



Wichita-Sedgwick County Metropolitan Area Planning Department

August 28, 2017

John E. Dugan Family Partnership, LP
Attn: John W. Dugan, Manager
15810 W. 47th St. South
Clearwater, KS 67026

Baughman Company
Attn: Russ Ewy
315 Ellis
Wichita, KS 67211

Re: ZON2016-00039: City Administrative Adjustment to adjust building setbacks along west property line in PO-176.

Legal Description: Lot 1, Block A, Skyway West Addition, Wichita, Sedgwick County, Ks. The property is generally located at the southwest corner of Maize Road and 31st Street South

Dear Applicants:

We have reviewed your request for a Zoning Adjustment to eliminate the 100 foot building setback along the west line of the property.

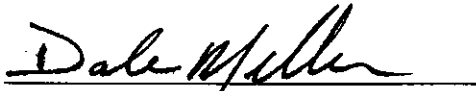
Section V-C.14 of the Unified Zoning Code ("UZC") allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to an approved PO. We find that modifying P.O. #176 to eliminate the 100 foot building setback along the west line of the property meets the conditions required by Sec. V.I.6 of the Code.

Our signatures below indicate that the modifications for P.O. #176 on the aforementioned property is hereby GRANTED, subject to the following conditions:

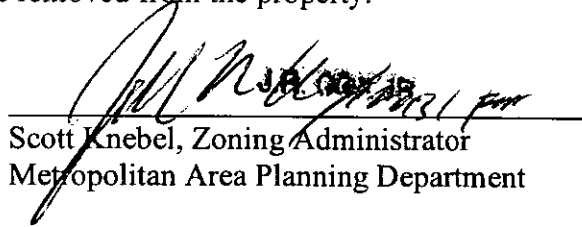
- 1) The site shall conform to all codes including but not limited to building, health and fire.
- 2) The adjustment applies only to the west property line building setback.
- 3) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other

remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.



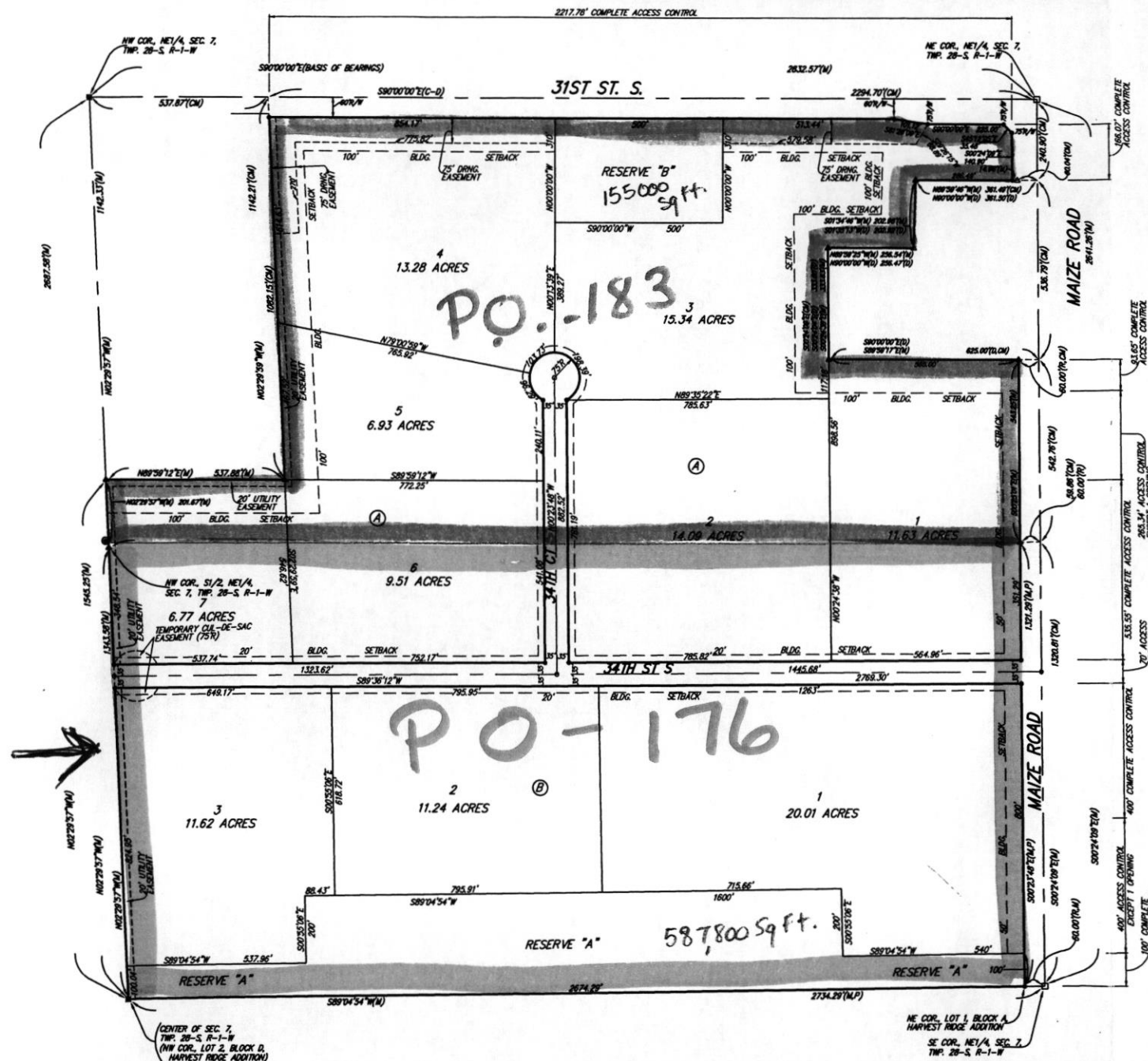
Dale Miller, Director
Metropolitan Area Planning Department



Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Jeff Blubaugh, Council Member District IV
Rebecca Fields, Community Services Representative District IV

FINAL PLAT
SKYWAY WEST 5TH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



BENCHMARK:
MAIZE ROAD & 31ST STREET SOUTH -
CITY OF WICHITA BENCHMARK DISK
200'± WEST OF INTERSECTION, SOUTHEAST
CORNER OF HARBORLAND OF R.C.B.C.
ELEV. = 1,331.82 NAVD83

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "TILS" CAP (FOUND)
- = 1" IRON PIPE (FOUND)
- = #4 REBAR (FOUND)
- = #5 REBAR W/ "HARSHING" CAP (FOUND)

- (M) = MEASURED
- (P) = PLATTED
- (C) = CALCULATED
- (CM) = CALCULATED PER MEASURED INFO
- (C-D) = CALCULATED PER DESCRIBED INFO
- (C-P) = CALCULATED PER PLATTED INFO

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD83
3,4	A	1,339.0
1,2,3	B	1,338.0

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed and
platted "SKYWAY WEST 5TH ADDITION", Wichita, Sedgwick County, Kansas
and that the accompanying plat is a true and correct exhibit of the
property surveyed, described as a replat of all of Lot 1, Block A, Skyway
West Addition, Wichita, Sedgwick County, Kansas TOGETHER with all of
Reserve "A" and Reserve "B", as platted in said Skyway West Addition.

Existing public easements and dedications
being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael G. Conrey, Surveyor

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to be
platted into Lots, Blocks, Streets, and Reserves, to be known as "SKYWAY
WEST 5TH ADDITION", Wichita, Sedgwick County, Kansas. The utility
easements are hereby granted as indicated for the construction and
maintenance of all public utilities. The drainage easements are hereby
granted as indicated for drainage purposes. No signs, light poles, private
drainage systems, masonry trash enclosures or other structures shall be
located within public utility easements unless permitted by the Public
Works Department of the appropriate governing body. The temporary
cul-de-sac easement is hereby granted as indicated for the construction
and maintenance of a temporary cul-de-sac and shall expire at such
time as 34th St S is extended further west or terminated as a permanent
cul-de-sac. The streets are hereby dedicated to and for the use of the
public. Reserve "A" is hereby reserved for landscaping, open space,
berms, lakes, drainage purposes, and utilities as confined to easement.
Reserve "B" is hereby reserved for landscaping, open space, berms, lakes,
and drainage purposes. Reserves "A" and "B" shall be owned and
maintained by the current owner, and/or their successors, assigns, and/or
a Lot Owners Association. Access controls shall be as depicted on the
face of the plat and are hereby granted to the City of Wichita, Kansas.
The permitted opening locations shall be as determined by the City
Engineer of the City of Wichita, Kansas. The Minimum Building Pad
Elevation for the lowest opening to the structures shall be as indicated on
the face of the plat.

John E. Dugan Family Partnership, LP

John E. Dugan, Trustee of the
John E. Dugan Revocable Trust #1

State of Kansas) SS The foregoing instrument acknowledged before
Sedgwick County) me, this _____ day of _____, 2017, by John E. Dugan, Trustee
of the John E. Dugan Revocable Trust #1, as Manager of the John E.
Dugan Family Partnership, LP, on behalf of the limited partnership.

My App't. Exp. _____, Notary Public

This plat of "SKYWAY WEST 5TH ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and approved by
the Wichita-Sedgwick County Metropolitan Area Planning Commission,
Wichita, Kansas.

Dated this _____ day of _____, 2017.
Wichita-Sedgwick County Metropolitan Area Planning Commission

David W. Foster, Chairman

Dale Miller, Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 2017.

Jeff Longwell, Mayor, City of Wichita

Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005
on this _____ day of _____, 2017.

Tricia L. Robello, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day
of _____, 2017.

Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 2017 at _____ o'clock _____ M; and is duly recorded.

Tonya Buckingham, Register of Deeds

Judy J. Paget, Deputy

SITE PLAN

APPROVED 8/28/17 BY [Signature]

**SKYWAY WEST
5TH ADDITION**

Baughman Company, P.A.
315 E 10th St., Wichita, KS 67211 P 316-262-7271 F 316-262-0149
baughman.com

A:\Projects\Skyway West 5th Addition_17-05-2885\Drawings\Skyway West 5th P.dwg