

Case No. BZA 52-79 - Universal Motor Fuels, Inc., requests exception to permit the est. of a self-service car wash on prop. zoned "LC" and gen. loc. on the NE corner of 21st & Arkansas

*Postcard  
10-24-79*

*BZA  
52-79*

**ACTION**

DATE *10-23-79*

COMMITTEE *Approved*

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_

*8-13-79  
BZA 52-79  
MAD  
10-23-79  
✓ 1002  
✓ 1001  
RECORDED*



WICHITA-SEDGWICK COUNTY


DATE  
May 17, 1982

**METROPOLITAN AREA PLANNING DEPARTMENT**

**TO** Robert Feldner, Superintendent of Central Inspection  
**FROM** Glen E. Lytle, Assistant Secretary, Board of Zoning Appeals  
**SUBJECT** Case No. BZA 52-79

In accordance with Resolution No. BZA 52-79 all conditions of the resolution should have been complied with on or before October 23, 1980 or the resolution should become null and void. Since we have failed to notify the Board to take such action, we now have the applicant wishing to proceed constructing the car wash on the property.

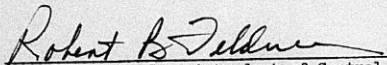
If you concur that the resolution has not been voided, it is recommended that the time be extended to November 17, 1982 for completion of the construction of the car wash.



Glen E. Lytle  
Assistant Secretary

GEL:sad

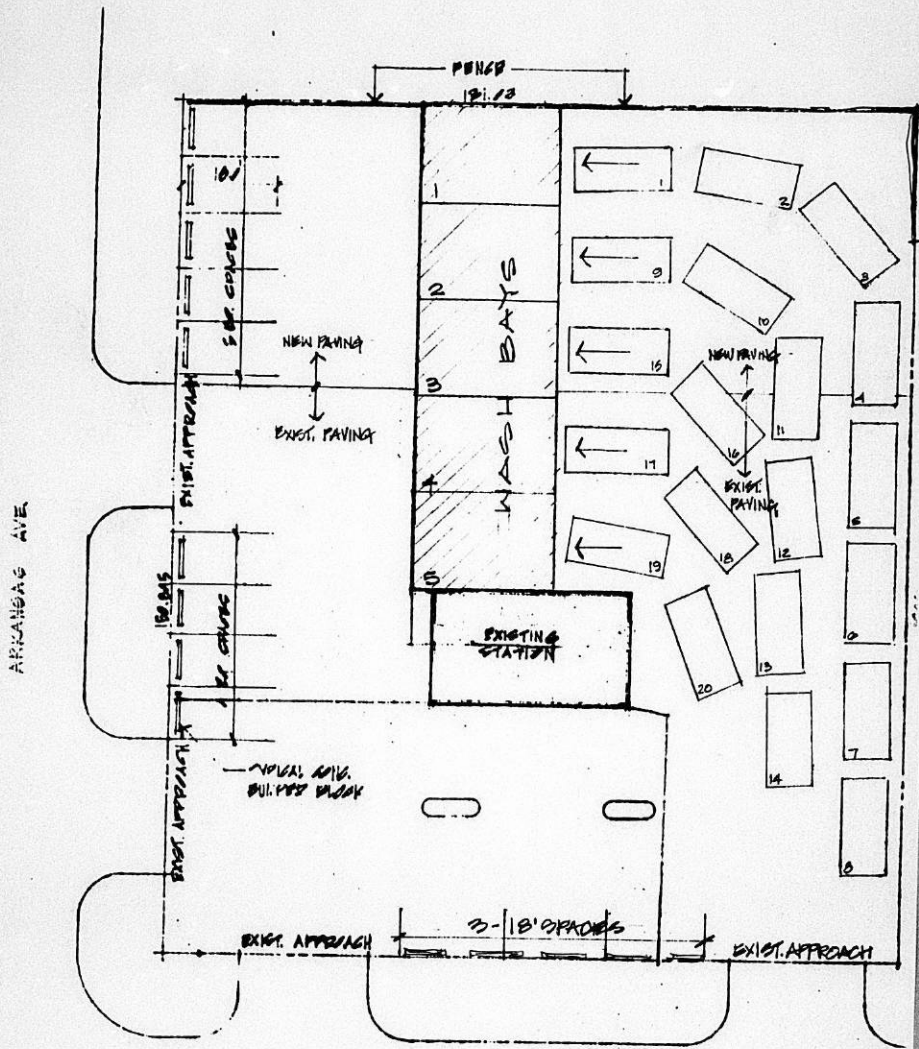
Concur in Action:



Robert Feldner, Superintendent of Central Inspection



Ok Bob Melchi  
Traffic Engineering



ARKANGAS AVE

21 ST STREET NORTH



1"=20.0'

5 BAYS  
20 STORING BAYS  
12 PAVING BAYS

A PROPOSED CAR WASH FOR:

21 ST & ARKANGAS

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 IN RECENTIALS SUB DIVISION OF  
MAYBROS & SNEYDESS OUT-LOTS TO WICHITA, KANSAS

MAY 13, 1922

WICHITA-SEDGWICK COUNTY

DATE  
May 17, 1982

**METROPOLITAN AREA PLANNING DEPARTMENT**

**TO** Robert Feldner, Superintendent of Central Inspection  
**FROM** Glen E. Lytle, Assistant Secretary, Board of Zoning Appeals  
**SUBJECT** Case No. EZA 52-79

In accordance with Resolution No. EZA 52-79 all conditions of the resolution should have been complied with on or before October 23, 1980 or the resolution should become null and void. Since we have failed to notify the Board to take such action, we now have the applicant wishing to proceed constructing the car wash on the property.

If you concur that the resolution has not been voided, it is recommended that the time be extended to November 17, 1982 for completion of the construction of the car wash.

  
Glen E. Lytle  
Assistant Secretary

GEL:sad

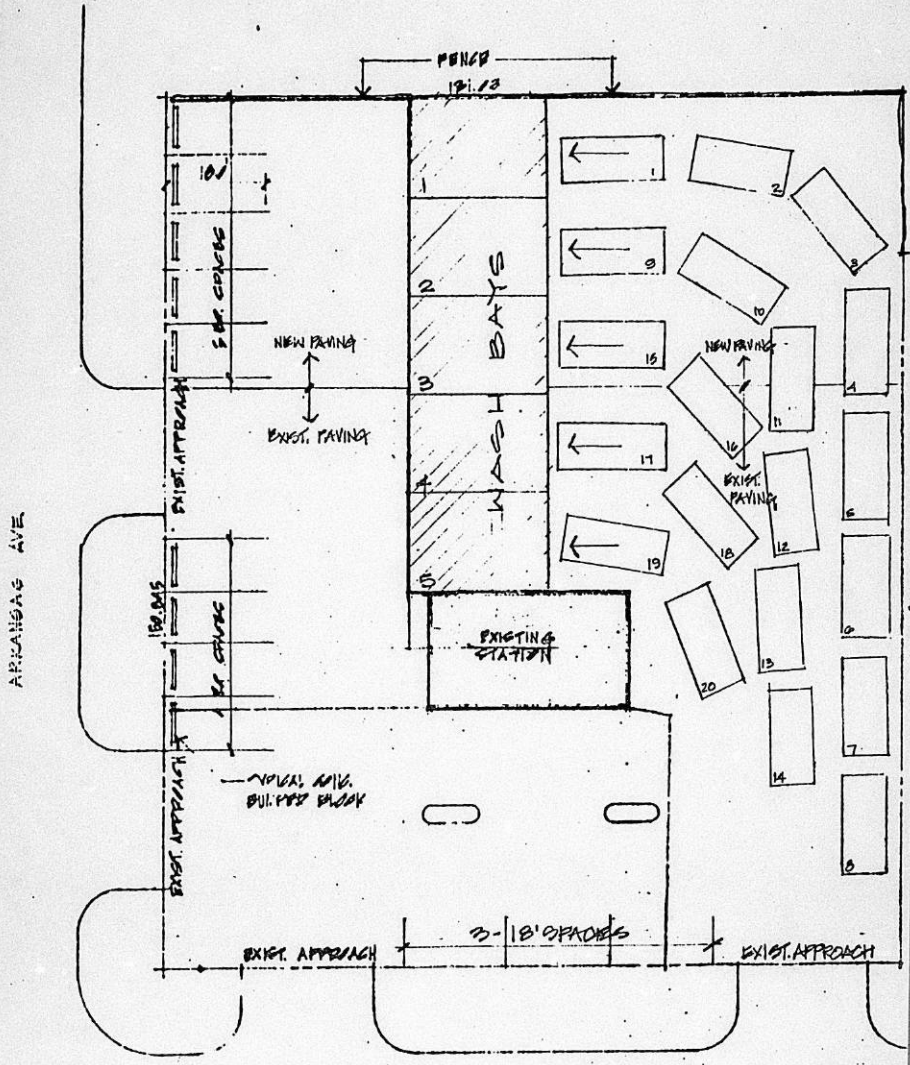
Concur in Action:

---

Robert Feldner, Superintendent of Central Inspection

MICROFILMED  
FROM THE BEST  
AVAILABLE COPY

*Ok Bob Muth*  
Traffic Engineering



A PROPOSED CAR WASH FOR:  
21 ST & ARKANSAS

LOTS 1, 2, 3, 4, 5, 11 IN RECENTRAL'S SUB DIVISION OF  
MEYERS & SHYPPERS OUT-LOTS TO WICHITA, KANSAS

5 WASH BAYS  
20 STACKING BAYS  
12 PAVING BAYS

MAY 13, 1982

November 6, 1979

Robert M. Walden  
Universal Motor Fuels Inc.  
2824 North Ohio  
Wichita, Kansas

Re: Case No. BZA 52-79  
Request for Exception

Dear Mr. Walden:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on October 23, 1979, in connection with your request for an exception to permit the establishment of a self-service car wash on property zoned "LC" Light Commercial and generally located on the northeast corner of 21st and Arkansas.

This Resolution reflects the official action of the Board to approve this request, and sets out the conditions of approval. It is forwarded to you for your information and files.

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

Sincerely,

Glen E. Lytle  
Assistant Secretary

GEL:bbc  
Enclosure

cc: Robert Feldner, Superintendent of Central Inspection  
Joe Donnelly, Housing and Zoning Administrator  
Don Gisick, City Clerk

RESOLUTION NO. BZA 52-79

WHEREAS, Universal Motor Fuels Inc., 2824 N. Ohio, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of a self-service car wash on property zoned the "LC" Light Commercial District and legally described as follows:

Lots 1, 3, 5, 7, 9, and 11 in Rosenthal's Subdivision of Meyers & Snyders Out-Lots to Wichita, Kansas. Generally located on the northeast corner of 21st & Arkansas (618 W. 21st St. North).

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of October 23, 1979, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of a self-service car wash on property zoned "LC" Light Commercial subject to the conditions outlined in Section 28.04.183.4, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the establishment of a self-service car wash on property zoned the "LC" Light Commercial District and legally described as follows:

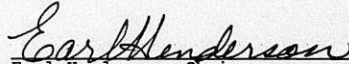
Lots 1, 3, 5, 7, 9, and 11 in Rosenthal's Subdivision of Meyers & Snyders Out-Lots to Wichita, Kansas. Generally located on the northeast corner of 21st & Arkansas (618 W. 21st St. North)

subject to the following conditions:

1. A six to eight foot high solid fence of masonry, metal, cedar or redwood shall be provided along the north 25 feet of the east property line thence extended west to within 10 feet of the west property line thence reduced to 3 feet in height and extended to the east right-of-way line of Arkansas Avenue.
2. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
3. An agreement on the method and location for connection to the sanitary sewer shall be approved by the Superintendent of Sewer Maintenance.
4. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
5. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
6. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
7. Off-street holding spaces shall be provided on the property at the ratio of not less than four parking spaces for each self-service car washing stall.

8. Off-street drying spaces shall be provided on the property at the ratio of not less than two parking spaces for each self-service car washing stall.
9. One off-street parking space shall be provided for each two employees.
10. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
11. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
12. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
13. All above conditions of approval must be complied with prior to occupancy, or within one year from the date of approval by the Board, whichever comes first, or the Resolution shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 23rd day of October, 1979.

  
Earl Henderson, Chairman

ATTEST:

  
Glen E. Lytle, Assistant Secretary

October 24, 1979

Robert M. Walden  
Universal Motor Fuels Inc.  
2824 N. Ohio  
Wichita, Kansas

Re: BZA 52-79  
Request for Exception

Dear Mr. Walden:

At the regular meeting of the Board of Zoning Appeals on Tuesday, October 23, 1979, your request for an exception to permit the establishment of a self-service car wash on property zoned the "LC" Light Commercial, and generally located on the northeast corner of 21st & Arkansas was considered.

It was the action of the Board to approve this request subject to the following conditions:

1. A six to eight foot high solid fence of masonry, metal, cedar or redwood shall be provided along the north 25 feet of the east property line thence extended west to within 10 feet of the west property line thence reduced to 3 feet in height and extended to the east right-of-way line of Arkansas Avenue.
2. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
3. An agreement on the method and location for connection to the sanitary sewer shall be approved by the Superintendent of Sewer Maintenance.
4. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
5. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.

Page 2  
October 24, 1979  
BZA 52-79

6. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
7. Off-street holding spaces shall be provided on the property at the ratio of not less than four parking spaces for each self-service car washing stall.
8. Off-street drying spaces shall be provided on the property at the ratio of not less than two parking spaces for each self-service car washing stall.
9. One off-street parking space shall be provided for each two employees.
10. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
11. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.
12. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
13. All above conditions of approval must be complied with prior to occupancy, or within one year from the date of approval by the Board, whichever comes first, or the Resolution shall become null and void.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle  
Assistant Secretary

GEL:bbc

cc: Robert Feldner, Superintendent of Central Inspection  
Joe Donnelly, Housing and Zoning Administrator  
Don Gisick, City Clerk

THE CITY OF WICHITA  
OFFICE OF CITIZEN PARTICIPATION

DATE October 19, 1979

TO Glen Lytle, Special Assistant for Zoning  
FROM Ginny Schrag, CPO Administrative Aide

SUBJECT BZA 52-79, BZA 53-79, and BZA 57-79

Council "J" did not have a quorum at their scheduled meeting of October 18.  
The captioned cases, therefore, were not considered.

*Ginny Schrag*  
Ginny Schrag  
CPO Administrative Aide

GS:lw

NOTED:

*Sarah Gilbert*  
Sarah Gilbert  
Assistant CP Coordinator

RECEIVED

OCT 23 1979

METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_

\_\_\_\_\_

SECRETARY'S REPORT  
CASE NO. BZA 52-79

APPLICANT: Universal Motor Fuels Inc., 2824 N. Ohio,  
Wichita, Kansas

AGENT: Robert M. Walden, 2824 N. Ohio, Wichita,  
Kansas

REQUEST: Exception pursuant to Section 2.12.590.C,  
Code of the City of Wichita to permit the  
establishment of a self-service car wash.

GENERAL LOCATION: Northeast corner of 21st St. and Arkansas  
(618 W. 21st St. No.)

LAND USE: Subject property is occupied by a service  
station as is the property to the south;  
north is single family, west is a food  
market, east is general business.

ZONING: Subject property is zoned "LC" Light  
Commercial as are those properties to the  
north, south, east and west.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.183.4 can be complied with.

COMMENTS BY THE SECRETARY:

This is a request for an exception to permit the installation and operation of a four-bay self service car wash facility at the northeast corner of 21st and Arkansas.

Subject property is presently occupied by a service station. The applicant proposes to build a four-bay car washing facility extending from the north side of the existing building.

A site plan, approved by the Traffic Engineering Office, has been submitted with the application, showing the required holding and drying spaces can be provided on the site and that existing driveways would be utilized to provide ingress and egress for the car wash facility.

RECOMMENDATION:

It is the opinion of the Secretary that if the Board determines this to be an appropriate location for a car wash facility, the approval of the exception shall be subject to the following conditions:

Case No. BZA 52-79  
BZA AGENDA  
10-23-79  
Page 2

1. A six to eight foot high solid fence of masonry, metal, cedar or redwood shall be provided along the north 25 feet of the east property line thence extended west to within 10 feet of the west property line thence reduced to 3 feet in height and extended to the east right-of-way line of Arkansas Avenue.
2. All of the area to be used for circulation, holding spaces, parking spaces and all ingress and egress drives, including common access drives, shall be surfaced with asphalt, concrete or asphaltic concrete and be maintained in good condition.
3. An agreement on the method and location for connection to the sanitary sewer shall be approved by the Superintendent of Sewer Maintenance.
4. All lights shall be shielded to reflect or direct light away from adjacent property. No string-type lighting or banners shall be permitted.
5. Signs shall be limited to that permitted by the zoning ordinance for the "LC" Light Commercial District.
6. No sound projecting devices or loudspeakers shall be used so as to be heard outside of any structure.
7. Off-street holding spaces shall be provided on the property at the ratio of not less than four parking spaces for each self-service car washing stall.
8. Off-street drying spaces shall be provided on the property at the ratio of not less than two parking spaces for each self-service car washing stall.
9. One off-street parking space shall be provided for each two employees.
10. All parking areas shall have adequate guards to prevent the extension or overhanging of vehicles beyond property lines or parking spaces.
11. Grades shall be established on the property to prevent the intrusion of surface drainage from entering the sanitary sewer. This shall include a roof over the car wash bays and the installation of the mud trap at a location under roof or at a grade satisfactory to the Superintendent of Sewer Maintenance.

Case No. BZA 52-79  
BZA AGENDA  
10-23-79  
Page 3

12. The area shall be properly policed through daily inspection by the owner or operator to insure proper maintenance and removal of trash or other debris.
13. All above conditions of approval must be complied with prior to occupancy, or within one year from the date of approval by the Board, whichever comes first, or the Resolution shall become null and void.

BZA CASE NO. 52-79

1 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

21~~21~~ NOTICES SENT TO ADJOINING PROPERTY OWNERS

34 TOTAL NOTICES SENT 10-3-79

BOARD OF ZONING APPEALS  
Tenth Floor - City Hall  
455 North Main, Wichita, Kansas 67202

October 3, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 52-79

An application has been filed by Universal Motor Fuels, Inc., 2824 N. Ohio, Wichita, Kansas, pursuant to Section 2.12.590.C, Code of the City of Wichita, requesting an exception to permit the establishment of a self-service car wash on property zoned the "LC" Light Commercial and legally described as follows:

Lots 1, 3, 5, 7, 9, and 11 in Rosenthal's  
Subdivision of Meyers & Snyders Out-Lots to  
Wichita, Kansas. Generally located on the  
northeast corner of 21st & Arkansas (618 W.  
21st St. North).

This application has been assigned case No. BZA 52-79, and will be considered by the Board of Zoning Appeals at its meeting on Tuesday, October 23, 1979, at 1:30 p.m., in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear if you so desire, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

Jack H. Galbraith  
Secretary

BOARD OF ZONING APPEALS

CASE NO. 52-79

CITY OF WICHITA, KANSAS

FILED \_\_\_\_\_

APPLICATION FOR EXCEPTION

I. Name of Applicant  Universal Motor Fuels, Inc.

Mailing Address 2824 North Ohio, Wichita Phone 832-0151

Name of Authorized Agent  Robert M. Walden

Mailing Address 2824 North Ohio Wichita Phone 832-0151

Relationship of applicant to property is that of Owner  
(Owner, Tenant, Lessee, Other).

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

2.12.590.C, Code of the City of Wichita, Kansas, to permit

the establishment of Self Service Car Wash

\_\_\_\_\_ on property zoned  
LC, located on the northeast corner of 21st & Arkansas  
2206 North Arkansas & 618 W. 21st

(21st & Arkansas) and legally described as: Lots 1, 3, 5, 7, 9,

and 11 in Rosenthal's Subdivision of Meyers & Snyders Out-Lots to

Wichita, Kansas

\_\_\_\_\_, in the City of Wichita.

III. The applicant herein, or his authorized agent, acknowledges:

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 24-606); and that the appropriate fee is herewith tendered;
- c. That all documents are attached hereto as noted in paragraphs 2, 3, and 4 of the instructions.
- d. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.

Applicant UNIVERSAL MOTOR FUELS, INC.

Authorized Agent Robert M. Walden

OFFICE USE ONLY: Received in the office of the Secretary, Board of Zoning Appeals, 11:30 (a.m. ~~11:30~~), SEPT. 24, 1979, together with appropriate fee of \$50.00

Signed Alan Lytle

OWNERSHIP LIST

Lot	Street	Addition	Owner
1	Arkansas	Rosenthals Sub- division of Meyer & Snyders Out- Lots	Universal Motor Fuels, Inc. 2824 Ohio Wichita, Kansas 67219
3	"	"	"
5	"	"	"
7	"	"	"
9	"	"	"
11	"	"	"
13	"	"	✓ Willard Aten Jarrett 2212 N. Arkansas Wichita, Kansas 67204 & X Willard Steven Jarrett address unknown & X Donna Sherry Jarrett address unknown
15	"	"	"
17	"	"	✓ Maxine Buser 421 S. Yale Wichita, Kansas 67218 & X Walter S. Henrion, Jr. address unknown & X Frances Johnston address unknown
19	"	"	"
21	"	"	✓ Clement E. Ridder Martha A. Ridder 1930 N. Arkansas Wichita, Kansas 67203
23	"	"	"
25	"	"	✓ Darrell D. Craft, Sr. Shirley C. Craft 3052 Jeanette Wichita, Kansas 67204
27	"	"	"
2	Rosenthal	"	✓ Geraldine M. Guy 3019 Wellington Place Wichita, Kansas 67204
4	"	"	"
6	"	"	"
8	"	"	"
10	"	"	"
12	"	"	"

Lot	Street	Addition	Owner
14	Rosenthal	"	✓ Jimmie R. Black Annita L. Black 2217 Rosenthal Wichita, Kansas 67204
16	"	"	"
S 12' of 18	"	"	"
N 13' of 18	"	"	✓ Richard William Linn address unknown & ✓ Lola M. Linn 2221 Rosenthal Wichita, Kansas 67204
S 8 1/3' of 20	"	"	"
N 16 2/3' of 20	"	"	✓ Richard William Linn address unknown
S 16 2/3' of 22	"	"	"
N 8 1/3' 22	"	"	✓ Manus Eugene Baker Bertha M. Baker 2223 Rosenthal Wichita, Kansas 67204
24	"	"	"
26	"	"	✓ Charles David Cox Sadie L. Cox 2233 Rosenthal Wichita, Kansas 67204
28	"	"	"
W 50' of 195	"	"	✓ Lee E. Neff Thelma E. Neff address unknown
W 50' of 197	"	"	"
W 50' of 199	"	"	"
W 50' of 201	"	"	"
W 50' of 203	"	"	"
205	"	"	"
207	"	"	"
2	Arkansas	Crawford	✓ First National Bank Box One Wichita, Kansas 67201
4	"	"	"
6	"	"	"
8	"	"	"
10	"	"	"
12	"	"	"

Lot	Street	Addition	Owner
14	Arkansas	Crawford	✓Dunn Investment Company, Inc. 7834 E. Douglas Wichita, Kansas 67206
16	"	"	"
18	"	"	XDunn Mercantile Company address unknown
20	"	"	"
22	"	"	"
24	"	"	"
22	Block 1	McIntyre's	✓R. C. Lindley 2227 Arkansas Wichita, Kansas 67204
24	"	"	"
W 40' of 1	Block 1	Boyd's East Riverside	✓Charles T. Schoenhofer 7811 Pagent Lane Wichita, Kansas 67206
W 40' of 3	"	"	"
W 40' of 5	"	"	"
W 40' of 7	"	"	"
E 100' of 1	"	"	✓Charles T. Schoenhofer Peggy J. Schoenhofer 7811 Pagent Lane Wichita, Kansas 67206
E 100' of 3	"	"	"
E 100' of 5	"	"	"
E 100' of 7	"	"	"
N 2' of E 100' of 9	"	"	✓Will L. Stenger Marjorie B. Stenger 3946 N. Clarence Wichita, Kansas 67204
1		Stenger	"
W 115' of 2	Arkansas	Brooks & Oldham	✓Rosetta Bouse Presley 2257 N. Waco Wichita, Kansas 67203 ✓Charles Vernon Presley 2107 Arkansas Wichita, Kansas 67203 & XSharon Rose Presley address unknown & XGulene Ann Presley Address unknown & XBarbara Lynn Presley Address unknown
W 115' of Lots 4, 6 & 8	"	"	"

Lot	Street	Addition	Owner
2 exc W 115'	Arkansas	Brooks & Oldham	✓ John R. Bouse Mattie M. Bouse 2111 Arkansas Wichita, Kansas 67203
4 exc W 115'	"	"	"
6 exc W 115'	"	"	"
8 exc W 115'	"	"	"
10	"	"	"
12	"	"	"
E 80' of 1	Jackson	"	✓ John E. Twilley Goldie C. Twilley 2157 Jackson Wichita, Kansas 67203
E 80' of 3	"	"	"
E 80' of 5	"	"	"
W 93' of 1	"	"	✓ Donald R. Rubottom Dorothy A. Rubottom 469 N. Westfield Wichita, Kansas 67212
W 93' of 3	"	"	"
W 93' of 5	"	"	"
7	"	"	✓ Van Laughlin Corporation 2952 Arkansas Wichita, Kansas 67204
9	"	"	"
11	"	"	✓ Herman N. Martinez Mary A. Martinez 2145 Jackson Wichita, Kansas 67203

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners within a 200 foot radius of Lots 1, 3, 5, 7, 9 and 11, on Arkansas Avenue, Rosenthal's Subdivision of Meyers and Snyder's Out-Lots to Wichita, Sedgwick County, Kansas, as shown by the last deeds on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 21st day of September, 1979 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

*Mary Kable*  
Vice President

Order No. 281538  
jwp

**MICROFILMED  
FROM THE BEST  
AVAILABLE COPY**

FOR 19-021

PAYMENT NOTICE  
City of Wichita

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

DESCRIPTION	AMOUNT
UA Except (Cdy)	1150.00

NAME Universal Station Inc  
 ADDRESS 2224 N. D  
 FUND 112-00-000-40071 DUE DATE 12-31-69  
 COMMENTS

DATE 12/4/69 BY H. Little

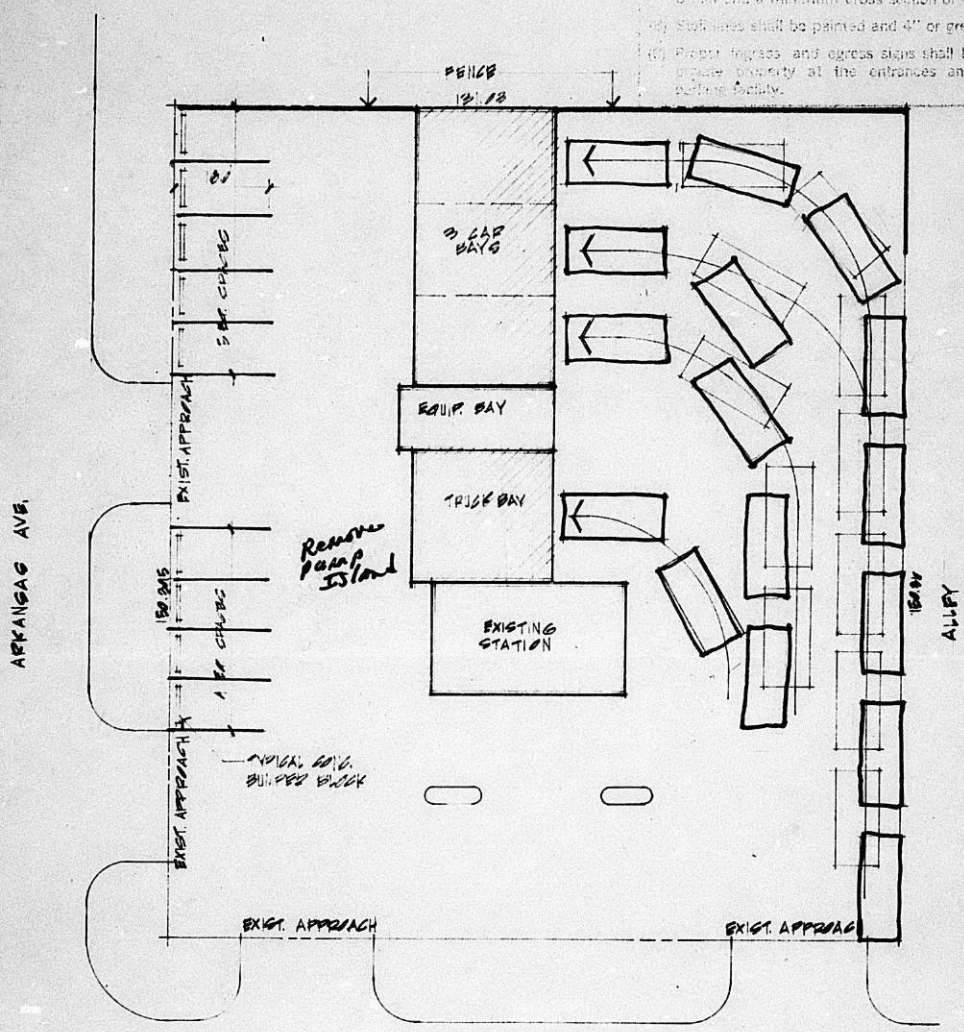
bl-9

TRAFFIC ENGINEERING DIVISION APPROVED

*Max Zoller (BZA)*

*Sept 29, 1979*

- (1) Parking barriers shall be installed at all locations that are adjacent to public property (so that vehicles will not encroach on public property) and have a minimum length of 6 feet and a minimum cross section of 4" x 4".
- (2) Stall lines shall be painted and 4" or greater in width.
- (3) Proper ingress and egress signs shall be installed on public property at the entrances and exits of the parking facility.



ARKANSAS AVE.

21 ST STREET NORTH



1" = 20.0'

A PROPOSED CAR WASH FOR:

21 ST & ARKANSAS

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 IN CENTRAL'S SUB DIVISION OF MEYERS & GUYDERS OUT-LOTS TO WICHITA, KANSAS

LOT AREA  
4 BAYS  
14 STAGING BAYS  
8 DRYING BAYS

19,100 SQ. FT.  
4912 SQ. FT./BAY

14 SEPTEMBER 1979