Wichita-Sedgwick County Metropolitan Area Planning Department

April 11, 2023

RJR Properties LLC
10709 West Dallas Street
Wichita, KS 67215

Certified Engineering Design, P.A.
Attn: Logan Mills
1935 West Maple Street
Wichita, KS 67213

RE: ZON2022-00076 and CON2022-00055: Zone change request in the City from SF-5 Single-Family to TF-3 Two-Family to bring an existing duplex into compliance and build additional duplexes (with CON22-55 for multi-family density), located within one-block south of West 31st Street and one-quarter mile west of South Broadway (3255 S Waco).

Dear Applicant;

At its regular meeting on **April 11, 2023**, the Wichita City Council considered the above captioned request. The action of the WCC was to **APPROVE** the request subject to the following conditions:

1. The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submitting plans for review and approval by the MABCD.
2. Development and maintenance of the site shall be in conformance with the approved site plan. The applicant shall submit a revised site plan to the Planning Department for review and approval prior to the issuance of building permits. The site plan shall include any required screening, landscaping, and required parking spaces.
3. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,

Christina Rieth

Christina Rieth
Current Plans, Associate Planner

Copies to: MABCD
Mike Hoheisel, District Advisory Board III
Becca Johnson, CSR District III

Wichita-Sedgwick County Metropolitan Area Planning Department

February 9, 2023

RJR Properties LLC
10709 West Dallas Street
Wichita, KS 67215

Certified Engineering Design, P.A.
Attn: Logan Mills
1935 West Maple SDtreet
Wichita, KS 67213

RE: ZON2022-00076 and CON2022-00055: Zone change request in the City from SF-5 Single-Family to TF-3 Two-Family to bring an existing duplex into compliance and build additional duplexes (with CON22-55 for multi-family density), located within one-block south of West 31st Street and one-quarter mile west of South Broadway (3255 S Waco)

Dear Applicant;

At its regular meeting on **February 9, 2023**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **February 23, 2023**. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed and must be submitted to the City Clerk by **February 23, 2023 at 5:00 p.m.**

This application is scheduled for consideration by the Wichita City Council on **Tuesday, March 14, 2023, beginning at 9:00 a.m.** The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property.
If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,

Christina Rieth

Christina Rieth
Current Plans, Associate Planner

Copies to: MABCD
Mike Hoheisel, District Advisory Board III
Becca Johnson, CSR District III

OCA 150004 PUBLISHED IN THE WICHITA EAGLE ON April 21, 2023

ORDINANCE NO. 52-058

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2022-00076 with CON2022-00055

Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two Family Residential District zoning (with CON2022-00055 for multi-family density) on property described as:

> Beginning at a point 514 feet South of a point 438.12 feet West of the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 8, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence South 146 feet; thence West 220.37 feet; thence in a Northerly direction 146 feet; thence East to the point of beginning, except the East 30 feet for road.

The described property above is subject to the following conditions of approval of Conditional Use CON2022-00055 to permit multi-family density in TF-3 Two-Family Residential District Zoning:

1. The site shall be limited to three duplexes and six total dwelling units.
2. The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submitting plans for review and approval by the MABCD.
3. Development and maintenance of the site shall be in conformance with the approved site plan. The applicant shall submit a revised site plan to the Planning Department for review and approval prior to the issuance of building permits. The site plan shall include any required screening, landscaping, and required parking spaces.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 18th day of April, 2023

Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk

(SEAL)

Approved as to form:
Jennifer Magaña, City Attorney and Director of Law

McCLATCHY

Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee
The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald
el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi
Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	411007	Print Legal Ad-IPL01191290 - IPL0119129		$95.55	2	57 L

Attention: Jamie Buster

CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13

ABurgardt@wichita.gov

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON April 21, 2023

ORDINANCE NO. 52-058

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

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Case No. ZON2022-00076 with CON2022-00055

Zone change request in the City from SF-5 Single-Family Residential District to TF-3 Two Family Residential District zoning (with CON2022-00055 for multi-family density) on property described as:

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The described property above is subject to the following conditions of approval of Conditional Use CON2022-00055 to permit multi-family density in TF-3 Two-Family Residential District Zoning:

1. The site shall be limited to three duplexes and six total dwelling units.
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3. Development and maintenance of the site shall be in conformance with the approved site plan. The applicant shall submit a revised site plan to the Planning Department for review and approval prior to the issuance of building permits. The site plan shall include any required screening, landscaping, and required parking spaces.
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SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 18th day of April, 2023

ATTEST:
Brandon J. Whipple, Mayor, City of Wichita
Jamie Buster, City Clerk
(SEAL) Approved as to form:
Jennifer Magan a, City Attorney and Director of Law
IPL0119129
Apr 21 2023

In The STATE OF KANSAS
In and for the County of Sedgwick

1 insertion(s) published on:
04/21/23

STATE OF KANSAS)
SS
County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 04/21/2023 to 04/21/2023.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 04/21/2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

McCLATCHY

Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee
The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald
el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi
Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	370865	Print Legal Ad-IPL01055960 - IPL0105596	OCA 150004	$167.79	2	100 L

Attention: MANDY HEBERT

CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

In The STATE OF KANSAS
In and for the County of Sedgwick

1 insertion(s) published on:
01/19/23

LEGAL PUBLICATION

OCA 150004
Published in The Wichita Eagle on January 19, 2023
(One Time Only)
MAPC/BZA February 9, 2023
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, February 9, 2023, no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation may also occur through virtual methods (specified at the end of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.

CON2022-00055: Conditional Use request in the City to allow Multi-Family density (with ZON2022-00076 to allow TF-3 zoning); located within one-block south of West 31st Street and one-quarter mile west of South Broadway. (3255 South Waco).

CON2022-00056: Conditional Use request in the City to permit a carwash on property zoned GC General Commercial District; generally located on the southwest corner of East Kellogg Drive and South Greenwich Road (11051 East Kellogg Drive).

CON2022-00057: Conditional Use request in the City to an Event Center with live music/ entertainment and alcohol (defined as Night Club in the City) on property zoned LC Limited Commercial; located approximately 0.40 miles east of North Hoover Ave and on the south side of West Central Avenue (4925 W Central Ave).

DER2022-00013: Amendment to Article 3-102 of the Wichita-Sedgwick County Subdivision Regulations Pertaining to Extraterritorial Subdivision Regulation Authority for Derby.

VAC2022-00036: Vacation request in the City to vacate access control and building setback; generally located on the southwest corner of West York Street and South Norman Street (9801 West York Street).

ZON2022-00076: Zone Change request in the City from SF-5 Single-Family to TF-3 Two-Family to bring an existing duplex into compliance and build additional duplexes (with CON2022-00055 for multi-family density); located within one-block south of West 31st Street and one-quarter mile west of South Broadway (3255 S Waco).

ZON2022-00077: Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for duplex development; generally located on the northeast corner of North 63rd Street South and South Clifton Avenue.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate (see below):
1) Participate virtually
2) Attend in-person at the Ronald Reagan Building
3) Submit comments ahead of time

Participate Virtually
Topic: Wichita-Sedgwick County Metropolitan Planning Commission
Time: 1:30 PM
Join Zoom Meeting
https://us06web.zoom.us/j/4089866967?pwd=a0k3bW0ySlBNbFJQTDFyV0xPVDEXUT09
Meeting ID: 408 986 6967
Passcode: 094136
One tap mobile
+16699006833,,4089866967#,,,,*094136# US (San Jose)
+17193594580,,4089866967#,,,,*094136# US
Meeting ID: 408 986 6967
Passcode: 094136
Find your local number: https://us06web.zoom.us/u/kc65codfb1

Attend In-Person
You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202.The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-2684464) by 5pm, 3 days prior to the meeting.

Submit Comments Ahead of Time
You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email Planning@wichita.gov
Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department
Attn: Scott Wadle
271 W. 3rd Street – Suite 201
Wichita, KS 67202
Phone 316.268.4421
Fax 316.858.7764

WITNESS MY HAND on January 19, 2023
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
IPL0105596
Jan 19 2023

STATE OF KANSAS)
SS
County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 01/19/2023 to 01/19/2023.

M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 01/19/2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

KU basketball bench struggles in key moments vs. K-State

BY SHREYAS LADDHA
sladdha@kcstar.com

MANHATTAN

Kansas basketball coach Bill Self had no choice.

Star KU freshman Gradey Dick had committed his fifth and final foul with 1:31 left in overtime on Tuesday at Bramlage Coliseum.

Dick sauntered over to the bench and joined fellow starters KJ Adams and Kevin McCullar, who had also fouled out.

As K-State forward Keyontae Johnson sank both free throws to tie the score at 80-all, Kansas' lineup at game point looked bizarre:

The lineup featured point guards Dajuan Harris and Bobby Pettiford, combo guard Joseph Yesufu, forward Jalen Wilson and center Zach Clemence.

The trio of Pettiford, Yesufu and Clemence has averaged 15.7, 12.4 and 5.7 minutes per game, respectively, this year.

Self hasn't trusted his bench all season long. Often, KU plays only seven or eight players in its rotation. When bench players play, it's usually for dire situations ... or in garbage time. Kansas ranks 343rd in the country in bench minutes percentage (22.7%), per KenPom.

On Tuesday, it finally caught up with the Jayhawks.

The trio struggled in the clutch moments in Kansas' 83-82 overtime loss to K-State at Bramlage Coliseum.

They combined for only seven points while shooting 3-for-7 from the floor.

On the game's final play, KU had the ball down one (83-82) with 11 seconds left. Coming off a timeout, Pettiford in-

RICH SUGG rsugg@kcstar.com

KU coach Bill Self pleads with his team during the first half of Tuesday night's Big 12 Conference game at Bramlage Coliseum. KSU beat KU 83-82 in overtime.

bounded the ball to Harris. Harris then drove, but the Wildcats collapsed onto him and the KU guard lost the ball. Harris dove on the floor to try to regain possession, but Ismael Massoud came away with the ball as the clock expired.

"We talked about what exactly to do," Self said of the final play. "Bobby's never thrown it in side-out (meaning in a sideline-out-of-bounds setting). When we called timeout with (11 seconds) left in overtime, we didn't get the ball to the guy we wanted to.

"Then at the end we tried to run some fake stuff just to throw the ball to J-Will on the block, and I thought he was open. Bobby makes the safe play and throws it to 'Juan. But he's never been in that situation before. I really don't know what you can say at game point like that to three guys that hadn't been out there before. I mean, they've just got to play. We practice stuff, but they haven't been out there in those situations before."

The lack of experience wasn't the only issue, though. KU's most viable scoring option behind Wilson — and possibly the next two — sat on the bench.

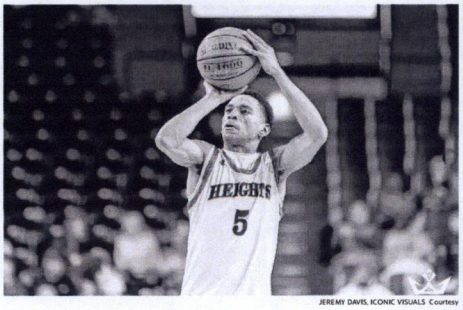
Everyone in the arena knew the primary option would be Wilson for the final shot, and the Wildcats wisely put extra attention on him. The minute Harris received the ball and began to drive, it was a win for K-State.

The other options didn't inspire much confidence. Earlier in regulation, with 1:21 left in a tie game, Clemence received a pass in the post and went up for the bucket. K-State guard Markquis Nowell stole the ball and converted the other way.

Perhaps one plausible option would've been Yesufu. As Harris drove, Yesufu was open in the corner. Still, putting the ball in a player's hands who averages 3.8 points per game is a tall order.

Despite a tough loss, Wilson didn't make any excuses.

"It's very difficult seeing guys getting fouled out like that," Wilson said. "No matter who's out there, we've got to find a way to come out with a win and have success."



JEREMY DAVIS, ICONIC VISUALS Courtesy

Senior guard Marcus Zeigler helped the Wichita Heights boys basketball team defeat Kapaun Mt. Carmel for the first time since 2019 in Tuesday's 51-36 win.

FROM PAGE 1B

CITY LEAGUE

ing two defenders.

"When you have guys who have been part of state championship success, they're pretty mature and they understand there are many ways to win a game."

Sure enough, right out of halftime Zeigler passed ahead to Williams on a fastbreak for a layup and foul. A minute later, Zeigler again found Williams in transition for a bucket. A four-point halftime advantage was stretched to 31-18 before Kapaun had to call for timeout to regroup.

Williams, a promising recruit in the class of 2024, scored all 16 of his team-high points in the second half, while adding 14 rebounds, five assists and a block in a complete performance. Zeigler added eight points, six rebounds, three assists and a steal.

Up against a talented center in Kapaun 6-foot-6 senior Will Anciaux, Heights managed to limit his impact by the stout defense played inside by senior Jordan Okon.

The Crusaders managed to close to within 37-31 in the first two minutes of the fourth quarter, but Zeigler followed with two free throws and Williams found Qyree Holt in the corner for a three to extend the lead back to double-digits, 42-32, within the next minute. Kapaun never threatened again.

Auer was particularly pleased with his team's rebounding effort, as his assistants tracked that the Falcons grabbed 85% of available defensive rebounds against Kapaun with a team effort put forth by Williams, Zeigler, Okon, Holt, Amalachi Wilkins (five blocks), Jordan Alford and Chase Robinson.

"Those were two of the best defensive teams in the state of Kansas and baskets were hard to come by," Auer said. "We knew it was going to be a low-scoring game and we made some plays on defense that allowed us to finally get some transition buckets in the second half. It was a great team effort and a heck of a City League battle.

Taylor Eldridge: 316-268-6270, @tayloreldridge

Legals

LEGAL PUBLICATION

( ) Published in The Wichita Eagle Thursday January 19, & Thursday January 26, 2023

FORMAL BID – 233014

Sealed bids will be received in the office of the City Purchasing Manager, 12th Floor, City Hall, 455 North Main, Wichita, Kansas, prior to TEN O'CLOCK A. M., FRIDAY, FEBRUARY 3, 2023. "Request for Formal Bid" forms MUST be used to submit your bid unless you are submitting your bid on our website at (https://selfservice.wichita.gov) using your secure login/password.

HOUSING & COMMUNITY SERVICES DEPARTMENT/PUBLIC HOUSING DIVISION

Interior & Exterior Modifications of Twelve (12) Single Family Homes
AS PER PLANS AND SPECIFICATIONS
F.O.B. – Wichita, Kansas

Bids will be opened after ten o'clock a. m., in the in the Board Room, 1st Floor, City Hall, 455 North Main, Wichita, Kansas.

A PRE-BID CONFERENCE Due to the ongoing pandemic conditions this meeting will only be held through written questions, clarifications, or modifications submitted to Jason Brogden at jbrogden@wichita.gov no later than 3:00 P.M. on Friday, January 27, 2023. The purpose of the meeting will be to answer questions from vendors regarding the specifications and bid procedure.

BID SECURITY in the amount of five per cent (5%) of the bid MUST be submitted with each bid. Bid Security shall be by a Bid Bond written by a Bonding Company approved by the United States Treasury Department and licensed to do business in the State of Kansas. Electronic Bids online (http://ep.wichita.gov) must have the Bid Bond submitted to the City Purchasing Manager prior to bid opening. Bid Bond envelope must be marked "BID BOND ENCLOSED", reference the formal bid number and the due date.

PERFORMANCE BOND FORMS, included in the bid package are to be used, in the amount of one hundred per cent (100%) of the contract must be furnished by the successful vendor.

LABOR & MATERIAL PAYMENT BOND FORMS, included in the bid package are to be used, running to the State of Kansas in a sum of not less than the total of the contract, must be furnished by the successful vendor.

The material and/or work to be purchased and/or performed under this contract on a project assisted under a program providing direct Federal Financial Assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3, of the Housing and Urban Development Act of 1968, as amended 12 U.S.C. 1701U.

This project is governed by Davis-Bacon and Related Acts. All contractors and subcontractors shall comply with all aspects of General Wage Decision number KS2022002 (02/25/2022) for residential construction.

Dated at Wichita, Kansas, this 11th day of January 2023.
Melinda A. Walker
Purchasing Manager

ATTENTION
A PRE-BID CONFERENCE WILL BE HELD IN
Due to the ongoing pandemic conditions this meeting will only be held through written questions, clarifications, or modifications submitted to Jason Brogden at jbrogden@wichita.gov no later than
3:00 P.M.
ON
FRIDAY, JANUARY 27, 2023
THE PURPOSE OF THE MEETING WILL BE TO REVIEW REQUIREMENTS AND SPECIFICATIONS CONTAINED IN THIS BID PACKAGE AND TO CORRECT ANY ERRORS OR TO MAKE ANY NECESSARY CHANGES.
****

IPL0105870
Jan 19,26 2023

LEGAL PUBLICATION

OCA 150004

Published in The Wichita Eagle on January 19, 2023
(One Time Only)
MAPC/SZA February 9, 2023
OFFICIAL HEARING NOTICE

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CON2022-00057: Conditional Use request in the City to an Event Center with live music/ entertainment and alcohol (defined as Night Club in the City) on property zoned LC Limited Commercial; located approximately 0.40 miles east of North Hoover Ave and on the south side of West Central Avenue (4925 W Central Ave).

DER2022-00013: Amendment to Article 3-102 of the Wichita-Sedgwick County Subdivision Regulations Pertaining to Extraterritorial Subdivision Regulation Authority for Derby.

VAC2022-00036: Vacation request in the City to vacate access control and building setback; generally located on the southwest corner of West York Street and South Norman Street (9801 West York Street).

ZON2022-00076: Zone Change request in the City from SF-5 Single-Family to TF-3 Two-Family to bring an existing duplex into compliance and build additional duplexes (with CON2022-00055 for multi-family density); located within one-block south of West 31st Street and one-quarter mile west of South Broadway (3255 S Waco).

ZON2022-00077: Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for duplex development; generally located on the northeast corner of North 83rd Street South and South Clifton Avenue.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate (see below):
1) Participate virtually
2) Attend in-person at the Ronald Reagan Building
3) Submit comments ahead of time

Participate Virtually
Topic: Wichita-Sedgwick County Metropolitan Planning Commission
Time: 1:30 PM
Join Zoom Meeting
https://us06web.zoom.us/j/4089866967?pwd=a0k3bW0ySlBNbFJQTDFyV0xPVDBXUT09
Meeting ID: 408 986 6967
Passcode: 094136
One tap mobile
+16699006833,,4089866967#,,,,*094136# US (San Jose)
+17193594580,,4089866967#,,,,*094136# US
Meeting ID: 408 986 6967
Passcode: 094136
Find your local number: https://us06web.zoom.us/u/kc65codfb1

Attend In-Person
You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202.The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-2684464) by 5pm, 3 days prior to the meeting.

Submit Comments Ahead of Time
You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email Planning@wichita.gov
Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department
Attn: Scott Wadle
271 W. 3rd Street – Suite 201
Wichita, KS 67202
Phone 316.268.4421
Fax 316.858.7764

WITNESS MY HAND on January 19, 2023
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
IPL0105596
Jan 19 2023

LEGAL PUBLICATION

Abandoned Property

of Rashaunda Butts&Larry Stewart at 401 W Sarah LN Apt D02 will be disposed of on 2/18/2023
IPL0105930
Jan 19 2023

LEGAL PUBLICATION

Abandoned Property

The abandon property of Bridgett Woods, 1517 S. Main St., Wichita, KS 67213, will be stored for 30 Days and disposed of on February 18, 2023. Please contact Green Apple Management at 316-841-5324 to claim.
IPL0106043
Jan 19 2023

LEGAL PUBLICATION

DIVORCE

In the Matter of the Marriage of Jaunita Walker, Petitioner and Keith Walker, Defendant Case No. 22DM6346 PETITION FOR DIVORCE in Sedgwick County Court. An answer must be filed by defendant on or before 01/30/2023. If no answer, this petition will be taken as true and the Petitioner will be granted a Journal Entry of Judgment and Decree of Divorce.
IPL0104377
Jan 6,8-13,15-20,22-27,29-30 2023

LEGAL PUBLICATION

NOTICE OF NEW BRANCH LOCATION

Legacy Bank, 3711 N Ridge Rd, Wichita, Kansas has filed an application with the State Bank Commissioner and the FDIC for permission to establish a branch, known as the East Harry Branch located at 7711 E Harry St, Wichita, Kansas. The State Bank Commissioner considers a number of factors in deciding whether to approve the application. Any person wishing to comment on this application may file his or her comments, in writing, with the State Bank Commissioner, at 700 SW Jackson Street, Suite 300, Topeka, Kansas 66603 and the Regional Director of the Federal Deposit Insurance Corporation, 1100 Walnut St, Suite 2100, Kansas City, Missouri, 64106. The application's non-confidential portions are on file at the same address and are available for public inspection during regular business hours. Photocopies will be made available upon request. Comments will be considered if received on or before February 6, 2023. Public comments may be subject to disclosure pursuant to the Kansas Open Records Act; K.S.A 45-201 et seq. For information about submitting a request for records, please refer to: http://www.cobckansas.org/consumers/open-records-requests/
IPL0105989
Jan 19,26 2023

LEGAL PUBLICATION

FORECLOSURE

IN THE DISTRICT COURT OF SEDGWICK COUNTY, KANSAS LAKEVIEW LOAN SERVICING, LLC PLAINTIFF Case No. 2022-CV-002220-CM Div. No. K.S.A. 60 Mortgage Foreclosure TERRI SPECKHARDT, et. al.; DEFENDANTS NOTICE OF SUIT The State of Kansas to: THE HEIRS AND DEVISEES OF TERRI L SPECKHARDT and the unknown heirs, executors, administrators, devisees, trustees, creditors, and assigns of such of the defendants as may be deceased; the unknown spouses of the defendants; the unknown officers, successors, trustees, creditors and assigns of such defendants as are existing, dissolved or dormant corporations; the unknown guardians and trustees of such of the defendants as are minors or are in anywise under legal disability; and all other persons who are or may be concerned: You are hereby notified that a petition has been filed in the District Court of Sedgwick County, Kansas, by Lakeview Loan Servicing, Llc for judgment in the sum of $102,214.95, plus interest, costs and other relief; judgment that plaintiff's lien is a first lien on the said real property and sale of said property to satisfy the indebtedness, said property described as follows, to wit: LOT 47, BLOCK ONE, WHISPERING BROOK ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS. Commonly known as 6303 East Brookview Court, Wichita, Kansas 67220 and you are hereby required to plead to said petition in said Court at Wichita, Kansas on or before the 16th of February, 2023. Should you fail therein judgment and decree will be entered in due course upon said petition. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. LOGS LEGAL GROUP LLP Attorneys for Plaintiff 6811 Shawnee Mission Parkway - Suite 309 Overland Park, KS 66202 (913) 831-3000 Fax No. (913) 831-3320 Our File No. 22-013473
IPL0103934
Jan 5,12,19 2023

Announcements

Announcements

Disposal of Personal Property
Goshen Property Management hereby gives notice that the property/ abandoned at 1432 N. Vassar Wichita, Kansas 67208 by Mark Richetti will be disposed of on 01/20/2023.

Disposal of Personal Property
Goshen Property Management hereby gives notice that the property/abandoned at 2008 S. Topeka Wichita, Kansas 67211 by Angela Holmes will be disposed of on 01/20/2023.

Auctions

Estate Sales

At Your Service Estate Sales
6321 Peach Tree off Woodlawn
Thurs 9-5. Fri 9-5 Sat 8-2. Sun 10-1
Exceptional sale

Animals

Dogs

MINI DACHSHUND/DOTSON PUPPIES. REGISERED FROM A LOVING HOME. $600-800 TEXT 620-892-1172

Mini Bernedoodle, Mini Poodle
& Cockapoo pups! 816-383-0489
Midwestdoodleranch.com $900+

Mini F1b Goldendoodles
Born 12/6 $1200-$1600 Brown, Tri and Sable Contact @ 9132377360

Service Directory

Cleaning & Janitorial

Housecleaning
Thorough cleaning and disinfecting. All supplies included. 20 yrs exp. Call or Text, Jessie 316-347-3079

McCLATCHY

Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee
The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald
el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi
Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA KS 67202

MEMO INVOICE	
Order No.:	370865
Memo Date:	01/19/2023
Bill-To Account:	16399
Sales Rep:	Hayley Martin

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
01/19/2023 - 01/19/2023	370865	Print Legal Ad-IPL01055960 IPL0105596 PO: OCA 150004	WIC-Wichita Eagle Legal | Legals & Public Notices CLS	2 x 100 L	200 L	1	$167.79

Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

MEMO INVOICE	
Order No.:	370865
Account No.:	16399
Account Name:	CITY OF WICHITA/PLANNING DEPT
Order Amount:	$167.79

***** MEMO INVOICE *****

Email questions to ssccreditandcollections@mcclatchy.com

CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA KS 67202

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

AGENDA ITEM NO. 4.3

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: February 9, 2023
DAB III: February 1, 2023

CASE NUMBER: ZON2022-00076 & CON2022-00055 (City)

APPLICANT/AGENT: RJR Properties LLC/Ricardo Gamboa (Applicant)
Certified Engineering Design, P.A./Logan Mills (Agent)

REQUEST: TF-3 Two-Family Residential District and allow multi-family density

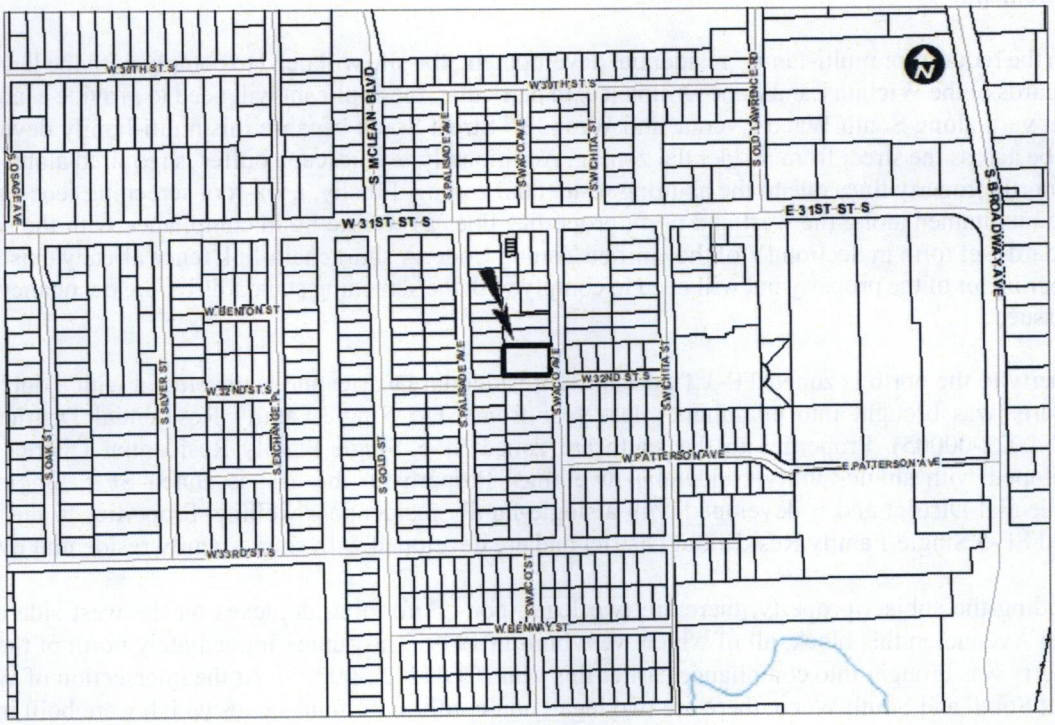
CURRENT ZONING: SF-5 Single-Family Residential District

SITE SIZE: 0.53 acre

LOCATION: Northwest corner of South Waco Avenue and West 32nd Street South (3255 South Waco)

PROPOSED USE: To bring an existing duplex into conformance and allow for two additional duplexes on site

RECOMMENDATION: Approve with conditions



BACKGROUND: The applicant requesting two things:

1. a zone change from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District; and
2. a Conditional Use to allow multi-family development within the proposed TF-3 zoning.

The site is currently developed with a duplex, built in 1949, and is a legal, non-conforming use. The applicant is requesting the Conditional Use to allow two additional duplexes on-site (four additional dwelling units).

There are advantages to rezoning legal-non-conforming uses to avoid a future rezoning to rebuild the structure if it was damage or a destroyed. Section VII-C.1 of the Unified Zoning Code permits a non-conforming structure to be rebuilt if it is damaged to the extent of 50 percent or less of its fair market value by fire, wind, tornado, earthquake or other natural disaster. If damage is greater than 50 percent of its fair market value, the property would either have to be rezoned to rebuild a new duplex or the site must be used for permitted uses within the current zoning classification.

According to the submitted site plan, the applicant proposes to demolish the existing shed in the backyard and construct two additional duplexes on-site, for a total of six dwelling units on the subject property. In TF-3 zoning, multi-family density is allowed at 14.5 dwelling units per acre, and the subject property is 0.53 acres in size, so the site can accommodate up to 7 dwelling units. Therefore, they are requesting fewer dwelling units than the maximum permitted density allows. The existing duplex fronts South Waco Avenue, and the proposed duplexes will front West 32nd Street. Required building separation is per the fire code.

The site plan does not specify parking, but the applicant will be required to submit a final site plan demonstrating parking prior to the issuance of building permits. The Unified Zoning Code requires one parking space per dwelling unit for duplexes. In the TF-3 district, off-street parking cannot occupy any portion of a front or street side setback. Space inside a garage can count toward the off-street parking requirement.

With the request for multi-family residential development, the site will need to comply with the landscaping standards of the Wichita Landscape Ordinance. In particular, the applicant will need to provide a landscaped street yard along South Waco Avenue and West 32nd Street South because this multi-family development will be across the street from residential zoning. Additionally, a landscape buffer is required along the west and north property lines due to the abutting residential zoning. Finally, a six-foot screening fence will need to be maintained along the west and north properties lines as well to be in compliance with the screening standards set forth in Section IV of the Unified Zoning Code. A short chain-link fence already exists around the perimeter of the property but will need to comply with the screening standards before occupancy permits are issued.

Property to the north is zoned TF-3 Two-Family Residential District and is developed with a duplex. This property was brought into compliance last year from SF-5 Single-Family Residential District zoning (ZON2022-00005). Properties to the south are zoned SF-5 Single-Family Residential District and are developed with single-family residential dwellings. Property to the east is zoned SF-5 Single-Family Residential District and is developed with a single-family residential dwelling. Properties to the west are zoned SF-5 Single-Family Residential District and are developed with single-family residential dwellings.

Including the subject property, there are two legal, non-conforming duplexes on the west side of South Waco Avenue on this block, all of which were built in 1949. The duplex immediately north of the subject property was brought into compliance earlier this year (CON2022-00005). At the intersection of West 31st Street South and South Waco, there are two legal, non-conforming four-plexes which were built in 1954.

CASE HISTORY: On February 25, 1954, the Louis 6th Addition was created. There are no zoning cases

associated with this property.

ADJACENT ZONING AND LAND USE:

North:	TF-3	Duplex
South:	SF-5	Single-family dwellings
East:	SF-5	Single-family dwelling
West:	SF-5	Single-family dwellings

PUBLIC SERVICES: The property has access to South Waco Avenue, a paved two-lane local street with no sidewalks on either side, and West 32nd Street South, an unpaved two-lane local street with no sidewalks. The site is served by all typical municipal services, such as sewer and water. Wichita Transit serves this site within two blocks west of the subject property, on the northeast corner of West 31st Street South and South Exchange Place.

CONFORMANCE TO PLANS/POLICIES: The requested zone change and Conditional Use are in conformance with the following plans:

Community Investments Plan

The adopted Wichita-Sedgwick County Comprehensive Plan and the *Community Investments Plan's* 2035 Future Growth Concept Map identifies the recommended future land use as "Residential". The plan defines Residential areas as those that "reflect the full diversity of residential development densities and types typically found in a large urban municipality. The range of housing densities and types includes, but is not limited to, single-family detached homes, semi-detached homes, zero lot line units, patio homes, duplexes, townhouses, apartments and multi-family units, condominiums, mobile home parks, and special residential accommodations for the elderly (assisted living, congregate care and nursing homes)."

Wichita Places for People Plan

The parcels are located in an "Area of Stability". Properties in this area "exhibit less stress, or fewer economic, connectivity, and walkability issues. Areas of Stability should require fewer interventions and potentially less investment to maintain a viable development environment and community. Improvements should be geared towards continuing the area's momentum and strengthening the established context."

The requested zone change and Conditional Use are in conformance with the *Plan*'s Strategies 5 and 6, which aim to "Provide a diversity of housing options to attract new residents and allow existing residents to remain in the ECA" and "Encourage infill and redevelopment that is contextual to the environment in which it is occurring", respectively. The proposed duplexes will add to a diverse housing stock within one-block of the subject property, which includes single-family houses, duplexes, and fourplexes. Additionally, the applicant proposes duplexes as infill development where there is currently a large yard. There are two duplexes immediately north of the subject property, so two additional duplexes are contextual to the surrounding environment.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the request for the zone change and Conditional Use with the following conditions:

1. The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submitting plans for review and approval by the MABCD.

2. Development and maintenance of the site shall be in conformance with the approved site plan. The applicant shall submit a revised site plan to the Planning Department for review and approval prior to the issuance of building permits. The site plan shall include any required screening, landscaping, and required parking spaces.

3. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The character of the neighborhood is residential with a variety of housing types. Property to the north is zoned TF-3 Two-Family Residential District and is developed with a duplex. This property was brought into compliance last year from SF-5 Single-Family Residential District zoning (ZON2022-00005). Properties to the south are zoned SF-5 Single-Family Residential District and are developed with single-family residential dwellings. Property to the east is zoned SF-5 Single-Family Residential District and is developed with a single-family residential dwelling. Properties to the west are zoned SF-5 Single-Family Residential District and are developed with single-family residential dwellings.

   Including the subject property, there are two legal, non-conforming duplexes on the west side of South Waco Avenue on this block, all of which were built in 1949. The duplex immediately north of the subject property was brought into compliance earlier this year (CON2022-00005). At the intersection of West 31st Street South and South Waco, there are two legal, non-conforming four-plexes which were built in 1954.

2. The suitability of the subject property for the uses to which it has been restricted: The property is presently zoned SF-5 Single-Family Residential and could be redeveloped with a single-family home. The existing duplex is a legal, non-conforming use that can remain, but could face challenges in the future if were damaged/destroyed and would need to be rebuilt. The lot size is likely sufficient such that a lot split could occur to development one additional single-family dwelling In the rear as long as all required setbacks are maintained.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of the requests would allow the construction of additional homes and provide infill and redevelopment in an area identified in the *Places for People Plan*'s Strategies 5 and 6, as referenced in the report. Rezoning the property to bring the use into compliance should not negatively affect any surrounding properties. Conditions of approval regarding screening and landscaping are designed to mitigate possible negative impacts.

4. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship. Approval of the application will bring an existing duplex into compliance and contribute to the diversity of housing in the area. Denial would represent a loss of economic opportunity to the applicant or property owner.

5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested zone change and Conditional Use are in conformance with the *Comprehensive Plan* and the *Wichita: Places for People Plan*, as discussed in the staff report.

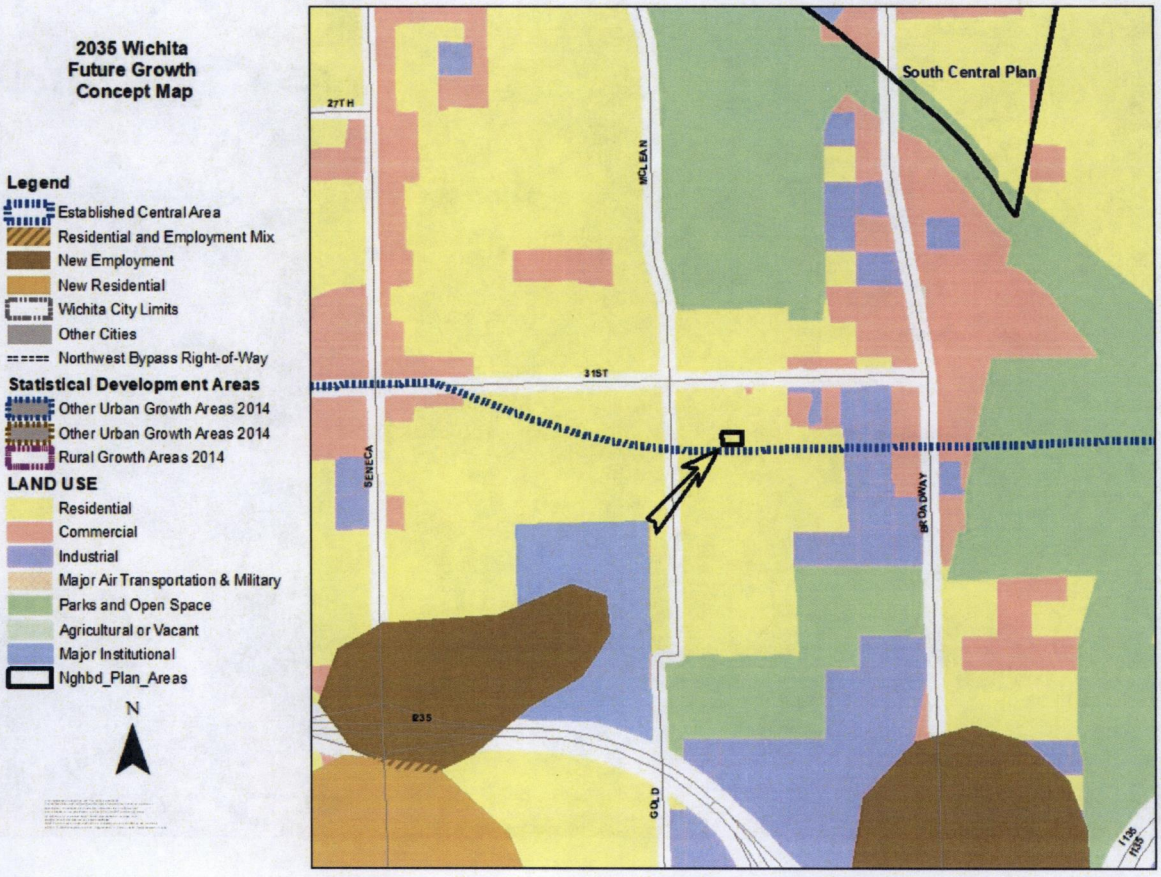
6. Impact of the proposed development on community facilities: Approval of the request may generate minimal, additional traffic along South Waco Avenue and West 32nd Street South. Additional traffic along West 32nd Street South could create additional dust from the gravel road and also could require additional maintenance of the gravel road. However, it is not anticipated to have a significant negative impact on community facilities. Existing public infrastructure at the site will accommodate uses under the proposed TF-3 zoning.

Attachments:

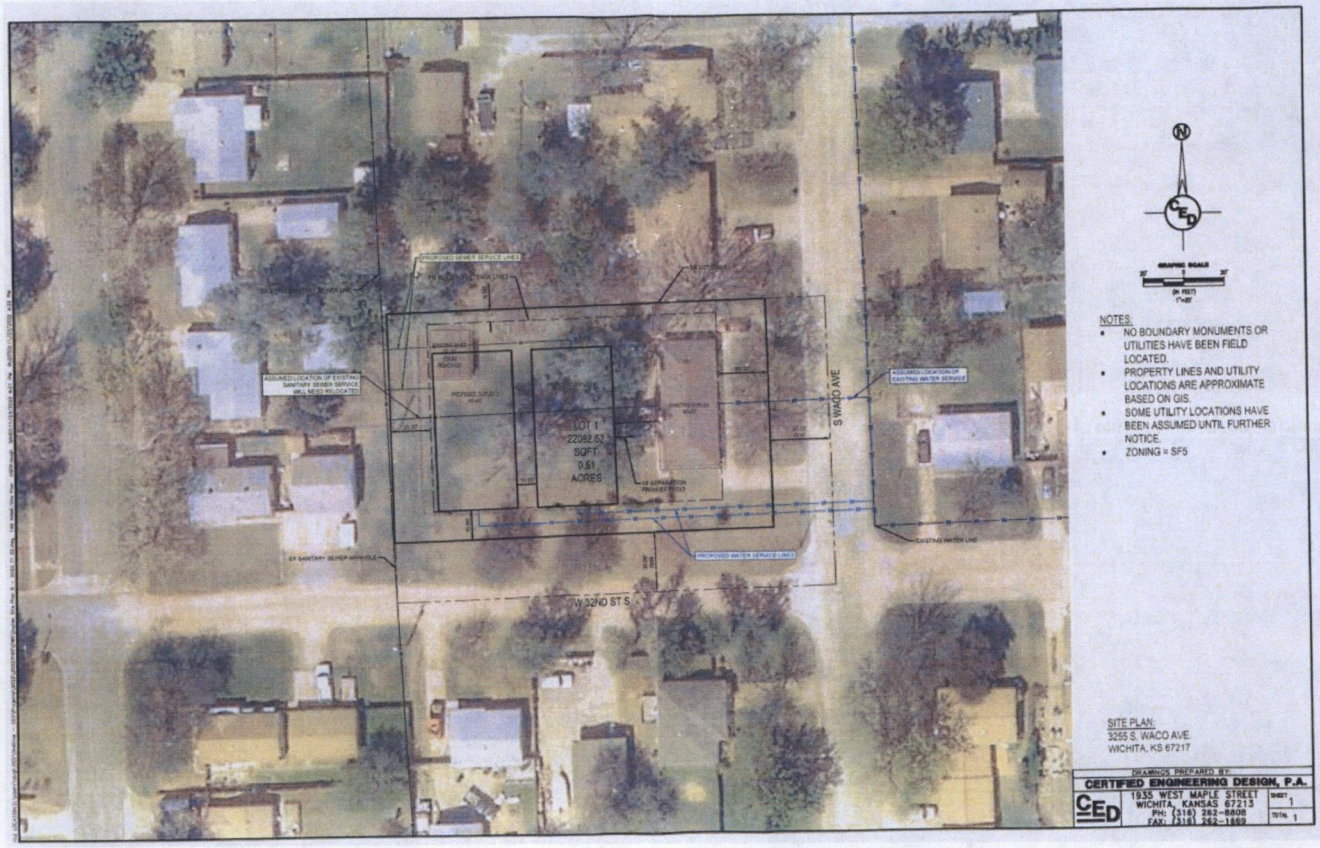
1. Zoning Map
2. Aerial Map
3. Land Use Map
4. Comprehensive Plan Map
5. Applicant Site Plan
6. Site Photography


ZONING
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN
HISTORICAL
DELANO
N
W 30TH ST S
S MCLEAN BLVD
S PALISADE AVE
S WACO AVE
S WICHITA ST
S OLD LAWRENCE RD
CON2021-00008
CON2020-00017
BZA1-60
W 31ST ST S
E 31ST ST S
S WATER ST
BZA10-54
W BENTON ST
S SILVER ST
S EXCHANGE PL
W 32ND ST S
BZA10-83
PO-193
CON2019-00051
W PATTERSON ST
W PATTERSON AVE
E PATTERSON AVE
BZA67-84
BZA31-89
S GOLD ST
W 33RD ST S
W BENWAY ST
W 34TH ST S


S PALISADE AVE
W 32ND ST S
S WACO AVE
N

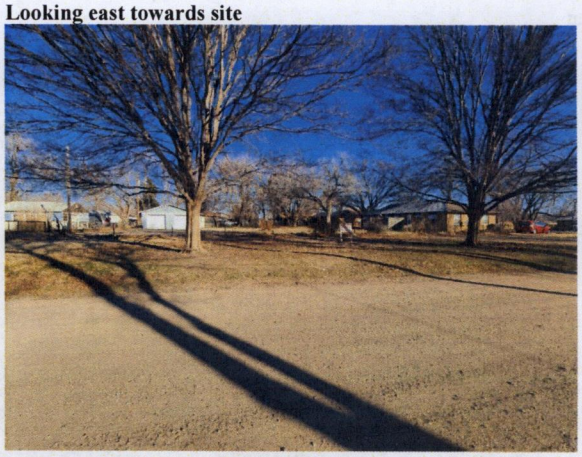

2035 Wichita
Future Growth
Concept Map
Legend
Established Central Area
Residential and Employment Mix
New Employment
New Residential
Wichita City Limits
Other Cities
Northwest Bypass Right-of-Way
Statistical Development Areas
Other Urban Growth Areas 2014
Other Urban Growth Areas 2014
Rural Growth Areas 2014
LAND USE
Residential
Commercial
Industrial
Major Air Transportation & Military
Parks and Open Space
Agricultural or Vacant
Major Institutional
Nghbd_Plan_Areas
N
South Central Plan
27TH
MCLEAN
31ST
SENECA
BROADWAY
GOLD
I135
I235

Site Plan


PROPOSED SEWER SERVICE LINES
ASSUMED LOCATION OF EXISTING SANITARY SEWER SERVICE WILL NEED RELOCATED
LOT 1
22082.62 SQFT.
0.51 ACRES
S WACO AVE
ASSUMED LOCATION OF EXISTING WATER SERVICE
EXISTING WATER LINE
PROPOSED WATER SERVICE LINES
EX SANITARY SEWER MANHOLE
W 32ND ST S
N
GRAPHIC SCALE
NOTES:
NO BOUNDARY MONUMENTS OR UTILITIES HAVE BEEN FIELD LOCATED.
PROPERTY LINES AND UTILITY LOCATIONS ARE APPROXIMATE BASED ON GIS.
SOME UTILITY LOCATIONS HAVE BEEN ASSUMED UNTIL FURTHER NOTICE.
ZONING = SF5
SITE PLAN:
3255 S. WACO AVE.
WICHITA, KS 67217
DRAWINGS PREPARED BY:
CERTIFIED ENGINEERING DESIGN, P.A.
1935 WEST MAPLE STREET
WICHITA, KANSAS 67213
PH: (316) 262-8808
FAX: (316) 262-1869
SHEET 1
TOTAL 1

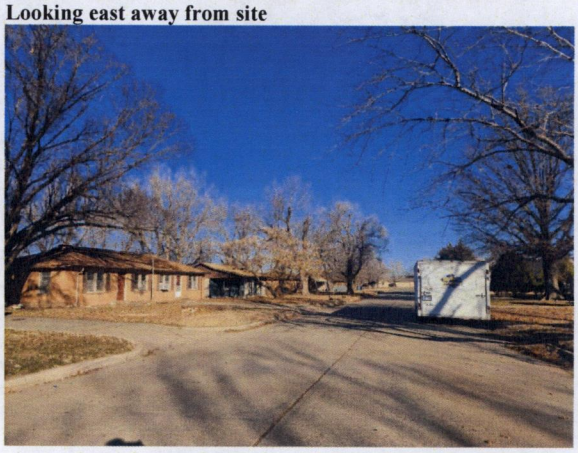
Looking north towards site

Looking east towards site

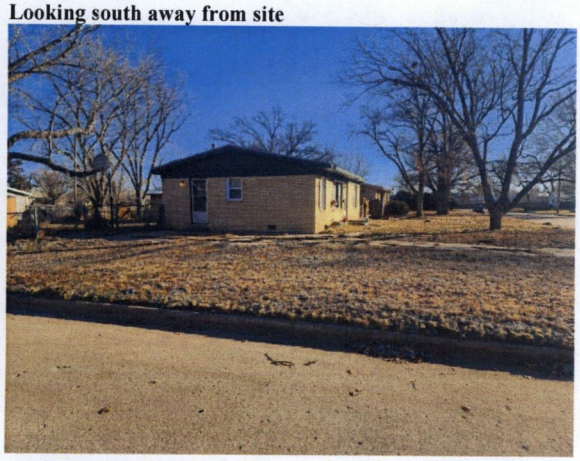


Looking north away from site

Looking east away from site



Looking south away from site



Looking west away from site