

POST 04-25-85 KL
Gray Atlas XI

OK

CU-280 - William C. Selby requests conditional use permit to establish a private aircraft landing field on the south side of 87th St. S., 1/4-mi. east of Hydraulic.

ACTION

COMMITTEE	DATE
HSL.P.C.	<u>5-9-85</u>
M.A.P.C. <i>Approved reception only (subject to conditions)</i>	<u>5-16-85</u>
B.C.C./B. CO. C. APPROVED	<u>6-12-85</u>

Closed

DATA SHEET

Z- _____
 SCZ- _____
 CU- 280 _____
 DR- _____
 DP- _____

Amend _____
 Case Filed: 4/9/85 _____
 Associated Case: _____

APPLICATION DATA: Map No. 5636D

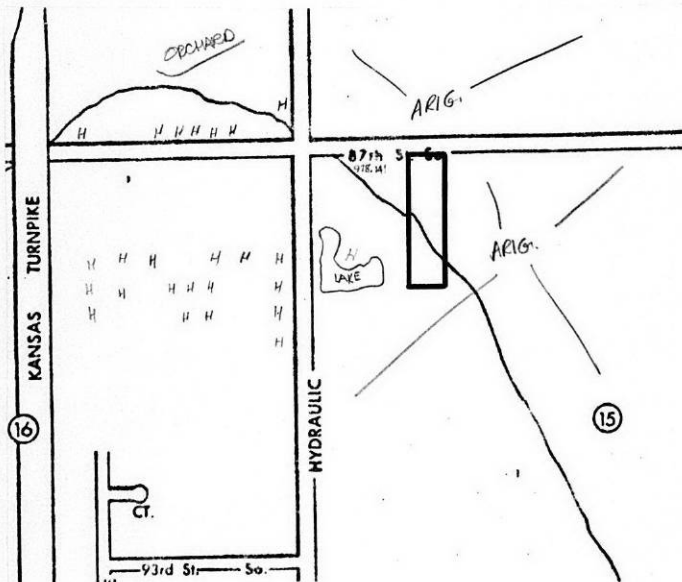
1. General Location: On the south side of 87th Street South $\frac{1}{2}$ mile east of Hydraulic Street.
2. From _____ to _____
3. Proposed Use: For use as a private landing field.
4. DP Name: _____
5. Applicant: William C. Selby
 Address: 8830 South Hydraulic 67233 Phone 788-6275
6. Agent: _____
 Address: _____ Phone _____

AREA DATA:

1. Acres: 10.38 (340.01' ft. by 1329.35' ft.)
2. Adjoining Zoning: N "R" S "R" E "R" W "R"
3. Land Use: North UNDEVELOPED East UNDEVELOPED
 South UNDEVELOPED West ~~AND AT~~ UNDEVELOPED

PICTURE SHEET

PHOTO DATA: (P) Date 5-8-85 Time 3 PM



NOTES:

T9-214-2

Standard
 No. 2153C
 HASTINGS, MN
 LOS ANGELES-CHICAGO-DALLAS-OKLAHOMA
 MEMPHIS-TULSA-PORTLAND
 U.S.A.

5-14-85

Bill Peacock
Assistant Air Traffic Manager
FAA ATCE
Terminal Bldg. Rm 228
Mid Continent Airport
Wichita Ks 67209

269-7030

for future C.U.'s
for air fields, this
notify this
person



Published in The Daily Reporter on August 29, 1985

RESOLUTION NO. 180-1985

CASE NO. CU-280

A RESOLUTION TO ESTABLISH A PRIVATE AIRCRAFT LANDING FIELD IN THE "R" RURAL RESIDENTIAL DISTRICT ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED IN SECTION 17.C OF THE ZONING REGULATIONS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, DECEMBER 12, 1984.

BE IT RESOLVED BY THE GOVERNING BODY 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 17.C of the Zoning Regulations, a Conditional Use Permit to establish a private aircraft landing field in the "R" Rural Residential District, is hereby approved on the lands legally described as follows:

A tract of land in the North 1/2 of the West 1/2 of the Northwest 1/4 of Section 15, T-29-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at a point on the North line of Section 15, 978.14' East of the Northwest corner of Section 15; thence continuing East along said North line a distance of 340.01'; thence South with an included angle of 89°31'57" a distance of 1329.35'; thence West with an included angle of 90°25'51" a distance of 340.01'; thence North parallel with the East line of the West 1/2 of the Northwest 1/4 1329.13' to the point of beginning. Generally located on the south side of 87th Street South, 1/4 mile east of Hydraulic.

SUBJECT TO THE FOLLOWING:

- a. The airfield shall be utilized by private aircraft only.
- b. Uses permitted shall be only those associated with the normal operation of the airfield itself.
- c. Prior to the issuance of any building permits for permanent structures, the land shall be platted.
- d. The airfield operation shall comply with all applicable rules and regulations of the Federal Aviation Administration.
- e. The applicant shall dedicate 50 feet of right-of-way for 87th Street South by separate instrument prior to the case being forwarded to the Board of County Commissioners and within one year or the case be considered denied and closed.

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 Commission.

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 12th day of June, 19 85.

Absent, Chairman
Donald E. Gragg

Tom Scott, Commissioner
Tom Scott

Bernard A. Hentzen, Commissioner
Bernard A. Hentzen



ATTEST:

Donnell E. Wright
Donnell E. Wright, County Clerk

(SEAL)

Approved as to form by County Counselor

William D. Rustin
William D. Rustin, County Counselor

63-22

Just like in the
last one, I have
not had a chance
to write to you
I am sorry

I have been
very busy with
the school work
and the house
work

Love
from
Mary Ann

Mary Ann Kennedy
to me (8-21-85) 8-22

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

Date: July 26, 1985

TO: Jim Weber, Engineer, Sedgwick County Bureau of Public Services
FROM: Forrest L. Nagley, Senior Planner
SUBJECT: Acceptance of street right-of-way dedication by the Board of
County Commissioners.

On June 12, 1985, the Board of County Commissioners approved conditional use case CU-280 which requested permission to construct a private aircraft landing field in the "R" Rural Residential Zoning District. This case is located south of 87th Street South in an area east of Hydraulic.

A requirement of the Conditional Use Case was for the applicant, William C. Selby, to dedicate, by separate instrument, 50 feet of half-street right-of-way for 87th Street South. The original of this instrument is herewith attached. Please place this instrument on an agenda of the Board of County Commissioners for their formal acceptance. The Planning Commission voted on July 25, 1985 to recommend the acceptance of this street dedication.

Once the instrument has been recorded, we would appreciate receiving a recorded copy so we may proceed to publish the resolution for the conditional use case. The recording costs associated with this instrument should be billed to:

William C. Selby
8830 South Hydraulic
Wichita, KS 67233

Should you have any questions, please call me.

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: CU-280 File

BCoC
9-4-15

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, William C. Selby

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

The north 50 feet of a tract of land in the North 1/2 of the West 1/2 of the Northwest 1/4 of Section 15, T-29-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at a point on the North line of Section 15, 978.14' East of the Northwest corner of Section 15; thence continuing East along said North line a distance of 340.01'; thence South with an included angle of 89°31'57" a distance of 1329.35'; thence West with an included angle of 90°25'51" a distance of 340.01'; thence North parallel with the East line of the West 1/2 of the Northwest 1/4 1329.13' to the point of beginning.

do hereby dedicate the above described real estate to the public for street purposes.

Executed this 28th day of May 19 85.

William C. Selby
William C. Selby

STATE OF KANSAS)
SEDGWICK COUNTY) ss

BE IT REMEMBERED, that on this 28th day of May, 1985,

came William C. Selby

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

~~Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,
this _____,
City Clerk~~

JANETTA K. ARNOLD
NOTARY PUBLIC
STATE OF KANSAS
My Comm. Exp. _____
Janetta K. Arnold
Notary Public

My Commission Expires: 8-17-88

*July 750
Pg. 1362*

Planning Agenda

Item #

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR CONDITIONAL USE

CU-280 - CONDITIONAL USE PERMIT TO ESTABLISH A PRIVATE
AIRCRAFT LANDING FIELD, GENERALLY LOCATED ON THE SOUTH
SIDE OF 87TH STREET SOUTH 1/4 MILE EAST OF HYDRAULIC.

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

Gardner moved, Peters seconded and it carried unanimously. Chisholm
was absent.

- ACTION:
1. Approve the recommendation of the Metropolitan Area Planning Commission subject to the recommended conditions of approval and adopt a resolution establishing the conditional use; or
 2. Deny the application.

DATA AND MINUTES

HCPC Hearing Date: 5-09-85
MAPC Hearing Date: 5-16-85

BCoC Hearing Date: 6-12-85

COMMISSION DISTRICT #2

AREA DATA:

Acres: 10.38

Size: 340' x 1329'

Reason: To establish a private aircraft landing field.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Airfield	"R"
North	Agriculture	"R"
South	Agriculture	"R"
East	Agriculture	"R"
West	Lake & Single-family residence	"R"

History: None

Applicant: William C. Selby, 8830 South Hydraulic, Wichita 67233

Protestors: None.

EXCERPT FROM PLANNING COMMISSION MINUTES OF MAY 16, 1985

LEGAL:

4. Case No. CU-280 - William C. Selby requests Conditional Use Permit for a tract of land in the North 1/2 of the West 1/2 of the Northwest 1/4 of Section 15, T-29-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at a point on the North line of Section 15, 978.14' East of the Northwest corner of Section 15; thence continuing East along said North line a distance of 340.01'; thence South with an included angle of 89°31'57" a distance of 1329.35'; thence West with an included angle of 90°25'51" a distance of 340.01'; thence North parallel with the East line of the West 1/2 of the Northwest 1/4 1329.13' to the point of beginning. Generally located on the south side of 87th Street South, 1/4 mile east of Hydraulic.

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

COMMENTS:

1. As provided for in Section 4.A.8.a. of the County Zoning Regulations, the applicant is requesting a conditional use permit for a private aircraft landing field on a 10-acre tract of land zoned "R" and located on, the south side of 87th Street South, 1/4 mile east of Hydraulic.
2. In November 1983, the FAA reviewed, from an airspace-use standpoint, the establishment of a private airfield at this location and recommended the approach to the runway be maintained for a minimum 20:1 glide slope and the transitional surface be maintained for a 7:1 slope. A grass runway now exists on this site and it appears from visual inspection that the required slopes are currently existing.
3. The applicant has been advised that any structures, such as hangars, which are considered accessory to the airfield use, must be located within the conditional use application area and would require platting before a building permit could be issued. The applicant has advised us that no accessory structures are proposed at this time.
4. 87th Street South is a section line road and requires 50 feet of half-steet right-of-way. A 30-foot road easement presently exists.
5. Should the Planning Commission determine that a private aircraft landing field is appropriate at this location, and recommend approval of the conditional use request, the following are suggested conditions of approval:
 - a. The airfield shall be utilized by private aircraft only.
 - b. Uses permitted shall be only those associated with the normal operation of the airfield itself.
 - c. Prior to the issuance of any building permits for permanent structures, the land shall be platted.
 - d. The airfield operation shall comply with all applicable rules and regulations of the Federal Aviation Administration.
 - e. The applicant shall dedicate 50 feet of right-of-way for 87th Street South by separate instrument prior to the case being forwarded to the Board of County Commissioners and within one year or the case be considered denied and closed.

DISCUSSION:

OLIVAREZ stated that the Haysville Planning Commission considered this request at their meeting last week and recommend 7-0 to approve the request for the conditional use permit.

OLIVAREZ pointed out that any structures considered accessory to the airfield use must be located within the conditional use application area and platting of the property would be required before any building permits could be issued. She said that she believed that the applicant does not propose any buildings at this time, but in the future he would need to remember that platting would be required before he could get building permits for accessory structures. OLIVAREZ said that staff recommended approval of the request subject to the written conditions of approval. She mentioned that the applicant turned in a letter from the FAA that gave their approval for this private airfield. The letter was dated November 1983. She said that staff contacted the FAA to see if any of the situation had changed since then, and was told no, they still would approve the application from an airspace use standpoint. Staff also contacted Mid Continent and McConnell Air Force Base; they both reviewed it and gave their approval.

GOEBEL questioned the condition of street dedication if platting was required.

OLIVAREZ explained that the applicant may not plat. That would be only if he wanted to put structures on the property. It may never occur. She said that it was the staff's policy to request the necessary street right-of-way with any rezoning or other related application.

WILSON asked if the applicant got the 50-foot street dedication back if the application was not approved by the County Commission.

OLIVAREZ said yes. It is not recorded until after the final approval by the County Commission.

GARDNER asked if they do a conditional use on a sandpit, are they required to plat?

OLIVAREZ said that buildings in conjunction with the sandpit operation do not require platting. She said that she was not sure what permanent buildings they have on sandpit operations.

GARDNER commented that a conditional use permit has been traditionally viewed as something of a semi-temporary nature. The requirement for platting to construct structures compatible with a private airfield seems inconsistent with how they have dealt with some of the other conditional uses in the past, or something that was perhaps an accessory requirement. He said that normally on something a little bit more urban it makes some sense, but for something this far removed seemed inconsistent.

OLIVAREZ stated that Ron Worley may want to speak to this. Staff discussed this with him when this application was received. She further stated that, in accordance with the Subdivision Regulations, prior to obtaining building permits, you either have to meet one of the exemptions or you have to plat. She said that she would have to do some more research into the previous conditional uses they have had to see which ones have required platting and which have not.

GARDNER maintained that he was not trying to open a can of worms. He said that if there is a private strip with a private ownership and you don't intend any major commercial use of it, some of the conditions seemed a little heavy-handed. If what they are defining is a private airstrip, and it was going to receive commercial use, then there was a question in his mind as to appropriateness of zoning and then perhaps a need for requiring some formalization of the use area, and some delineation of it in a more commercial fashion that would require platting. He said that he did not mean to nit-pick it, but he had trouble seeing why they were so hard with requirements.

OLIVAREZ said she was not sure they would have major problems from the Planning staff if the Commission chose to waive that requirement as long as they would be getting the street right-of-way anyway. She made note of a drainage area that goes through the property, and felt that prior to getting a building permit, the applicant would need to check with the County Engineer's office for any floodway. She said if that could be worked out on a platting exemption basis, perhaps that would be alright.

RON WORLEY, County Zoning Administrator, stated that first, to take the MAPD staff off the hook just a little bit, this was his request to them that they include this item, and for that confusion he apologized. He said that he has had requests from private airstrips for hangar construction recently, and the purpose for that hangar construction was to lease it to other parties, not themselves, that wanted to put their aircraft in those hangars. He said he considered that a commercial operation. WORLEY said that the applicant already has an aircraft hangar on adjoining property in a large building that serves a dual purpose, and has indicated that he has no desire to build additional hangars there. WORLEY said his desire to put this condition in was simply to leave a trail so that if in the future someone else purchased the property and desired to put up hangars, that they would be advised or admonished that they needed to make some sort of commercial application or go through the platting process prior to putting up hangars that might be leased for various purposes. He said that if that caused some confusion, he apologized.

OLIVAREZ commented that she was not sure where the dividing line came between private and public airfields, but the FAA, in giving their approval, said that this was strictly for a private airfield because it was not a long enough airstrip for a commercial operation.

WILSON said that only alluded to the aircraft that could go into that strip, but FAA was not saying anything about how many aircrafts they could have there. He said the applicant could put enough hangars there to have 15 or 20 aircrafts.

WILLIAM SELBY, applicant, stated that Worley had mentioned a dual-purpose building on adjacent property. The building has a 12-foot door, and the aircraft has a 35-foot wing span, so he would have a little trouble getting the aircraft in, so it is not a hangar. He said there was no hangar on the property at the present. The barn now is full of hay and horses. He said that, in the future, he intended to build a hangar on this site to protect the aircraft. It may be a portable hangar. SELBY said that platting did not bother him. He intended to use the strip only as a private strip. He said he could land there or anyone he gives permission to could land there. Of course any emergency landings could be made there.

GARDNER asked if Mr. Selby indicated that platting did not pose a problem for him.

SELBY said that platting was not a problem and neither was the 50-foot dedication of street right-of-way. He felt it would happen anyway. The only thing he wanted to stay away from, if he could, was the expense of platting. He added that it was his understanding that he could only use the 10 acres in this conditional use for aircraft use and he could not taxi over to the existing building legally and use it for a hangar. He said that if he could he would put a lean-to on the existing building and use it for a hangar if he could taxi across the acreage that was not being used under this conditional use permit.

WORLEY said that as far as an aircraft hangar or a taxi-way, he would not have any objections to that. There are several areas in the County where they have private uses adjoining an airstrip. The conditional use applies just to the landing strip itself. As far as adding a lean-to to the existing structure, as long as he gets a building permit there was no problem.

WILSON asked how much would it cost the applicant to plat.

OLIVAREZ said the filing fee would be \$200 plus five dollars a lot, a total of \$205. This does not include the surveyor's fee.

GARDNER said it would cost from \$500 to \$1,000 to plat.

GARDNER asked of Worley that if Mr. Selby desires to construct a hangar somewhere else on his site besides on the strip area, does Worley have a mechanism for accommodating that like a private structure on agricultural property, or does he have to plat?

WORLEY said that he really did not know if they have a mechanism to accommodate that other than if it was a dual-purpose structure. He said that one reason for the platting requirement was to make sure that there would be some type of review before structures go up. He said his concern was not with this applicant but with possible expansion of use or future use.

GARDNER said that he had been informed that his \$500 to \$1,000 estimate for platting was a light estimate, that it was probably closer to \$2,000. He felt he could go along with the recommendations of staff with the understanding that a dual-purpose structure could be constructed elsewhere on the property without platting.

There was no one present in opposition to the application.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the agricultural character of the neighborhood; the zoning and uses of nearby properties; the suitability of subject property for the proposed use; and the recommendation of approval by the Metropolitan Area Planning Department staff and the Haysville Planning Commission; I move that we recommend to the governing body that this application be approved subject to the following conditions:

- a. The airfield shall be utilized by private aircraft only.
- b. Uses permitted shall be only those associated with the normal operation of the airfield itself.
- c. Prior to the issuance of any building permits for permanent structures, the land shall be platted.
- d. The airfield operation shall comply with all applicable rules and regulations of the Federal Aviation Administration.
- e. The applicant shall dedicate 50 feet of right-of-way for 87th Street South by separate instrument prior to the case being forwarded to the Board of County Commissioners and within one year or the case be considered denied and closed.

Gardner moved, Peters seconded and it carried unanimously. Chisholm was absent.

RESOLUTION NO. _____

CASE NO. CU-280

A RESOLUTION TO ESTABLISH A PRIVATE AIRCRAFT LANDING FIELD IN THE "R" RURAL RESIDENTIAL DISTRICT ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED IN SECTION 17.C OF THE ZONING REGULATIONS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, DECEMBER 12, 1984.

BE IT RESOLVED BY THE GOVERNING BODY 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 17.C of the Zoning Regulations, a Conditional Use Permit to establish a private aircraft landing field in the "R" Rural Residential District, is hereby approved on the lands legally described as follows:

A tract of land in the North 1/2 of the West 1/2 of the Northwest 1/4 of Section 15, T-29-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at a point on the North line of Section 15, 978.14' East of the Northwest corner of Section 15; thence continuing East along said North line a distance of 340.01'; thence South with an included angle of $89^{\circ}31'57''$ a distance of 1329.35'; thence West with an included angle of $90^{\circ}25'51''$ a distance of 340.01'; thence North parallel with the East line of the West 1/2 of the Northwest 1/4 1329.13' to the point of beginning. Generally located on the south side of 87th Street South, 1/4 mile east of Hydraulic.

SUBJECT TO THE FOLLOWING:

- a. The airfield shall be utilized by private aircraft only.
- b. Uses permitted shall be only those associated with the normal operation of the airfield itself.
- c. Prior to the issuance of any building permits for permanent structures, the land shall be platted.
- d. The airfield operation shall comply with all applicable rules and regulations of the Federal Aviation Administration.
- e. The applicant shall dedicate 50 feet of right-of-way for 87th Street South by separate instrument prior to the case being forwarded to the Board of County Commissioners and within one year or the case be considered denied and closed.

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 Commission.

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
Donald E. Cragg

_____, Commissioner
Tom Scott

_____, Commissioner
Bernard A. Hentzen

ATTEST:

Donnell L. Wright, County Clerk

(SEAL)

Approved as to form by County Counselor

William D. Rustin, County Counselor

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

May 17, 1985

William C. Selby
8830 South Hydraulic
Wichita, Ks. 67233

Re: CU-280 - Conditional Use for Private Aircraft Landing Field

Dear Mr. Selby:

At its regular meeting of May 16, 1985, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Commission was to recommend approval of your request subject to the following conditions:

- a. The airfield shall be utilized by private aircraft only.
- b. Uses permitted shall be only those associated with the normal operation of the airfield itself.
- c. Prior to the issuance of any building permits for permanent structures, the land shall be platted.
- d. The airfield operation shall comply with all applicable rules and regulations of the Federal Aviation Administration.
- e. The applicant shall dedicate 50 feet of right-of-way for 87th Street South by separate instrument prior to the case being forwarded to the Board of County Commissioners and within one year or the case be considered denied and closed.

Enclosed is the dedication form which you need to sign, have notarized, and return to our office to satisfy condition "e" above. If we receive this completed dedication document by Friday, May 31, 1985, we will be able to schedule this case for review by the Board of County Commissioners on Wednesday, June 12, 1985. Their meeting will be held in Room 320 of the Sedgwick County Courthouse, 525 North Main in Wichita beginning at 9:00 A.M.

WICHITA—SEDGWICK COUNTY

If you have any questions, please contact our office.

Sincerely yours,

Louise Olivarez

Louise Olivarez
Senior Planner

LO:sad

Encl. Dedication

cc: Ron Worley, County Zoning Administrator
Carol Nugent, Haysville Planning Commission Secretary, Haysville
Municipal Building, Box 404, Haysville, Ks. 67060

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby

acknowledged, the undersigned, William C. Selby

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

The north 50 feet of a tract of land in the North 1/2 of the West 1/2 of the Northwest 1/4 of Section 15, T-29-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at a point on the North line of Section 15, 978.14' East of the Northwest corner of Section 15; thence continuing East along said North line a distance of 340.01'; thence South with an included angle of 89°31'57" a distance of 1329.35'; thence West with an included angle of 90°25'51" a distance of 340.01'; thence North parallel with the East line of the West 1/2 of the Northwest 1/4 1329.13' to the point of beginning.

do hereby dedicate the above described real estate to the public for street purposes.

Executed this _____ day of _____ 19 ____.

William C. Selby

STATE OF KANSAS)
SEDGWICK COUNTY) ss

BE IT REMEMBERED, that on this _____ day of _____, came _____

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this _____

City Clerk

Notary Public

My Commission Expires: _____

CASE NO. CU-280

12 "Notices to Adjoining Property Owners" and Staff Reports were sent to the Haysville Planning Commissioners, City Administrator, City Clerk and City Secretary on 5-2-85 for the Haysville Planning Commission meeting on 5-9-85 and for the MAPC meeting on 5-16-85.

| Staff Report to applicant 5-3-85

| Staff Report to Ron Worley 5-3-85

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

CU-280 - Conditional Use for Private Aircraft Landing Field in the "R" Rural Residential Zoning District. Generally located on the south side of 87th Street South 1/4 mile east of Hydraulic.

HPC HEARING DATE: 5-09-85

MAPC HEARING DATE: 5-16-85

Acres: 10.38

Size: 340' x 1329'

Reason: To establish a private aircraft landing field.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Airfield	"R"
North	Agriculture	"R"
South	Agriculture	"R"
East	Agriculture	"R"
West	Lake & Single-family residence	"R"

History: None

Applicant: William C. Selby, 8830 South Hydraulic, Wichita 67233

COMMENTS:

1. As provided for in Section 4.A.8.a. of the County Zoning Regulations, the applicant is requesting a conditional use permit for a private aircraft landing field on a 10-acre tract of land zoned "R" and located on the south side of 87th Street South, 1/4 mile east of Hydraulic.
2. In November 1983, the FAA reviewed, from an airspace-use standpoint, the establishment of a private airfield at this location and recommended the approach to the runway be maintained for a minimum 20:1 glide slope and the transitional surface be maintained for a 7:1 slope. A grass runway now exists on this site and it appears from visual inspection that the required slopes are currently existing.
3. The applicant has been advised that any structures, such as hangars, which are considered accessory to the airfield use, must be located within the conditional use application area and would require platting before a building permit could be issued. The applicant has advised us that no accessory structures are proposed at this time.
4. 87th Street South is a section line road and requires 50 feet of half-steet right-of-way. A 30-foot road easement presently exists.
5. Should the Planning Commission determine that a private aircraft landing field is appropriate at this location, and recommend approval of the conditional use request, the following are suggested conditions of approval:
 - a. The airfield shall be utilized by private aircraft only.
 - b. Uses permitted shall be only those associated with the normal operation of the airfield itself.

- c. Prior to the issuance of any building permits for permanent structures, the land shall be platted.
 - d. The airfield operation shall comply with all applicable rules and regulations of the Federal Aviation Administration.
 - e. The applicant shall dedicate 50 feet of right-of-way for 87th Street South by separate instrument prior to the case being forwarded to the Board of County Commissioners and within one year or the case be considered denied and closed.
-



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 361ST COMBAT SUPPORT GROUP (SAC)
MC CONNELL AIR FORCE BASE, KANSAS 67221

REF: TO DEEV (Mr Janssen, 681-5525)

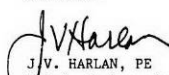
13 May 1985

SUBJECT: Private Airfield in 15-29S-1E Sedgwick County, Kansas
(WSC MAPD Letter 22 April 1985)

TO: Ms Louise Oliverez
Senior Planner
WSC MAPD
City Hall - Tenth Floor
455 North Main Street
Wichita, KS 67202-1688

1. The action has been noted on the airfield discussed in subject letter. There seem to be no conflicts at this time with the airfield installation.

2. If you have any further questions, please contact Mr Janssen at 681-5525.


J.V. HARLAN, PE
Chief, Engineering and Environmental
Planning Branch

cc: 2155 ISS/ATC
381 CSG/JA

RECEIVED

MAY 17 1985

METROPOLITAN PLANNING

ROUTE _____

Peace...is our Profession

April 22, 1985

Mr. Larry Janssen
Environmental Planning Section
McConnell Air Force Base
2801 South Rock Road
Wichita, KS 67221

Re: CU-280 - Private airfield in 15-29S-1E Sedgwick County, Kansas.

Dear Mr. Janssen:

Our office has received an application for a conditional use permit to allow the operation of a private aircraft landing field on property zoned "R," rural residential. The property is legally described as:

The east 10 acres of the NW 1/4 of the NW 1/4 of Section 15,
Township 29 South, Range 1 East of the 6th P.M., Sedgwick
County, Kansas.

The general location is on the south side of 87th Street South, 1/4 mile east of Hydraulic. The applicant is William C. Selby of 8830 South Hydraulic, Wichita, Kansas.

It is our understanding that the runway already exists; is a turf runway measuring 1320 feet by 150 feet; and is laid out in a north-south direction (01/19). The FAA reviewed this site from an airspace-use standpoint in late 1983. Their November 9, 1983 letter stated that the approach to the runway must be maintained for a minimum 20:1 glide slope and that the airport transitional surface must be maintained for a 7:1 slope.

This request for a conditional use permit to operate the private airfield in the rural residential zoning district will be reviewed by the Haysville Planning Commission on Thursday, May 9, 1985 and by the Metropolitan Area Planning Commission on Thursday, May 16, 1985. If you have any comments you wish to make about the use of this property for a private airfield, please submit your comments to this office at your earliest convenience. You may write to the address shown above or you may call me at (316) 268-4421.

Sincerely,

Louise Olivarez
Senior Planner

LO:mlh

*See letter dated
5-13-85*

April 22, 1985

Mr. Ballis Bell
Director of Airports
Mid-Continent Airport Authority
Wichita Mid-Continent Airport

Re: CU-280 - Private airfield in 15-29S-1E Sedgwick County, Kansas.

Dear Mr. Bell:

Our office has received an application for a conditional use permit to allow the operation of a private aircraft landing field on property zoned "R," rural residential. The property is legally described as:

The east 10 acres of the NW 1/4 of the NW 1/4 of Section 15,
Township 29 South, Range 1 East of the 6th P.M., Sedgwick
County, Kansas.

The general location is on the south side of 87th Street South, 1/4 mile east of Hydraulic. The applicant is William C. Selby of 8830 South Hydraulic, Wichita, Kansas.

It is our understanding that the runway already exists; is a turf runway measuring 1320 feet by 150 feet; and is laid out in a north-south direction (01/19). The FAA reviewed this site from an airspace-use standpoint in late 1983. Their November 9, 1983 letter stated that the approach to the runway must be maintained for a minimum 20:1 glide slope and that the airport transitional surface must be maintained for a 7:1 slope.

This request for a conditional use permit to operate the private airfield in the rural residential zoning district will be reviewed by the Haysville Planning Commission on Thursday, May 9, 1985 and by the Metropolitan Area Planning Commission on Thursday, May 16, 1985. If you have any comments you wish to make about the use of this property for a private airfield, please submit your comments to this office at your earliest convenience. You may write to the address shown above or you may call me at (316) 268-4421.

Sincerely,

Louise Olivarez
Senior Planner

LO:mlh

*Monroe Jusk called 4-29-85. Has no
problem with the request.*

April 22, 1985

Mr. Frederick D. Cason, Supervisor
Certification & Safety Section
U.S. Department of Transportation
Federal Aviation Administration
601 E. 12th Street
Kansas City, MO 64106

Re: CU-280 - Private airfield in 15-29S-1E Sedgwick County, Kansas.

Dear Mr. Cason:

Our office has received an application for a conditional use permit to allow the operation of a private aircraft landing field on property zoned "R," rural residential. The property is legally described as:

The east 10 acres of the NW 1/4 of the NW 1/4 of Section 15,
Township 29 South, Range 1 East of the 6th P.M., Sedgwick
County, Kansas.

The general location is on the south side of 87th Street South, 1/4 mile east of Hydraulic. The applicant is William C. Selby of 8830 South Hydraulic, Wichita, Kansas.

It is our understanding that the runway already exists; is a turf runway measuring 1320 feet by 150 feet; and is laid out in a north-south direction (01/19). We have a copy of your November 9, 1983 letter to Mr. Selby in which you stated the results of your aeronautical study of this proposal from an airspace-use standpoint. You stated that a minimum 20:1 glide slope and a 7:1 transitional side slope must be maintained.

This request for a conditional use permit to operate the private airfield in the rural residential zoning district will be reviewed by the Haysville Planning Commission on Thursday, May 9, 1985 and by the Metropolitan Area Planning Commission on Thursday, May 16, 1985. If you have any additional comments you wish to make about the use of this property for a private airfield, please submit your comments to this office at your earliest convenience. You may write to the address shown above or you may call me at (316) 268-4421.

Sincerely,

Louise Olivarez
Senior Planner

LO:mlh

Mr. Cason called 4-30-85 to say he had no additional comments. Runway length does not meet the standard for commercial aircraft but is OK for private aircraft. Said Selby needs to file a report with FAA yearly.



U.S. Department
of Transportation
Federal Aviation
Administration

Central Region
Iowa, Kansas,
Missouri, Nebraska

601 E. 12th Street
Kansas City, Missouri 64106

NOV 9 1983

Mr. William C. Selby
8830 South Hydraulic
Wichita, Kansas 67233

Dear Mr. Selby:

Selby Farm Airport
Sedgwick County
Derby, Kansas
Notice of Airspace Determination/Establishment
Airspace Case No. 83-ACE-108-NRA

We have reviewed from an airspace-use standpoint the establishment of your private-use airport having a north/south (01/19) 1320' by 150' grass runway. The reported location of your airport is 1.9 nautical miles southwest of Derby, Kansas, at latitude 37°32'01" and longitude 97°18'41".

From information received with your proposal, there is a road in the approach to Runway 19. A 15' clearance is required over this type of road. We recommend that the threshold be displaced to achieve the required road clearance.

Our aeronautical study concludes the airport development you propose will adversely affect the safe and efficient use of airspace by aircraft unless you accomplish the following:

1. The approach to each runway is maintained for a minimum 20:1 glide slope. The approach slope begins 200' beyond the end of a paved runway (or at runway end if a turf runway) and slopes upward at an angle of 20' (horizontal) to 1' (vertical).
2. The airport transitional surface be maintained for a 7:1 slope. The transitional surface extends outward and upward at right angles to the runway centerline and the runway centerline extended at a slope of 7:1 from the sides of the primary surfaces and from the sides of the approach surfaces.

This determination does not mean FAA approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of airspace by aircraft and with respect to the safety of persons and property on the ground.



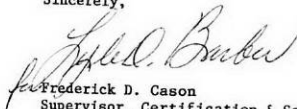
In making this determination, the FAA has considered matters such as the effect the proposal would have on existing or planned traffic patterns of neighboring airports, the effects it would have on the existing airspace structure and projected programs of the FAA, the effects it would have on the safety of persons and property on the ground, and the effects that existing or proposed manmade objects (on file with the FAA) and natural objects within the affected area would have on the airport proposal.

The FAA does not have the statutory authority to prevent the construction of structures near an airport. The airport environs can only be protected through such means as local zoning ordinances or acquisitions of property rights.

Enclosed is a copy of FAA Form 5010-5 (Airport Master Record) which is self-addressed and postage paid. Since your airport is now operational, please complete and mail this form. The form will be submitted to our Washington office, where the information will be data processed and a site number assigned. We recommend that you indicate your desire for charting where indicated on this form; however, we cannot assure that your airport will be included on appropriate FAA aeronautical charts unless it meets charting criteria.

Please review the enclosed pertinent advisory information concerning the operation of your airport. If you have any questions concerning this letter, or if we can be of further assistance to you, please contact us at (816) 374-6926.

Sincerely,



Frederick D. Cason
Supervisor, Certification & Safety Section

Enclosure

01 ASSOC CITY: OERBY STATE: KS FAA SITE NR: 86554-A
 02 AIRPORT NAME: SELBY FARM 6 REG/ADD: ACE/NONE 7 SECT AERO CNT: WICHITA
 03 CBD TO AIRPORT(M): 82 SW 6

GENERAL			SERVICES	BASED AIRCRAFT
18 OWNERSHIP: PRIVATE			>78 FUEL:	98 SINGLE ENG: 1
011 OWNER: WILLIAM C SELBY			>71 AIRFRAME RPRS:	91 MULTI ENG:
012 ADDRESS: 8838 S HYDRAULIC WICHITA KS 67233			>72 PWR PLANT RPRS:	92 JET:
013 PHONE NR: 316-788-6275			>73 BOTTLE OXYGEN:	TOTAL 1
014 MANAGER: WILLIAM C SELBY			>74 BULK OXYGEN:	93 HELICOPTERS:
015 ADDRESS: 8838 S HYDRAULIC WICHITA KS 67233			75 TSNY STORAGE:	94 GLIDERS:
016 PHONE NR:			76 OTHER SERVICES:	95 MILITARY:
017 ATTENDANCE SCHEDULE:				96 ULTRA-LIGHT:
MONTHS	DAYS	HOURS		
UNATNCD				
FACILITIES			OPERATIONS	
18 AIRPORT USE: PRIVATE			>88 ARPT BCN:	188 AIR CARRIER:
19 ARPT LATE: 37-32-81N ESTIMATED			>81 APT LGT SKED:	181 COMMUTER:
20 ARPT LONG: 97°18'41W			>82 UNICOM:	182 AIR TAXI:
21 ARPT-ELEV: 1259 ESTIMATED			>83 WIND INDICATOR: NO	183 G A LOCAL:
22 ACRESAGE: 9			84 SEGMENTED CIRCLE: NONE	184 G A IT/ENR:
23 RIGHT TRAFFIC:			85 CONTROL TUR: NO	185 MILITARY:
24 NON-COMM LANDING FEE: NO			86 FSS: WICHITA	TOTAL:
25 NASP/FEDERAL AGREEMENT:			87 FSS ON ARPT: NO	OPERATIONS FOR 12
26 PAN 139 INDX:			88 FSS PHONE NR: 316-269-7824	NOS ENDING
			89 TOLL FREE NR:	

RUNWAY DATA						
038 RUNWAY IDENT		81/19				
031 LENGTH:		132#				
032 WIDTH:		15#				
033 SURF TYPE-COND		TURF				
034 SURF TREATMENT						
035 CROSS STR SV						
036 (IN THOUS) CW						
037		DTW				
038		DOTW				
LIGHTING/APCH AIDS		81/19				
048 EDGE INTENSITY		/	/	/	/	/
041 VQV ELEMENT 81		/	/	/	/	/
042 RYV MARK TYPE-COND		/	/	/	/	/
043 VASI		/	/	/	/	/
044 THR CROSSING HGT		/	/	/	/	/
045 VISUAL GLIDE ANGLE		/	/	/	/	/
046 CNTRLN-TDZ		/	/	/	/	/
047 RVI-RVV		/	/	/	/	/
048 REIL		/	/	/	/	/
049 APCH LIGHTS		/	/	/	/	/
OBSTRUCTION DATA		81/19				
038 FAR 77 CATEGORY		/	/	/	/	/
031 DISPLACED THR		/	/	/	/	/
032 CTLO OBSTN		/ROAD	/	/	/	/
033 OBSTN MARKS/LGTD		/	/	/	/	/
034 HGT ABOVE RYV END		/15	/	/	/	/
035 DIST FROM RYV END		/	/	/	/	/
036 CNTRLN OFFSET		/	/	/	/	/
037 OBSTN CLNC SLOPE		/	/	/	/	/
038 CLOSE-IN OBSTN		/	/	/	/	/
2811 LANDING LENGTH		81/19				
038 LANDING RYV-LENGTH		/	/	/	/	/
031 CTLO OBSTACLE		/	/	/	/	/
032 HGT-ABOVE THR		/	/	/	/	/
033 DIST FROM THR		/	/	/	/	/
034 CNTRLN OFFSET		/	/	/	/	/

013 ARPT MGR PLEASE ADVISE FSS IN ITEM 86 WHEN CHANGES OCCUR TO ITEMS PRECEDED BY >
 0119 REMARKS:

011 INSPECTOR: (M)
 012 LAST INSP:
 013 LAST INFO REQ: 14#0V83

4-9-85

Talked to Ron Worley to ask what he knew about this airfield. He said Mr. Selby has been parking his plane elsewhere since he was notified 5 years (-) ago that he needed a CU permit. Worley wondered whether or not a hangar was proposed. He did not think it was but wanted it understood that he could not issue a hangar permit unless the property is platted because it is not an accessory use to the residence. (Besides, the residence is on an adjacent tract, not the 10 acres in the CU application.)

See CV-221 for similar case.

L.C.

CASE NO. CU-280

3	"Notices to Adjoining Property Owners mailed on 4-26-85 for Haysville Planning Commission Meeting on 5-9-85 and MAPC meeting on 5-26-85.
1	Applicant.
3	One each to Karen Crook, David Spears and Ron Worley.
<u>1</u>	BCoC (5-2-85)
7	TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

April 26, 1985

NOTICE OF PUBLIC HEARING

Case No.: CU-280.

Location: On the south side of 87th Street South $\frac{1}{4}$ -mile east of Hydraulic.

Address: N/A.

Request: Conditional Use Permit to Establish a Private Aircraft Landing Field on Property Zoned "R" Rural Residential District.

NOTICE IS HEREBY GIVEN THAT on Thursday, May 9, 1985, at 7:00 P.M., the HAYSVILLE CITY PLANNING COMMISSION, meeting at City Hall, Haysville, Kansas, will consider the above referenced item for purposes of making a recommendation to the Metropolitan Area Planning Commission and Board of County Commissioners.

If this matter is not deferred for further hearings by the Haysville City Planning Commission, it will appear on the agenda for the regular meeting of the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at 1:30 p.m., Thursday, May 16, 1985, at which time you may appear either in person or by agent or attorney, if you so desire.

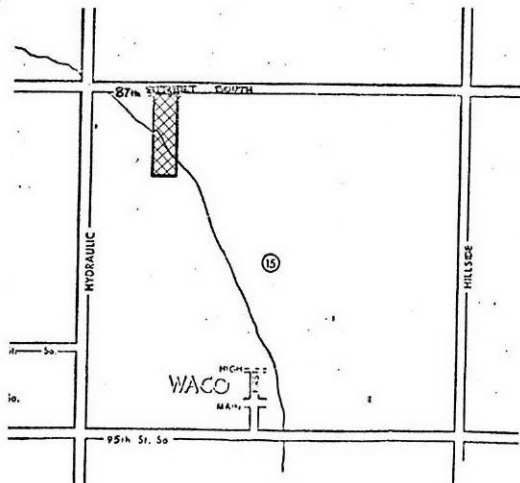
As an owner or occupant of property in the area, you have the right to appear at the MAPC meeting, either in person or by agent or attorney, to support or oppose these requests. If you have no interest in or objection to the requests, you have no obligation to appear at the public hearing.

If you have any questions or wish additional information, please call 268-4421.

APPLICATION
AREA



NORTH



SEE REVERSE SIDE


LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE CHANGED

CASE NO. CU-280

Conditional Use Permit to Establish a Private Aircraft
Landing Field on Property Zoned "R" Rural Residential District

A tract of land in the North $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 15, T-29-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at a point on the North line of Section 15, 978.14' East of the Northwest corner of Section 15; thence continuing East along said North line a distance of 340.01'; thence South with an included angle of 89°31'57" a distance of 1329.35'; thence West with an included angle of 90°25'51" a distance of 340.01'; thence North parallel with the East line of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ 1329.13' to the point of beginning. Generally located on the south side of 87th Street South, $\frac{1}{4}$ -mile east of Hydraulic.

Most Restrictive



Least Restrictive

DISTRICT	NAME OF DISTRICT AND USES PERMITTED
R	RURAL RESIDENTIAL Agriculture and One Family Dwellings
R-1	SUBURBAN RESIDENTIAL Agriculture, One Family Dwellings, Schools and Churches
AA	ONE FAMILY DWELLING Agriculture, One Family Dwellings, Schools and Churches
BB	OFFICE All Uses Permitted in More Restrictive Zones and Business and Professional Offices
OC	OFFICE COMMERCIAL Offices, Limited Retail and Service Uses Operated Within a Building.
LC	LIGHT COMMERCIAL All Uses Permitted in More Restrictive Zones and Purely Retail Businesses Operated Within a Building
C	GENERAL COMMERCIAL All Uses Permitted in More Restrictive Zones Plus All Commercial Uses
E	LIGHT INDUSTRIAL All Uses Permitted in More Restrictive Zones Plus Industrial Uses Which Do Not Create Hazards or Nuisance From Fire, Dust, Odor or Smoke***
F	HEAVY INDUSTRIAL Any Use, Some as Conditional Uses***

Published in the Daily Reporter on April 25, 1985 (One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, May 9, 1985, at 7:00 p.m., the HAYSVILLE CITY PLANNING COMMISSION, meeting at City Hall, Haysville, Kansas, will consider the following item for purposes of making a recommendation to the Metropolitan Area Planning Commission and Board of County Commissioners:

CASE NO. CU-280

Conditional Use Permit to Establish a Private Aircraft
Landing Field on Property Zoned "R" Rural Residential District

A tract of land in the North $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 15, T-29-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at a point on the North line of Section 15, 978.14' East of the Northwest corner of Section 15; thence continuing East along said North line a distance of 340.01'; thence South with an included angle of $89^{\circ}31'57''$ a distance of 1329.35'; thence West with an included angle of $90^{\circ}25'51''$ a distance of 340.01'; thence North parallel with the East line of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ 1329.13' to the point of beginning. Generally located on the south side of 87th Street South, $\frac{1}{4}$ -mile east of Hydraulic.

If this matter is not deferred for further hearings by the Haysville City Planning Commission, it will appear on the agenda for the regular meeting of the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION which begins at 1:30 p.m., Thursday, May 16, 1985, in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear either in person or by agent or attorney, if you so desire.

As provided in the County Zoning Regulations, Section 17 - Administration, sub-paragraph C, the same will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission and all persons interested in said matter will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed application(s) will be considered as by law provided.

WITNESS MY HAND AND SEAL on this 23rd day of April, 1985.

Robert A. Lakin, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

(SEAL)

CASE NO. CU-280

Conditional Use Permit to Establish a Private Aircraft
Landing Field on Property Zoned "R" Rural Residential District

A tract of land in the North $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 15, T-29-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, described as: Beginning at a point on the North line of Section 15, 978.14' East of the Northwest corner of Section 15; thence continuing East along said North line a distance of 340.01'; thence South with an included angle of $89^{\circ}31'57''$ a distance of 1329.35'; thence West with an included angle of $90^{\circ}25'51''$ a distance of 340.01'; thence North parallel with the East line of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ 1329.13' to the point of beginning. Generally located on the south side of 87th Street South, $\frac{1}{4}$ -mile east of Hydraulic.

3. THIS PROPERTY IS LOCATED AT (ADDRESS) N/A.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE N/A CORNER OF _____ AND _____,

OR

B. ON THE SOUTH SIDE OF 87TH Street South 1/4 mile east of
(AVE.) STREET BETWEEN HYDRAULIC (AVE.) STREET AND HILLSIDE (AVE.) STREET.

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

5. I REQUEST THIS CONDITIONAL USE PERMIT FOR THE FOLLOWING REASONS:
FOR USE AS A PRIVATE HANDING FIELD

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.

[Signature]
BY _____ AUTHORIZED AGENT (IF ANY) BY _____ AUTHORIZED AGENT (IF ANY)

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 11:30
(AM, PM) on 4-9-85 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 400⁰⁰.

Louise Olvina Name
L. Olvina Title

CU-280

OWNERSHIP LIST

Property Description

Property Owner

Application area

A tract of land in the North 1/2 of the West 1/2 of the Northwest 1/4 of Section 15, Township 29 South, Range 1 East of the 6th P.M. described as, beginning at a point on the North line of Section 15, 978.14' East of the Northwest corner of Section 15; thence continuing East along said North line a distance of 340.01'; thence South with an included angle of 89°31'57" a distance of 1329.35'; thence West with an included angle of 90°25'51" a distance of 340.01'; thence North parallel with the East line of the West 1/2 of the Northwest 1/4 1329.13' to the point of beginning containing 10.38 acres more or less.

W. C. Selby
8830 S. Hydraulic
Wichita, KS 67233

The North 30.0' of the above described tract being reserved for road purposes.

Same As Above

A tract of land in the North 1/2 of the West 1/2 of the Northwest Quarter of Section 15, Township 29 South, Range 1 East of the 6th P.M. described as beginning at the Northwest corner of said Section 15; thence along the North line of said Section 15, a distance of 978.14 feet; thence South with an included angle of 89°31'57" a distance of 580.00 feet; thence West parallel to the North line of said Section 15, a distance of 978.52 feet to the West line of said Section 15; thence North along said West line a distance of 580.00 feet to the point of beginning, Sedgwick County, Kansas. The North 30.0 feet and the West 40.0 feet of the above described being reserved for road purposes.

Same As Above

A tract of land in the North 1/2 of the West 1/2 of the Northwest Quarter of Section 15, Township 29 South, Range 1 East of the 6th P.M. described as beginning at a point in the West line of Section 15, 580.00 feet South of the Northwest corner of Section 15, Township 29 South, Range 1 East; thence East parallel with the North line of said Section 15, a distance of 978.52 feet; thence South parallel with the East line of said North 1/2 of the West 1/2 of the Northwest Quarter, a distance of 749.13 feet; thence West a distance of 979.10 feet to a point in the West line of Section 15, said point being 1328.51 feet South of the Northwest corner of Section 15; thence North along the West line of Section 15, a distance of 748.51 feet to the point of beginning, Sedgwick County, Kansas. The West 40.0 feet of the above described tract being reserved for road purposes.

<u>Property Description</u>	<u>Property Owner</u>
Southwest Quarter of the Northwest Quarter of Section 15, Township 29, Range 1 East	✓ Melvin Wyssman Alice L. Wyssman 9137 S. Hydraulic Wichita, KS 67233
East Half of the Northwest Quarter of Section 15, Township 29, Range 1 East except the Railroad right of way.	✓ Louise K. Whitted 2232 Westport Wichita, KS 67203 AND ? Louise B. Whitted AND ? Aline Frieda Bowman ? Address Unknown
Southeast Quarter of the Southwest Quarter of Section 10, Township 29, Range 1 East	✓ Louise K. Whitted 2232 Westport Wichita, KS 67233 AND ? Aline Frieda Bowman ? Address Unknown
The West 1/2 of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 10, Township 29 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except the West 440 feet of the North 198 feet of the Southwest Quarter of the Southwest Quarter, and except the South 511.1 feet of the West 460 feet of the Northwest Quarter of the Southwest Quarter.	✓ Martin M. Meyer Frances M. Meyer 5335 S. Hydraulic Wichita, KS 67233

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described tracts within a 1000 foot radius of:

A tract of land in the North Half of the West Half of the Northwest Quarter of Section 15, Township 29 South, Range 1 East of the 6th P.M. described as, beginning at a point on the North line of Section 15, 978.14' East of the Northwest corner of Section 15; thence continuing East along said North line a distance of 340.01'; thence South with an included angle of $89^{\circ}31'57''$ a distance of 1329.35'; thence West with an included angle of $90^{\circ}25'51''$ a distance of 340.01'; thence North parallel with the East line of the West Half of the Northwest Quarter 1329.13' to the point of beginning containing 10.38 acres more or less.

The North 30.0' of the above described tract being reserved for road purposes.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 29th day of March, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND
TITLE COMPANY, INC.

By

Mary Gable

Sr. Vice-President

Order No: 344611
ns

FORM 29-

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

NW 4 15-295-1E

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY

Arkansas State Bank account check