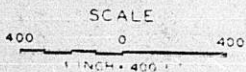
OWNER A. W. STEELE (Now Nona M. Steele)

ADDRESS ROUTE 7, WICHITA, KANSAS

LAND DESCRIPTION: A tract of land lying in the SE $\frac{1}{4}$ of Sec. 2, T-27-S, R-1-W of the 6th P. M., Sedgwick County, Kansas, described as follows: Beginning at the SE corner of said Sec. 2; thence West 1244.1'; thence North 658.5'; thence West 140'; thence North 658.5' to the North line of 80 acres; thence East 1384.1'; thence South 1317.1' to beginning, shown by actual survey to contain 39.67 acres more or less.

PURCHASE AREA: A tract of land lying in the SE $\frac{1}{4}$ of Sec. 2, T-27-S, R-1-W of the 6th P. M., described as follows: Beginning at the SE corner of said Sec. 2; thence N89°21'W 1244.0'; thence N0°06'W 482.84'; thence N41°46'E 868.74'; thence along a 1°01.62' curve described by the following chord bearings and distances: N41°28'E 58.44', N58°40'E 170.77'; thence S89°22'E 515.08'; thence S0°12'E 1317.00' to the point of beginning, shown by actual survey to contain 30.51 acres more or less.

CLASSIFICATION	LAND ACRES	
	ENTIRE OWNERSHIP	PURCHASE AREA
	39.67	30.51
TOTAL	39.67	30.51
REMARKS:	Left 9.16 ACRES	



- LEGEND
- SECTION LINE _____
 - ROAD _____
 - RAILROAD _____
 - PROPERTY LINE _____
 - PURCHASE AREA _____

CITY-COUNTY ENGINEER OFFICE
WICHITA, KANSAS

3 | 2
10 | 11

Southwestern College

R I W

TRACT NO. 70

35 36

2 1

Ralph Widner

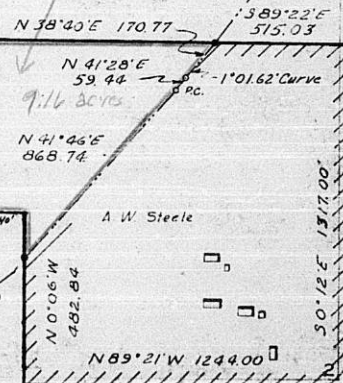


Kenneth W. Orr

T
27
S

Southwestern College

CU-23



Ted Prichard

A W Steele

11 12

I certify that this is an accurate map of Tract No. 70 based on actual survey which shows the tract to contain 30.51 acres more or less.

C.O. Schofield

Chief Engineer Title 11-17-48 Date