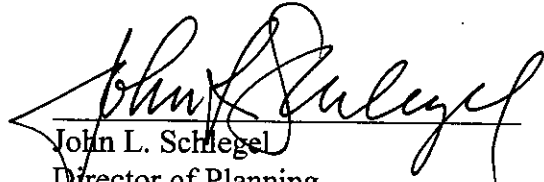
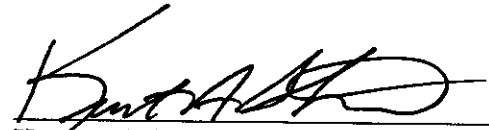


We will note the adjustment to Condition #6 of P.O. #13 as it pertains to Lot 9, Block 2, Regency Park Addition in the files in both the Metropolitan Area Planning Department and the Office of Central Inspection. The "Development Application" sign should now be removed from the property.



John L. Schlegel
Director of Planning



Kurt A. Schroeder
Superintendent of Central Inspection

cc: Fred Nurse, Trimark Signworks, 319 S. Oak, Wichita, KS 67213
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection
Randy Sparkman, Office of Central Inspection
J. R. Cox, Office of Central Inspection



Wichita-Sedgwick County Metropolitan Area Planning Department

February 25, 2005

Steve Wheeler
Kansas Investment Properties, Inc.
11110 E. 26th St. N.
Wichita, KS 67218

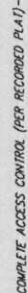
RE: ZON2005-00007 - Administrative Adjustment to Condition #6 of P.O. #13 (SCZ-0734) to permit ground or poles signs on Lot 9, Block 2, Regency Park Addition per the Sign Code provisions for the "NR" Neighborhood Retail zoning district. Located on the northwest corner of 26th Street North and Greenwich.

Dear Mr. Wheeler:

We have reviewed your request for an administrative adjustment to the above-referenced Protective Overlay District. We understand that you propose to construct a 40 square foot monument sign along the property's Greenwich frontage; however, Condition #6 of P.O. #13 restricts signs on the property to those signs permitted in the "IP" Industrial Parking zoning district. Since the property is not permitted access to Greenwich, the "IP" Industrial Park provisions of the Sign Code would allow the monument sign only in lieu of signs on the building's east elevation. Since you also propose building signs on the east elevation, you have requested an administrative adjustment to permit ground or pole signs on the property per the Sign Code provisions for the "NR" Neighborhood Retail zoning district, which is more restrictive than the "IP" Industrial Park provisions but does not require building signs to be eliminated if a ground or pole sign is provided along a street frontage with no access to the property.

On the basis of our review, we find that adjusting Condition #6 of P.O. #13 as requested will not have an adverse effect on the P.O. or on adjacent properties, nor will it be a substantial deviation from the original plan. We further find that adjusting the P.O. as requested will not have any of the negative impacts listed in Section V-I.6. of the Unified Zoning Code. Our signatures below indicate that an administrative adjustment has been granted to permit ground or poles signs on Lot 9, Block 2, Regency Park Addition per the Sign Code provisions for the "NR" Neighborhood Retail zoning district. This adjustment shall not be deemed to alter any other provisions of the P.O. #13.

'E 370.00'(M)4(P)



Basis of Bearings = 500°32'56"E 680.14'(M) + 680'(P)

283' -
Gornwich

of Way)

170'

26th Nov