

CU-264 - Mr. Il Sik Hong, Etux requests Conditional Use to Establish a Nursery and Barn for storage of gardening/farm equipment on property zoned "R-1". Generally located on the south side of

ACTION

COMMITTEE	DATE
M.A.P.C. <i>Approval subject to conditions</i>	<i>11-17-83</i>
B.C.C./B. CO. C. <i>Approved as recommended</i>	<i>12-14-83</i>

POSTED 10-24-83
Closed

Map No. 6043 A
Sec. _____
Twp. _____
Range _____

DATA SHEET
(ZONING & CONDITIONAL USE)

Z- _____
SCZ- _____
CU- 264
Filed 10-14-83

ASSOCIATED CASE: _____

- APPLICATION DATA: From _____ to _____
1. Applicant: Mr. Il Sik Hong & Mrs. Debbie Hong
Address 233 N. Ash, Wichita 67214 Phone 264-9487
 2. Agent: _____
Address _____ Phone _____
 3. General Location: south side of 31st St. South, in an area between
Rock & Webb Roads. (Address: 8825 31st St. South)
 4. Proposed Use: _____

- AREA DATA:
1. Acres: 10 (_____ ft. by _____ ft.)
 2. Adjoining Zoning: E "R-1" S "R-1" W "R-1" N "R-1"
 3. Land Use: East _____ South _____
West _____ North _____
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: _____
 6. Area (is) (is not) platted. _____

- PROCEDURE DATA:
1. Zoning Committee _____ by _____
 2. MAPC Meeting: _____

Date	Action
<u>11-17-83</u>	<u>Approved sub to conditions</u>
_____	_____
_____	_____

3. Governing Body (~~Bd. City Commissioners~~ - Bd. County Commissioners)

Date	Action	Ordinance Resolution
<u>12-14-83</u>	<u>Approved as recommended</u>	_____
_____	_____	_____
_____	_____	_____

NOTES:

Map No. 6043 A
 Sec. _____
 Twp. _____
 Range _____

DATA SHEET
 (ZONING & CONDITIONAL USE)

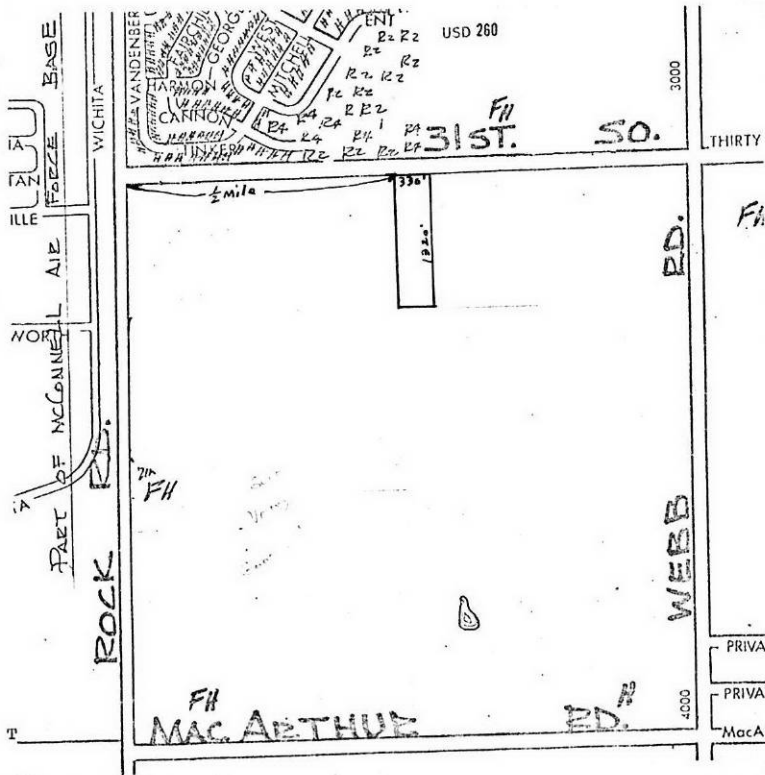
Z- _____
 SCZ- _____
 CU- 264
 Filed 10-14-83

ASSOCIATED CASE: _____

- APPLICATION DATA: From _____ to _____
- Applicant: Mr. Tl Sik Hong & Mrs. Debbie Hong
 Address: 233 N. Ash, Wichita 67214 Phone: 64-9487
 - Agent: _____
 Address: _____ Phone: _____
 - General Location: South side of 31st St. South, in an area between Rock & Webb Roads. (Address: 8925 31st St. South)
 - Proposed Use: _____

- AREA DATA:
- Acres: 10 (320 ft. by 1285 ft.)
 - Adjoining Zoning: E "R-1" S "R-1" W "R-1" N "R-1"
 - Land Use: East VACANT South VACANT
 West VACANT North ?
 - Sketch Plan Land Use is for: _____
 - Present Land Use is for: _____
 - Area (is) (is not) platted: _____

PHOTO DATA:
 Taken by P Date 11-7-83 Time 3 PM



R#371-1983

~~R#371-1983~~ Published in The Daily Reporter on April 9, 1984 1983

RESOLUTION

CASE NO. CU-254

A RESOLUTION PERMITTING THE ESTABLISHMENT OF A NURSERY AND BARN FOR STORAGE OF GARDENING/FARM EQUIPMENT IN THE "R-1" SUBURBAN RESIDENTIAL DISTRICT 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 DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 4.A.10.S AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

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 4.A.10.s, and Section 11.E of the Zoning Resolution, a Conditional Use Permit to allow the establishment of a nursery and barn for storage of gardening/farm equipment in the "R-1" Suburban Residential District is hereby approved on the lands legally described as follows:

The West Half of the West Half of the Northwest Quarter of the Northeast Quarter, Section 8, Township 28, Range 2 East of the 6th P.M., Sedgwick County, Kansas. Generally located on the south side of 31st Street South, in an area between Rock and Webb Roads. (8825 31st Street South)

SUBJECT TO THE FOLLOWING:

- A. Platting within one year from the date of approval of the conditional use by the Board of County Commissioners or the case be considered denied and closed; and that the resolution establishing the conditional use not be published until the plat has been recorded with the Register of Deeds.
- B. No building shall be erected, enlarged, moved in or reconstructed to extend nearer than 85 feet from the center line of 31st Street South.
- C. The use of land shall be limited to residential, agricultural and nursery purposes.
- D. Sales shall include only plant materials grown on subject property and such sales may be either retail or wholesale in nature. Approval shall not be construed as permitting a garden center.

E. Any outdoor storage of materials (other than plant materials) associated with the nursery operation shall be completely screened from public view.

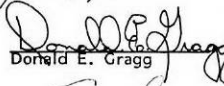
F. No signs shall be permitted except to advertise the uses herein permitted. No signs shall be illuminated, nor shall flashing or oscillating lights be permitted. The sign shall not exceed six feet in height and shall not exceed twenty square feet on one surface with a maximum of two surfaces, back to back, being permitted.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered in the Official Zoning atlas on file 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 take effect and be in force from and after its adoption and publication in the Official County Paper.

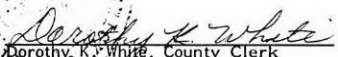
PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 14th day of December, 1983.


Jack Sprent, Chairman


Donald E. Cragg, Commissioner


Tom Scott, Commissioner




Dorothy K. White, County Clerk
(SEAL)

Approved as to form by County Counselor


William D. Rustin, County Counselor

Planning Agenda

Item #

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR CONDITIONAL USE PERMIT

CU-264 - CONDITIONAL USE PERMIT TO ESTABLISH A NURSERY AND BARN FOR STORAGE OF GARDENING/FARMING EQUIPMENT, GENERALLY LOCATED ON THE SOUTH SIDE OF 31ST STREET SOUTH IN AN AREA BETWEEN ROCK AND WEBB ROADS.

The MAPC recommends that the application be approved.
(see minutes for full motion)

Gardner moved, Hansen seconded and it carried unanimously.
Banzer and Chisholm were absent.

ACTION:

1. Concur with the findings of fact of the Metropolitan Area Planning Commission, approve the application subject to recommended conditions of approval, adopt a resolution establishing the conditional use and instruct the Planning Department to withhold publication of the resolution until the plat has been recorded with the Register of Deeds; or
2. Deny the application.

DATA AND MINUTES

MAPC Hearing Date: 11-17-83

BCoC Hearing Date: 12-14-83

AREA DATA:

Acres: 10

Size: 330'x1320'

Reason: To grow evergreen such as Christmas Trees, fruit trees and have a vegetable garden. To have a barn where all the gardening equipment will be stored.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-1"
North	Two & Four-family	"R-1"
East	Undeveloped	"R-1"
South	Undeveloped	"R-1"
West	Undeveloped	"R-1"

History: None

Applicant: Mr. & Mrs. Il Sik Hong, 233 N. Ash, Wichita, 67214

Protestors: None.

EXCERPT FROM PLANNING COMMISSION MINUTES OF NOVEMBER 17, 1983

7. Case No. CU-264 - Mr. H Sik Hong & Mrs. Debbie Hong request Conditional Use Permit to establish a Nursery and Barn for Storage of Gardening/Farm Equipment for the West Half of the West Half of the Northwest Quarter of the Northeast Quarter, Section 8, Township 28, Range 2 East of the 6th P.M., Sedgwick County, Kansas. Generally located on the south side of 31st Street South, in an area between Rock and Webb Roads. (8825 31st Street South)

GALBRAITH pointed out land use, zoning, and showed slides of the general area. He reviewed the following staff report:

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting a conditional use permit to establish a nursery operation including a barn for the storage of gardening and/or farm equipment on an unplatted tract of land containing approximately 10 acres located on the south side of 31st Street South midway between Rock Road and Webb Road.

A site plan submitted with the application indicates the area for plantings, location of the barn for equipment storage and septic tank and lateral lines. The plan also indicates the approximate location where the applicant proposes to construct his residence in the future.

Section 11.E.1 of the County Zoning Resolution provides that the Board of County Commissioners may by special permit and subject to such restrictions as it deems necessary, permit conditional uses as outlined in the various districts where such uses are deemed essential or desirable to the public convenience or welfare.

2. Should the Planning Commission determine that this is an appropriate use for subject property and recommends approval of the request, it should be approved subject to the following conditions.
 - A. Platting within one year from the date of approval of the conditional use by the Board of County Commissioners or the case be considered denied and closed; and that the resolution establishing the conditional use not be published until the plat has been recorded with the Register of Deeds.
 - B. No building shall be erected, enlarged, moved in or reconstructed to extend nearer than 85 feet from the center line of 31st Street South.
 - C. The use of land shall be limited to residential, agricultural and nursery purposes.
 - D. Sales shall include only plant materials grown on subject property and such sales may be either retail or wholesale in nature. Approval shall not be construed as permitting a garden center.
 - E. Any outdoor storage of materials (other than plant materials) associated with the nursery operation shall be completely screened from public view.

- F. No signs shall be permitted except to advertise the uses herein permitted. No signs shall be illuminated, nor shall flashing or oscillating lights be permitted. The sign shall not exceed six feet in height and shall not exceed twenty square feet on one surface with a maximum of two surfaces, back to back, being permitted.

GALBRAITH stated that staff recommended approval of the request. He mentioned that the Health Department had indicated that it is difficult to obtain water on this site from a private well.

PETERS mentioned that a building or at least a foundation had been started on this site. He asked if it required a permit.

RON WORLEY, County Department of Public Works, said yes, the applicant would need a building permit and that was one of the reasons he was before the Commission with this application.

PETERS asked if this building falls under the agricultural definition.

WORLEY said no, not in his opinion.

IL SIK HONG, applicant, said that he originally brought this land so he could build his home on it. However, he has had several water wells drilled but has been unable to find enough water. He said that he has tried to get the previous owner to refund his money but has been unsuccessful. HONG said that in order to use the land for something he decided to put in a nursery and plant some trees that would not require much water. In addition, he would like to be able to sell some plant materials and store some equipment in the barn. That is why he needs a conditional use.

GARDNER asked if utilities would be required to be extended.

GALBRAITH said no, this is in an area that is not projected to have water and sewer extended.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the undeveloped and agricultural character of the area; the residential zoning on nearby property; the agricultural uses on surrounding property; the suitability of the subject site for development of a nursery; and the recommendation of approval by staff; I move that we recommend to the governing body that this application be approved subject to the following conditions:

- A. Platting within one year from the date of approval of the conditional use by the Board of County Commissioners or the case be considered denied and closed; and that the resolution establishing the conditional use not be published until the plat has been recorded with the Register of Deeds.
- B. No building shall be erected, enlarged, moved in or reconstructed to extend nearer than 85 feet from the center line of 31st Street South.
- C. The use of land shall be limited to residential, agricultural and nursery purposes.
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in nature. Approval shall not be construed as permitting a garden center.

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Gardner moved, Hansen seconded
and it carried unanimously.
Banzer and Chisholm were absent.

RESOLUTION

CASE NO. CU-264

A RESOLUTION PERMITTING THE ESTABLISHMENT OF A NURSERY AND BARN FOR STORAGE OF GARDENING/FARM EQUIPMENT IN THE "R-1" SUBURBAN RESIDENTIAL DISTRICT 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 DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 4.A.10.s AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

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 4.A.10.s, and Section 11.E of the Zoning Resolution, a Conditional Use Permit to allow the establishment of a nursery and barn for storage of gardening/farm equipment in the "R-1" Suburban Residential District is hereby approved on the lands legally described as follows:

The West Half of the West Half of the Northwest Quarter of the Northeast Quarter, Section 8, Township 28, Range 2 East of the 6th P.M., Sedgwick County, Kansas. Generally located on the south side of 31st Street South, in an area between Rock and Webb Roads. (8825 31st Street South)

SUBJECT TO THE FOLLOWING:

- A. Platting within one year from the date of approval of the conditional use by the Board of County Commissioners or the case be considered denied and closed; and that the resolution establishing the conditional use not be published until the plat has been recorded with the Register of Deeds.
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SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered in the Official Zoning atlas on file 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 take effect and be in force from and after its adoption and publication in the Official County Paper.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this _____ day of _____, 19____.

_____, Chairman
Jack Spratt

_____, Commissioner
Donald E. Gragg

_____, Commissioner
Tom Scott

ATTEST:

Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor

William D. Rustin, County Counselor

November 18, 1983

Mr. & Mrs. Il Sik Hong
233 North Ash
Wichita, Ks. 67214

Re: CU-264 - Conditional Use Permit
to establish a Nursery & Barn for
storage of gardening/farm equipment

Dear Mr. & Mrs. Hong:

At its regular meeting of November 17, 1983, the Metropolitan Area Planning Commission considered the above-captioned case. The action of the Commission was to recommend that the application be approved subject to the following:

- A. Platting within one year from the date of approval of the conditional use by the Board of County Commissioners or the case be considered denied and closed; and that the resolution establishing the conditional use not be published until the plat has been recorded with the Register of Deeds.
- B. No building shall be erected, enlarged, moved in or reconstructed to extend nearer than 85 feet from the center line of 31st Street South.
- C. The use of land shall be limited to residential, agricultural and nursery purposes.
- D. Sales shall include only plant materials grown on subject property and such sales may be either retail or wholesale in nature. Approval shall not be construed as permitting a garden center.
- E. Any outdoor storage of materials (other than plant materials) associated with the nursery operation shall be completely screened from public view.

F. No signs shall be permitted except to advertise the uses herein permitted. No signs shall be illuminated, nor shall flashing or oscillating lights be permitted. The sign shall not exceed six feet in height and shall not exceed twenty square feet on one surface with a maximum of two surfaces, back to back, being permitted.

This matter will be forwarded to the Board of County Commissioners for their consideration at 9:00 a.m., on Wednesday, December 14, 1983 in Room 320, Sedgwick County Courthouse.

If you have any questions, please contact our office.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:sad
cc: Ron Worley, County Zoning Officer

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

CU-264 - CONDITIONAL USE PERMIT TO ESTABLISH A NURSERY AND
BARN FOR STORAGE OF GARDENING/FARM EQUIPMENT
Generally located on the south side of 31st Street South
in an area between Rock and Webb Roads.

MAPC HEARING DATE: 11-17-83

Acres: 10

Size: 330'x1320'

Reason: To grow evergreen such as Christmas Trees, fruit trees and
have a vegetable garden. To have a barn where all the
gardening equipment will be stored.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-1"
North	Two & Four-family	"R-1"
East	Undeveloped	"R-1"
South	Undeveloped	"R-1"
West	Undeveloped	"R-1"

History: None

Applicant: Mr. & Mrs. Il Sik Hong, 233 N. Ash, Wichita, 67214

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicant is requesting a conditional use permit to establish a nursery operation including a barn for the storage of gardening and/or farm equipment on an unplatted tract of land containing approximately 10 acres located on the south side of 31st Street South midway between Rock Road and Webb Road.

A site plan submitted with the application indicates the area for plantings, location of the barn for equipment storage and septic tank and lateral lines. The plan also indicates the approximate location where the applicant proposes to construct his residence in the future.

Section 11.E.1 of the County Zoning Resolution provides that the Board of County Commissioners may by special permit and subject to such restrictions as it deems necessary, permit conditional uses as outlined in the various districts where such uses are deemed essential or desirable to the public convenience or welfare.

2. Should the Planning Commission determine that this is an appropriate use for subject property and recommends approval of the request, it should be approved subject to the following conditions.
 - A. Platting within one year from the date of approval of the conditional use by the Board of County Commissioners or the case be considered denied and closed; and that the resolution establishing the conditional use not be published until the plat has been recorded with the Register of Deeds.

- B. No building shall be erected, enlarged, moved in or reconstructed to extend nearer than 8⁵ feet from the center line of 31st Street South.
 - C. The use of land shall be limited to residential, agricultural and nursery purposes.
 - D. Sales shall include only plant materials grown on subject property and such sales may be either retail or wholesale in nature. Approval shall not be construed as permitting a garden center.
 - E. Any outdoor storage of materials (other than plant materials) associated with the nursery operation shall be completely screened from public view.
 - F. No signs shall be permitted except to advertise the uses herein permitted. No signs shall be illuminated, nor shall flashing or oscillating lights be permitted. The sign shall not exceed six feet in height and shall not exceed twenty square feet on one surface with a maximum of two surfaces, back to back, being permitted.
-

CU-264 - 8 "Notice to adjoining property owners" mailed 11-3-83 for
the MAPC meeting for 11-17-83

1 Ron Worley, County Zoning Officer

-

9 TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1686

November 3, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a Conditional Use in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on November 17, 1983, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney if you so desire.

CASE NO. CU-264

Conditional Use Permit to Establish a Nursery and Barn
for Storage of Gardening/Farm Equipment
on Property Zoned "R-1" Suburban Residential District

The West Half of the West Half of the Northwest Quarter of
the Northeast Quarter, Section 8, Township 28, Range 2 East
of the 6th P.M., Sedgwick County, Kansas. Generally located
on the south side of 31st Street South, in an area between
Rock and Webb Roads. (8825 31st Street South)

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

6043A

N-R-1
S-R-1
E-R-1
W-R-1

CU-264

APPLICATION FOR APPROVAL OF CONDITIONAL USE PERMIT
FOR PROPERTY LOCATED WITHIN THE JURISDICTION
OF THE BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

This is an application for a Conditional Use Permit. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

1. Name of applicant or applicants and/or their agent or agents. All owners of all property requested to be considered in this application must be listed in this item.

A. APPLICANT Mr. Il Sik Hong

ADDRESS 233 North Ash, Wichita KS 67214 PHONE 264-9487

AGENT _____

ADDRESS _____ PHONE _____

B. APPLICANT Mrs. Debbie Hong

ADDRESS 233 North Ash, Wichita, KS 67214 PHONE 264-9487

AGENT _____

ADDRESS _____ PHONE _____

C. APPLICANT _____

ADDRESS _____ PHONE _____

AGENT _____

ADDRESS _____ PHONE _____

(Use separate sheet if necessary for names of additional applicants).

2. a. The applicant proposes to establish a ^{warehouse} barn for storage of

gardening / Farm equipment (use)

on property legally described as Lot(s) see description below *

_____, Block(s) _____

of the _____ Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet).

OK for legal

*The West Half of the West Half of the Northwest quarter of the Northeast quarter, Section 8, Township 28, Range 2 East of the 6 P.M., Sedgwick County, Kansas.

2. b. There are 10 acres (round to nearest tenth) in the above described property.

3. THIS PROPERTY IS LOCATED AT (ADDRESS) 8825 31st Street South, Wichita.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE _____ CORNER OF _____ AND _____, OR
B. ON THE South SIDE OF 31st^{St.} South (AVE.) ~~STREET~~ ^{intersection} BETWEEN
Rock Road (AVE.) ~~STREET~~ AND Webb Road (AVE.) ~~STREET~~.

4. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED R-1
(ZONING DISTRICT CLASSIFICATION).

5. I REQUEST THIS CONDITIONAL USE PERMIT FOR THE FOLLOWING REASONS:
so grow evergreen such as Christmas Trees
to grow fruit trees and have a vegetable garden
to have a barn where all the gardening equipment will be stored.

6. I (WE), THE APPLICANT(S), ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. I (WE) REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABSTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. I (WE) FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE. I (WE) ACKNOWLEDGE THAT THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AT IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

NOTE: AT LEAST ONE OWNER MUST SIGN THIS APPLICATION. OTHER OWNERS MAY BE REPRESENTED BY AN AGENT OR AGENTS.

W. H. Harg _____
BY AUTHORIZED AGENT (IF ANY) BY AUTHORIZED AGENT (IF ANY)

Debbie Harg _____
BY AUTHORIZED AGENT (IF ANY) BY AUTHORIZED AGENT (IF ANY)

BY AUTHORIZED AGENT (IF ANY) BY AUTHORIZED AGENT (IF ANY)

7. OFFICE USE ONLY

This application was received at the Planning Department at 9:10
(AM) PM on Oct. 14, 1983 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 400⁰⁰.

L. Lynn Shinkley Name
J. Blanner Title

OWNERSHIP LIST

Property Description

Property Owner

The North Half of the Northeast Quarter Sec. 8-28-2E, except the east half of the west half of the Northwest Quarter of the Northeast Quarter Sec. 8-28-2E.

✓ Dean L. Bussart
Rebecca P. Bussart
5050 E. Central
67208

*returned
unknown*

X Gary D. Bussart
Terry L. Bussart
Route 2
Wichita, Kansas
67208

The east Half of the west Half of the Northwest Quarter of the Northeast Quarter Sec. 8-28-2E.

✓ Bob G. Callahan
Deloris D. Callahan
1720 S. Webb Rd.
67207

The Southwest Quarter of the Northeast Quarter Sec. 8-28-2E & the South Half of the Northwest Quarter Sec. 8-28-2E.

✓ Builders Inc.
RH Garvey Building
300 W. Douglas
67202

The North Half of the Northwest Quarter Sec. 8-28-2E

✓ Gladys Levitt
7118 E. Douglas
67206

Beginning at the southwest corner of the southwest Quarter of the Southeast Quarter Sec. 5-28-2E; thence northerly along the west line of the southwest Quarter of the Southeast Quarter, 826 feet to the southwest corner of land owned by Common School District No. 6 thence easterly parallel to the south line of said southwest Quarter of Southeast Quarter 616 feet; thence southerly parallel to the west line 376 feet; thence westerly parallel to the south line 316 feet; thence southerly parallel to the west line 450 feet to the south line; thence westerly along the south line 300 feet to the point of beginning, except the north 50 feet of the south 500 feet of the east 256 feet of the west 616 feet of the southwest Quarter of the Southwest Quarter Southeast Quarter Sec. 5-28-2E.

X United States of America
2801 S. Rock Road
67210

*returned
unknown*

The north 326 feet of the south 826 feet of the east 80 feet of the west 696 feet of the southwest Quarter of the Southeast Quarter Sec. 5-28-2E.

✓ United States of America
2801 S. Rock Road
67210

The North 50 feet of the south 500 feet of the east 256 feet of the west 616 feet of the southwest Quarter of the Southwest Quarter of the Southeast Quarter Sec. 5-28-2E.

✓ Mary Anne Parris
8904 E. 31 S
67210

Property Description

Property Owner

Beginning at the southwest corner of the southeast Quarter of the Southeast Quarter; thence west to a point 300 feet east of the southwest corner of the southeast Quarter; thence north 450 feet; thence east 316 feet; thence north 316 feet; thence east 384 feet; thence north 500 feet; thence east to the east line of the west half of the southeast Quarter; thence south to point of beginning, Sec. 5-28-2E, except the north 326 feet of the south 826 feet of the east 80 feet of the west 696 feet of the southwest Quarter of the Southeast Quarter Sec. 5-28-2E.

☐ Mary Anne Parris
8904 E. 31 S
67210

The Southwest Quarter of Sec. 5-28-2E.

☐ United States of America
2801 S. Rock Road
67210

Wm. Levitt (dec.)

[Affadavit of interest] as to the west half of the west half of the northwest Quarter of the Northeast Quarter Sec. 8-28-2E.

☐ [Affadavit of Interest]
Il Sik Hong
Deborah K. Hong
233 N. Ash
67214

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 660 foot radius of:

The West Half of the West Half of the Northwest Quarter of the Northeast Quarter of Section 8, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 13th day of October, 1983, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Gable
Vice President

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1633

November 3, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a Conditional Use in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on November 17, 1983, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney if you so desire.

CASE NO. CU-264

Conditional Use Permit to Establish a Nursery and Barn
for Storage of Gardening/Farm Equipment
on Property Zoned "R-1 Suburban Residential District

The West Half of the West Half of the Northwest Quarter of
the Northeast Quarter, Section 8, Township 23, Range 2 East
of the 6th P.M. Sedgwick County, Kansas. Generally located
on the south side of 31st Street South, in an area between
Rock and Webb Roads. (3825 31st Street South)

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 263-4421.

Robert A. Lakin
Secretary

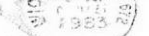
CU-264

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202



Important! Notice of Meeting Enclosed

RECEIVED

NOV 7 1983

METROPOLITAN PLANNING
ROUTE

Gary D. Bussart
Terry L. Bussart
Route 2
Wichita, KS 67208

ATTENTION
NOT ANSWERED
RETURN TO SENDER



733-1867 anderson?
67002
not listed
in Anderson

unknown

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1603

November 3, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a Conditional Use in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main, Wichita, Kansas, at its meeting on November 17, 1983, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney if you so desire.

CASE NO. CU-264

Conditional Use Permit to Establish a Nursery and Barn
for Storage of Gardening/Farm Equipment
on Property Zoned "R-1 Suburban Residential District

The West Half of the West Half of the Northwest Quarter of
the Northeast Quarter, Section 8, Township 20, Range 2 East
of the 6th P.M. Sedgwick County, Kansas. Generally located
on the south side of 31st Street South, in an area between
Rock and Webb Roads. (6925 31st Street South)

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Robert A. Lakin
Secretary

CU-264

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202



- ADDRESS UNK.
 MOVED NOT FORWARDABLE
 REFUSED
 UNCLAIMED
PSC MCCONNELL

United States of America
2801 S. Rock Road
Wichita, KS 67210



RECEIVED

NOV 7 1983

METROPOLITAN PLANNING
ROUTE _____

Important! Notice of Meeting Enclosed

unknown

FORM 29-C

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

NAME

ADDRESS

FUND

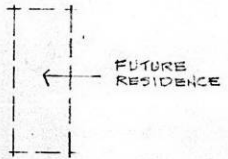
DUE DATE

COMMENTS

DATE

BY

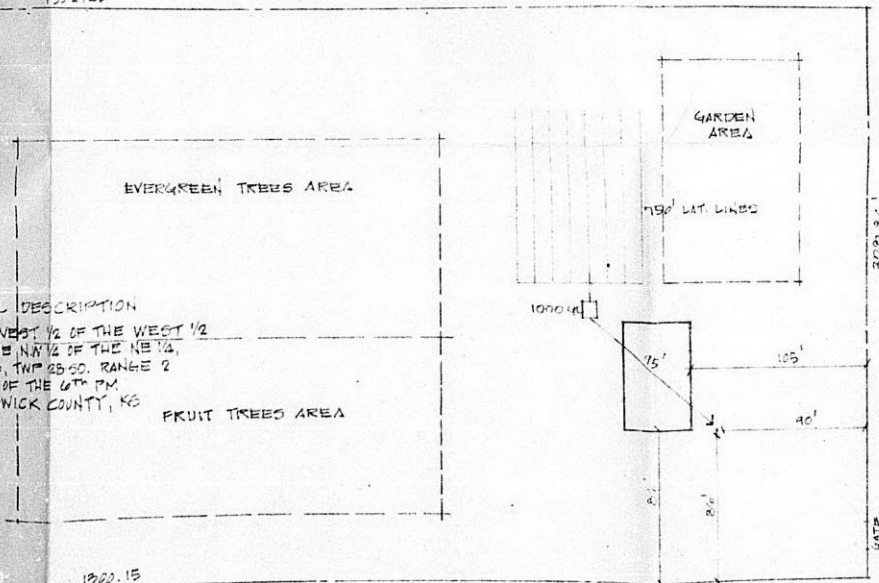
1322.40



LEGAL DESCRIPTION
THE WEST 1/2 OF THE WEST
1/4 OF THE NW 1/4 OF THE NE 1/4
SEC 8, TWP 25 S, RANGE 10 E
EAST OF THE 6TH PM,
SEDGWICK COUNTY, KS

1920.15

1322.40



LEGAL DESCRIPTION

THE WEST 1/2 OF THE WEST 1/2
OF THE NW 1/4 OF THE NE 1/4,
SEC 8, TWP 25 S., RANGE 2
EAST OF THE 6TH PM,
SEDWICK COUNTY, KS

FRUIT TREES AREA

1300.15



9-29-83
 Plans approved as per
 restrictive covenants
 David Bussard

NEW PLOT PLAN CU-264		
SCALE: 1" = 20'	APPROVED BY:	DRAWN BY/HOLDER
DATE: 9/21/83		REVISED
IL SIK HONG		
8825 E 31st SOUTH		
STEEL STRUCTURES OF KS 212 LAURA		DRAWING NUMBER 10F4