

CU-272 - Bernard Novick requests
a Conditional Use Permit to estab-
lish a mobile phone tower and a
building for electronic switching
equipment generally located 300
feet west of Webb Road in an area

DATE

COMMITTEE

M.A.P.C. Approval sent to Council 8-9-84
B.C.C./B. CO. C. Approved on 7-5-84
Recommnded
Closed

Posted
7-26-84

ACTION

DATE

COMMITTEE

I.A.P.C. *Approved sent to committee 8-9-84*

~~B.C.C./B. C.C.C.~~ *Approved on 9-5-84*
Recommended

Closed

OU-272 - Bernard Novick requests
2 Cpanel and 1 Dbe permit to establish
building for electronic switching
equipment generally located 300
feet west of Webb Road in an area

Map No. 6044 B
Sec. _____
Twp. _____
Range _____

DATA SHEET
(ZONING & CONDITIONAL USE)

Z- _____
SCZ- _____
CU- 272
Filed 7-20-84

ASSOCIATED CASE: _____

APPLICATION DATA: From _____ to _____

1. Applicant: Bernard Novick
Address 1400 N. Armour, Wichita, 67208 Phone 683-2015
2. Agent: Southwestern Bell Mobile Systems, Inc. Attn: G. D. Ziegenhorn
Address 17330 Preston Road, Suite 100 A, Dallas, TX Phone (214) 733-2011
3. General Location: 300 feet west of Webb Road in an area 1/2-mile south of Pawnee.
4. Proposed Use: _____

AREA DATA:

1. Acres: 0.2 (_____ ft. by _____ ft.)
2. Adjoining Zoning: E "R-1" S "R-1" W "R-1" N "R-1"
3. Land Use: East _____ South _____
West _____ North _____
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: _____
6. Area (is) (is not) platted.

PROCEDURE DATA:

1. Zoning Committee _____ by _____, _____, _____
2. MAPC Meeting:

Date	Action
<u>8-9-84</u>	<u>Approved sub to conditions</u>
_____	_____
_____	_____

3. Governing Body (~~Bd. City Commissioners~~ - Bd. County Commissioners)

Date	Action	Ordinance Resolution
<u>9-5-84</u>	<u>Approved as recorded</u>	
_____	_____	_____
_____	_____	_____

NOTES:

LOS ANGELES COUNTY CLERK
MCDERMOTT, TX - LOCUST GROVE, CA
U.S.A.

SMITH
No. 2153C



DEPARTMENT OF THE AIR FORCE

2155TH INFORMATION SYSTEMS SQUADRON (AFCC)
MCCONNELL AIR FORCE BASE, KANSAS 67221

31 OCT 1984

FROM: AT

SUBJ: Application for Building Permit as Required by Airport Zoning Ordinance
No. 21407, K. G. & E. Map (Ref your Ltr dated 26 Oct 84)

TO: Mr. J. R. Riddell
Bldg Plans Examiner/Central Insp. Div.
City of Wichita
Room #709-A
455 N. Main
Wichita, KS 67202

1. This letter is in reference to Southwestern Bell Mobile Systems request to erect a 117 ft (one hundred seventeen foot) tower in the vicinity of McConnell Air Force Base.
2. We don't have any objections to the construction of the 117 ft free standing monopole radio antenna. However, we do propose the antenna be painted a highly visible color and obstruction lights be attached.
3. It is imperative that the antenna does not exceed 117 ft. Any height in excess of 117 ft will violate landing zone criteria for McConnell AFB.

Sheila A. Giscombe

SHEILA A. GISCOMBE, Capt, USAF
Chief, Air Traffic Control

2155ISS/AT
McConnell AFB, KS
67221



August 7, 1986

RECEIVED

AUG 08 1986

METROPOLITAN PLANNING
ROUTE ~~_____~~

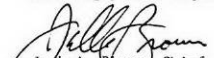
Lowell Jones
Southwestern Bell Systems
17330 Preston Road, Suite 100A
Dallas, TX 75252

Dear Mr. Jones,

The Environmental Health Division can approve a sewage facility for the above subject property provided the following conditions have been met:

1. An additional area of land is tied to the existing Novick Addition plat by covenant to provide a total land area of 40,000 square feet for the purpose of utilizing on-site water supply and sewage facilities.
2. The covenant will contain provisions for: a. Binding the two properties together as stated in item 1 above and shall run with the land and be binding upon all subsequent owners of the property. b. Connection to sanitary sewer will be made at such time that it is available to serve the property. c. The covenant shall expire at such time as all of the property described in the covenant is connected to public sanitary sewer.
3. The covenant must be approved by the Health Department before processing a sewage facility permit for the property.
4. That these conditions will apply only if they are not contrary to the conditional use permit no. CU-272 which was issued for this property on September 3, 1984.

Regarding item #4 I suggest you contact Ron Worley 316-268-7951, who is the Sedgwick County Zoning Administrator and responsible for the issuance of a building permit required for your proposed expansion.


Jack A. Brown, Chief
Environmental Quality

JAB/cb

cc: Ron Worley, County Zoning
Jack Galbraith, MAPD

Wichita-Sedgwick County Department of Community Health
1900 East Ninth Street - Wichita, Kansas 67214-3198 (316)268-8401

Map No. 6044 B
Sec. _____
Twp. _____
Range _____

DATA SHEET
(ZONING & CONDITIONAL USE)

Z- _____
SCZ- _____
CU- 272
Filed 7-20-84

ASSOCIATED CASE: _____

APPLICATION DATA: From _____ to _____

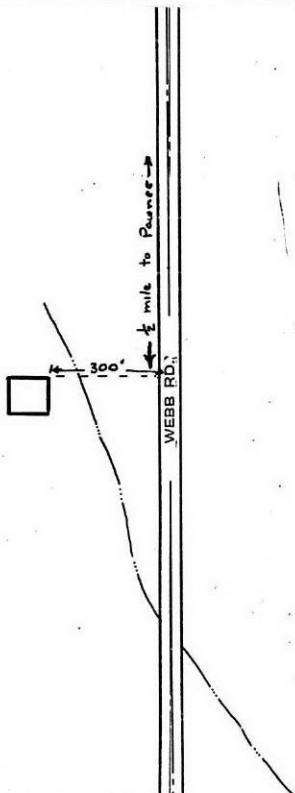
1. Applicant: Bernard Novick
Address 1400 N. Armour, Wichita, 67208 Phone 683-2015
2. Agent: Southwestern Bell Mobile Systems, Inc. Attn: G. D. Ziegenhorn
Address 17330 Preston Road, Suite 100 A, Dallas, TX Phone (214) 733-2011
3. General Location: 300 feet west of Webb Road in an area 1/4-mile south of Pawnee.
4. Proposed Use: _____

AREA DATA:

1. Acres: 0.2 (_____ ft. by _____ ft.)
2. Adjoining Zoning: E "R-1" S "R-1" W "R-1" N "R-1"
3. Land Use: East _____ South _____
West _____ North _____
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: _____
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



R#174-1984

RESOLUTION

CASE NO. CU-272

A RESOLUTION TO ESTABLISH A MOBILE PHONE TOWER AND A BUILDING FOR ELECTRONIC SWITCHING EQUIPMENT IN THE "R-1" SUBURBAN RESIDENTIAL DISTRICT 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, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 4.A.10.n 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 1. 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 Section 4.A.10.n and Section 11.E of the Zoning Resolution, a Conditional Use Permit to establish a mobile phone tower and a building for electronic switching equipment "R-1" Suburban Residential District is hereby approved on the lands legally described as follows:

A tract in the SE 1/4 of Section 5, Twp. 28-S, R-2E of the 6th P.M., Sedgwick County, Kansas, described as commencing at the N.E. corner of said SE 1/4; thence west along the north line of said SE 1/4, 300 feet for a place of beginning; thence continuing west along the north line of SE 1/4, 100 feet; thence south parallel with the east line of said SE 1/4, 100 feet; thence east parallel with the north line of said SE 1/4, 100 feet; thence north parallel with the east line of said SE 1/4, 100 feet to the place of beginning. Generally located 300 feet west of Webb Road in an area 1/2 mile south of Pawnee.

SUBJECT TO THE FOLLOWING:

- a. That the tract of land be used solely for a mobile phone tower 117 feet in height and associated building for electronic switching equipment.
- b. The applicant shall obtain approval from the Federal Aviation Administration and comply with all conditions of approval.

- c. Subject property shall be platted within one year from the date of approval by the County Commission; or the case be considered denied and closed; and the resolution establishing the conditional use not be published until the plat has been recorded with the Register of Deeds.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered 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.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 5th day of September, 1984.

Alusent, Chairman
Jack Spratt

Donald E. Cragg, Commissioner
Donald E. Cragg

Tom Scott, Commissioner
Tom Scott

ATTEST:
CLERK OF
KANSAS
[Signature]
Deputy County Clerk
(SEAL)

Approved as to form by County Counselor

William D. Rustin
William D. Rustin, County Counselor

Planning Agenda

Item #

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR CONDITIONAL USE

CU-272 - CONDITIONAL USE PERMIT TO CONSTRUCT MOBILE PHONE
TOWER AND BUILDING FOR ELECTRONIC SWITCHING EQUIPMENT,
GENERALLY LOCATED 300 FEET WEST OF WEBB ROAD AND 1/2
MILE SOUTH OF PAWNEE.

The MAPC recommends that the application be approved.
(see minutes for full motion)
Crockett moved, Peters seconded and it carried unanimously.
Banzer was absent.

ACTION:

1. Concur with the findings of fact of the Metropolitan Area Planning Commission, approve the application subject to recommended conditions of approval, adopt a resolution establishing the conditional use and instruct the Planning Department to withhold publication of the resolution until the plat has been recorded with the Register of Deeds; or
2. Take such action as the County Commission deems appropriate.

DATA AND MINUTES

MAPC Hearing Date: 8-9-84 BCoC Hearing Date: 9-5-84

AREA DATA:

Acres: 0.2 Size: 100' x 100'

Reason: To construct mobile phone tower and building for
electronic switching equipment.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Agriculture	"R-1"
North	Agriculture	"R-1"
East	Agriculture	"R-1"
South	Agriculture	"R-1"
West	Agriculture	"R-1"

History: None

Applicant: Bernard Novick, 1400 N. Armour, Wichita 67208

Protestors: None.

EXCERPT FROM PLANNING COMMISSION MINUTES OF AUGUST 9, 1984

LEGAL:

4. Case No. CU-272 - Bernard Novick requests approval of Conditional Use Permit for a tract in the SE 1/4 of Section 5, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as commencing at the N.E. corner of said SE 1/4; thence west along the north line of said SE 1/4, 300 feet for a place of beginning; thence continuing west along the north line of SE 1/4, 100 feet; thence south parallel with the east line of said SE 1/4, 100 feet; thence east parallel with the north line of said SE 1/4, 100 feet; thence north parallel with the east line of said SE 1/4, 100 feet to the place of beginning. Generally located 300 feet west of Webb Road in the area 1/2 mile south of Pawnee.

GALBRAITH pointed out land use, zoning, and showed slides of the general area. He reviewed the following staff report:

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting a conditional use for an unplatted tract of land currently zoned "R-1" which contains approximately 10,000 square feet and is generally located 300 feet west of Webb Road in an area 1/2 mile south of Pawnee. The applicant proposes to construct a mobile phone tower and building for electronic switching equipment.
2. The Board of County Commissioners may, by special permit and subject to such restrictions as it deems necessary, permit a mobile phone tower and building for electronic switching equipment in the "R-1" Suburban Residential District as a conditional use.
3. A recommendation of approval by the Planning Commission should be subject to the following conditions:
 - a. That the tract of land be used solely for a mobile phone tower 117 feet in height and associated building for electronic switching equipment.
 - b. The applicant shall obtain approval from the Federal Aviation Administration and comply with all conditions of approval.
 - c. Subject property shall be platted within one year from the date of approval by the County Commission; or the case be considered denied and closed; and the resolution establishing the conditional use not be published until the plat has been recorded with the Register of Deeds.

DISCUSSION:

GALBRAITH stated that this request was for a conditional use permit to construct a mobile phone tower and an associated building for housing equipment. He said that the tower would not exceed the height of 117 feet. The building is rather small and located underneath this tower. GALBRAITH pointed out that the applicant has already obtained approval from the Federal Aviation Administration. He said that staff recommended approval of the request.

GARDNER asked if this request was in an AICUZ area.

GALBRAITH responded that it was adjacent to it, yet the height is satisfactory at this location.

BILL KORBER, surveyor representing the applicant, was present.

G. W. PIKE, 4700 West 13th, owner of the land directly north, addressed the Commission. He said that from what he has heard in the last three minutes, he would not object to the request but he was concerned that the development would not occur as proposed. He said that from past experience he has learned that a lot of changes can occur between the time an application is approved and the time the land is actually developed. He asked for a copy of the photograph of the tower and the Commission's assurance that this is the way it was going to be.

GALBRAITH said that the applicant would provide Mr. Pike with a copy of the photograph, but related that there was a copy in the Planning file that he could have access to.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the undeveloped character of the neighborhood; the suitability of subject site for the use which is proposed; and the recommendation of approval by staff; I move that we recommend to the governing body that this application be approved subject to the following conditions:

- a. That the tract of land be used solely for a mobile phone tower 117 feet in height and associated building for electronic switching equipment.
- b. The applicant shall obtain approval from the Federal Aviation Administration and comply with all conditions of approval.
- c. Subject property shall be platted within one year from the date of approval by the County Commission; or the case be considered denied and closed; and the resolution establishing the conditional use not be published until the plat has been recorded with the Register of Deeds.

Crockett moved, Peters seconded and it carried unanimously. Banzer was absent.

RESOLUTION

CASE NO. CU-272

A RESOLUTION TO ESTABLISH A MOBILE PHONE TOWER AND A BUILDING FOR ELECTRONIC SWITCHING EQUIPMENT IN THE "R-1" SUBURBAN RESIDENTIAL DISTRICT 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, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 4.A.10.n 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 1. 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 Section 4.A.10.n and Section 11.E of the Zoning Resolution, a Conditional Use Permit to establish a mobile phone tower and a building for electronic switching equipment "R-1" Suburban Residential District is hereby approved on the lands legally described as follows:

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SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered 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.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this _____ day of _____, 19__.

_____, Chairman
Jack Spratt

_____, Commissioner
Donald E. Gragg

_____, Commissioner
Tom Scott

ATTEST:

Deputy County Clerk

(SEAL)

Approved as to form by County Counselor

William D. Rustin, County Counselor

August 10, 1984

William L. Korber
330 Laura
Wichita, Ks. 67211

Re: CU-242 - Establish a Mobile
Phone Tower & Building for
Electronic Switching Equipment

Dear Mr. Korber:

At its regular meeting of August 9, 1984, the Metropolitan Area Planning Commission considered the above-captioned request for a Conditional Use Permit to establish a mobile phone tower and building for electronic switching equipment. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

- a. That the tract of land be used solely for a mobile phone tower 117 feet in height and associated building for electronic switching equipment.
- b. The applicant shall obtain approval from the Federal Aviation Administration and comply with all conditions of approval.
- c. Subject property shall be platted within one year from the date of approval by the County Commission; or the case be considered denied and closed; and the resolution establishing the conditional use not be published until the plat has been recorded with the Register of Deeds.

This matter will be forwarded to the Board of County Commissioners for their consideration at 9:00 a.m., on Wednesday, September 5, 1984, in Room 320, Sedgwick County Courthouse.

- Page 2

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

Sincerely yours,

Jack H. Galbraith
Chief Planner

JFG:sad

cc: Bernard Novick, 1400 N. Armour, Wichita
Southwestern Bell Mobile Systems, Inc., Attn: G. D. Ziegenhorn,
17330 Preston Road, Suite 100A, Dallas, Texas 75252
Gerald W. Pike, 4700 W. 13th, Wichita 67212
Ron Worley, County Zoning Officer

RE: AGENDA ITEM NO. 4

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

CU-272 - APPROVAL OF CONDITIONAL USE PERMIT
Generally located 300 feet west of Webb Road and 1/2 mile south of Pawnee.

MAPC HEARING DATE: 8-09-84

Acres: 0.2

Size: 100' x 100'

Reason: To construct mobile phone tower and building for electronic switching equipment.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Agriculture	"R-1"
North	Agriculture	"R-1"
East	Agriculture	"R-1"
South	Agriculture	"R-1"
West	Agriculture	"R-1"

History: None

Applicant: Bernard Novick, 1400 N. Armour, Wichita 67208

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting a conditional use for an unplatted tract of land currently zoned "R-1" which contains approximately 10,000 square feet and is generally located 300 feet west of Webb Road in an area 1/2 mile south of Pawnee. The applicant proposes to construct a mobile phone tower and building for electronic switching equipment.

2. The Board of County Commissioners may, by special permit and subject to such restrictions as it deems necessary, permit a mobile phone tower and building for electronic switching equipment in the "R-1" Suburban Residential District as a conditional use.
3. A recommendation of approval by the Planning Commission should be subject to the following conditions:
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 - b. The applicant shall obtain approval from the Federal Aviation Administration and comply with all conditions of approval.
 - c. Subject property shall be platted within one year from the date of approval by the County Commission; or the case be considered denied and closed; and the resolution establishing the conditional use not be published until the plat has been recorded with the Register of Deeds.

DEPARTMENT OF TRANSPORTATION FEDERAL AVIATION ADMINISTRATION		FOR FAA USE ONLY	
NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION		AERONAUTICAL STUDY NO. B3-ACE-079-0E	
1. NATURE OF STRUCTURE		FAA will either return this form or issue a separate acknowledgment.	
A. TYPE <input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ALTERATION	B. CLASS <input checked="" type="checkbox"/> PERMANENT <input type="checkbox"/> TEMPORARY	A. The proposed structure <input type="checkbox"/> Does not require a notice to FAA. <input checked="" type="checkbox"/> Would not exceed any obstruction standard of Part 77 and would not be a hazard to air navigation. <input type="checkbox"/> Should be obstruction marked <input type="checkbox"/> Lighted per FAA Advisory Circular 70/7460-1, Chapter 6 <input checked="" type="checkbox"/> Obstruction marking and lighting are not necessary. <input type="checkbox"/> Require supplemental notes. Use FAA form section.	
C. PROPOSED LENGTH OF TIME TO COMPLETE (Months) 36		B. FCC was <input type="checkbox"/> not advised. <input checked="" type="checkbox"/> advised.	
2. NAME AND ADDRESS OF INDIVIDUAL, COMPANY, CORPORATION, ETC. PROPOSING THE CONSTRUCTION OR ALTERATION (Number, Street, City, State and Zip Code)			
<p>Advanced Mobile Phone Service, Inc. 180 Mount Airy Road Room 1017 P. O. Box 405 Basking Ridge, NJ 07920</p>			
3. COMPLETE DESCRIPTION OF STRUCTURE (Include effective radiated power, frequency, etc. as applicable. Also include a map or sketch of the structure in the vicinity of FAA facilities as appropriate.)		<p>THIS DETERMINATION UNLESS APPLICATION CONSTRUCTION PERIOD IS OTHERWISE EXTENDED, EXPIRES SEP 22 1988 BEFORE THAT DATE OR IT IS REQUESTED BY THE FILER TO THE FCC FOR A REMOVAL OF APPLICATION TO THE FCC FOR A REVISED OR TERMINATED APPLICATION TO THE FCC.</p>	
<p>A free standing monopole supporting a triangular platform 104 feet above ground level. Whip-like antennas are mounted at the corners of the platform and extend the height an additional 13 feet. This proposed installation will operate in the 870-890 MHz bands with an effective radiated power of 100 watts.</p> <p style="text-align: center;">- See Attachment A -</p>			
4. LOCATION OF STRUCTURE			
A. COORDINATES (To nearest second)		B. NEAREST CITY OR TOWN, AND STATE	
LATITUDE: 37° 38' 34" N LONGITUDE: 97° 13' 36" W (1) DISTANCE FROM NEAREST POINT OF NEAREST AIRPORT: 5.8 MILES (2) DIRECTION FROM AIRPORT: ESE		Wichita, Kansas	
C. NAME OF NEAREST AIRPORT, HELIPORT, OR SEAPLANE BASE Cessna Aircraft Field			
D. DESCRIPTION OF LOCATION OF SITE WITH RESPECT TO HIGHWAYS, STREETS, AIRPORTS, PROMINENT TERRAIN FEATURES, EXISTING STRUCTURES, ETC. (Attach a map, street, or any other appropriate map or aerial drawing showing the relationship of construction site to nearest airport. If more space is required, continue on a separate sheet of paper and attach to this notice.) The proposed site is located approximately 300' W of Webb Road and 2,800' S of the E of Pawnee Avenue & Webb Road.			
- See Attachment B -			
5. HEIGHT AND ELEVATION (Complete A, B and C to the nearest foot)		6. WORK SCHEDULE DATES	
A. ELEVATION OF SITE ABOVE MEAN SEA LEVEL	1382	A. BEGINNING After FCC Approval	
B. HEIGHT OF STRUCTURE INCLUDING APPURTENANCES AND LIGHTING (if any) ABOVE GROUND, OR WATER IF SO SITUATED	117	B. END After FCC Approval	
C. OVERALL HEIGHT ABOVE MEAN SEA LEVEL (A + B)	1499		
7. OBSTRUCTION MARKED AND/OR LIGHTED IN ACCORDANCE WITH CURRENT FAA ADVISORY CIRCULAR TO 7460-1, OBSTRUCTION MARKING AND LIGHTING		YES NO	
A. MARKED		Unless Req'd	X
B. AVIATION RED OBSTRUCTION LIGHTS		Unless Req'd	X
C. HIGH INTENSITY WHITE OBSTRUCTION LIGHTS		Unless Req'd	X
D. DUAL LIGHTING SYSTEM			
I HEREBY CERTIFY that all of the above statements made by me are true, complete, and correct to the best of my knowledge.			
DATE 1-19-83	TEL NO (Give Area Code) 201-953-2210	TYPED NAME/TITLE OF PERSON FILING NOTICE George K. Starace Supervising Engineer	SIGNATURE <i>[Signature]</i>
<p>Notice is required by Part 77 of the Federal Aviation Regulations (14 C.F.R. Part 77) pursuant to Section 1101 of the Federal Aviation Act of 1958, as amended (49 U.S.C. 1101). Persons who knowingly and willfully violate the Notice requirements of Part 77 are subject to a fine of not more than \$2,000 for each offense and not more than \$2,000 for subsequent offenses, pursuant to Section 902(a).</p>			

CASE NO. CU-272

1	"Notice to Adjoining Property Owners" mailed on 7-26-84 for MAPC meeting to be held on 8-9-84.
3	One each to Applicant and Agents.
3	One each to Karen Crook, Ron Worley, Claud Shelor.
<hr/>	
7	TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

July 26, 1984

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a Conditional Use in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on August 9, 1984, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney if you so desire.

CASE NO. CU-272

A CONDITIONAL USE PERMIT TO ESTABLISH A MOBILE
PHONE TOWER AND A BUILDING
FOR ELECTRONIC SWITCHING EQUIPMENT

A tract in the SE $\frac{1}{4}$ of Section 5, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as commencing at the N.E. corner of said SE $\frac{1}{4}$; thence west along the north line of said SE $\frac{1}{4}$, 300 feet for a place of beginning; thence continuing west along the north line of SE $\frac{1}{4}$, 100 feet; thence south parallel with the east line of said SE $\frac{1}{4}$, 100 feet; thence east parallel with the north line of said SE $\frac{1}{4}$, 100 feet; thence north parallel with the east line of said SE $\frac{1}{4}$, 100 feet to the place of beginning. Generally located 300 feet west of Webb Road in area $\frac{1}{2}$ -mile south of Pawnee.

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

6044B

N
S
E
W } "R-1"

APPLICATION FOR APPROVAL OF CONDITIONAL USE PERMIT
FOR PROPERTY LOCATED WITHIN THE JURISDICTION
OF THE BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

This is an application for a Conditional Use Permit. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

1. Name of applicant or applicants and/or their agent or agents. All owners of all property requested to be considered in this application must be listed in this item.

- A. APPLICANT Bernard Novick
 ADDRESS 1400 N. Armour, Wichita, Ks. PHONE 683-2015
 AGENT Southwestern Bell Mobile Systems, Inc. Att: G. D. Ziegenhorn
 ADDRESS 17330 Preston Road Suite 100A PHONE 214-733-2011
Dallas, Texas 75252
- B. APPLICANT _____
 ADDRESS _____ PHONE _____
 AGENT William L. Korber
 ADDRESS 330 Laura PHONE 262-7271
- C. APPLICANT _____
 ADDRESS _____ PHONE _____
 AGENT _____
 ADDRESS _____ PHONE _____

(Use separate sheet if necessary for names of additional applicants).

2. a. The applicant proposes to establish a Mobile Phone Radio Tower
and building for Electronic Switching Equipment (use)
~~and building to house equipment.~~
 on property legally described as Lot(s) see attached description
 _____, Block(s) _____
 of the _____ Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet).

*See attached sheet
for legal*

2. b. There are 0.2 acres (round to nearest tenth) in the above described property.

3. THIS PROPERTY IS LOCATED AT (ADDRESS) _____.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE _____ CORNER OF _____ AND _____

_____, OR
B. ~~XXXXXXXXXXXXXXXXXXXX~~ 300 feet west ~~XXXXXXXXXXXX~~ SO. OF Webb (AVE.) ~~XXXXXXXXXXXX~~ $\frac{1}{2}$ mile south of Pawnee
_____, (AVE.) STREET AND _____ (AVE.) STREET.

4. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED "R-1"
(ZONING DISTRICT CLASSIFICATION).

5. I REQUEST THIS CONDITIONAL USE PERMIT FOR THE FOLLOWING REASONS:

for Mobile Phone ~~radio~~ tower, and Building for
Electronic Switching Equipment

6. I (WE), THE APPLICANT(S), ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. I (WE) REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABSTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. I (WE) FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE. I (WE) ACKNOWLEDGE THAT THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AT IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

NOTE: AT LEAST ONE OWNER MUST SIGN THIS APPLICATION. OTHER OWNERS MAY BE REPRESENTED BY AN AGENT OR AGENTS.

Bernard Weiss
BY _____ BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

BY _____ BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

BY _____ BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

7. OFFICE USE ONLY

This application was received at the Planning Department at 3:30
(AM, ~~PM~~) on July 20, 1984 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 200⁰⁰.

G. Lynn Shiokey Name
Jr. Planner Title

WILLIAM L. KORBER, L.S.
JOHN E. LUNDBLADE, L.S.
N. BRENT WOOTEN, P.E.



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

316-262-7271 • 330 LAURA • WICHITA, KANSAS 67211

State of Kansas)
) SS
County of Sedgwick)

January 4, 1983

~~We, Baughman Company, P.A., Surveyors in
aforesaid county and state do hereby certify that we did on
this 4th day of January, 1983, survey a tract in the SE $\frac{1}{4}$ of
Sec. 5, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick County,
Kansas, described as commencing at the N.E. Corner of said SE $\frac{1}{4}$;
thence west along the north line of said SE $\frac{1}{4}$, 300 feet for a
place of beginning; thence continuing west along the north line
of said SE $\frac{1}{4}$, 100 feet; thence south parallel with the east line
of said SE $\frac{1}{4}$, 100 feet; thence east parallel with the north line
of said SE $\frac{1}{4}$, 100; thence north parallel with the east line of
said SE $\frac{1}{4}$, 100 feet to the place of beginning) together with an
ingress and egress easement described as beginning at the N.E.
Corner of said SE $\frac{1}{4}$; thence west along the north line of said
SE $\frac{1}{4}$, 300 feet; thence south parallel with the east line of
said SE $\frac{1}{4}$, 15 feet; thence east parallel with the north line of
said SE $\frac{1}{4}$, 300 feet to the east line of said SE $\frac{1}{4}$; thence north
15 feet to the place of beginning.~~

The accompanying plat is a true and correct
exhibit of said survey.



William L. Korber

Surveyor

OWNERSHIP LIST

<u>Property Description</u>	<u>Property Owner</u>
The Southeast Quarter of the Northeast Quarter of Sec. 5-28-2E	Gerald W. Pike 4700 W. 13th 67212
The North Half of the Northeast Quarter of the Southeast Quarter Sec. 5-28-2E	Bernard Novick Betty Novick 1400 N. Armour 67206

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

A tract in the Southeast Quarter of
Section 5, Township 28 South, Range
2 East of the 6th P.M., Sedgwick
County, Kansas, described as commencing
at the Northeast corner of said Southeast
Quarter; thence west along the north line
of said Southeast Quarter 300 feet for a
place of beginning; thence continuing west
along the north line of said Southeast
Quarter 100 feet; thence south parallel
with the east line of said Southeast
Quarter 100 feet; thence east parallel
with the north line of said Southeast
Quarter 100 feet; thence north parallel
with the east line of said Southeast
Quarter 100 feet to the place 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 this
9th day of July, 1984, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By
Sr. Vice President

Order No: 335525
cf

FORM 27-021

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY

*

This CU file

Has a Large Drawing

On 35mm Microfilm.

Roll # 1

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