

5942  
 Map No. K-9-A  
 Sec. NE 1/4 18  
 Twp. 28 S  
 Range 2 E

DATA SHEET  
 (ZONING & CONDITIONAL USE)

1-27-72  
 X- \_\_\_\_\_  
 SCE- \_\_\_\_\_  
 CU- 135  
 Filed 1-5-72

APPLICATION DATA: ~~XXXX~~ "R" and "R-1" ~~XXXX~~

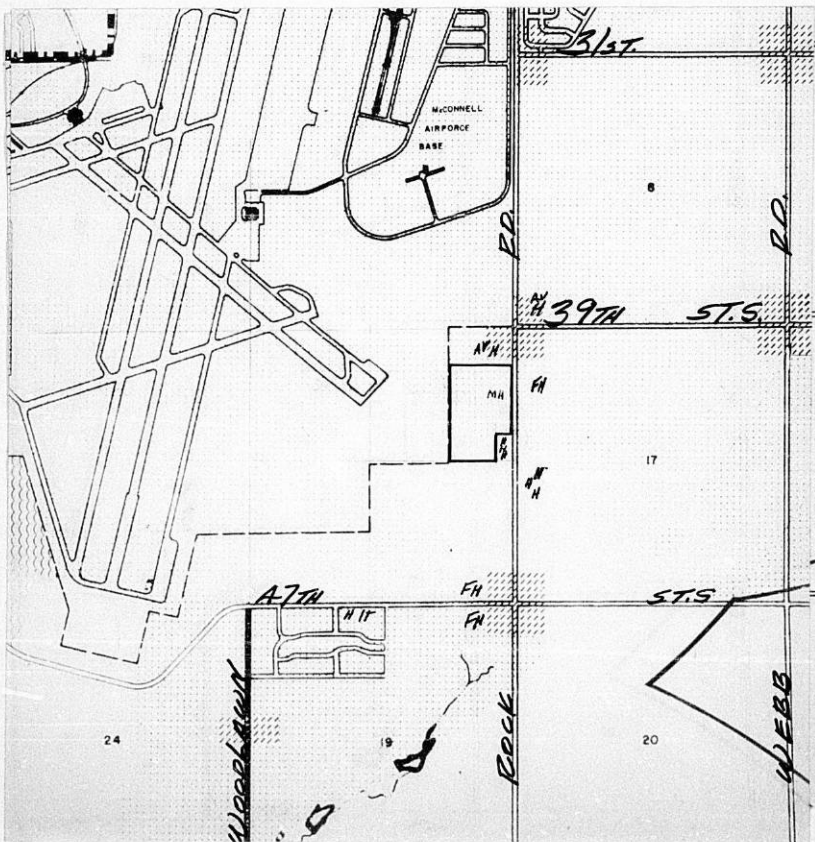
- Applicant: E. R. Shaffer  
 Address 723 Ferrell Dr. , Mulvane, Ks 67110 Phone \_\_\_\_\_
- Agent: Joe R. Betzen, et. al. (contract purchasers)  
 Address 4205 South Rock Road 67210 Phone \_\_\_\_\_
- General Location: On the west side of Rock Road in an area between 39th and 47th St. South Address \_\_\_\_\_
- Proposed Use: Riding academy and stable

AREA DATA:

- Acres: 53.8 (1225 <sup>IRREGULAR</sup> ft. by 1438 ft.)
- Adjoining Zoning: E "R-1" S "R-1" W "R" & "R-1" N "R-1"
- Land Use: East FARM HOUSE South UNDEVELOPED  
 West MCCONNELL AIR BASE North SINGLE FARM
- Sketch Plan Land Use is for: \_\_\_\_\_
- Present Land Use is for: UNDEVELOPED
- Area (is) (is not) platted. \_\_\_\_\_

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



( ) Published in The Wichita Beacon on 2-11, 1972.

R E S O L U T I O N

CASE NO. CU-135

A RESOLUTION PERMITTING A RIDING ACADEMY AND  
HORSE STABLE

ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, OR THE CITY OF GODDARD, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTIONS 3.A.8.m & 4.A.10.o AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from Wichita-Sedgwick County Metropolitan Area Planning Commission and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Sections 3.A.8.m & 4.A.10.o and Section 11.E of the Zoning Resolution, as amended, a Conditional Use Permit to allow

A RIDING ACADEMY AND  
HORSE STABLE

is hereby approved on the lands legally described as follows:

The E 1/2 of the NE 1/4 of Section 18, Township 28 South, Range 2 East, except the north 712 feet and except the south 500 feet of the east 400 feet thereof, Sedgwick County, Kansas. Generally located on the west side of Rock Road in an area between 39th and 47th Streets South,

SUBJECT TO THE FOLLOWING CONDITIONS:

1. The applicants dedicating by separate instrument an additional 15 feet of right-of-way for the west half of Rock Road.
2. The applicant complying with all applicable regulations of the Wichita-Sedgwick County Health Department.
3. Any arena associated with the proposed use shall be for the showing and training of horses and normal saddle club activities only, and the approval of this request shall not be construed as permitting rodeos.
4. Adequate off-street parking areas shall be provided for the uses contemplated on subject property.
5. Any buildings constructed on subject property shall maintain a 100-foot setback from the center line of Rock Road.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered and shown on the particular sectional zoning map contained in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the official County paper.

*7th* PASSED AND ADOPTED at Sedgwick County, Kansas, this day of *February*, 1972.

Carl E. Rush Chairman

Elmer H. [Signature], Commissioner

Ann Scott, Commissioner

ATTEST:

Marie Warden by Marie Warden, County Clerk  
(SEAL)



D E D I C A T I O N

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Grace L. Shaffer

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

The east 60 feet of the east half of the Northeast quarter of Section 18, Township 28 South, Range 2 East, except the north 712 feet and except the south 500 feet of the east 400 feet thereof, Sedgwick County, Kansas.

do hereby dedicate the above described real estate to the public for \_\_\_\_\_ street \_\_\_\_\_ purposes.

Executed this 3rd day of February 19 72.

Grace L. Shaffer

Joseph R. Betz  
Ernest L. Rutsch

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss

BE IT REMEMBERED, that on this 3rd day of February, 1972,  
came Grace L. Shaffer

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

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

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this \_\_\_\_\_,

\_\_\_\_\_  
City Clerk

Alice M. Smith  
Notary Public  
Alice M. Smith

My Commission Expires: June 9, 1975

