

DR 87-9 - Earl F. & Vergie M. Raymond request special use permit to install an above-ground metal cabinet for telephone switching equipment on the east side of 151st St. West in an area south of 109th St. North

(MAY A)
10-22-87

ACTION

DATE

COMMITTEE	_____	5-7-87
Bentley P.C.	approved	
M.A.P.C.	Approved and to location	5-14-87
B.C.C./B. CO. C.	Approved subject to amended conditions	6-10-87

DATA SHEET

Z- _____
 SCZ- _____
 CU- _____
 DR- 87-9
 DP- _____

Amend _____
 Case Filed: 4-8-87
 Associated Case: _____

APPLICATION DATA: Map No. 4560 D

1. General Location: On the east side of 151st Street West in an area south of 109th Street North
2. From _____ to _____
3. Proposed Use: Special Use Permit to install an above-ground metal cabinet for telephone switching equipment on property zoned the "R" Rural Residential District
4. DP Name: _____
5. Applicant: Earl F. and Vergie M. Raymond
 Address 519 Ragan, Bentley, KS. 67016 Phone 796-1637
6. Agent: Southwestern Bell Telephone Company, c/o Fred L. Neff
 Address 154 North Broadway, Room 956, Wichita, KS. 67202 Phone 268-2800

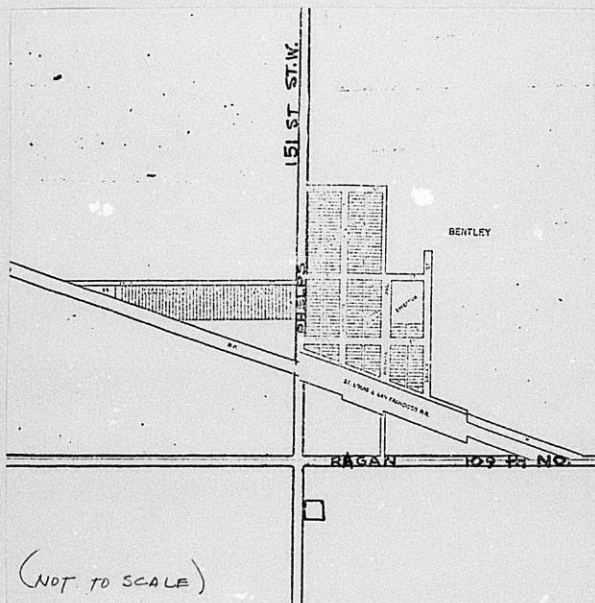
AREA DATA:

1. Acres: .04 (_____ ft. by _____ ft.)
2. Adjoining Zoning: N Bentley ZN S "R" E "R" W "R"
3. Land Use: North _____ East _____
 South _____ West _____

PICTURE SHEET

PHOTO DATA:

Taken by _____ Date _____ Time _____



NOTES:

(NOT TO SCALE)

T9-214-2

HASTINGS, IAN
 LOS ANGELES, CALIFORNIA
 HERRINGTON, TULLOCH GROVE, CA
 U.S.A.


 No. 2153C

July 2, 1987

Mr. Fred Neff
Southwestern Bell Telephone
154 North Broadway, Room 956
Wichita, Kansas 67202

RE: DR 87-9 - Telephone Cabinet on 151st Street West at 109th Street
North.
DR 87-10 - Telephone Cabinet on 53rd Street North, west of Ridge
Road.

Dear Fred:

Enclosed are copies of the two resolutions adopted by the Board of County Commissioners for above-ground metal telephone switching cabinets at the locations cited above. Each resolution specifies a minimum setback from the street as well as a maximum size of cabinet.

Ron Worley has a copy of these resolutions and should be able to issue you a land use permit at any time. If you have any questions about this matter, please call.

Sincerely,

Louise Olivarez
Principal Planner

LO:blw
Enclosures

RESOLUTION NO. R#216-1987

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR CERTAIN LANDS LOCATED IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 13.F. OF THE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS.

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 proper notice having been given and hearing held and under authority of and subject to the provisions of Section 13.F of the Zoning Regulations for the Unincorporated Area of Sedgwick County, Kansas, a Special Use Permit for an above-ground metal cabinet for telephone switching equipment on property zoned the "R" Rural Residential district is hereby approved on lands legally described as follows:

CASE NO. DR 87-9

The north 30 feet of the west 60 feet of the following described tract in the NW $\frac{1}{4}$ of Section 14, Township 25 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas:

Beginning 185 feet south of the northwest corner of said NW $\frac{1}{4}$; thence east 440 feet; thence south 198 feet; thence west 440 feet; thence north to point of beginning, except the west 40 feet for road. Generally located on the east side of 151st Street West in an area south of 109th Street North.

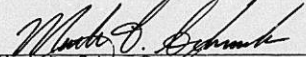
SUBJECT TO THE FOLLOWING CONDITION:

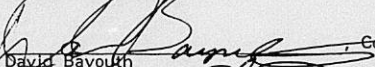
1. The cabinet shall maintain a setback of no less than 75 feet measured from the section line (or 35 feet measured from the west line of the application area).
2. The cabinet shall not exceed a height of 5 $\frac{1}{2}$ feet, a width of 6 $\frac{1}{2}$ feet, and a depth of 27 inches.

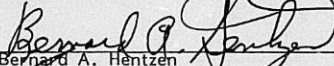
SECTION II. That this Resolution shall take effect and be in force from and after adoption.


ADOPTED AT WICHITA, KANSAS, this 10th day of June, 1987.


Tom Scott, Chairman

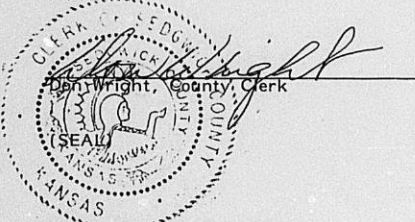

Mark F. Schroeder, Chairman pro tem


David Bayouth, Commissioner


Bernard A. Hentzen, Commissioner


Billy O. McCray, Commissioner

ATTEST:



[Handwritten Signature]
John Wright, County Clerk

APPROVED AS TO FORM:

[Handwritten Signature]
Robert R. Arnold, County Counselor

RESOLUTION NO. _____

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SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and proper notice having been given and hearing held and under authority of and subject to the provisions of Section 13.F of the Zoning Regulations for the Unincorporated Area of Sedgwick County, Kansas, a Special Use Permit for an above-ground metal cabinet for telephone switching equipment on property zoned the "R" Rural Residential district is hereby approved on lands legally described as follows:

CASE NO. DR 87-9

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Beginning 185 feet south of the northwest corner of said NW $\frac{1}{4}$; thence east 440 feet; thence south 198 feet; thence west 440 feet; thence north to point of beginning, except the west 40 feet for road. Generally located on the east side of 151st Street West in an area south of 109th Street North.

SUBJECT TO THE FOLLOWING CONDITION:

1. The cabinet shall maintain a setback of no less than 75 feet measured from the section line (or 35 feet measured from the west line of the application area).
2. The cabinet shall not exceed a height of 5 $\frac{1}{2}$ feet, a width of 6 $\frac{1}{2}$ feet, and a depth of 27 inches.

SECTION II. That this Resolution shall take effect and be in force from and after adoption.

ADOPTED AT WICHITA, KANSAS, this _____ day of _____, 19__.

_____, Chairman
Tom Scott

_____, Chairman pro tem
Mark F. Schroeder

_____, Commissioner
David Bayouth

_____, Commissioner
Bernard A. Hentzen

_____, Commissioner
Billy Q. McCray

ATTEST:

Don Wright, County Clerk

(SEAL)

APPROVED AS TO FORM:

Robert R. Arnold, County Counselor

Planning Agenda

Item #

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR SPECIAL USE PERMIT

DR 87-9 - REQUEST FOR SPECIAL USE PERMIT FOR AN ABOVE-GROUND METAL CABINET FOR TELEPHONE SWITCHING EQUIPMENT ON PROPERTY ZONED THE "R" RURAL RESIDENTIAL DISTRICT, LOCATED ON THE EAST SIDE OF 151ST STREET WEST IN AN AREA SOUTH OF OF 109TH STREET NORTH.

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

Gardner moved, Crockett seconded and it carried unanimously. Banzer, Parsons and Wilson were absent.

ACTION:

1. Adopt the findings of fact of the Metropolitan Area Planning Commission and approve the special use permit subject to the recommended conditions; adopt a resolution authorizing the special use permit; or
2. Adopt findings and deny the application.

DATA AND MINUTES

MAPC Hearing Date: 5/14/87 Approve

BCoC Hearing Date: 6/10/87

COMMISSION DISTRICT #3

	<u>Land Use</u>	<u>Zoning</u>	<u>Size</u>
Application Area	Agricultural land	"R"	30'x60'
North	Single-family dwellings	(Bentley zoning)	
South	Agricultural land	"R"	
East	Agricultural land	"R"	
West	Agricultural land	"R"	

History: None.

Applicant: Earl F. and Vergie M. Raymond, 519 Ragan, Bentley, KS 67016
(owner)
Southwestern Bell Telephone Co., c/o Fred Neff, 154 N. Broadway,
Room 956, Wichita, KS 67202 (lessee)

Protestors: None.

EXCERPT FROM PLANNING COMMISSION MINUTES OF MAY 14, 1987

LEGAL:

2. Case No. DR 87-9 - Earl F. and Vergie M. Raymond request Special Use Permit for the north 30 feet of the west 60 feet of the following described tract in the NW $\frac{1}{4}$ of Section 14, Township 25 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas: Beginning 185 feet south of the northwest corner of said NW $\frac{1}{4}$; thence east 440 feet; thence south 198 feet; thence west 440 feet; thence north to point of beginning, except the west 40 feet for road. Generally located on the east side of 151st Street West in an area south of 109th Street North.

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

Background: The applicants are requesting a special use permit for an above-ground metal cabinet for Southwestern Bell Telephone switching equipment on a 30-foot by 60-foot portion of a 2-acre unplatted tract of land located on the east side of 151st Street West (Phelps) in an area south of 109th Street North (Ragan), being adjacent to the south city limits of Bentley. Under the Sedgwick County zoning regulations, the Board of County Commissioners may grant special use permits for any structure erected and used by any public utility in any zoning district after review by the appropriate Planning Commissions. Since this application area lies within Bentley's zoning area of influence, both the Bentley Planning Commission and the Metropolitan Area Planning Commission will conduct public hearings to review the request and make recommendations to the County Commission.

Analysis: The application area will be leased by Southwestern Bell for purpose of installing and operating a "state-of-the-art" service cabinet for switching equipment which is 6 $\frac{1}{2}$ feet wide, 5 $\frac{1}{2}$ feet high and 27 inches deep. Construction will be of corrosion-resistant aluminum. Lands to the east, south and west are in the unincorporated area of the county, are zoned rural residential, and are in agricultural use. To the north are single-family homes which front on Ragan Street inside the city limits of Bentley.

The Sedgwick County Subdivision Regulations specify 75 feet of half-street right-of-way as the standard for arterial roads such as 151st Street West when within 250 feet of the intersection with another arterial (109th Street North). Only 40 feet currently exists. The reason for the 60-foot depth of the application area is to accommodate the service cabinet well behind the future street right-of-way line.

A recommendation of approval of the special use permit should be subject to the following condition:

1. The cabinet shall maintain a setback of no less than 75 feet measured from the section line (or 35 feet measured from the west line of the application area).

DISCUSSION:

OLIVAREZ stated that the Bentley City Planning Commission considered this request on May 4, and it was the consensus of those present that this application should be approved. OLIVAREZ pointed out that the request is for a small 30-foot by 60-foot easement for the purpose of installing an above-ground metal cabinet for telephone switching equipment. She said that there have been a number of requests in the past few years from Southwestern Bell, but they have been for underground vaults for some of their switching equipment. This is one of the first requests staff has had for above-ground facilities. OLIVAREZ mentioned that these requests are processed under the special use permit which allows utility companies to request these permits within any zoning district subject to governing body approval. She said that staff has one recommendation of approval which is that the cabinet maintain a setback of no less than 75 feet from the section line. This would assure that it would be outside of any ultimate street right-of-way that may be obtained for that arterial.

FRED NEFF, representing Southwestern Bell Telephone, explained that the telephone company was coming out with new systems almost every six months, so these are being updated quite frequently. These units would eliminate the need for future cables to be placed in the public rights-of-way.

GARDNER asked Galbraith why, under typical utility's regulation, does the telephone company have to get a special use permit to put in something as simple as a utility related item.

GALBRAITH responded that under the special permit section of the text it speaks of utility substations. It does not refer to size. GALBRAITH said that he was bothered too by something as small as this where it almost appears to be insignificant as compared to some of KG&E's boxes or facilities that they have in rear yard utility easements. He felt that at some point in time an amendment should be considered to try to define a size that should not cause them to have to go through the special permit process.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff; I move that we recommend to the governing body that this application be approved subject to the following condition:

1. The cabinet shall maintain a setback of no less than 75 feet measured from the section line (or 35 feet measured from the west line of the application area).

Gardner moved, Crockett seconded and it carried unanimously. Banzer, Parsons and Wilson were absent.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR CERTAIN LANDS LOCATED IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 13.F. OF THE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS.

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 proper notice having been given and hearing held and under authority of and subject to the provisions of Section 13.F of the Zoning Regulations for the Unincorporated Area of Sedgwick County, Kansas, a Special Use Permit for an above-ground metal cabinet for telephone switching equipment on property zoned the "R" Rural Residential district is hereby approved on lands legally described as follows:

CASE NO. DR 87-9

The north 30 feet of the west 60 feet of the following described tract in the NW $\frac{1}{4}$ of Section 14, Township 25 South Range 2 West of the 6th P.M., Sedgwick County, Kansas:

Beginning 185 feet south of the northwest corner of said NW $\frac{1}{4}$; thence east 440 feet; thence south 198 feet; thence west 440 feet; thence north to point of beginning, except the west 40 feet for road. Generally located on the east side of 151st Street West in an area south of 109th Street North.

SUBJECT TO THE FOLLOWING CONDITION:

1. The cabinet shall maintain a setback of no less than 75 feet measured from the section line (or 35 feet measured from the west line of the application area).

Name as DR 87-10

2. SECTION II. That this Resolution shall take effect and be in force from and after adoption.

ADOPTED AT WICHITA, KANSAS, this _____ day of _____, 19__.

- _____, Chairman
Tom Scott
- _____, ~~Commissioner~~ *Chairman* pro tem
Mark F. Schroeder
- _____, Commissioner
David Bayouth
- _____, Commissioner
Bernard A. Hentzen
- _____, Commissioner
Billy Q. McCray

ATTEST:

Don Wright, County Clerk

(SEAL)

APPROVED AS TO FORM:

Robert R. Arnold, County Counselor

May 18, 1987

Fred Neff
c/o Southwestern Bell Telephone Company
154 North Broadway, Room 956
Wichita, Kansas 67202

Re: DR 87-9 Special Use Permit. On the east side of 151st Street West in
an area south of 109th Street North.

Dear Mr. Neff:

At its regular meeting on May 14, 1987, the Metropolitan Area Planning
Commission considered the above-captioned request for a special use permit.
The action of the Planning Commission was to recommend that this
application be approved subject to the following condition:

1. The cabinet shall maintain a setback of no less than 75 feet measured
from the section line (or 35 feet measured from the west line of the
application area).

This matter will be forwarded to the Board of County Commissioners for
consideration at their regular meeting on Wednesday, June 10, 1987. This
meeting will be held in Room 320, Sedgwick County Courthouse, 521 North
Main, Wichita, Kansas, beginning at 9:00 a.m.

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

Sincerely yours,

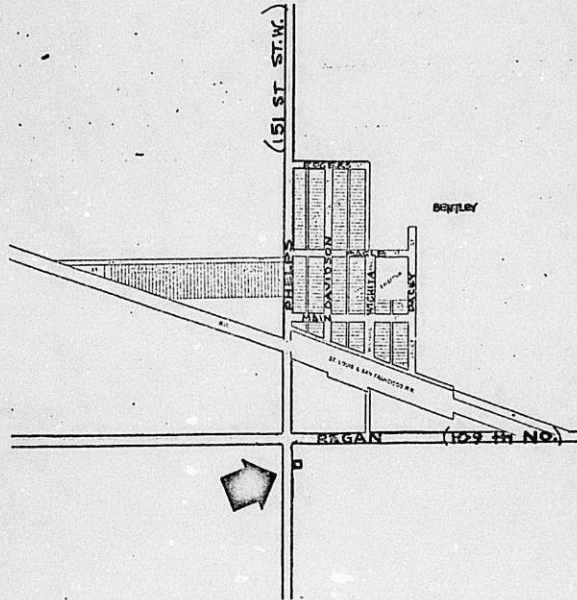
Jack H. Galbraith
Chief Planner

JHG/lw

cc: Earl F. and Vergie M. Raymond, 519 Ragan, Bentley, KS 67016
Ron Worley, County Zoning Administrator

PL/0157/1

STAFF REPORT



DR 87-9 - REQUEST FOR SPECIAL USE PERMIT FOR AN ABOVE-GROUND METAL CABINET FOR TELEPHONE SWITCHING EQUIPMENT ON PROPERTY ZONED THE "R" RURAL RESIDENTIAL DISTRICT, LOCATED ON THE EAST SIDE OF 151ST STREET WEST IN AN AREA SOUTH OF 109TH STREET NORTH.

Applicant: Earl F. and Vergie M. Raymond, 519 Ragan, Bentley, KS 67016
(owner)
Southwestern Bell Telephone Co., c/o Fred Neff, 154 N. Broadway,
Room 956, Wichita, KS 67202 (lessee)

	Land Use	Zoning	Size
Application Area	Agricultural land	"R"	30'x60'
North	Single-family dwellings	(Bentley zoning)	
South	Agricultural land	"R"	
East	Agricultural land	"R"	
West	Agricultural land	"R"	

History: None.

Background: The applicants are requesting a special use permit for an above-ground metal cabinet for Southwestern Bell Telephone switching equipment on a 30-foot by 60-foot portion of a 2-acre unplatted tract of land located on the east side of 151st Street West (Phelps) in an area south of 109th Street North (Ragan), being adjacent to the south city limits of Bentley. Under the Sedgwick County zoning regulations, the Board of County Commissioners may grant special use permits for any structure erected and used by any public utility in any zoning district after review by the appropriate Planning Commissions. Since this application area lies within Bentley's zoning area of influence, both the Bentley Planning Commission and the Metropolitan Area Planning Commission will conduct public hearings to review the request and make recommendations to the County Commission.

Analysis: The application area will be leased by Southwestern Bell for purposes of installing and operating a "state-of-the-art" service cabinet for switching equipment which is 6½ feet wide, 5½ feet high and 27 inches deep. Construction will be of corrosion-resistant aluminum. Lands to the east, south and west are in the unincorporated area of the county, are zoned rural residential, and are in agricultural use. To the north are single-family homes which front on Ragan Street inside the city limits of Bentley.

The Sedgwick County Subdivision Regulations specify 75 feet of half-street right-of-way as the standard for arterial roads such as 151st Street West when within 250 feet of the intersection with another arterial (109th Street North). Only 40 feet currently exists. The reason for the 60-foot depth of the application area is to accommodate the service cabinet well behind the future street right-of-way line.

A recommendation of approval of the special use permit should be subject to the following condition:

1. The cabinet shall maintain a setback of no less than 75 feet measured from the section line (or 35 feet measured from the west line of the application area).

To	<i>Laura Fisk Bentley City Clerk</i>	
From	<i>Renee Alvarez, Inspector M.A.P.D.</i>	
Subject	<i>DR 87-9</i>	Date <i>4-27-87</i>
Message		
<p><i>I have on this date mailed a copy of the enclosed report to the seven members of the Bentley Planning Commission. Forrest Nagley of our staff and Fred Neff of Southwestern Bell will be at the meeting on May 4th to explain the request and answer any questions that may arise.</i></p>		
SIGNED <i>Renee Alvarez</i>		DATE
Reply		
-		
-		
-		
-		
SIGNED		DATE

 47-223
NATIONAL Made in U.S.A.

SENDER RETAIN THIS COPY

CASE NO. DR 87-9

5 Notices to adjoining property owners mailed on
4-24-87 for Bentley P.C. meeting on 5-4-87 and
for MAPC meeting on 5-14-87.

2 One each to Applicant and Agent.

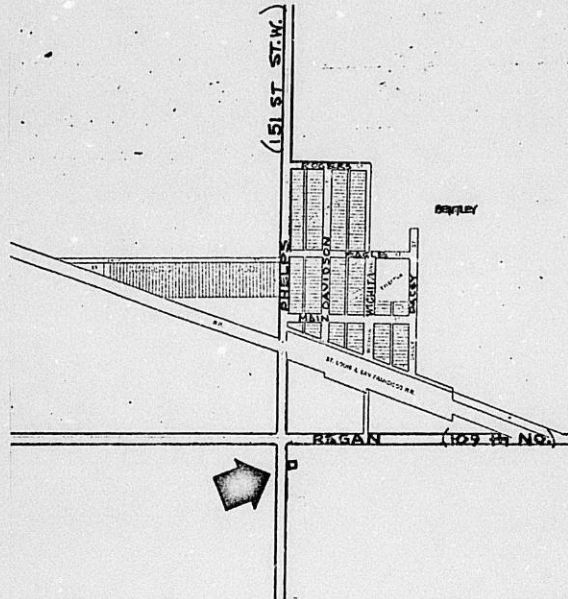
3 One each to Ron Worley, David Spears and
Karen Crook.

3 One each to Louise and Glen.

13
8 One each of staff report mailed on 4-27-87 to
Bentley City Clerk and Bentley Planning Commis-
sioners.

21 TOTAL

STAFF REPORT



DR 87-9 - REQUEST FOR SPECIAL USE PERMIT FOR AN ABOVE-GROUND METAL CABINET FOR TELEPHONE SWITCHING EQUIPMENT ON PROPERTY ZONED THE "R" RURAL RESIDENTIAL DISTRICT, LOCATED ON THE EAST SIDE OF 151ST STREET WEST IN AN AREA SOUTH OF 109TH STREET NORTH.

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(owner)
Southwestern Bell Telephone Co., c/o Fred Neff, 154 N. Broadway,
Room 956, Wichita, KS 67202 (lessee)

	<u>Land Use</u>	<u>Zoning</u>	<u>Size</u>
Application Area	Agricultural land	"R"	30'x60'
North	Single-family dwellings	(Bentley zoning)	
South	Agricultural land	"R"	
East	Agricultural land	"R"	
West	Agricultural land	"R"	

History: None.

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

April 24, 1987

NOTICE OF PUBLIC HEARING

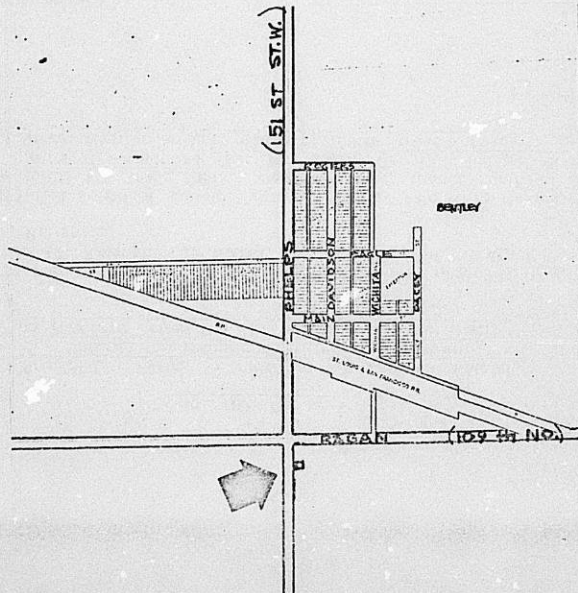
Case No.: DR 87-9.
Location: On the east side of 151st Street West in an area south of 109th Street North.
Address: N/A.
Request: Special Use Permit to Install an Above-Ground Metal Cabinet for Telephone Switching Equipment on Property Zoned the "R" Rural Residential District.

NOTICE IS HEREBY GIVEN that on Monday, May 4, 1987, at 7:00 p.m., the BENTLEY PLANNING COMMISSION, meeting at Bentley City Hall, 150 South Wichita Avenue, Bentley, Kansas, will consider the above mentioned 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 Bentley 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 14, 1987, in the City Council Meeting Room, First Floor, City Hall, 455 North Main Street, Wichita, Kansas.

As an owner or occupant of property in the area, you have the right to appear at the Planning Commission meetings, either in person or by agent or attorney, to support or oppose this request. If you have no interest in or objection to the request, you have no obligation to appear at the public hearings.

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



SEE REVERSE SIDE

LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE CHANGED

CASE NO. DR 87-9

Special Use Permit to Install an Above-Ground Metal Cabinet for Telephone Switching Equipment on Property Zoned the "R" Rural Residential District

The north 30 feet of the west 60 feet of the following described tract in the NW¼ of Section 14, Township 25 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas:

Beginning 185 feet south of the northwest corner of said NW¼; thence east 440 feet; thence south 198 feet; thence west 440 feet; thence north to point of beginning, except the west 40 feet for road. Generally located on the east side of 151st Street West in an area south of 109th Street North.

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***

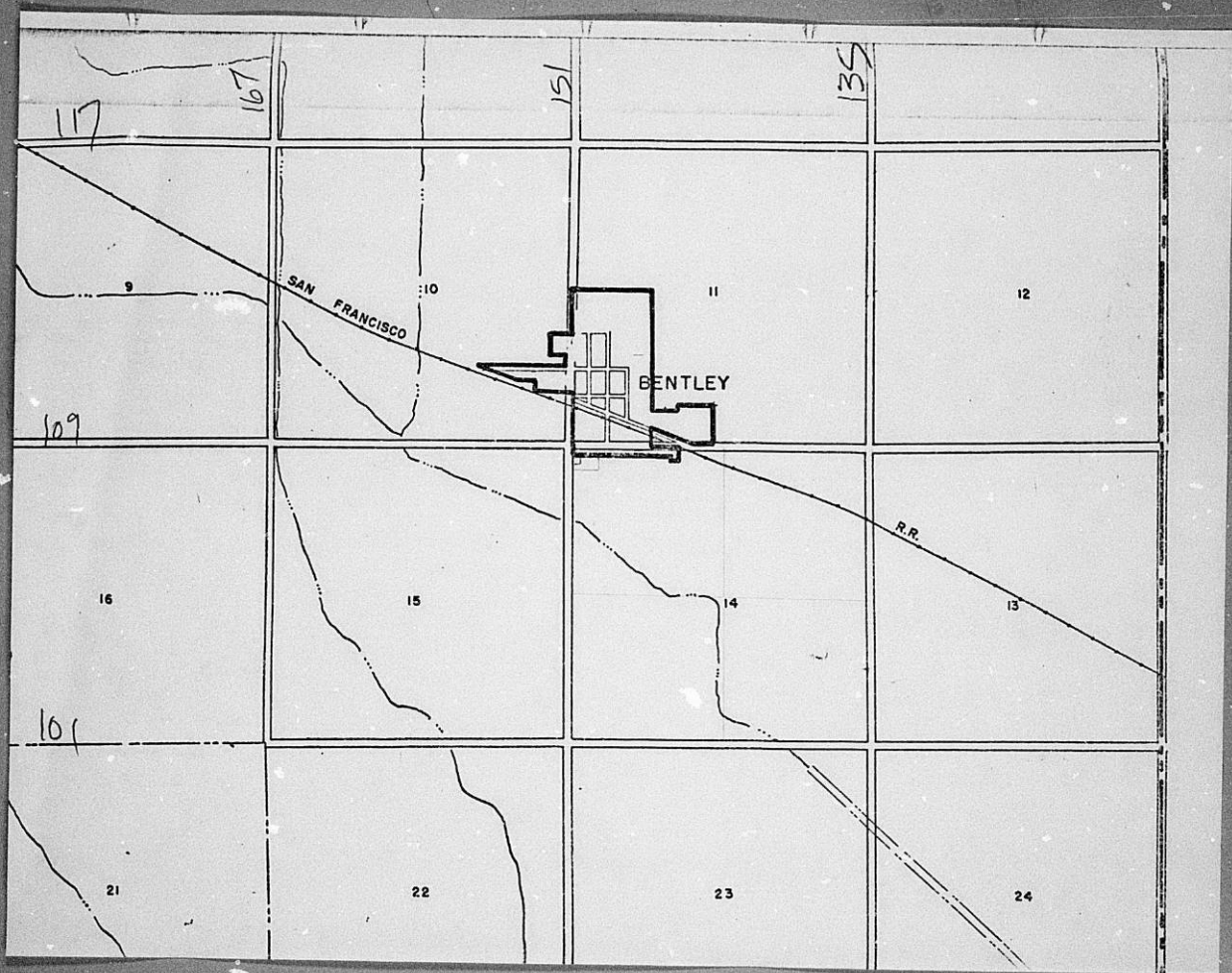
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Special Use Permit to Install an Above-Ground Metal
Cabinet for Telephone Switching Equipment
on Property Zoned the "R" Rural Residential District

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PL/0229/4



DR 87-9

APPLICATION FOR SPECIAL PERMIT

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

This is an application for a Special 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. The names of the owners of all property included in this application must be listed as applicants. Contract purchasers, leasees or others directly associated with the property may also be listed if they desire to be advised of the proceedings.

A. APPLICANT Earl F. and Vergie M. Raymond
ADDRESS 519 Ragan Bentley, Ks. Zip Code 67016 PHONE 796-1637
AGENT S.W. Bell Telephone Co. % Fred L. Neff rm 956
ADDRESS 154 N. Bwdy. Wichita, Ks. Zip Code 67202 PHONE 268-2800

B. APPLICANT
ADDRESS Zip Code PHONE
AGENT
ADDRESS Zip Code PHONE

C. APPLICANT
ADDRESS Zip Code PHONE
AGENT
ADDRESS Zip Code PHONE

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

- 2. A. The applicant proposes to install a an above-ground metal cabinet for telephone switching equipment (use) on property zoned R and legally described as Lot(s) Block(s) of the Addition.

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

The Northwest quarter of Section 14, Township 25 South, Range 2 West, beginning 185 feet South of the Northwest corner of the Northwest Quarter; thence East 440 feet; thence South 198 feet; thence West 440 feet; thence North 198 feet; excluding existing Road Rights of Way.

Permit for the following. The North 30 feet of the West 60 feet excluding existing road right of way.

See page of attached

- B. There are 0.04 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

Map No. 4560D zoning (N) (S) R (E) R (W) R (Map A)

BPC 5-4-87
MAPC 5-14-87

(no advertisement)

3. This property is located at (address) 109th. st. North and 151 st. Street West

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. At the Southeast corner of 109th. Street North and 151st. Street West, OR

B. On the east side of 151st St. West in an area south of 109th St. North (Ave.) Street and _____ (Ave.) Street.

The property included in this application is zoned AA
(ZONING DISTRICT CLASSIFICATION).

4. We request this special permit for the following reasons:
To provide accomodation for an above ground metal cabinet to house telephone electronic equipment to service the surrounding area

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

APPLICANT'S SIGNATURE

BY Fred J. Neff
AUTHORIZED AGENT (IF ANY)

APPLICANT'S SIGNATURE

BY _____
AUTHORIZED AGENT (IF ANY)

APPLICANT'S SIGNATURE

BY _____
AUTHORIZED AGENT (IF ANY)

OFFICE USE ONLY

This application was received at the Planning Department at 2
(AM, PM) on 4-8-87 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 150⁰⁰.

Louise Olving Name
Senior Planner Title

Legal:

DR 87-9

The north 30 feet of the
west 60 feet of the
following described tract in
the NW¹/₄ of Section 14, Township
25 South, Range 2 West of the 6th
~~Beginning to~~

→ PM, Sedgwick County, Kansas:

Beginning 185 feet south of
the northwest corner of said
NW¹/₄; thence east 440 feet;
thence south 198 feet; thence
west 440 feet; thence north
to point of beginning, except
the west 40 feet for road.

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

Record Owners within 200 feet:
The North 30 feet of the West
60 feet of the following described:
The Northwest Quarter of Section
14, Township 25 South, Range 2
West, beginning 185 feet South of
the Northwest corner of the North-
west Quarter; thence East 440
feet; thence South 198 feet; thence
West 440 feet; thence North 198
feet, excluding existing road
rights of way, Sedgwick County,
Kansas.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

<u>DESCRIPTIONS</u>	<u>RECORD OWNERS</u>
North 30 feet of the West 60 feet of the following described: The Northwest Quarter of Section 14, Township 25 South, Range 2 West, beginning 185 feet South of the Northwest corner of the Northwest Quarter; thence East 400 feet; thence South 198 feet; thence West 440 feet; thence North 198 feet; excluding existing Road Rights of Way. AND Beginning 185 feet South of the Northwest corner of the Northwest Quarter; thence East 440 feet; thence South 198 feet; thence West 440 feet; thence North to point of beginning, EXCEPT the West 40 feet for Road, Section 14, Township 25 South, Range 2 West	Earl F. & Vergie M. Raymond 519 Ragan Bentley, Kansas 67016

Fidelity  Title
COMPANY, INC.

DESCRIPTIONS

RECORD OWNERS

Beginning 1721 feet East of the Northwest corner of the Northwest Quarter; thence East to railroad Right of Way, thence Southeast to the East line of Northwest Quarter; thence South to the Southeast corner of the Northwest Quarter; thence West to Southwest corner of the Northwest Quarter; thence North to poine 383 feet South of the Northwest corner of the Northwest Quarter; thence East 1337 feet; thence North 198 feet; thence East 128 feet; thence South 45 feet; thence East 256 feet; thence North to beginning, EXCEPT 109th Street North, Section 14, Township 25 South, Range 2 West,

Verle E. & Mildred A. Rosenberger
301 Ragan
Bentley, Kansas 67016

Northeast Quarter of Section 15, Township 25 South, Range 2 West,

Thomas G. & Blanche C. Darter
Route #1
Valley Center, Kansas 67147

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, and 30 feet of vacated Street on the West, EXCEPT 130 feet and vacated alley on the South, Block 1, RAGAN'S ADDITION, Bentley,

David Bourland
219 W. Ragan
Bentley, Kansas 67016

East 15 feet of Lot 10 and vacated alley on the South, Block 1, RAGAN'S ADDITION, Bentley,

Mearle Moore
135 Ragan
Bentley, Kansas 67016

East 130 feet of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, and vacated alley on the South, EXCEPT the East 15 feet of Lot 10, Block 1, RAGAN'S ADDITION,

Billy Boyd
213 Ragan
Bentley, Kansas 67016

Dated at Wichita, Kansas, this 2nd day of March, 1987
at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

Medina A. Satter
By

Administrative Secretary

Tracer No. 73766



CITY OF BENTLEY

BENTLEY, KANSAS 67016

April 15, 1987

RECEIVED

APR 16 1987

METROPOLITAN PLANNING

ROUTE _____

Louise Olivarez
MAPD
10th Floor, City Hall
455 N. Main
Wichita, Kansas 67202

Subject: Current list of City Officials

Dear Ms. Olivarez:

As per our recent telephone conversation, listed below are
(1) the Mayor and Council Members for the City of Bentley and
(2) the members of the Bentley Planning Commission. If Sedgwick
County has a general data-update center you might pass this infor-
mation on to the proper officials so that all records can be
updated.

- (1) Mayor: Mr. Gary L. Wilson, P.O. Box 138, Bentley, Ks. 67016
Council Members:
Mr. Glen Simon, P.O. Box 144, Bentley, Ks. 67016
Mrs. Anthony (Pam) Abernathy, P.O. Box 142, Bentley,
Kansas 67016
Mr. Gary Duerson, P.O. Box 212, Bentley, Ks. 67016
Mrs. Steve (Ginny) Moon, P.O. Box 103, Bentley, Ks. 67016
Mr. Leonard Juel, P.O. Box 263, Bentley, Ks. 67016

(2) Bentley Planning Commission:

Chair.: Mr. Lloyd Fletcher, P.O. Box 172, Bentley, Ks. 67016
Sec'y: Mrs. Jim (Janice) Morgan, P.O. Box 135, Bentley, Ks. 67016
Mrs. David (Mona) Beckner, P.O. Box 192, Bentley, Ks. 67016
Mr. Don Cole, P.O. Box 61, Bentley, Kansas 67016
Mr. Dale Kern, P.O. Box 147, Bentley, Kansas 67016
Mr. Kenneth Galloway, R.R. 2, Sedgwick, Kansas 67135
Mr. Sam Hersh, R.R. 2, Sedgwick, Kansas 67135
Zoning Administrator: Laura Fisher, P.O. Box 273, Bentley, 67016

If additional information is needed, please advise.

Yours truly,

Laura N. Fisher
Laura N. Fisher
City Clerk

LNf
cc: Janice Morgan

MICROFILMED
 FROM THE BEST
 AVAILABLE COPY

FORM 2-21 PAYMENT NOTICE
 City of Wichita

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

Planning

DESCRIPTION	AMOUNT
4 (11-22-57)	150-

NAME _____

ADDRESS _____

FUND _____ DUE DATE 4/8/57

COMMENTS _____

DATE 4-8-57 BY _____