

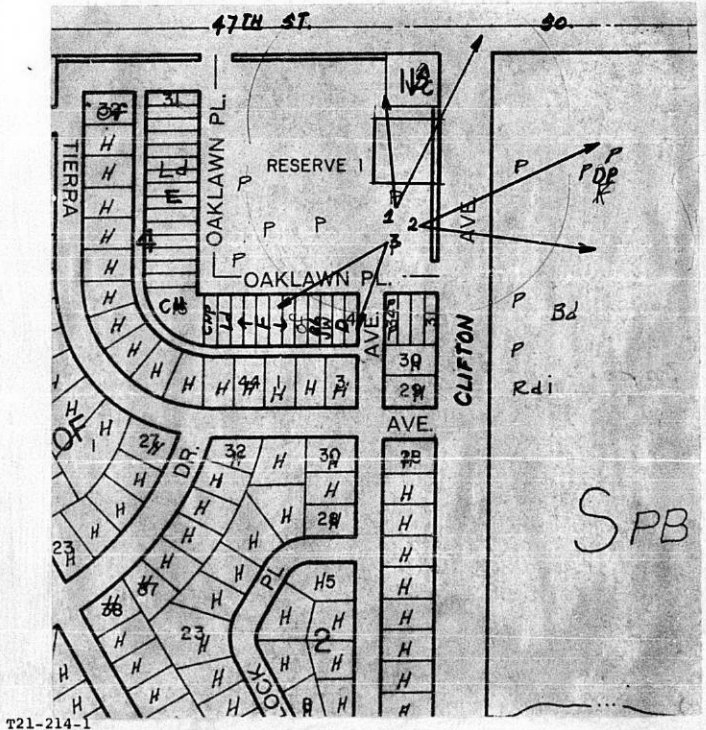
Map No. L-7-D
 Sec. 23
 Twp. 28S EVERSIDE
 Range 1E

Z- _____
 SCZ- _____
 CU- 99
 Filed 6-20-67

APPLICATION DATA: From _____ to _____
 1. Applicant: S-J Properties, Inc.
 Address 8635 Otis St., South Gate, Calif. Phone _____
 2. Agent: M. K. Gentry Co., Inc.
 Address 2321 South Seneca 67213 Phone AM 4-2847
 3. General Location: On the west side of Clifton in an area south
of 47th Street South Address _____
 4. Proposed Use: Conditional Use Permit for Car Wash in "LC"

AREA DATA:
 1. Acres: 0.35 (125 ft. by 125 ft.)
 2. Adjoining Zoning: E "LC" S "LC" W "LC" N "LC"
 3. Land Use: East Department store South Parking
 West Parking North Vacant Commercial
 4. Sketch Plan Land Use is for: Residential
 5. Present Land Use is for: Parking
 6. Area (is) ~~not~~ platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



T21-214-1

WICHITA EAGLE AND BEACON PUBLISHING CO., INC.

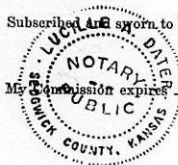
Affidavit of Publication

STATE OF KANSAS, }
County of Sedgwick, } ss.

W. W. Watson, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Beacon, 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 which a true copy is hereto attached was published in the regular and entire daily Evening issue of said The Wichita Beacon for 1 consecutive issues - weeks, that the first publication of said notice was made as aforesaid on the 2 day August, A.D., 1967

And affiant further says that ----- he has personal knowledge of the statements above set forth and that they are true.

Subscribed and sworn to before me this ----- day of -----, 1967



AUG 27 1969

AUG 14 1967

Jucille A. Water
Notary Public Sedgwick County, Kansas

(202) (Published in The Wichita Beacon on August 7, 1967)

A RESOLUTION PERMITTING A CAR WASH IN "LC" ZONING ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF MULVANE, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED UNDER SECTION 7-4-6 AND SECTION 11-6 OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 1956, AND SUBSEQUENT AMENDMENTS THEREBY, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I: That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section 7-4-6 and Section 11-6 of the Zoning Resolution, is amended, a conditional use permit to allow a Car Wash in "LC" zoning is hereby approved on the lands hereinafter described, subject to the following conditions:

1. There being a minimum lot area of 3,000 square feet for each self-service car washing stall and/or 7,500 square feet for each 20 linear feet of automatic car washing structures provided the minimum lot area shall not be less than 7,500 square feet, plus any additional lot area as required by the Health Department.
2. The car washing building or facility being set back a distance of 100 feet from all street front and side right-of-way lines.
3. All of the area to be utilized by the washing and drying operations, including all inlets and egress areas, being paved with concrete, asphalt or asphaltic concrete.
4. All lights being shielded to reflect or direct light away from the adjacent property. No stroboscopic lighting or banners shall be permitted.
5. No sign exceeding 25 feet in height or being placed so as to project over any public right-of-way.
6. No sound-producing devices or loud-

speakers being used so as to be heard outside of any structure.

7. On-street holding spaces being provided to the property in the following ratio:

a. Automatic Car Wash—not less than 3 parking spaces for each 20 linear feet of the automatic car washing alleys; however, in the event the stall is constructed so as to not hold more than 11 slots at any given time, not more than 3 holding spaces shall be required for the stall.

b. Self-Service Car Wash—not less than 4 parking spaces for each self-service car washing stall.

8. Off-street drying spaces being provided on the property in the following ratio:

a. Automatic Car Wash—not less than 2 parking spaces for each automatic car washing alley.

b. Self-Service Car Wash—not less than 2 parking spaces for each self-service car-washing stall.

9. One off-street parking space shall be provided for each 2 employees.

10. Development proceeding in accordance with the plan approved by the Planning Commission.

11. All parking areas having adequate curbs to prevent the extension or overhang of vehicles beyond property lines or parking spaces.

12. All drainage, both natural and that created by the operation, being handled in such a manner satisfactory to the County Engineer.

13. The area being properly policed through inspections by the owner or operator for proper maintenance of improvements and removal of trash.

14. CASE NO. 11577

Establishment of a Car Wash in "LC" Zoning 125 feet south of the northeast corner of Block 11, Oaklawn Addition, thence south 122 feet, thence west 125 feet, thence north 125 feet, thence east 122 feet to the point of beginning, being a part of Reserve 1, 10th of Oaklawn Addition, Sedgwick County, Kansas, generally located on the west side of Cuthbert in an area south of 47th Street and 48th Street.

SECTION II: That upon the taking effect of such conditional use approval shall be entered and shown on the particular sectional zoning map contained in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III: That this Resolution shall have effect and be in force from and after its adoption and publication in the official County paper.

PASSED AND ADOPTED at Sedgwick County, Kansas, this 2nd day of August, 1967.

TOM SCOTT, Chairman

ELMER S. PETERS, Commissioner

EARL E. RUSH, Commissioner

Attest: MARIE WARREN, County Clerk

by L. Kern, Dep. (1-1)

