

ACTION

DATE

Bza COMMITTEE *D. Aikman* *2-28-64*
by applicant

M.A.P.C. _____

B.C.C./B. CO. C. _____

BZA 7-64 - Daniel R. Aikman requests
exception to permit trailer sales
lot on E side of Broadway in an area
S of 43rd St. South

April 30, 1964

Mr. Richard T. Foster, Attorney
570 Fourth National Bank Building
Wichita, Kansas

Dear Mr. Foster:

Re: Case No. BZA 7-64

At the regular meeting of the Board of Zoning Appeals of the City of Wichita held on April 28, 1964, your oral request for withdrawal of the above application was considered.

Your request to withdraw the application was accepted by the Board. The case will now be closed without further consideration or action on the part of the Board of Zoning Appeals.

Very truly yours,

Jack H. Galbraith
Secretary

JHG:JWH:ber

cc: Daniel R. Aikman
1141 North Market

SECRETARY'S REPORT

CASE NO. BZA 7-64

APPLICANT: Daniel R. Aikman, 1141 North Market

AGENT: Arthur W. Skaer, Jr., 570 Fourth National Bank Building

REQUEST: Exception, pursuant to Section 28.04,189.A.14, Code of the City of Wichita, to permit the installation or construction of a mobile home and/or trailer sales lot.

LOCATION: Generally located on the east side of Broadway in an area south of 43rd Street South.

ZONING: The property in question and the property in the surrounding area is zoned "LC" Light Commercial, excepting that directly to the south which is zoned "AA" Single Family Dwelling.

LAND USE: The property in question is presently used for trailer sales in violation of the zoning ordinance. Property to the north, south and west are used for trailer sales. There are two motels in the area, one to the south and the other to the west.

JURISDICTION: The request for an exception is within the jurisdiction of the Board of Zoning Appeals to grant, provided all the following conditions are found to exist:

- a. Location contiguous to a major street as designated in the Pattern for Thorofares, Wichita, Kansas, 1955, or amendments thereto.
- b. Such screening for areas contiguous to residential zoning districts as may be determined appropriate and necessary to protect adjacent properties from light, debris and noise and to preserve adjacent property values.
- c. All storage and display areas shall be paved with concrete, asphalt or other comparable material.
- d. All lights shall be shielded to reflect or direct light away from adjoining property. No string-type lighting shall be permitted.
- e. No projecting signs shall be permitted.
- f. No sound projecting devices or loud speaker shall be used so as to be heard outside of any structure.

- g. Such other conditions as the Board of Zoning Appeals deems necessary to include, but not be restricted to, proper setbacks, landscaping, and maintenance provisions.
- h. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work is done.

The applicant has not submitted a statement of justification and the plot plan which is shown as Attachment #1 is not, in the Secretary's opinion, an acceptable plot plan.

GENERAL COMMENT: This land in question is presently leased and is being used for the sale of mobile homes in violation of the zoning ordinance. The land is not platted and, therefore, Broadway adjacent to this land has only a 30 foot half street right-of-way. All lands presently being platted on Broadway are required to dedicate an additional 20 feet of right-of-way.

In viewing the strip of light commercial zoning along Broadway, one can see that there are admixture of uses, some of which are permitted under the "LC" section of the ordinance, and some of which are nonconforming. In view of the location, the character of the highway and its development, it is the opinion of the Secretary that this particular location is acceptable for a mobile home sales operation, if proper controls are exercised by the Board.

RECOMMENDATION: In view of the comments and considerations stated above, it is the opinion and recommendation of the Secretary that the exception be granted, subject to the following conditions and requirements:

1. The permit shall be for mobile home sales.
2. The land on which this use is proposed shall be platted and an additional 20 feet shall be dedicated along Broadway for additional right-of-way.
3. A development proposal, drawn to scale, shall be submitted to the office of Central Inspection for their approval.
4. There shall be maintained a twenty foot front setback, in addition to the 30 foot dedication requirement, and no mobile home shall be displayed in this area.

5. All storage and display area shall be paved with concrete, asphalt or asphaltic concrete.
6. All lights shall be shielded to reflect or direct light away from adjoining property. No string type lighting shall be permitted.
7. No projecting signs (as defined by the Sign Code of the City) shall be permitted.
8. No sound projecting device or loud speaker shall be used so as to be heard outside of any structure.
9. No outside repair of mobile homes shall be conducted.
10. A corporate performance bond in the amount of \$_____ shall be submitted to the Secretary of the Board, to guarantee the surfacing of the storage and display area. (The form of the bond shall be approved by the legal counsel for the Board.)
11. All improvements on the lot shall be made within 12 months from the effective date of the approval of this application or the permit shall be null and void.

Attachment

#1 - Plot Plan (Inadequate)

CASE NO. BZA 7-64

11 NOTICES MAILED APRIL 9, 1964 FOR MEETING APRIL 28, 1964

Daniel R. Aikman
1800 North Grace Avenue
Hollywood 28, California

Arthur W. Skaer, Jr.
570 Fourth National Bank Building

Richard T. Foster
570 Fourth National Bank Building

Leo J. & Wilma C. Finn
6614 Magill Lane

W. L. Morris
208 North Broadway

State of Kansas
Topeka, Kansas

Dwight Kennedy
300 Seville

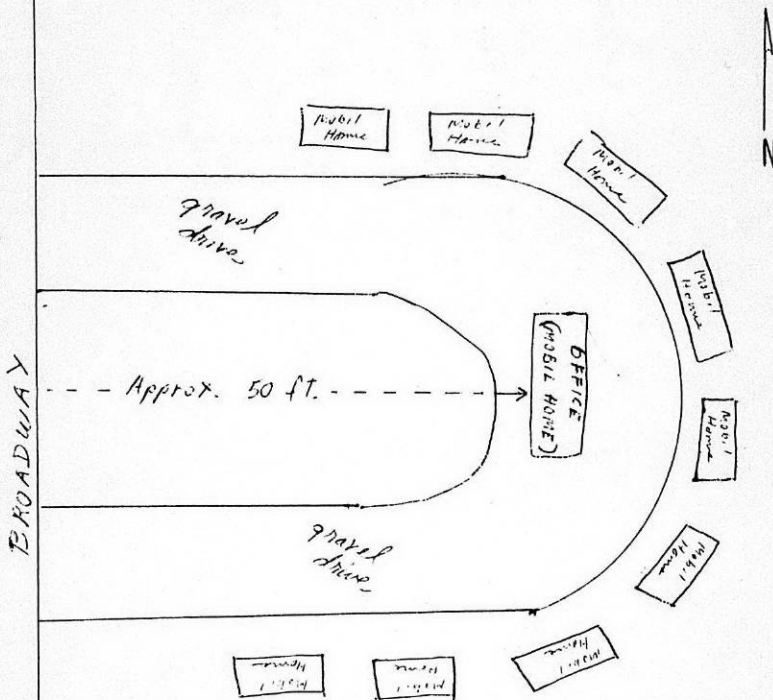
Milton C. Kennedy
300 Seville

Charles W. & Lena B. Gibbs
1402 West 33rd Street South

Dan R. Aikman
1141 North Market

E. R. Brookings
4546 South Broadway

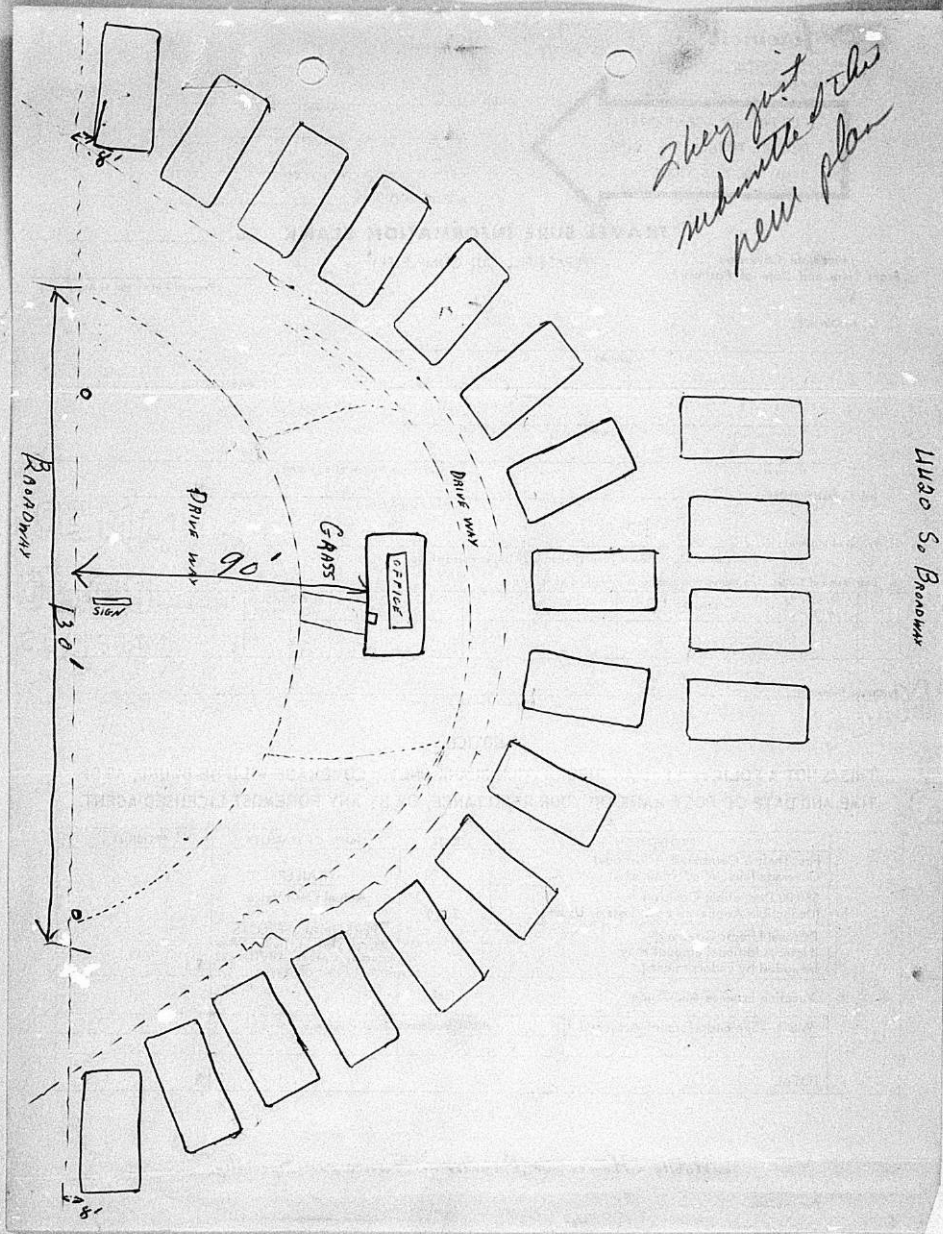
4420 S. Broadway Avenue
Wichita, Kansas



Proposed use: trailer sales lot.

Case No. BZA 7-64
Attachment # 2 - page 2

SKETCH
Schedule 4



*They just
submitted the
new plan*

1430 So Broadway

SECRETARY'S REPORT

CASE NO. BZA 7-64

APPLICANT: Daniel R. Aikman, 1141 North Market

AGENT: Arthur W. Skaer, Jr., 570 Fourth National Bank Building

REQUEST: Exception, pursuant to Section 28.04.180.A.14, Code of the City of Wichita, to permit the installation or construction of a mobile home and/or trailer sales lot.

LOCATION: Generally located on the east side of Broadway in an area south of 43rd Street South.

ZONING: The property in question and the property in the surrounding area is zoned "LC" Light Commercial, excepting that directly to the south which is zoned "AA" Single Family Dwelling.

LAND USE: The property in question is presently used for trailer sales in violation of the zoning ordinance. Property to the north, south and west are used for trailer sales. There are two motels in the area, one to the south and the other to the west.

JURISDICTION: The request for an exception is within the jurisdiction of the Board of Zoning Appeals to grant, provided all the following conditions are found to exist:

- a. Location contiguous to a major street as designated in the Pattern for Thorofares, Wichita, Kansas, 1955, or amendments thereto.
- b. Such screening for areas contiguous to residential zoning districts as may be determined appropriate and necessary to protect adjacent properties from light, debris and noise and to preserve adjacent property values.
- c. All storage and display areas shall be paved with concrete, asphalt or other comparable material.
- d. All lights shall be shielded to reflect or direct light away from adjoining property. No string-type lighting shall be permitted.
- e. No projecting signs shall be permitted.
- f. No sound projecting devices or loud speaker shall be used so as to be heard outside of any structure.

- g. Such other conditions as the Board of Zoning Appeals deems necessary to include, but not be restricted to, proper setbacks, landscaping, and maintenance provisions.
- h. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work is done.

The applicant has not submitted a statement of justification and the plot plan which is shown as Attachment #4 is not, in the Secretary's opinion, an acceptable plot plan.

GENERAL COMMENT: This land in question is presently leased and is being used for the sale of mobile homes in violation of the zoning ordinance. The land is not platted and, therefore, Broadway adjacent to this land has only a 30 foot half street right-of-way. All lands presently being platted on Broadway are required to dedicate an additional 20 feet of right-of-way.

In viewing the strip of light commercial zoning along Broadway, one can see that there are admixture of uses, some of which are permitted under the "LC" section of the ordinance, and some of which are nonconforming. In view of the location, the character of the highway and its development, it is the opinion of the Secretary that this particular location is acceptable for a mobile home sales operation, if proper controls are exercised by the Board.

RECOMMENDATION: In view of the comments and considerations stated above, it is the opinion and recommendation of the Secretary that the exception be granted, subject to the following conditions and requirements:

1. The permit shall be for mobile home sales.
2. The land on which this use is proposed shall be platted and an additional 20 feet shall be dedicated along Broadway for additional right-of-way.
3. A development proposal, drawn to scale, shall be submitted to the office of Central Inspection for their approval.
4. There shall be maintained a twenty foot front setback, in addition to the 30 foot dedication requirement, and no mobile home shall be displayed in this area.

5. All storage and display area shall be paved with concrete, asphalt or asphaltic concrete.
6. All lights shall be shielded to reflect or direct light away from adjoining property. No string type lighting shall be permitted.
7. No projecting signs (as defined by the Sign Code of the City) shall be permitted.
8. No sound projecting device or loud speaker shall be used so as to be heard outside of any structure.
9. No outside repair of mobile homes shall be conducted.
10. A corporate performance bond in the amount of \$_____ shall be submitted to the Secretary of the Board, to guarantee the surfacing of the storage and display area. (The form of the bond shall be approved by the legal counsel for the Board.)
11. All improvements on the lot shall be made within 12 months from the effective date of the approval of this application or the permit shall be null and void.

Attachment

#4 Plot Plan (Inadequate)

#1 - Real Estate Lease

REAL ESTATE LEASE

THIS LEASE AGREEMENT, Made and entered into this _____
day of January, 1964,

BY AND BETWEEN:

D. E. AIDMAN,
HEREINAFTER REFERRED TO AS
"LESSOR"

AND:

LUKE ARNETT,
HEREINAFTER REFERRED TO AS
"LESSEE"

WITNESSETH:

WHEREAS, Lessor is the owner of the following described
tract of unimproved land, to-wit:

Tract A:

Beginning at a point 270 Feet South of the
Northwest corner of Southwest Quarter of
Section 11, Township 28 South, Range 1 East
of the Sixth Principal Meridian, thence South
240 Feet, thence East 363 Feet, thence North
240 Feet, thence West 363 Feet, to point of
beginning, Sedgwick County, Kansas; and

Tract B:

Beginning at a point 510 Feet South of the
Northwest corner of the Southwest Quarter
of Section 16, Township 28, Range 1 East of
the 6th P.M., thence east parallel to the
North line of said Southwest Quarter 363
feet thence South parallel to the West line
of said Southwest Quarter 115 feet, thence
Northwesterly to a point on the west line
of said Southwest Quarter said point being
2.44 feet south of point of beginning;
thence north 2.44 feet to beginning. Sub-
ject to a road easement on the West 30
feet thereof, in Sedgwick County, Kansas;
and

WHEREAS, Lessee desires to lease and rent said premises
for the purpose of conducting the business of selling mobile houses and
trailers therefrom and Lessor is willing to lease and let said premises
under the following terms and conditions;

NOW, THEREFORE, the parties hereto, for and in consideration
of the rents, covenants and agreements herein stated, do hereby firmly

Case No. BZA 7-64
Attachment #1 - page 1

SCHEDULE II

bind themselves, their heirs, devisees, legatees, administrators, executors, successors and assigns, as follows:

1. Commencing on February 1, 1964, Lessor does hereby lease, let and rent unto Lessee the above described real property for a term of one (1) years, or in other words, through the last day of January, 1965, for a total consideration of EIGHTEEN HUNDRED (\$1800.00) DOLLARS, payable as follows, to-wit: ONE HUNDRED FIFTY (\$150.00) DOLLARS, on or before the first day of February, 1964, with a like payment on or before the first day of each and every succeeding month thereafter during said one (1) year term.
2. Lessee agrees not to sublet any portions of said premises without written consent of Lessor nor permit any other person or persons to occupy the same and shall not use or occupy said premises for any business deemed hazardous or unlawful.
3. Lessee may extend the term of this lease for one (1) additional year from and after February 1, 1965, under like terms and conditions and for the same rental as provided for the basic one year term, provided further, however, Lessee must notify Lessor by registered mail on or before the 31st day of December, 1964 of his intention to extend the term of this lease for said one (1) additional year period.
4. Lessee shall carry a liability insurance policy in the amount of FIFTY THOUSAND (\$50,000.00) DOLLARS; shall furnish Lessor a copy thereof; and shall hold Lessor harmless on all matters growing out of or connected with Lessee's use and occupancy of said premises.
5. All notices and rental payments shall be mailed to Lessor at the following address, to-wit:

D. W. Atzman
Attention: Mrs. E. E. Loulon
1141 North Market
Wichita, Kansas.
6. Lessee shall pay all ad valorem taxes attributable to his business endeavors and his property located upon said premises.
7. Should Lessee violate or default in any of the preceding covenants and provisions, including prompt payment of monthly rentals in advance, all as aforesaid, Lessor may, at his election, either distrain for

rent due or declare this lease at an end and recover the premises as if held by forcible detainer, together with all damages attributable to said breach.

IN WITNESS WHEREOF, the undersigned have executed this lease the date and year first above written.

D. K. AIDMAN

"LESSOR"

LUKE ARNETT

"LESSEE"

PLATS FOR
CITY
BUSINESS PROPERTIES
PLATS
CITY PLATS AND MAPS
CITY PLAT BOOK

OFFICE OF
CLYDE M. BAUGHMAN
Civil Engineer & Surveyor
Registered Professional Engineer

1-64
TOPOGRAPHICAL MAPPING
DRAINAGE
CITY PLATS AND MAPS
CITY PLAT BOOK

W. KELLOGG
State of Kansas }
County of Sedgwick } SS

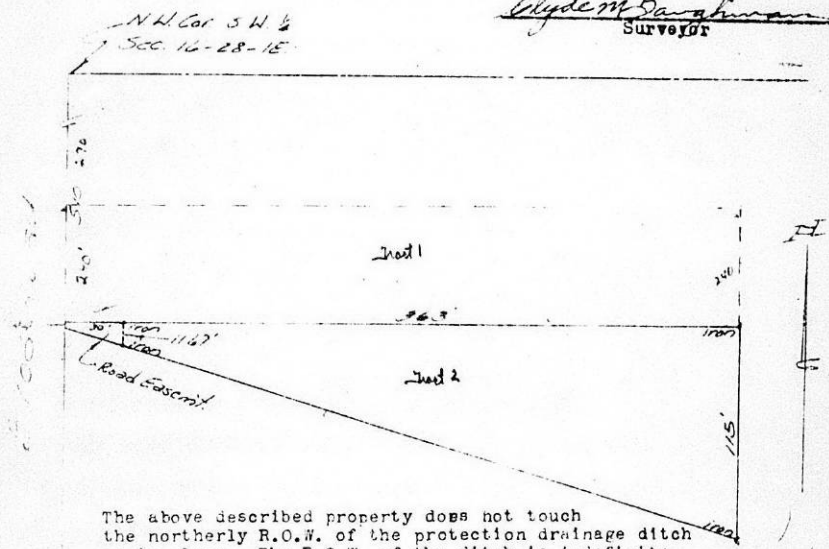
WICHITA, B. KANSAS

PHONE MURRAY 3-7431

7 September, 1955

I, Clyde M. Baughman, Surveyor in aforesaid county and state do hereby certify that I did on this 7th day of September, 1955, survey Beginning at a point 510 feet South of the Northwest corner of the Southwest Quarter of Section 16, Township 28, Range 1 East of the 6th P.M. thence east parallel to the North line of said Southwest Quarter 363 feet thence South parallel to the West line of said Southwest Quarter 115 feet, thence North-westerly to a point on the west line of said Southwest Quarter said point being 2.44 feet south of point of beginning; thence north 2.44 feet to beginning. Subject to a road easement on the West 30 feet thereof. The accompanying plat is a true and correct exhibit of said survey.

Clyde M. Baughman
Surveyor



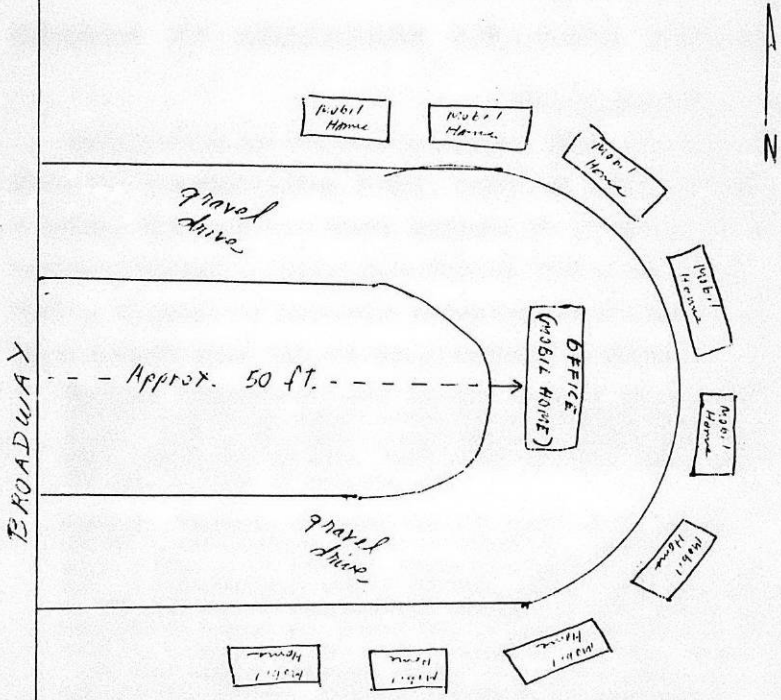
The above described property does not touch the northerly R.O.W. of the protection drainage ditch as in place. The R.O.W. of the ditch is indefinite, and can only be located by using the center of the ditch as in place.

case No. BZA 7-64
Attachment #2 - page 1

SCHEDULE III

Clyde M. Baughman
Surveyor

4420 S. Broadway Avenue
Wahala, Hawaii



Proposed use: trailer sales lot.

Case No. BZA 7-64
Attachment # 2 - page 2

SKETCH
Schedule 4

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

15

April 9, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

April
Case No. BZA 7-64

An application has been filed by Arthur W. Skaer, Jr., 570 Fourth National Bank Building, Wichita, Kansas, on behalf of Daniel R. Aikman, 1800 North Grace Avenue, Hollywood 28, California, for an Exception, pursuant to Section 28.04.140.A.14, Code of the City of Wichita, to permit the installation or construction of a trailer sales lot on property zoned "LC", and legally described as follows:

Tract A: Beginning at a point 270 feet south of the northwest corner of southwest quarter of Section 16, Township 28 South, Range 1 East of the Sixth Principal Meridian, thence south 240 feet, thence east 363 feet, thence north 240 feet, thence west 363 feet to point of beginning, and

Tract B: Beginning at a point 510 feet south of the northwest corner of the southwest quarter of Section 16, Township 28, Range 1 East of the 6th P.M., thence east parallel to the north line of said southwest quarter 363 feet, thence south parallel to the west line of said southwest quarter 115 feet, thence north-westerly to a point on the west line of said southwest quarter, said point being 2.44 feet south of point of beginning, thence north 2.44 feet to beginning, subject to a road easement on the west 30 feet thereof. Generally located on the east side of Broadway in an area south of 43rd Street South.

This application has been assigned Case No. BZA 7-64, and will be re-considered by the Board of Zoning Appeals at its meeting on Tuesday, April 28, 1964, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

April 9, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 7-64

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Tract B: Beginning at a point 510 feet south of the northwest corner of the southwest quarter of Section 16, Township 28, Range 1 East of the 6th P.M., thence east parallel to the north line of said southwest quarter 363 feet, thence south parallel to the west line of said southwest quarter 115 feet, thence north-westerly to a point on the west line of said southwest quarter, said point being 2.44 feet south of point of beginning, thence north 2.44 feet to beginning, subject to a road easement on the west 30 feet thereof. Generally located on the east side of Broadway in an area south of 43rd Street South.

This application has been assigned Case No. BZA 7-64, and will be re-considered by the Board of Zoning Appeals at its meeting on Tuesday, April 28, 1964, at 2 P.M. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Jack H. Galbraith
Secretary

February 27, 1964

Mr. Richard T. Foster, Attorney
570 Fourth National Bank Building
Wichita, Kansas

Dear Mr. Foster:

Re: Case No. BEA 7-64

This is to advise you that at the regular meeting of February 25, 1964, the Board of Zoning Appeals of the City of Wichita considered your request for an exception to permit installation or construction of trailer sales lot on property generally located on the east side of Broadway in an area south of 43rd Street South.

It was the decision of the Board to defer this application for a period of 60 days to give the applicant an opportunity to file an application for rezoning of subject property from "LC" to "C".

Very truly yours,

Robert A. Lakin
Secretary

RAL:ber

cc: Daniel R. Aikman
1141 North Market

Glen Lytle, Superintendent
of Central Inspection

Robert Finch
City Clerk

SECRETARY'S REPORT

CASE NO. BZA 7-64

APPLICANT: Daniel R. Aikman, 1141 North Market

AGENT: Arthur W. Skaer, Jr., 570 Fourth National Bank Building

REQUEST: Exception, pursuant to Section 28.04.189.A.14, Code of the City of Wichita, to permit the installation or construction of a mobile home and/or trailer sales lot.

LOCATION: Generally located on the east side of Broadway in an area south of 43rd Street South.

ZONING: The property in question and the property in the surrounding area is zoned "LC" Light Commercial, excepting that directly to the south which is zoned "AA" Single Family Dwelling.

LAND USE: The property in question is presently used for trailer sales in violation of the zoning ordinance. Property to the north, south and west are used for trailer sales. There are two motels in the area, one to the south and the other to the west.

JURISDICTION: The request for an exception is within the jurisdiction of the Board of Zoning Appeals to grant, provided all the following conditions are found to exist:

- a. Location contiguous to a major street as designated in the Pattern for Thorofares, Wichita, Kansas, 1955, or amendments thereto.
- b. Such screening for areas contiguous to residential zoning districts as may be determined appropriate and necessary to protect adjacent properties from light, debris and noise and to preserve adjacent property values.
- c. All storage and display areas shall be paved with concrete, asphalt or other comparable material.
- d. All lights shall be shielded to reflect or direct light away from adjoining property. No string-type lighting shall be permitted.
- e. No projecting signs shall be permitted.
- f. No sound projecting devices or loud speaker shall be used so as to be heard outside of any structure.

- g. Such other conditions as the Board of Zoning Appeals deems necessary to include, but not be restricted to, proper setbacks, landscaping, and maintenance provisions.
- h. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work is done.

The applicant has not submitted a statement of justification and the plot plan which is shown as Attachment #4² is not, in the Secretary's opinion, an acceptable plot plan.

GENERAL COMMENT: This land in question is presently leased and is being used for the sale of mobile homes in violation of the zoning ordinance. The land is not platted and, therefore, Broadway adjacent to this land has only a 30 foot half street right-of-way. All lands presently being platted on Broadway are required to dedicate an additional 20 feet of right-of-way.

In viewing the strip of light commercial zoning along Broadway, one can see that there are admixture of uses, some of which are permitted under the "LC" section of the ordinance, and some of which are nonconforming. In view of the location, the character of the highway and its development, it is the opinion of the Secretary that this particular location is acceptable for a mobile home sales operation, if proper controls are exercised by the Board.

RECOMMENDATION: In view of the comments and considerations stated above, it is the opinion and recommendation of the Secretary that the exception be granted, subject to the following conditions and requirements:

1. The permit shall be for mobile home sales.
2. The land on which this use is proposed shall be platted and an additional 20 feet shall be dedicated along Broadway for additional right-of-way.
3. A development proposal, drawn to scale, shall be submitted to the office of Central Inspection for their approval.
4. There shall be maintained a twenty foot front setback, in addition to the 30 foot dedication requirement, and no mobile home shall be displayed in this area.

5. All storage and display area shall be paved with concrete, asphalt or asphaltic concrete.
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7. No projecting signs (as defined by the Sign Code of the City) shall be permitted.
8. No sound projecting device or loud speaker shall be used so as to be heard outside of any structure.
9. No outside repair of mobile homes shall be conducted.
10. A corporate performance bond in the amount of \$_____ shall be submitted to the Secretary of the Board, to guarantee the surfacing of the storage and display area. (The form of the bond shall be approved by the legal counsel for the Board.)
11. All improvements on the lot shall be made within 12 months from the effective date of the approval of this application or the permit shall be null and void.

Attachment

- #~~2~~² Plot Plan (Inadequate)
- #1 - Real Estate Lease

REAL ESTATE LEASE

THIS LEASE AGREEMENT, Made and entered into this _____

day of January, 1964,

By AND BETWEEN:

D. R. AYDAM,
HEREINAFTER REFERRED TO AS
"LESSOR"

AND:

LUKE ARNETT,
HEREINAFTER REFERRED TO AS
"LESSEE"

W I T N E S S E T H :

WHEREAS, Lessor is the owner of the following described

tract of unapproved land, to-wit:

Tract A:

Beginning at a point 270 Feet South of the Northwest corner of Southwest Quarter of Section 10, Township 28 South, Range 1 East of the Sixth Principal Meridian, thence South 240 Feet, thence East 363 Feet, thence North 240 Feet, thence West 363 Feet, to point of beginning, Sedgwick County, Kansas; and

Tract B:

Beginning at a point 510 Feet South of the Northwest corner of the Southwest Quarter of Section 10, Township 28, Range 1 East of the 6th P.M., thence east parallel to the North line of said Southwest Quarter 363 feet thence South parallel to the West line of said Southwest Quarter 115 feet, thence Northwesterly to a point on the west line of said Southwest Quarter said point being 2.44 feet south of point of beginning; thence north 2.44 feet to beginning. Subject to a road easement on the West 30 feet thereof, in Sedgwick County, Kansas; and

WHEREAS, Lessee desires to lease and rent said premises for the purpose of conducting the business of selling mobile houses and trailers therefrom and Lessor is willing to lease and let said premises under the following terms and conditions;

NOW, THEREFORE, the parties hereto, for and in consideration of the rents, covenants and agreements herein stated, do hereby finally

Case No. BZA 7-64
Attachment #1 - page 1

SCHEDULE II

bind themselves, their heirs, devisees, legatees, administrators, executors, successors and assigns, as follows:

1. Commencing on February 1, 1964, Lessor does hereby lease, let and rent unto Lessee the above described real property for a term of one (1) years, or in other words, through the last day of January, 1965, for a total consideration of EIGHTEEN HUNDRED (\$1800.00) DOLLARS, payable as follows, to-wit: ONE HUNDRED FIFTY (\$150.00) DOLLARS, on or before the first day of February, 1964, with a like payment on or before the first day of each and every succeeding month thereafter during said one (1) year term.

2. Lessee agrees not to sublet any portions of said premises without written consent of Lessor nor permit any other person or persons to occupy the same and shall not use or occupy said premises for any business deemed hazardous or unlawful.

3. Lessee may extend the term of this lease for one (1) additional year from and after February 1, 1965, under like terms and conditions and for the same rental as provided for the basic one year term, provided further, however, Lessee must notify Lessor by registered mail on or before the 31st day of December, 1964 of his intention to extend the term of this lease for said one (1) additional year period.

4. Lessee shall carry a liability insurance policy in the amount of FIFTY THOUSAND (\$50,000.00) DOLLARS; shall furnish Lessor a copy thereof; and shall hold Lessor harmless on all matters growing out of or connected with Lessee's use and occupancy of said premises.

5. All notices and rental payments shall be mailed to Lessor at the following address, to-wit:

D. R. Atkinson
Attention: Mrs. E. L. Coulon
1141 North Market
Wichita, Kansas.

6. Lessee shall pay all ad valorem taxes attributable to his business endeavors and his property located upon said premises.

7. Should Lessee violate or default in any of the preceding covenants and provisions, including prompt payment of monthly rentals in advance, all as aforesaid, Lessor may, at his election, either distrain for

rent due or declare this lease at an end and recover the premises as if held by forceable detainer, together with all damages attributable to said breach.

IN WITNESS WHEREOF, the undersigned have executed this lease the date and year first above written.

D. R. AIRMAN

"LESSOR"

LUKE ARNETT

"LESSEE"

FOR
PROPERTY
MILLS
IONS

OFFICE OF
Clyde M. BAUGHMAN
Civil Engineer & Surveyor
Registered Professional Engineer

1-64 /
TOPOGRAPHICAL MAPPING
DRAINAGE
CITY PLATS AND MAPS
CITY PLAT BOOK

W. KELLOGG

WICHITA, KANSAS

PHONE MURRAY 3-7431

State of Kansas }
County of Sedgwick } SS

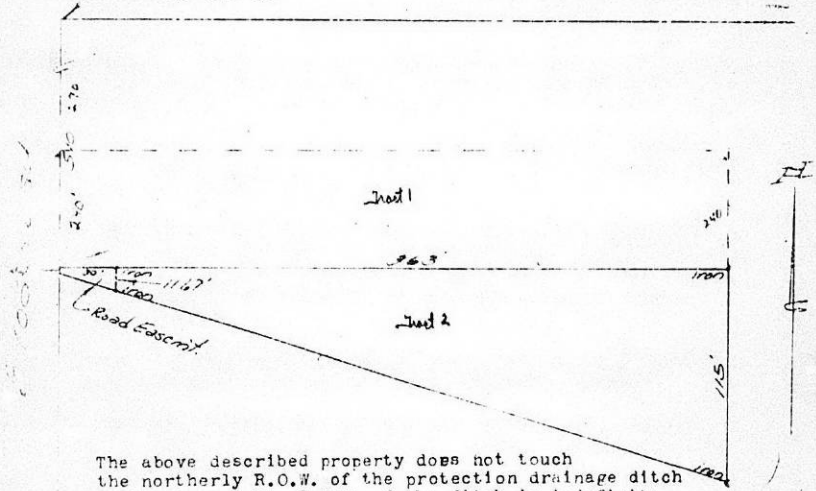
7 September, 1955

I, Clyde M. Baughman, Surveyor in aforesaid county and state do hereby certify that I did on this 7th day of September, 1955, survey Beginning at a point 510 feet South of the Northwest corner of the Southwest Quarter of Section 16, Township 28, Range 1 East of the 6th P.M. thence east parallel to the North line of said Southwest Quarter 363 feet thence South parallel to the West line of said Southwest Quarter 115 feet, thence North-westerly to a point on the west line of said Southwest Quarter said point being 2.44 feet south of point of beginning; thence north 2.44 feet to beginning. Subject to a road easement on the West 30 feet thereof.

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

Clyde M. Baughman
Surveyor

N.H. Cor. S.W. 4
Sec. 16-28-1E



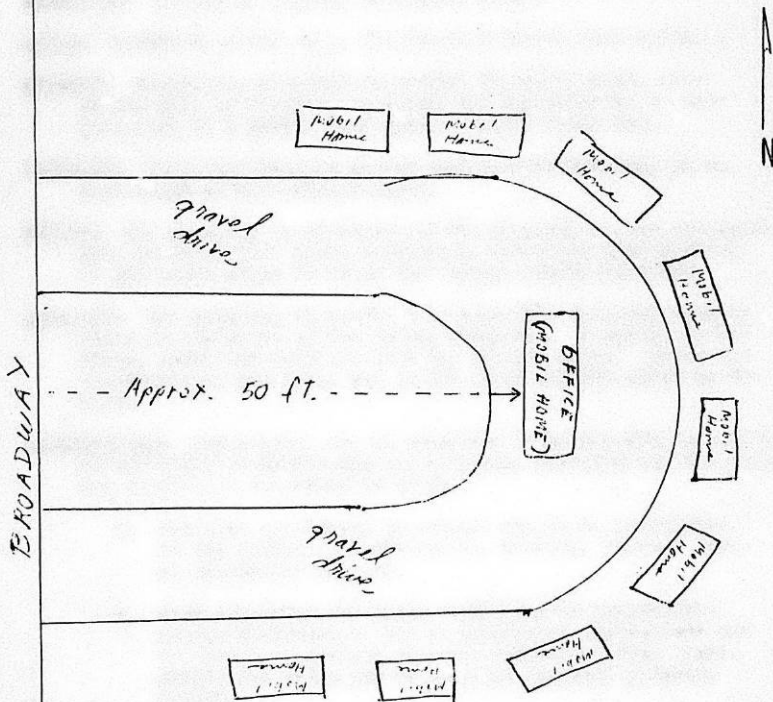
The above described property does not touch the northerly R.O.W. of the protection drainage ditch as in place. The R.O.W. of the ditch is indefinite, and can only be located by using the center of the ditch as in place.

Case No. BZA 7-64
Attachment #2 - page 1

SCHEDULE III

Clyde M. Baughman
Surveyor

4470 S. Broadway Avenue
Wihite, Hawaii



Proposed use: trailer sales lot.

Case No. BZA 7-64
Attachment # 2 - page 2

SKETCH
Schedule 4

SECRETARY'S REPORT

CASE NO. BZA 7-64

APPLICANT: Daniel R. Aikman, 1141 North Market

AGENT: Arthur W. Skaer, Jr., 570 Fourth National Bank Building

REQUEST: Exception, pursuant to Section 28.04.180.A.14, Code of the City of Wichita, to permit the installation or construction of a mobile home and/or trailer sales lot.

LOCATION: Generally located on the east side of Broadway in an area south of 43rd Street South.

ZONING: The property in question and the property in the surrounding area is zoned "LC" Light Commercial, excepting that directly to the south which is zoned "AA" Single Family Dwelling.

LAND USE: The property in question is presently used for trailer sales in violation of the zoning ordinance. Property to the north, south and west are used for trailer sales. There are two motels in the area, one to the south and the other to the west.

JURISDICTION: The request for an exception is within the jurisdiction of the Board of Zoning Appeals to grant, provided all the following conditions are found to exist:

- a. Location contiguous to a major street as designated in the Pattern for Thorofares, Wichita, Kansas, 1955, or amendments thereto.
- b. Such screening for areas contiguous to residential zoning districts as may be determined appropriate and necessary to protect adjacent properties from light, debris and noise and to preserve adjacent property values.
- c. All storage and display areas shall be paved with concrete, asphalt or other comparable material.
- d. All lights shall be shielded to reflect or direct light away from adjoining property. No string-type lighting shall be permitted.
- e. No projecting signs shall be permitted.
- f. No sound projecting devices or loud speaker shall be used so as to be heard outside of any structure.

Page 2 - Secretary's Report
Case No. BZA 7-64

- g. Such other conditions as the Board of Zoning Appeals deems necessary to include, but not be restricted to, proper setbacks, landscaping, and maintenance provisions.
- h. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work is done.

The applicant has not submitted a statement of justification and the plot plan which is shown as Attachment #1 is not, in the Secretary's opinion, an acceptable plot plan.

GENERAL COMMENT: This land in question is presently leased and is being used for the sale of mobile homes in violation of the zoning ordinance. The land is not platted and, therefore, Broadway adjacent to this land has only a 30 foot half street right-of-way. All lands presently being platted on Broadway are required to dedicate an additional 20 feet of right-of-way.

In viewing the strip of light commercial zoning along Broadway, one can see that there are admixture of uses, some of which are permitted under the "LC" section of the ordinance, and some of which are nonconforming. In view of the location, the character of the highway and its development, it is the opinion of the Secretary that this particular location is acceptable for a mobile home sales operation, if proper controls are exercised by the Board.

RECOMMENDATION: In view of the comments and considerations stated above, it is the opinion and recommendation of the Secretary that the exception be granted, subject to the following conditions and requirements:

1. The permit shall be for mobile home sales.
2. The land on which this use is proposed shall be platted and an additional 20 feet shall be dedicated along Broadway for additional right-of-way.
3. A development proposal, drawn to scale, shall be submitted to the office of Central Inspection for their approval.
4. There shall be maintained a twenty foot front setback, in addition to the 30 foot dedication requirement, and no mobile home shall be displayed in this area.

Page 3 - Secretary's Report
Case No. BZA 7-64

5. All storage and display area shall be paved with concrete, asphalt or asphaltic concrete.
6. All lights shall be shielded to reflect or direct light away from adjoining property. No string type lighting shall be permitted.
7. No projecting signs (as defined by the Sign Code of the City) shall be permitted.
8. No sound projecting device or loud speaker shall be used so as to be heard outside of any structure.
9. No outside repair of mobile homes shall be conducted.
10. A corporate performance bond in the amount of \$_____ shall be submitted to the Secretary of the Board, to guarantee the surfacing of the storage and display area. (The form of the bond shall be approved by the legal counsel for the Board.)
11. All improvements on the lot shall be made within 12 months from the effective date of the approval of this application or the permit shall be null and void.

Attachment

#1 - Plot Plan (Inadequate)

REAL ESTATE LEASE

THIS LEASE AGREEMENT, Made and entered into this _____
day of January, 1964,

BY AND BETWEEN:

D. R. SIMAN,
HEREINAFTER REFERRED TO AS
"LESSOR"

AND:

LUKE ARNETT,
HEREINAFTER REFERRED TO AS
"LESSEE"

WITNESSETH:

WHEREAS, Lessor is the owner of the following described
tracts of unimproved land, to-wit:

Tract A:

Beginning at a point 270 Feet South of the
Northwest Corner of Southwest Quarter of
Section 16, Township 28 South, Range 1 East
of the Sixth Principal Meridian, thence South
240 Feet, thence East 363 Feet, thence North
240 Feet, thence West 363 Feet, to point of
beginning, Sedgwick County, Kansas; and

Tract B:

Beginning at a point 510 Feet South of the
Northwest corner of the Southwest Quarter
of Section 16, Township 28, Range 1 East of
the 6th P.M., thence east parallel to the
North line of said Southwest Quarter 363
feet thence South parallel to the West line
of said Southwest Quarter 113 feet, thence
Northwesterly to a point on the west line
of said Southwest Quarter said point being
2.44 feet south of point of beginning;
thence north 2.44 feet to beginning. Sub-
ject to a road easement on the West 30
feet thereof, in Sedgwick County, Kansas,
and

WHEREAS, Lessee desires to lease and rent said premises
for the purpose of conducting the business of selling mobile homes and
trailers therefrom and Lessor is willing to lease and let said premises
under the following terms and conditions:

NOW, THEREFORE, the parties hereto, for and in consideration
of the rents, covenants and agreements herein stated, do hereby firmly

Case No. BZA 7-64
Attachment #1 - page 1

SCHEDULE II

bind themselves, their heirs, devisees, legatees, administrators, executors, successors and assigns, as follows:

1. Commencing on February 1, 1964, Lessor does hereby lease, let and rent unto Lessee the above described real property for a term of one (1) years, or in other words, through the last day of January, 1965, for a total consideration of EIGHTEEN HUNDRED (\$1800.00) DOLLARS, payable as follows, to-wit: ONE HUNDRED FIFTY (\$150.00) DOLLARS, on or before the first day of February, 1964, with a like payment on or before the first day of each and every succeeding month thereafter during said one (1) year term.

2. Lessee agrees not to sublet any portions of said premises without written consent of Lessor nor permit any other person or persons to occupy the same and shall not use or occupy said premises for any business deemed hazardous or unlawful.

3. Lessee may extend the term of this lease for one (1) additional year from and after February 1, 1965, under like terms and conditions and for the same rental as provided for the basic one year term, provided further, however, Lessee must notify Lessor by registered mail on or before the 31st day of December, 1964 of his intention to extend the term of this lease for said one (1) additional year period.

4. Lessee shall carry a liability insurance policy in the amount of FIFTY THOUSAND (\$50,000.00) DOLLARS; shall furnish Lessor a copy thereof; and shall hold Lessor harmless on all matters growing out of or connected with Lessee's use and occupancy of said premises.

5. All notices and rental payments shall be mailed to Lessor at the following address, to-wit:

D. R. Aikman
Attention: Mrs. E. E. Coulon
1141 North Market
Wichita, Kansas.

6. Lessee shall pay all ad valorem taxes attributable to his business endeavors and his property located upon said premises.

7. Should Lessee violate or default in any of the preceding covenants and provisions, including prompt payment of monthly rentals in advance, all as aforesaid, Lessor may, at his election, either distrain for

rent due or declare this lease at an end and recover the premises as if held by forceable detainer, together with all damages attributable to said breach.

IN WITNESS WHEREOF, the undersigned have executed this lease the date and year first above written.

D. K. AIDMAN

"LESSOR"

LUKE ARNETT

"LESSEE"

CASE NO. BZA ⁷ 64

NOTICES MAILED FEBRUARY 6, 1964 FOR HEARING FEBRUARY 25, 1964

Dwight Kennedy
300 Seville

Milton C. Kennedy
300 Seville

Charles W. & Lena B. Gibbs
1402 West 33rd Street South

Dan R. Aikman
~~1205 East Douglas~~ *1141 N. Market*

E. R. Brookings
4546 South Broadway

Leo J. & Wilma C. Finn
6614 Magill Lane

W. L. Morris
208 North Broadway

State of Kansas
Topeka, Kansas

Daniel R. Aikman
1800 North Grace Avenue
Hollywood 28, California

Arthur W. Skaer, Jr.
570 Fourth National Bank Bldg.

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

February 6, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 7-64

An application has been filed by Arthur W. Skaer, Jr., 570 Fourth National Bank Building, Wichita, Kansas, on behalf of Daniel R. Likman, 1800 North Grace Avenue, Hollywood 28, California, for an Exception, pursuant to Section 28.04.140.A.14, Code of the City of Wichita, to permit the installation or construction of a trailer sales lot on property zoned "LC", and legally described as follows:

Tract A: Beginning at a point 370 feet south of the northwest corner of southwest quarter of Section 16, Township 28 South, Range 1 East of the Sixth Principal Meridian, thence south 240 feet, thence east 363 feet, thence north 240 feet, thence west 363 feet to point of beginning, and

Tract B: Beginning at a point 510 feet south of the Northwest corner of the southwest quarter of Section 16, Township 28, Range 1 East of the 6th P.M., thence east parallel to the north line of said southwest quarter 363 feet, thence south parallel to the west line of said southwest quarter 115 feet, thence northwesterly to a point on the west line of said southwest quarter, said point being 2.44 feet south of point of beginning, thence north 2.44 feet to beginning, subject to a road easement on the west 30 feet thereof. Generally located on the east side of Broadway in an area south of 43rd Street South.

This application has been assigned Case No. BZA 7-64, and will be heard by the Board of Zoning Appeals at its meeting on Tuesday, February 25, 1964, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Robert A. Lakin
Secretary

BOARD OF ZONING APPEALS
Room 402 City Building Annex
104 South Main
Wichita, Kansas

February 6, 1964

NOTICE TO ADJOINING PROPERTY OWNERS

Case No. BZA 7-64

An application has been filed by Arthur W. Skaer, Jr., 570 Fourth National Bank Building, Wichita, Kansas, on behalf of Daniel R. Aikman, 1800 North Grape Avenue, Hollywood 28, California, for an Exception, pursuant to Section 28.04.140.A.14, Code of the City of Wichita, to permit the installation or construction of a trailer sales lot on property zoned "LC", and legally described as follows:

~~Parcel 1:~~ Beginning at a point 270 feet south of the northwest corner of southwest quarter of Section 16, Township 28 South, Range 1 East of the Sixth Principal Meridian, thence south 240 feet, thence east 363 feet, thence north 240 feet, thence west 363 feet to point of beginning, and

~~Parcel 2:~~ Beginning at a point 510 feet south of the Northwest corner of the southwest quarter of Section 16, Township 28, Range 1 East of the 6th P.M., thence east parallel to the north line of said southwest quarter 363 feet, thence south parallel to the west line of said southwest quarter 115 feet, thence north-westerly to a point on the west line of said southwest quarter, said point being 2.44 feet south of point of beginning, thence north 2.44 feet to beginning, subject to a road easement on the west 30 feet thereof. Generally located on the east side of corner of 43rd Street South.

This application has been assigned Case No. BZA 7-64, and will be heard by the Board of Zoning Appeals at its meeting on Tuesday, February 25, 1964, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear, if you so desire, either in person or by agent or attorney.

Robert A. Lakin
Secretary

15

PLATS FOR
SCHOOL LOTS
BUSINESS PROPERTIES
TOWNS
OIL WELLS
SURVEYS, ETC.

OFFICE OF

Clyde M. BAUGHMAN

Civil Engineer & Surveyor

Registered Professional Engineer

7-64
ZOOGRAPHICAL MAPPING
DRY RASE
CITY PLATS AND MAPS
CITY PLAT BOOK

W. E. KELLOGG

WICHITA 8, KANSAS

PHONE MURRAY 3-7431

State of Kansas

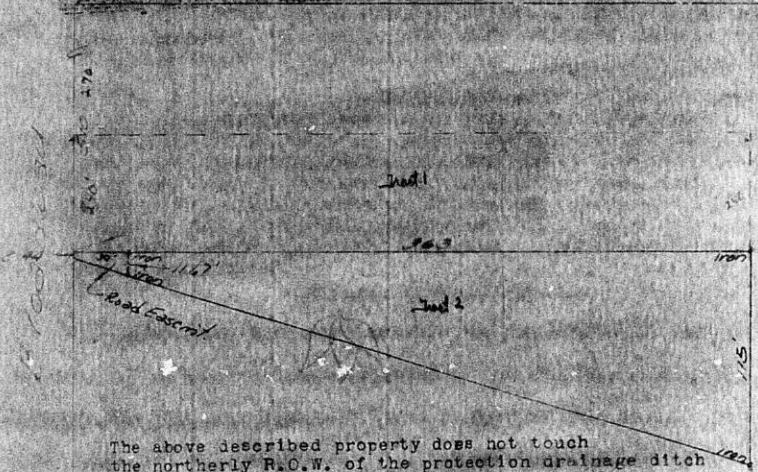
7 September, 1955

County of Sedgwick

I, Clyde M. Baughman, Surveyor in aforesaid county and state do hereby certify that I did on this 7th day of September, 1955, survey Beginning at a point 510 feet South of the Northwest corner of the Southwest Quarter of Section 16, Township 28, Range 1 East of the 6th P.M. thence east parallel to the North line of said Southwest Quarter 363 feet thence South parallel to the West line of said Southwest Quarter 115 feet, thence North-westerly to a point on the west line of said Southwest Quarter said point being 2.44 feet south of point of beginning; thence north 2.44 feet to beginning. Subject to a road easement on the West 30 feet thereof. The accompanying plat is a true and correct exhibit of said survey.

Clyde M. Baughman
Surveyor

N.W. 1/4 S.W. 1/4
Sec. 16-28-16

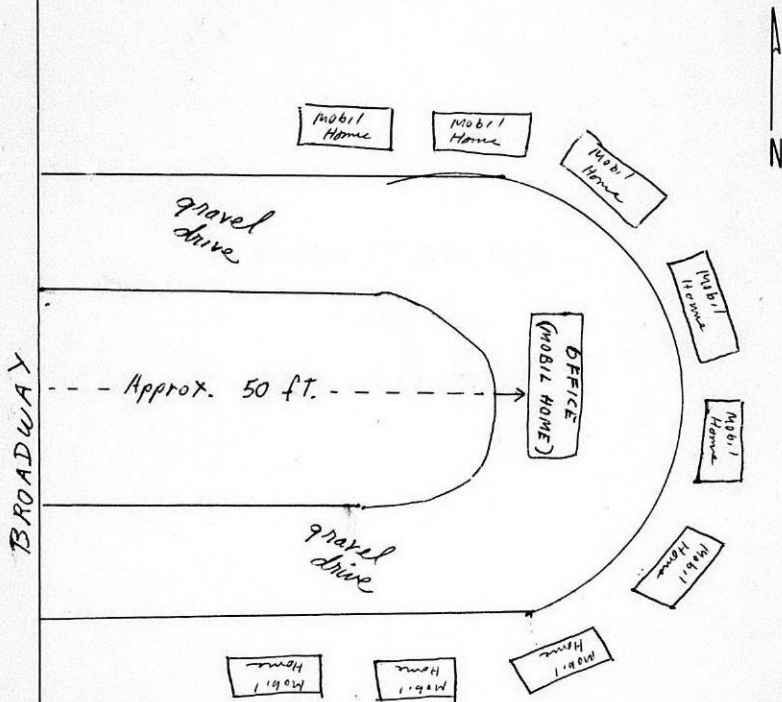


The above described property does not touch the northerly R.C.W. of the protection drainage ditch as in place. The R.C.W. of the ditch is indefinite, and can only be located by using the center of the ditch as in place.

case No. BZA 7-64
Attachment #2 - page 1

SCHEDULE III

4420 S. Broadway Avenue
Wichita, Kansas



Proposed use: trailer sales lot.

Case No. BZA 7-64
Attachment # 2 - page 2

SKETCH
Schedule 4

OWNERSHIP LIST

<u>PROPERTY DESCRIPTION</u>	<u>PROPERTY OWNER</u>
Beg. 30 Ft. S. of NW/cor of SW/4 Sec. 16-28S-1E; th. S. 120 Ft.; E. 363 Ft.; N. 120 Ft.; W. to beg.	Dwight Kennedy 300 Seville, Wichita & Milton C. Kennedy 300 Seville, Wichita
Beg. 150 Ft. S. of NW/cor of SW/4 Sec. 16-28S-1E; th. S. 120 Ft.; E. 363 Ft.; N. 120 Ft.; th. W. to beg.	Charles W. Gibbs Lena B. Gibbs, or sur. 1402 W. 33rd. St. South Wichita, 13, Kansas
Beg. 270 Ft. S. of NW/cor of SW/4 Sec. 16-28S-1E; th. S. 240 Ft.; E. 363 Ft.; N. 240 Ft.; W. 363 Ft. to beg.	Dan R. Aikman 1205 E. Douglas Wichita, Kansas
Beg. 510 Ft. S. of NW/cor of SW/4 Sec. 16-28S-1E; th. E. parallel to N. line of SW/4 363 Ft.; th S. parallel to W. line of SW/4 115 Ft.; th. NWly to a point on W. line of SW/4, said point being 2.44 Ft. S. of pt. of beg.; th. N. 2.44 Ft. to beg., Subject to road easement on W. 30 Ft. thereof.	<i>Dup</i> Daniel R. Aikman 1205 E. Douglas Wichita, Kansas.
Tract in SW/4 Sec. 16-28S-1E,- Beg. on W. line of said 1/4 Sec. 1993.2 Ft. N. of SW/cor.; th. E. 60 Ft.; N. 70 Ft.; W. 60 Ft. to W. line; th. S. 70 Ft. to beg.	State of Kansas <i>Ispeka</i>
Beg. 1816.6 Ft. N. and 30 Ft. E. of SW/cor. of SW/4 Sec. 16-28S-1E; th. N. parallel with W. line said SW/4 120 Ft.; th. SEly with an interior angle of 74°30' 345.57 Ft. to a point 363 Ft. E. of W. line of said 1/4 Sec.; th. S. parallel with W. line of said 1/4 Sec. 120 Ft.; th. NWly with an interior angle of 74°30' 345.57 Ft. to beg.	K. O. Christian <i>720 add</i>
That part of the NW/4 of SW/4 Sec. 16-28S-1E, EXCEPT the hereinbefore described tracts; and ALSO EXCEPT that portion condemned for Interstate Highway #235, AND For Riverside Drainage Canal, Case #A-48670; and ALSO EXCEPT the following (2) Tracts:	E. R. Brookings 4546 S. Broadway Wichita, Kansas.

(Cont'd.)

*Sec. 2-5-64
3 PM.*

Cont'd. - 2 -

Beg. 30 Ft. E. and 1639.9 Ft. N. of SW/cor of SW/4 Sec. 16-28S-1E; th. with a deflection right of 89°44' for a distance of 263.97 Ft.; th. N. parallel to W. line of SW/4 102.57 Ft.; th. with a deflection left of 74°30' for a distance of 273.9 Ft. to a point 30 Ft. E. of W. line of SW/4; th. S. 176.9 Ft. to beg.

AND

Beg. 30 Ft. E. and 1489.9 Ft. N. of SW/cor of SW/4 Sec. 16-28S-1E; th. with a deflection right of 89°44' for a distance of 263.97 Ft.; th. N. on line parallel to W. line of SW/4 a distance of 120 Ft.; th. with a deflection left 90°16' a distance of 263.97 fractional Ft. to a point 30 Ft. E. of W. line of SW/4; th. S. 120 Ft. to beg.

SOUTH BROADWAY GARDENS SECOND ADDITION

Lot 11, Block "B", South Broadway Gardens Second Addition, to Sedgwick Co., Kansas, EXCEPT that portion hereinafter described.

W. L. Morris

208 N. Broadway

That portion of Lot 11, Block "B", described as beg. at the SE/cor of said Lot 11; th. in a NWly direction 281.93 Ft. to the SW/cor of Lot 11; th. N. 100 Ft.; th. SEly 281 Ft. m/1 to a point 100 Ft. N. of SE/cor of said Lot 11; th. S. to place of beg., in South Broadway Gardens 2nd. Addn. to Sedgwick Co., Kansas.

Leo J. Finn
Wilma C. Finn
6614 Magill Lane
Wichita, Kansas.

WE, THE SECURITY ABSTRACT AND TITLE COMPANY, INC., hereby certify the foregoing to be a true and correct list of PROPERTY OWNERS within a 200 Ft. Radius of the following described land:

Beg. 270 Feet South of the NW/Corner of the SW/4 of Sec. 16, Twp. 28 South, Rge. 1 East, in Sedgwick County, Kansas; thence South 240 Feet; thence East 363 Feet; thence North 240 Feet; thence West 363 Feet to beginning; AND Beg. 510 Feet South of the NW/Corner of the SW/4 of Sec. 16, Twp. 28 South, Rge. 1 East; thence East 363 Feet; thence South 115 Feet; thence Northwesterly to a point on the West line of said SW 1/4, 2.44 Feet South of beginning; thence North 2.44 Feet to beginning;

as shown by the Deeds on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 4th. day of February, A.D., 1964, at 7:00 o'clock A.M.

(rw1)

ORDER NO.
110792

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

J. M. Warren
Vice President

BOARD OF ZONING APPEALS

CASE NO. _____

CITY OF WICHITA, KANSAS

FILED _____

APPLICATION FOR EXCEPTION

I. Name of Applicant DANIEL R. AIKMAN

Mailing Address 1800 N. Grace Avenue Phone _____

Hollywood 28, California

Name of Authorized Agent Arthur W. Skaer, Jr.

Mailing Address 570 Fourth Nat'l Bank Bldg., Wichita, Ks Phone FO 3-8285

Relationship of applicant to property is that of owner
(owner, tenant, lessee, other).

II. Application is made for an exception as provided in Section

28.04.140.A(14), Code of the City of Wichita, Kansas

(Zoning Ordinance); to permit the installation or construction

of trailer sales lot

_____ on property zoned

light commercial, located 4420 S. Broadway Avenue

Wichita, Kansas and legally described as: shown

on schedule (1) attached _____

_____, in the City of Wichita.

(Give metes and bounds description below if appropriate).

also attached: (2) survey of described premises

(3) tentative lease in favor of Luke Arnett

III. The applicant herein, or his authorized agent:

A. Acknowledges receipt of an instruction sheet relating to this application for an exception.

B. Agrees to conform to all requirements of the appropriate section of the Zoning Ordinance if this application is approved;

C. Acknowledges that he has been advised of his right of appeal of the decision of the Board to the Board of City Commissioners within ten (10) days of the date of that decision.

Applicant DANIEL R. AIKMAN

Authorized Agent Arthur W. Skaer

OFFICE USE ONLY: Received in office of Secretary, Board of Zoning Appeals, 1:30 (a.m. P.M.), February 4, 1964, together with appropriate fee of \$50.00.

Signed M. Minton

SCHEDULE I

TRACT A:

Beginning at a point 270 Feet South of the Northwest Corner of Southwest Quarter of Section 16, Township 28 South, Range 1 East of the Sixth Principal Meridian, thence South 240 Feet, thence East 363 Feet, thence North 240 Feet, thence West 363 Feet, to point of beginning, Sedgwick County, Kansas; and

TRACT B:

Beginning at a point 510 Feet South of the Northwest corner of the Southwest Quarter of Section 16, Township 28, Range 1 East of the 6th P.M., thence east parallel to the North line of said Southwest Quarter 363 feet thence South parallel to the West line of said Southwest Quarter 115 feet, thence Northwesterly to a point on the west line of said Southwest Quarter said point being 2.44 feet south of point of beginning; thence north 2.44 feet to beginning. Subject to a road easement on the West 30 feet thereof, in Sedgwick County, Kansas.

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bld'g & Elev. _____ Elec. _____ Elev. Insp. _____
Exam Fees _____ Hse. Mvr. _____ Hse. Moving _____
Licse. _____ Mech. _____ Oil Well _____ Pav. Cuts _____
Plan. Plb'g. _____ Plb'g. Cert. _____
Sanitation _____ Sewer _____ Signs _____ Sidewalk _____
Street _____ Trailers _____

DESCRIPTION	AMOUNT
<i>Eng. (plan) 12-50</i>	<i>50</i>
<i>Plan</i>	<i>0</i>

Name *Arthur W. ...*

Address *450 ...*

Type _____ Due Date *1-1-51*

Comments _____

Date *1-1-51* By *...*