

than code requires for an accessory structure on property addressed as 317 N. Park Ave., Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME _____
- Chairperson closes public hearing: TIME _____

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, I _____ make a motion to (**approve**, **deny**, or **table**) V-2025-11. Seconded by _____. For ___ Against ___

3. Review of V-2025-12, application of Robert Rogers, pursuant to City Code 17.10.08, who is petitioning for a variance to have side and rear yard setbacks less than code requires for an accessory structure on property addressed as 425 W. Albert St., Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME _____
- Chairperson closes public hearing: TIME _____

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, I _____ make a motion to (**approve**, **deny**, or **table**) V-2025-12. Seconded by _____. For ___ Against ___

4. Review of CU-2025-01, application of Tim McNeeley, pursuant to City Code 17.10, who is petitioning for a conditional use application for an electrical (trade) facility on property currently unaddressed, located just north of 1150 S. Meridian Ave., Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME _____
- Chairperson closes public hearing: TIME _____

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, I _____ make a motion to (**approve**, **deny**, or **table**) CU-2025-01. Seconded by _____. For ___ Against ___

5. Review of SP-2025-06, application of Tim McNeeley, pursuant to City Code 17.12, who is petitioning to build a commercial building for his electrical shop at property currently unaddressed, just north of 1150 S. Meridian Ave., Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME _____
- Chairperson closes public hearing: TIME _____

RECOMMENDED MOTION: Based on the City staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) SP-2025-06. Seconded by _____. For ___ Against ___

6. Review of LS-2025-02, application of Tammy Kasselmann, pursuant to City Code 16.09.01, who is petitioning for a lot split involving the splitting of property the

applicant owns and is currently addressed as 2641 E Ford St., Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME _____
- Chairperson closes public hearing: TIME _____

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) LS-2025-02. Seconded by _____. For ___ Against ___

7. Review of LS-2025-03, application of Eric Gilbert, pursuant to City Code 16.09.01, who is petitioning for a lot split involving the splitting of property the applicant owns and is currently addressed as 429 E. Harper St., Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME _____
- Chairperson closes public hearing: TIME _____

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) LS-2025-03. Seconded by _____. For ___ Against ___

8. Review of LS-2025-04, application of Phillip Ruffo, pursuant to City Code 16.09.01, who is petitioning for a lot split involving the splitting of property the applicant owns and is currently addressed as 814 S. Jay St., Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME _____
- Chairperson closes public hearing: TIME _____

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) LS-2025-04. Seconded by _____. For ___ Against ___

9. Review of LS-2025-05, application of Phillip Ruffo, pursuant to City Code 16.09.01, who is petitioning for a lot split involving the splitting of property the applicant owns and is currently addressed as 844 S. Jay St., Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME _____
- Chairperson closes public hearing: TIME _____

RECOMMENDED MOTION: Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) LS-2025-05. Seconded by _____. For ___ Against ___

8) OLD/UNFINISHED BUSINESS

9) NEW BUSINESS

10) STAFF REPORTS

**PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING
MINUTES
CITY OF VALLEY CENTER, KANSAS**

Tuesday, November 25, 2025 7:00 P.M.

CALL TO ORDER: Gary Janzen, called the meeting to order at 7:00 P.M. with the following board members present: Steve Conway, Dalton Wilson, Rick Shellenbarger, Amy Bradley, Scot Phillips

Members Absent: Paul Spranger

City Staff Present: Kyle Fiedler, Sabrina Young

Audience: Dan Frazier, Mark Wood, Kathy Wood

AGENDA: A motion was made by Janzen and seconded by Shellenbarger to set the agenda. Motion passed unanimously.

APPROVAL OF DRAFT MINUTES: Janzen made a motion to approve October 25, 2025, meeting minutes. The motion was seconded by Phillips. Motion passed unanimously.

COMMUNICATIONS: None

PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS:

1. Review of V-2025-08, application of Dan Frazier, pursuant to City Code 17.10.08, who is petitioning for a variance to have a side-yard setback less than 35 feet for an accessory garage on property addressed as 501 E. Valley Park Dr. Valley Center, KS 67147.

Fiedler reviewed his staff report, sharing the applicant is asking for a variance to have a side-yard setback of less than 35 feet. There will be a second piece to this variance at the next meeting. The property currently has a 35ft setback on both sides. Typically, in a R-1B district you can have a 25 ft setback for one side on a corner. The other can be reduced to 15 ft. When this property was platted, it was platted with 35ft on both sides which is very limiting to where he can build on the lot. The house meets the 35ft setback, but he is asking for a variance to have a 12ft setback to add an accessory garage. Only one communication was received from a neighbor to the west. They thought the garage would only be 12ft from the curb. Once it was explained that there is a right-of-way and then the property line and that the garage would be 12ft from the property line, they had no issue with it.

Janzen opened the hearing for comments from the public: 7:02 PM

No public spoke.

Janzen closed the hearing for comments from the public: 7:05 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve V-2025-08. Motion was seconded by Wilson. The vote was unanimous. Motion passed.

2. Review of V-2025-09, application of Kathleen & Mark Wood, pursuant to City Code 17.10.08, who is petitioning for a variance to have a side-yard setback less than 1 foot for a carport addition to the home as well as an accessory shed on property addressed as 724 E. Butler, Valley Center, KS 67147.

Fiedler reviewed his staff report sharing the applicant is asking for a variance to have a side-yard setback of less than 1 foot for a carport addition to the home as well as an accessory shed. After the hailstorm, the applicant would like to add a carport for another covered parking space. They also plan to tear down the small shed on the property and build a slightly larger one. Fire also reviewed the plan as there were concerns about access to the shed behind the carport. Fire stated that as long as the carport is open and not enclosed, then there is no issue. No communication was received on this variance. The applicant stated that they spoke to their neighbors on both sides and neither had an issue.

Janzen opened the hearing for comments from the public: 7:06 PM

No public spoke.

Janzen closed the hearing for comments from the public: 7:10 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve V-2025-09. Motion was seconded by Shellenbarger. The vote was unanimous. Motion passed.

3. Review of V-2025-10, application of Hatchet General Contracting, pursuant to City Code 17.10.08, who is petitioning for a variance to build a new home on a RR-1 Lot that is smaller than the minimum zoning requirement on property addressed as 2330 W. 69th St N., Valley Center, KS 67204.

Fiedler reviewed his staff report sharing the applicant is asking for a variance to build a new home on a property that is smaller than the minimum zoning requirement. Hatch General Contracting is handling the application for the property owner. The property owner has decided it is more cost effective to tear down and build new. However, they will have to put in a new septic system because where they want to build the new home is on top of the existing system. The variance process is required because this is a whole new project on the property which does not conform with the current zoning regulations. The lot was never plated and simply annexed into the city and is causing it to not conform to the current zoning regulation and is about 1400 feet smaller than what code requires. Fiedler and the public works department went onsite and reviewed this with the property owner and the contractor to come up with a stie plan that would work for all parties. The only concern came from the neighbor to the east who simply wanted to make sure the new home would not be built any closer to the property line. The garage will be a

little closer because it is a bit offset from the home but is still greater than the minimum setback requirement. No other communications were received.

Janzen opened the hearing for comments from the public: 7:11 PM

No public spoke.

Janzen closed the hearing for comments from the public: 7:14 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve V-2025-10. Motion was seconded by Conway. The vote was unanimous. Motion passed.

OLD/UNFINISHED BUSINESS:

1. None

NEW BUSINESS:

1. Approval of 2026 Board Meeting Dates

Fiedler presented a tentative schedule for the 2026 meeting dates. It was suggested to move the November date from the 26th to the 19th. Janzen made a motion to approve the meeting schedule with the suggested change. Bradley seconded the motion. The vote was unanimous.

STAFF REPORTS:

1. None

ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:

Gary Janzen - Officer elections to be on the agenda for the December meeting.

Paul Spranger - absent

Rick Shellenbarger - none

Scot Phillips - none

Steve Conway - none

Dalton Wilson – none

Amy Bradley – none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING: At 7:18 P.M., a motion was made by Wilson to adjourn and seconded by Bradley. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

/s/ Kyle Fiedler, Secretary

Gary Janzen, Chairperson

DISCOVER Valley Center

Date: December 18th, 2025

Present Zoning: R-1B (Single-Family Residential District)

Variance Requests: The applicant, Dan Frazier, pursuant to City Code 17.10.08, is petitioning for a variance to have a 896 sq ft accessory structure, where code allows for 720 sq ft.

Applicant: Dan Fraizer

Property Address: 501 E Valley Park Dr., Valley Center, KS 67147 (outlined in red below)

Applicant's Reasons for Variance Request:

The applicant was previously approved for a variance to have a reduced setback and is seeking this variance to allow for a new detached garage to be 176 sq ft larger than what code allows.



Review Standards for a Variance per 17.10.08.D. (*standards in italics*):

1. *That the variance requested arises from such condition which is unique to the property in question, and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or the applicant.*

This variance request is unique to this property, in that most R-1B lots are not this size and would not typically have the capacity for a large accessory structure.

2. *That granting of the variance will not adversely affect the rights of adjacent property owners or residents.*

The granting of this variance will not adversely affect the rights of adjacent property owners/residents. A public notice was published in *The Ark Valley News* and notice letters were mailed to all property owners within 200 feet of the applicant's property boundaries in the City limits. To date there has been no contact with the City Staff regarding this variance request. Any further responses received after the creation of this staff report will be shared with the Board of Zoning Appeals during the December 18th, 2025, board meeting.

3. *That strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

The variance requested would allow the property owner to have an accessory garage 176 sq ft larger than code allows, allowing for more space to securely store personal property.

4. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the surrounding neighbors or the community in general, if the variance request is approved.

5. *That granting the variance desired will not be opposed to the general spirit and intent of these regulations.*

The variance will be not be opposed to the general spirit and intent of the regulations, the property will still be well withing the code requirements for lot coverage. Many other properties in R-1B districts have been approved for accessory structures over the maximum allowed.

Staff Recommendation: Staff recommend approval to have an accessory garage larger than code allows on the property addressed as 501 E Valley Park Dr., Valley Center, KS 67147.

VARIANCE APPLICATION

This application is for a Variance before the City Board of Appeals. The form must be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at Public Works, 545 W. Clay Street, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address Dan Frazier 501 Valley Park Dr. V.C

Phone 316-619-5875 fax# _____

Petitioners Name & Address _____

Phone _____ fax# _____

Contact email address [REDACTED] Contact Cell Phone _____

Relationship of applicant to property is that of Owner Tenant Lessee Other

Variance Requested: Accessory structure setback less than flatbed 35'.

Address/Location of Request 501 Valley Park Dr.

Parcel number(s) 00264775

Property Zoning is now R-1B

The applicant or his/her authorized agent acknowledges all of the following:

1. That he/she has received instruction material concerning the filing and hearing of this matter.
2. That he/she has been advised of the fee requirements established and that the fee accompanies this application.
3. That he/she has been advised of his/her rights to bring action in the District Court of the County to appeal a decision of the Board of Zoning Appeals.
4. That all documents are attached to this petition as noted in the instructions.

<u>[Signature]</u>	<u>10/16/2025</u>	_____	_____
Applicant	Date	Agent (If any)	Date

Office use only

A pre-application meeting occurred with the applicant on _____. This application was received at _____ (am) (pm) on _____, 20__ by the Zoning Administrator acting on behalf of the Board of Zoning Appeals. It has been checked and found to be complete and accompanied by the required documents and a nonrefundable fee of \$200.

PROJECT: 501 Valley Park Dr.

LOCATION: Valley Center

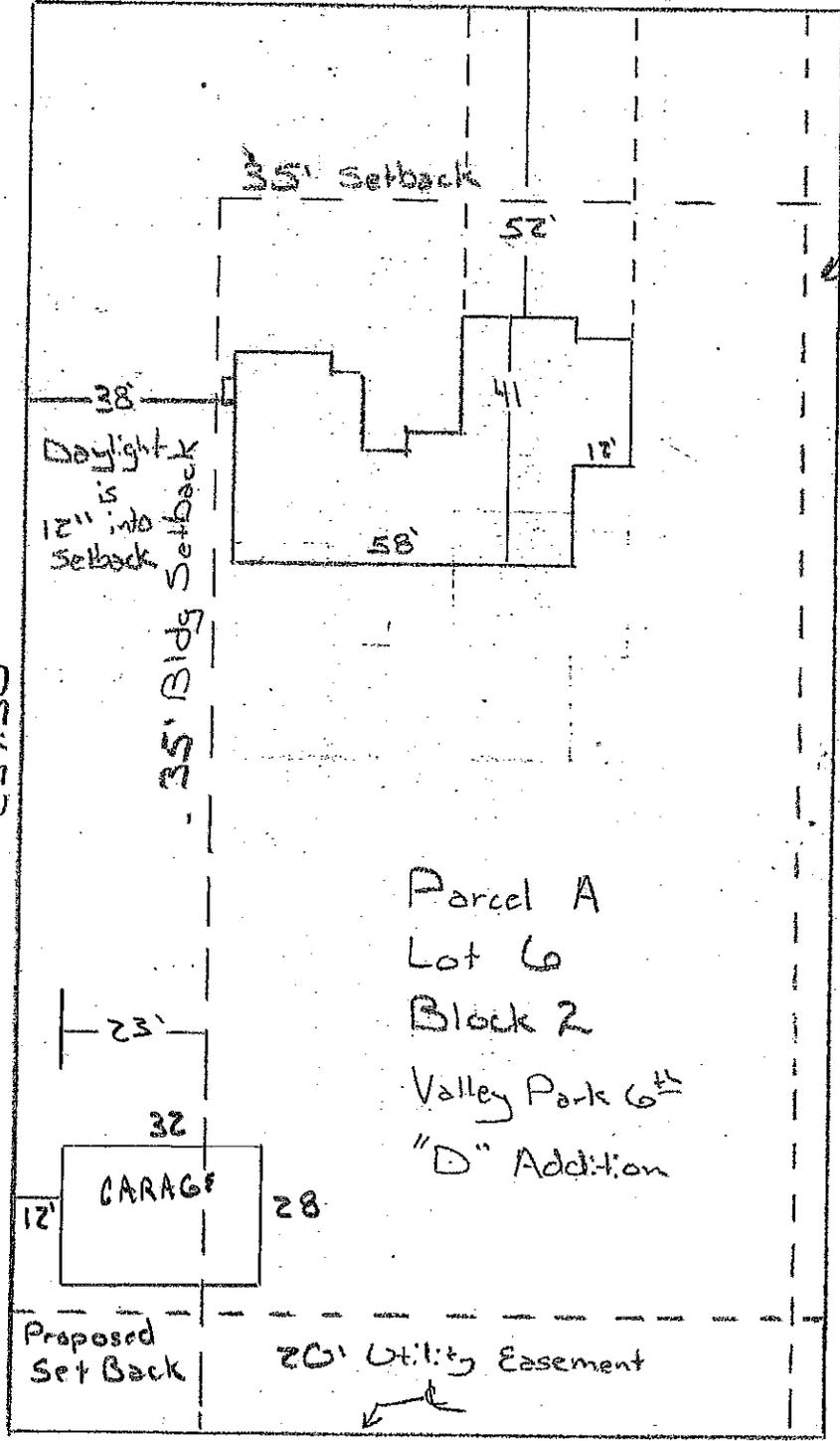
CLIENT: Don Frazier

DATE _____

BY _____ CKD _____

JOB NO. _____ SHEET NO. _____ OF _____

Valley Park Dr.
135.12'



Dexter
237.50'

□ = 3.33 FT

DISCOVER Valley Center

Date: December 18th, 2025

Present Zoning: R-1B (Single-Family Residential District)

Variance Requests: The applicant, William Arneson, pursuant to City Code 17.10.08, is petitioning for a variance to have side and rear yard setback less than code requires for an accessory structure.

Applicant: William Arneson

Property Address: 317 N. Park Ave., Valley Center, KS 67147 (outlined in red below)

Applicant's Reasons for Variance Request:

The applicant has already placed a shed on the property; however the placement requires a variance. The shed is 16x24 and placed at the rear of the property, the variance is requested so that the shed can remain where it is and not require a mature tree to be removed.



Review Standards for a Variance per 17.10.08.D. (*standards in italics*):

1. *That the variance requested arises from such condition which is unique to the property in question, and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or the applicant.*

This variance request is not unique to this property and was created by placing the shed prior to receiving a permit. In R-1B, accessory structures are to be 15 feet from the side lot line and 10 feet from the rear. The shed has been placed approximately 7 feet from the side lot line and 4 feet from the rear.

2. *That granting of the variance will not adversely affect the rights of adjacent property owners or residents.*

The granting of this variance will not adversely affect the rights of adjacent property owners/residents. A public notice was published in *The Ark Valley News* and notice letters were mailed to all property owners within 200 feet of the applicant's property boundaries in the City limits. To date there has been no contact with the City Staff regarding this variance request. The shed is far enough off of the side lot line to comply with fire code and placed similarly off the rear as neighboring structures. Any further responses received after the creation of this staff report will be shared with the Board of Zoning Appeals during the December 18th, 2025, board meeting.

3. *That strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

The variance requested would allow the property owner to keep the shed where it has been placed and not require the removal of a mature tree in his yard.

4. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the surrounding neighbors or the community in general, if the variance request is approved.

5. *That granting the variance desired will not be opposed to the general spirit and intent of these regulations.*

The variance will still allow for appropriate space to meet fire code and is similar to other structures in the neighborhood.

Staff Recommendation: Staff recommend approval to have a building setback approximately 7 feet on the side and 4 feet on the rear on the property addressed as 317 N. Park Ave., Valley Center, KS 67147.

VARIANCE APPLICATION

This application is for a Variance before the City Board of Appeals. The form must be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at Public Works, 545 W. Clay Street, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address William S. Anderson 317 N Park

Phone 316-644-2000 fax# _____

Petitioners Name & Address _____

Phone _____ fax# _____

Contact email address [REDACTED] Contact Cell Phone 316-644-2000

Relationship of applicant to property is that of Owner Tenant Lessee Other

Variance Requested:

Shorten Set Back on Rear and South Side Lot Line.

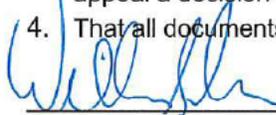
Address/Location of Request 317 N Park

Parcel number(s) 00315704

Property Zoning is now R-1B

The applicant or his/her authorized agent acknowledges all of the following:

1. That he/she has received instruction material concerning the filing and hearing of this matter.
2. That he/she has been advised of the fee requirements established and that the fee accompanies this application.
3. That he/she has been advised of his/her rights to bring action in the District Court of the County to appeal a decision of the Board of Zoning Appeals.
4. That all documents are attached to this petition as noted in the instructions.

	<u>11/3/25</u>		
Applicant	Date	Agent (If any)	Date

Office use only

A pre-application meeting occurred with the applicant on _____. This application was received at _____ (am) (pm) on _____, 20__ by the Zoning Administrator acting on behalf of the Board of Zoning Appeals. It has been checked and found to be complete and accompanied by the required documents and a nonrefundable fee of \$200.



Geographic Information Services
 Sedgwick County...
 working for you

Date: 11/3/2025

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

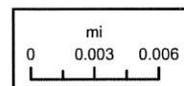
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317 N PARK

Sedgwick County, Kansas



1:564







This variance request is not unique to this property, many other properties in this neighborhood are of similar size and have accessory structures closer to property lines than code requires. In R-1B, accessory structures are to be 15 feet from the side lot line and 10 feet from the rear. The proposed shed would be placed approximately 5 feet from the side lot line and 8 feet from the rear, which would stay out of the established rear easement.

2. *That granting of the variance will not adversely affect the rights of adjacent property owners or residents.*

The granting of this variance will not adversely affect the rights of adjacent property owners/residents. A public notice was published in *The Ark Valley News* and notice letters were mailed to all property owners within 200 feet of the applicant's property boundaries in the City limits. To date there have been 3 contacts with the City Staff regarding this variance request. All inquiries were asking why they were notified and did not feel they would be affected by the placement of the shed. Any further responses received after the creation of this staff report will be shared with the Board of Zoning Appeals during the December 18th, 2025, board meeting.

3. *That strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

The variance requested would allow the property owner to place the shed towards the rear corner of the yard, similar to those in the neighborhood, and not have to place it in the middle of the back yard.

4. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the surrounding neighbors or the community in general, if the variance request is approved.

5. *That granting the variance desired will not be opposed to the general spirit and intent of these regulations.*

The variance will still allow for appropriate space to meet fire code and is similar to other structures in the neighborhood.

Staff Recommendation: Staff recommend approval to have a building setback approximately 5 feet on the side and 8 feet on the rear on the property addressed as 425 W. Albert St., Valley Center, KS 67147.

VARIANCE APPLICATION

This application is for a Variance before the City Board of Appeals. The form must be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at Public Works, 545 W. Clay Street, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address Robert Rogers

Phone 316 744-3454 fax# _____

Petitioners Name & Address 1527 W 69th N Wichita Ks 67204

Phone _____ fax# _____

Contact email address _____ Contact Cell Phone _____

Relationship of applicant to property is that of _____ Owner _____ Tenant _____ Lessee _____ Other

Variance Requested:

Minimum setback for accessory structure to be 5' from side property line and 8' from rear property line.

Address/Location of Request 425 W Albert Valley Center Ks ~~67147~~

Parcel number(s) 00316166

Property Zoning is now R1B

The applicant or his/her authorized agent acknowledges all of the following:

1. That he/she has received instruction material concerning the filing and hearing of this matter.
2. That he/she has been advised of the fee requirements established and that the fee accompanies this application.
3. That he/she has been advised of his/her rights to bring action in the District Court of the County to appeal a decision of the Board of Zoning Appeals.
4. That all documents are attached to this petition as noted in the instructions.

<u>Ruth Dow</u>	<u>11-14-25</u>		
Applicant	Date	Agent (If any)	Date

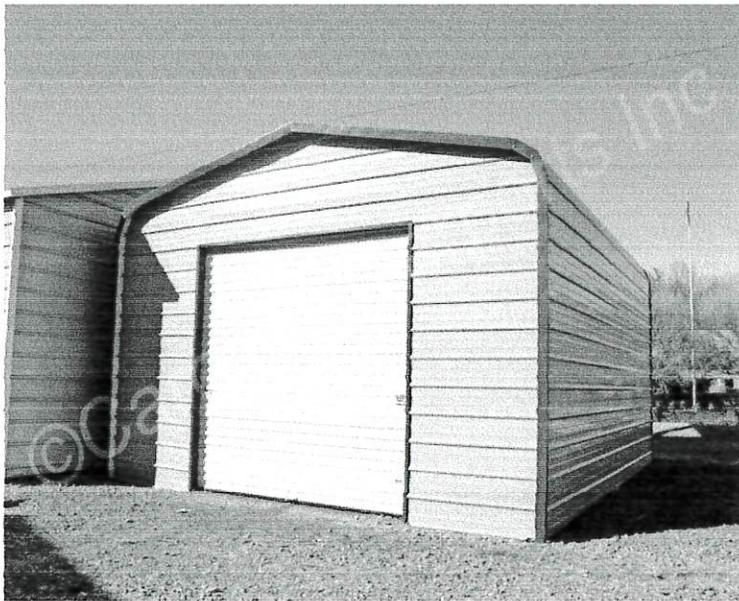
Office use only

A pre-application meeting occurred with the applicant on _____. This application was received at _____ (am) (pm) on _____, 20__ by the Zoning Administrator acting on behalf of the Board of Zoning Appeals. It has been checked and found to be complete and accompanied by the required documents and a nonrefundable fee of \$200.

3D



425 Albert St



12 x 20 maybe 25



Date: December 18th, 2025

Present Zoning: C-2 (General Business District)

Conditional Use Application Case Number: CU-2025-01

Applicant: Time McNeeley

Property Address: Not currently addressed, just North of 1150 S. Meridian, Valley Center, KS 67147 (outlined in red below)



Applicants' Reason for Conditional Use Application: The applicant is requesting this conditional use application to allow for the subject property to be used for his electrical contracting business. Per the City's zoning code, trade businesses on C-2 zoned property may be used for this purpose with the approval of a conditional use application through the City's Board of Zoning Appeals. The applicants' request letter is attached to the end of this staff report.

Review Criteria for a Conditional Use Application per 17.10.09.C. (*criteria in italics*)

1. *The proposed conditional use complies with all applicable regulations, including lot size requirements, bulk regulations, use limitations and performance standards; unless a concurrent application is in process for a*

variance.

Yes, it complies with all applicable regulations, including lot size requirements, bulk regulations, use limitations, and performance standards. The applicant is planning to build a building that conforms to the regulations for the zoning district.

2. *The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood.*

The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood as the neighboring properties to the North and South are already in Industrial Zoning, which is less restrictive than C-2. The subject property is also minimally maintained and a new building with site improvements is perceived to be an improvement from the existing conditions.

3. *The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to the location, nature, size and height of buildings, structures, walls and fences on the site and the nature and extent of landscaping and screening on the site.*

The conditional use will not dominate the immediate neighborhood so as to prevent development and use of the neighboring property in accordance with the application zoning district regulations. A site plan will be reviewed as part of the building permit process.

4. *Off-street parking and loading areas will be provided in accordance with the standards set forth in Chapter 17.05 of these regulations. Such areas will be screened from adjoining residential uses and located so as to protect such residential uses from injurious effects.*

A site plan review is also being heard for this same property, which there will be adequate off-street parking required for this business.

5. *Adequate utility, drainage and other such necessary facilities have been installed or will be provided by platting, dedications and/or guarantees.*

Yes, adequate utilities, drainage, and other necessary facilities will be installed on this property, which will be reviewed by staff as part of the building permitting process.

6. *Adequate access roads, entrance and exit drives and/or access control is available or will be provided by platting, dedications and/or guarantees and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and roads.*

The site already has a paved drive to access, which will remain in place for the development of this property.

City staff recommend approval of this conditional use application.

251504

City of Valley Center

Case No. BZA 2025 - 01

CONDITIONAL USE APPLICATION

This application is for a Conditional Use before the City Board of Zoning Appeals. The form must be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at Public Works, 545 W. Clay Street, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7310. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address SOUTH CENTRAL DEVELOPMENT, LLC

Phone 316-265-2555 fax# _____

Petitioners Name & Address Tim MINEELEY

Phone 316-210-3906 fax# _____

Contact email address [REDACTED] ^{atl.com} Contact Cell Phone 316-210-3906

Relationship of applicant to property is that of _____ Owner _____ Tenant _____ Lessee Other

Conditional Use Requested ELECTRICAL SHOP

Address/Location of Request _____

Parcel number(s) 00592314

Property Zoning is now C-2

Property shown on Valley Center Land Use Plan is now C-2

Justification for Conditional Use request (attach narrative to application)

The applicant or his/her authorized agent acknowledges all of the following:

1. That he/she has received instruction material concerning the filing and hearing of this matter.
2. That he/she has been advised of the fee requirements established and that the fee accompanies this application.
3. That he/she has been advised of his/her rights to bring action in the District Court of the County to appeal a decision of the Board of Zoning Appeals.
4. That all documents are attached to this petition as noted in the instructions
5. That the Board has the authority to require conditions as deemed necessary and reasonable in order to serve the public interest.

[Signature] 11-12-2025

 Applicant Date Agent (If any) Date

Office use only

A pre-application meeting occurred with the applicant on _____. This application was received at _____ (am) (pm) on _____, 20__ by the Zoning Administrator acting on behalf of the Board of Zoning Appeals. It has been checked and found to be complete and accompanied by the required documents and a nonrefundable fee of \$200.



Date: December 18th, 2025

To: City of Valley Center Planning and Zoning Board

From: Kyle Fiedler, *Community Development Director*

Applicant: Tim McNeeley (SP-2025-06)

Location of Site Plan: The property is currently unaddressed, just north of 1150 S. Meridian Ave., Valley Center, Ks. 67147.



Existing Zoning: C-2 (General Business District)

Size of Parcel: The property on which the building will occur is just under 1 acre, 39,683 sq ft. The submitted site plan meets all bulk regulations required of the zoning district.

Purpose of Site Plan Application:

17.12.05 Site Plan Requirements:

Projects which are subject to review by the Planning and Zoning Board generally are required to meet the following standards:

- A. *Show the location and dimensions of all right-of-way, easements and setback lines either required by these regulations or by platting or separate instruments.*
- The applicant is working with Farmland Inc or its successors to vacate the easement on the property, no building permits will be issued until such vacation is confirmed, otherwise, building not interfere with existing right-of-way, easements, or setbacks.
- B. *The site plan map generally should be oriented to the north with north arrow and scale plus dimensions and property boundary lines for the zoning lot.*
- Dimensions are shown on the site plan and the site plan is generally oriented to the north and a scale is present. Property boundary lines are also shown on the site plan map.
- C. *Topography by contour lines may be required if slopes exceed 5%, buffer berms are used, or a drainage plan is required.*
- Staff will review drainage plans when the building plan is submitted.
- D. *Show existing and proposed structures by bulk dimensions plus number of stories, gross floor area and entrances.*
- Proposed building shown in green, parking shown in blue and septic location in orange. Existing facilities on site are included in a Magellan Pipeline Easement and are not owned by the current or future owner of the subject property.
- E. *Existing and proposed curb cuts, aisles, off-street parking, loading spaces and walkways, including type of surfacing and number of parking spaces. Delineate the traffic flow with directional arrows and indicate the location of direction signs and other motorist's aids (if any).*
- This project will use the existing drives on the property. The site plan attached shows 5 parking spaces between the front of the building and the property line. The applicant has expressed that once he owns the property and is able to get on-site for planning, the building may be pushed directly east up to 10' to allow for better traffic flow in the proposed parking area.
- F. *Location, direction, and intensity of proposed lighting. All exterior lighting must be "full-cut-off" light fixtures when located near adjacent residential properties (no light should spill over on adjacent residential parcels)*
- Parking lot lighting will primarily remain the same on the property. Any exterior lighting should not reach future residential properties.
- G. *Location and height of all existing (to remain) and proposed signs on the site, the setback dimensions from any sign to property lines, location and routing of electrical supply, surface area of the sign in square feet, size of letters and graphics, description of sign, frame materials and colors.*
- Any signage on the property will be reviewed by staff to ensure it complies with our sign code.
- H. *If disposal containers will be on the site, indicate how such areas will be fully screened from public view by means of a structure (including swinging doors) constructed with either solid treated lumber walls, cement block (with or without brick), or other materials deemed acceptable. The enclosure must also have the capability of latching the doors in a closed position, or when trash is being picked up, in an open position. Outdoor storage areas may also need to be screened if required by these zoning regulations.*

- Disposal containers will be located at the rear of the building where they will be out of public view.
- I. *Vehicular ingress and egress to and from the site and circulation within the site to provide safe, efficient and convenient movement of traffic, not only within the site but on adjacent roadways.*
- Vehicular ingress and egress to and from the site will be safe, efficient, and convenient.
- J. *Site plan provides for the safe movement of pedestrians within the site.*
- The proposed development does provide for the safe movement of pedestrians within and along the front of the site, with existing sidewalks to remain in place and pavement to move from parking spaces to the building without having to cross the driving lane.

STAFF RECOMMENDATION: City staff recommends approval of this site plan application.

City of Valley Center

Case No. SP _____ - _____

SITE PLAN REVIEW APPLICATION

This application is for a Site Plan Review before the City Planning and Zoning Board. The form must be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at Public Works, 545 W Clay, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address SOUTH CENTRAL DEVELOPMENT, LLC

Phone 316-268-2555 fax# _____

Petitioners Name & Address Tim MURRELEY

Phone 316-210-3906 fax# _____

Contact email address [REDACTED] ^{made.com} Contact Cell Phone 316-210-3906

Relationship of applicant to property is that of ___ Owner ___ Tenant ___ Lessee Other

Property now used for PIPELINE

Property Zoning/Land Use Plan is now C-2

Proposed Rezoning/Land Use Plan Amendment _____

Property shown on Valley Center Land Use Plan is now _____

Address /Location of Request NORTH OF 1150 1142 S MERIDIAN

Parcel number(s) 00592314

Legal Description _____

Dimensions of the Property are 315 feet deep by 130 wide with frontage proposed on MERIDIAN and having a total of 40,950 square feet.

I realize that this application cannot be processed unless it is complete per Zoning Regulations section 17.12.05 and any other site plan criteria as agreed to in the pre-application meeting, and this application is accompanied by sufficient copies per Zoning Regulations section 17.12.04.

	<u>7-12-2025</u>		
Applicant	Date	Agent (If any)	Date

Office use only

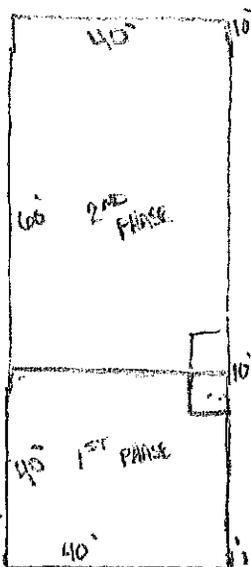
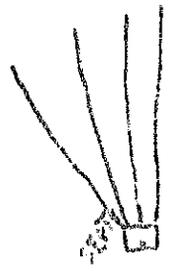
A pre-application meeting occurred with the applicant on _____. This application was received at _____ (am) (pm) on _____, 20__ by the Zoning Administrator acting on behalf of the Planning Commission and City Council. It has been checked and found to be complete and accompanied by the required documents and a nonrefundable fee of \$200.00.

MAGELLAN
FENCED
EASEMENT

REQUEST TO
DEMO AND GRAVEL
↓
ALL IS
RESERVED

MAGELLAN
FENCED
EASEMENT

GRAVEL



GRAVEL

35' BOUNDARY SET BACK

DRIVE

10 SHRUBS

2100 10' 20'

Kyle Fiedler

From: His Light Electric [REDACTED]
Sent: Monday, December 15, 2025 1:58 PM
To: Kyle Fiedler
Subject: Re: Conditional Use and Site Plan

Kyle

I close on the property this Wednesday the 17th. I am requesting the building on the drawings I submitted to be used for my home base for my electrical business. Storing electrical materials, park my vehicles and trailers, for meetings and other business conducted to run my company.

I will plant Rose glow barberry shrubs with an 18 inch mature high and a 24" mature width

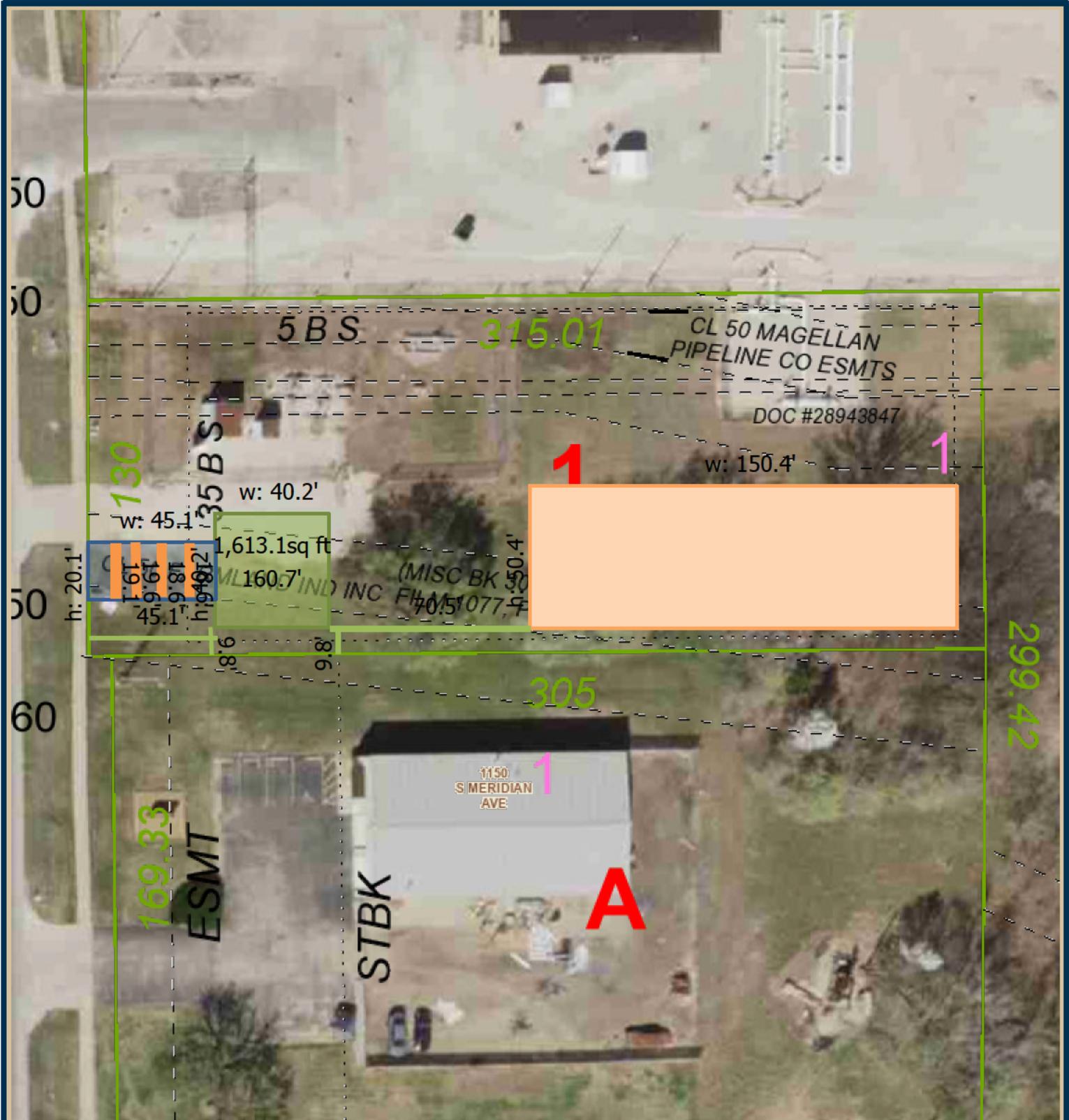
And some boxwoods 3-4 ft mature high and width.

Tim McNeeley
316-210-3906
950 Gayle Dr.
Valley Center, Ks 67147

On Mon, Dec 15, 2025 at 1:44 PM Kyle Fiedler [REDACTED] > wrote:

Tim,

Could you please email me or drop of a letter with your explanation of your request. Can you also include the type of shrubs with expected mature size.

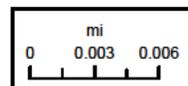


His Light Site Plan

Sedgwick County, Kansas



1:564



Date: December 18th, 2025

To: City of Valley Center Planning and Zoning Board

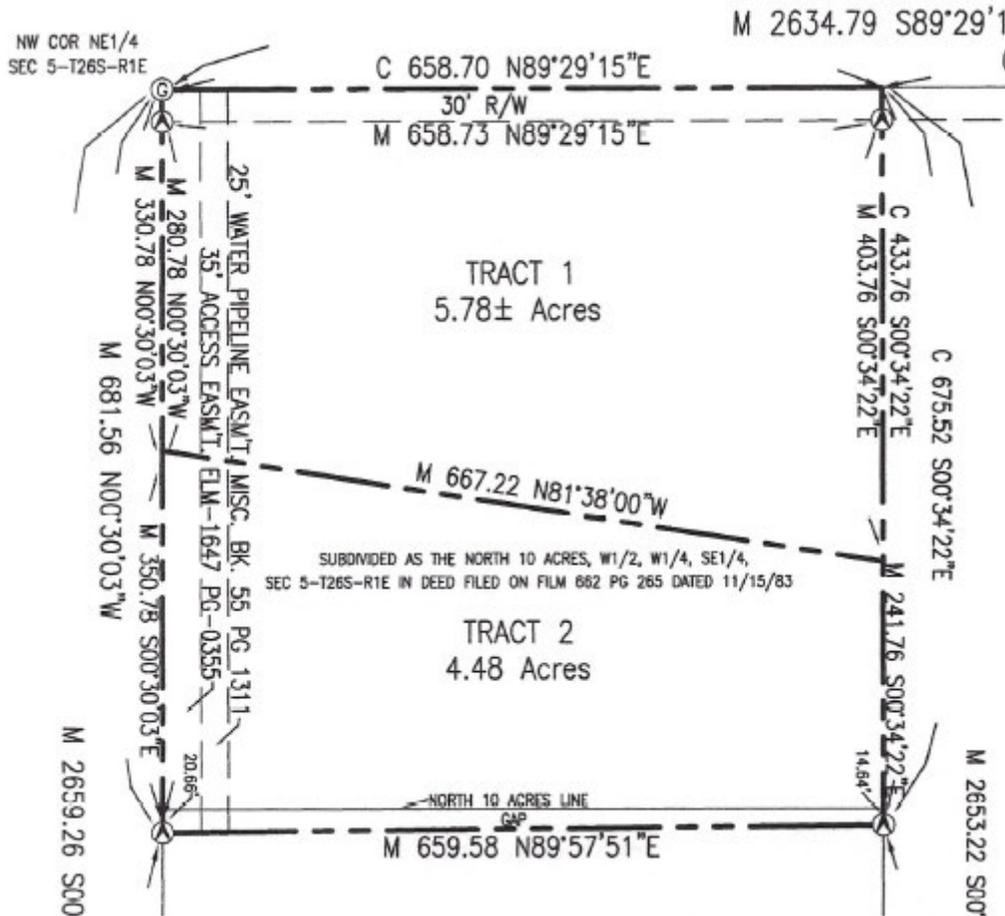
From: Kyle Fiedler, *Community Development Director*

RE: Lot Split Application (LS-2025-02)

Petition: Tammy Kasselmann is petitioning for a lot split to divide the parcel of land located at 2641 E. Ford St., Valley Center, KS 67147, into two lots as shown in the image below:



Existing Lot with Proposed New Lot Lines (approximate boundaries in black):



Staff Review Comments:

Currently, the lot in question contains a single-family residence and two outbuildings. The land is zoned RR-1 (Suburban Residential District). Upon approval of this lot split, the intent is to sell Tract 2. The new lot will meet the minimum lot size for development in RR-1, however as it proposed, it would not meet our requirements for lot split, because it does not have road frontage. The owner has an agreement with the landowner adjacent to the west to sell the land. The purchaser will file for a consolidation of her exiting lot and Tract 2. The completed lot split survey document is attached to the end of this staff report.

A notice was sent out to all adjacent property owners, and a public notice was published in *The Ark Valley News*. To date, one call has been received regarding the proposed lot split, this person is not opposed, after finding out that their land does not touch the parcel in question. Any responses received after this report's creation will be shared with the board during the December 18, 2025 meeting.

City staff recommend approval of this lot split application.



LOT SPLIT APPLICATION

Lot Split Fee - \$150.00
(non refundable after application is submitted)

Property owner(s) Name & Address Tammy Kasselmann - 641 W 77th St.
Phone/Cell 316-339-6331 Fax# N/A

Petitioner's Name & Address Donald C. Armstrong - 1601 E Harry 67211
Phone/Cell 316-263-0032 Fax# N/A

Email address of contact person: [REDACTED]

Location of Lot Split 641 W 77th

Parcel(s) numbers 00567134

Property is zoned as Rural Residential

Property shown on Valley Center Land Use Plan as Residential

Total acreage of Lot Split parcels 10.26 acres

Total number of lots 2

Tammy Kasselmann
Property Owner Tammy Kasselmann

11/18/2025
Date



Armstrong Land Survey, P.A.

P.O. Box 161039
WICHITA, KS 67216

Ph. (316)263-0082

LOT SPLIT

State of Kansas)
County of Sedgwick) SS

I, Donald C. Armstrong, registered and authorized to practice Land Surveying in said state and county do hereby certify that I caused to be surveyed and described the following to split a parcel described in a Statutory Warranty Deed recorded in Doc.#/FLM-PG: 30190337:

Original Tract: The North 10 acres of the West Half of the West Half of the Northeast Quarter of Section 5, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, **MORE PARTICULARLY** described as the West Half of the West Half of the Northeast Quarter of Section 5, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, **EXCEPT** the South 30 acres thereof.

TRACT 1: That part of the West Half of the West Half of the Northeast Quarter (W/2, W/2, NE/4) of Section 5, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, **EXCEPT** the South 30 acres thereof described as **BEGINNING** at the Northwest corner thereof; THENCE N89°29'15"E along the North line of said W/2, W/2, NE/4, a distance of 568.70 feet to the Northeast corner of said W/2, W/2, NE/4; THENCE S00°34'22":E along the East line of said W/2, W/2, NE/4, a distance of 433.76 feet; THENCE N81°38'00"W, a distance of 667.22 feet to the West line of said W/2, W/2, NE/4; THENCE N00°30'03"W along said West line, a distance of 330.78 feet to the point of **BEGINNING**, containing 5.78 acres more or less and subject to easements of record.

TRACT 2: The West Half of the West Half of the Northeast Quarter of Section 5, Township 26 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, **EXCEPT** the South 30 acres thereof **AND EXCEPT** that part described as **BEGINNING** at the Northwest corner thereof; THENCE N89°29'15"E along the North line of said W/2, W/2, NE/4, a distance of 568.70 feet to the Northeast corner of said W/2, W/2, NE/4; THENCE S00°34'22":E along the East line of said W/2, W/2, NE/4, a distance of 433.76 feet; THENCE N81°38'00"W, a distance of 667.22 feet to the West line of said W/2, W/2, NE/4; THENCE N00°30'03"W along said West line, a distance of 330.78 feet to the point of **BEGINNING** containing 4.48 acres more or less and subject to easements of record.

The accompanying sketch is a true and correct exhibit of said survey.

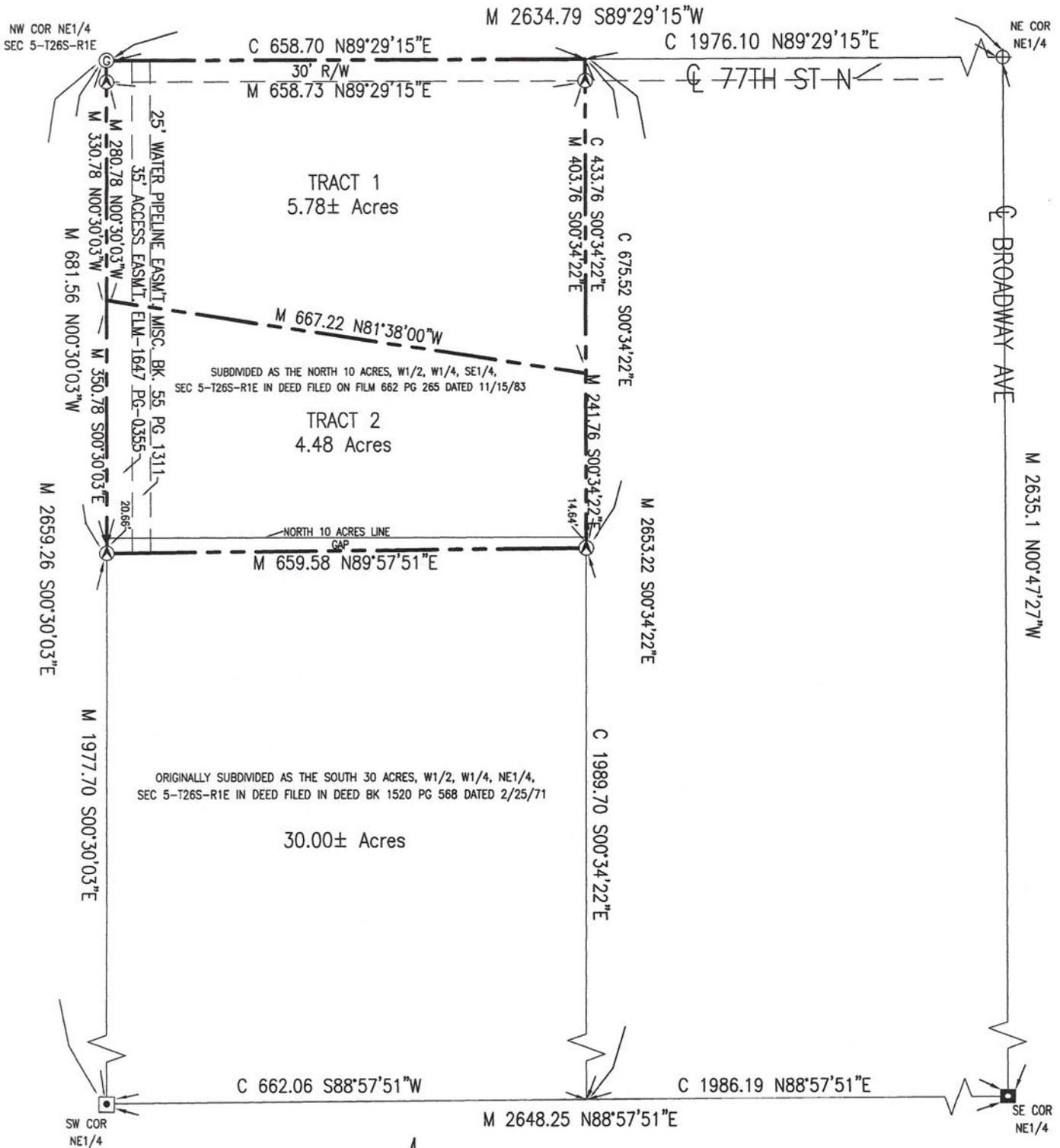
Date of Survey: October 16, 2025

Donald C. Armstrong P.S. #780

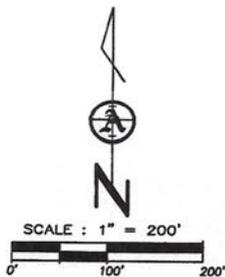
Reviewed in accordance with K.S.A. 58-2005 on
this ___ day of _____, 2025.

Tricia Robello P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

LOT SPLIT



- ⊕ - "ARMSTRONG" capped rebar set
- ⊙ - "Garber" capped rebar found
- ⊕ - chiseled "+" in concrete found
- ⊠ - railroad spike found
- ⊡ - stone with chiseled "+" found
- C - calculated
- M - measured



**ARMSTRONG
LAND SURVEY, P.A.**

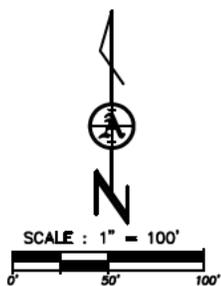
W.O. #44120
Page 2 of 2

P.O. Box 161039
WICHITA, KS 67216
PH. (316) 263-0082
info@armstrongsurvey.com

LOT SPLIT SITE PLAN



- ⊙ - "ARMSTRONG" capped rebar set
- ⊕ - "Garber" capped rebar found
- ⊕ - chiseled "+" in concrete found
- - railroad spike found
- ⊠ - stone with chiseled "+" found
- C - calculated
- M - measured



**ARMSTRONG
LAND SURVEY, P.A.**

W.O. #44120
Page 2 of 2

P.O. Box 161039
WICHITA, KS 67216
PH. (316) 263-0082
info@armstrongsurvey.com

Date: December 18th, 2025

To: City of Valley Center Planning and Zoning Board

From: Kyle Fiedler, *Community Development Director*

RE: Lot Split Application (LS-2025-03)

Petition: Eric Gilbert is petitioning for a lot split to divide the parcel of land located at 429 E. Harper St., Valley Center, KS 67147, into 36 lots as shown in the image below:





LOT SPLIT APPLICATION

Lot Split Fee - \$150.00
(non refundable after application is submitted)

Property owner(s) Name & Address Air Capitol Land Company

Phone/Cell _____ Fax# _____

Petitioner's Name & Address Eric Gilbert

Phone/Cell 316-650-7536 Fax# _____

Email address of contact person: [REDACTED]

Locaton of Lot Split Southeast of Meridian Ave and Ford St - Lot 1, Block B, Sunflower Valley Add

Parcel(s) numbers 30021226

Property is zoned as R-4 High Density Multiple Family Residential District

Property shown on Valley Center Land Use Plan as _____

Total acreage of Lot Split parcels 6.915

Total number of lots 46

Property Owner

Date



Armstrong Land Survey, P.A.

P.O. Box 161039
WICHITA, KS 67216

Ph. (316)263-0082

DUPLEX SPLITS

Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas

State of Kansas)
County of Sedgwick) SS

We, Armstrong Land Survey, P.A., registered and authorized to practice Land Surveying in said state and county, do hereby certify that we caused to be surveyed and described the following to split a parcel:

Original Tract:

Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas.

Parcels 1-8 – Point of COMMENCEMENT at the Easterly Most Corner of said Lot 1, said Corner being common to the Southeast Corner of Reserve “A”

Parcels 1 and 2 Combined into one single Parcel 1A:

Parcel 1A:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Easterly most Corner of said Lot 1, said Corner being common to the Southeast Corner of Reserve “A”; THENCE S15°57'48"W, a distance of 62.35 feet to the **Point of BEGINNING**; THENCE S15°57'48"W, a distance of 100.03 feet; THENCE S60°57'48"W, a distance of 13.44 feet; THENCE N74°02'12"W, a distance of 27.19 feet; THENCE with a curve turning to the left having a radius of 182.00 feet, with an arc distance of 48.21 feet, having a chord bearing of N81°37'32"W, and a chord distance of 48.07 feet; THENCE N45°00'00"W, a distance of 17.70 feet; THENCE N00°00'00"E, a distance of 46.50 feet; THENCE with a curve turning to the left having a radius of 132.00 feet, with an arc distance of 14.90 feet, having a chord bearing of N03°14'04"W, and a chord distance of 14.90 feet; THENCE N83°31'52"E, a distance of 127.12 feet to the **Point of BEGINNING**.

Parcels 3 and 4 Combined into one single Parcel 3A:

Parcel 3A:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **BEGINNING** at the Easterly most Corner of said Lot 1, said Corner being common to the Southeast Corner of Reserve “A”; THENCE S15°57'48"W, a distance of 62.35 feet; THENCE S83°31'52"W, a distance of 127.12 feet; THENCE with a curve turning to the left having a radius of 132.00 feet, with an arc distance of 61.13 feet, having a chord bearing of N19°44'06"W, and a chord distance of 60.58 feet; THENCE N71°09'07"E, a distance of 110.62 feet; THENCE S72°39'51"E, a distance of 62.05 feet to the **Point of BEGINNING**.

Parcel 5:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Easterly most Corner of said Lot 1, said Corner being common to the Southeast Corner of Reserve “A”; THENCE N72°39'51"W, a distance of 62.06 feet to the **Point of BEGINNING**; THENCE S71°09'07"W, a distance of 110.62 feet; THENCE with a curve turning to the left having a radius of 132.00 feet, with an arc distance of 49.07 feet, having a chord bearing of N43°39'05"W, and a chord distance of 48.79 feet; THENCE N33°12'57"E, a distance of 80.17 feet; THENCE with a curve turning to the right having a radius of 247.00 feet, with an arc distance of 76.48 feet, having a chord bearing of S44°54'39"E, and a chord distance of 76.18 feet; THENCE S72°39'51"E, a distance of 42.60 feet to the **Point of BEGINNING**.

Parcel 6:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Easterly most Corner of said Lot 1, said Corner being common to the Southeast Corner of Reserve "A"; THENCE N72°39'51"W, a distance of 104.65 feet; THENCE with a curve turning to the left having a radius of 247.00 feet, with an arc distance of 76.48 feet, having a chord bearing of N44°54'39"W, and a chord distance of 76.18 feet to the **Point of BEGINNING**; THENCE S33°12'57"W, a distance of 80.17 feet; THENCE with a curve turning to the left having a radius of 132.00 feet, with an arc distance of 62.04 feet, having a chord bearing of N67°45'55"W, and a chord distance of 61.47 feet; THENCE N08°46'14"E, a distance of 85.59 feet; THENCE with a curve turning to the right having a radius of 247.00 feet, with an arc distance of 97.41 feet, having a chord bearing of S65°04'44"E, and a chord distance of 96.78 feet to the **Point of BEGINNING**.

Parcel 7:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Easterly most Corner of said Lot 1, said Corner being common to the Southeast Corner of Reserve "A"; THENCE N72°39'51"W, a distance of 104.65 feet; THENCE with a curve turning to the left having a radius of 247.00 feet, with an arc distance of 173.89 feet, having a chord bearing of N56°12'30"W, and a chord distance of 170.32 feet to the **Point of BEGINNING**; THENCE S08°46'14"W, a distance of 85.59 feet; THENCE with a curve turning to the left having a radius of 132.00 feet, with an arc distance of 20.21 feet, having a chord bearing of N85°36'53"W, and a chord distance of 20.19 feet; THENCE S90°00'00"W, a distance of 47.79 feet; THENCE N00°00'00"W, a distance of 90.00 feet; THENCE N90°00'00"E, a distance of 22.79 feet; THENCE with a curve turning to the right having a radius of 247.00 feet, with an arc distance of 58.73 feet, having a chord bearing of S83°11'18"E, and a chord distance of 58.59 feet to the **Point of BEGINNING**.

Parcel 8:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Easterly most Corner of said Lot 1, said Corner being common to the Southeast Corner of Reserve "A"; THENCE N72°39'51"W, a distance of 104.65 feet; THENCE with a curve turning to the left having a radius of 247.00 feet, with an arc distance of 232.62 feet, having a chord bearing of N63°01'12"W, and a chord distance of 224.12 feet; THENCE N90°00'00"W, a distance of 22.79 feet to the **Point of BEGINNING**; THENCE S00°00'00"E, a distance of 90.00 feet; THENCE N90°00'00"W, a distance of 65.79 feet; THENCE N00°00'00"W, a distance of 90.00 feet; THENCE N90°00'00"E, a distance of 65.79 feet to the **Point of BEGINNING**.

Parcels 9-16 – Point of COMMENCEMENT at the Northeast Corner of said Lot 1, said Corner being 69.82 feet East of the Western most line of Reserve "A"

Parcel 9:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northeast Corner of said Lot 1, said Corner being 69.82 feet East of the Western most line of Reserve "A"; THENCE S00°00'00"E, a distance of 90.44 feet; THENCE with a curve turning to the left having a radius of 200.00 feet, with an arc distance of 297.19 feet, having a chord bearing of S42°34'12"E, and a chord distance of 270.60 feet to the **Point of BEGINNING**; THENCE S00°00'00"E, a distance of 90.72 feet; THENCE N90°00'00"E, a distance of 65.79 feet; THENCE N00°00'00"W, a distance of 90.00 feet; THENCE N90°00'00"W, a distance of 48.85 feet; THENCE with a curve turning to the right having a radius of 200.00 feet, with an arc distance of 16.96 feet, having a chord bearing of N87°34'12"W, and a chord distance of 16.96 feet to the **Point of BEGINNING**.

Parcel 10:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northeast Corner of said Lot 1, said Corner being 69.82 feet East of the Western most line of Reserve "A"; S00°00'00"E, a distance of 90.44 feet; THENCE with a curve turning to the left having a radius of 200.00 feet, with an arc distance of 227.21 feet, having a chord bearing of S32°32'44"E, and a chord distance of 215.19 feet to the **Point of BEGINNING**; THENCE S00°00'00"E, a distance of 108.60 feet; THENCE N90°00'00"E, a distance of 67.29 feet; THENCE N00°00'00"W, a distance of 90.72 feet; THENCE with a curve turning to the right having a radius of 200.00 feet, with an arc distance of 69.98 feet, having a chord bearing of N75°06'56"W, and a chord distance of 69.63 feet to the **Point of BEGINNING**.

Parcel 11:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northeast Corner of said Lot 1, said Corner being 69.82 feet East of the Western most line of Reserve "A"; THENCE S00°00'00"E, a distance of 90.44 feet; THENCE with a curve turning to the left having a radius of 200.00 feet, with an arc distance of 227.21 feet, having a chord bearing of S32°32'44"E, and a chord distance of 215.19 feet to the **Point of BEGINNING**; THENCE S00°00'00"E, a distance of 108.60 feet; THENCE N90°00'00"W, a distance of 39.79 feet; THENCE N00°00'00"W, a distance of 99.80 feet; THENCE N77°31'36"E, a distance of 40.75 feet to the **Point of BEGINNING**.

Parcel 12:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northeast Corner of said Lot 1, said Corner being 69.82 feet East of the Western most line of Reserve "A"; THENCE S00°00'00"E, a distance of 90.44 feet; thence with a curve turning to the left having a radius of 200.00 feet, with an arc distance of 227.21 feet, having a chord bearing of S32°32'44"E, and a chord distance of 215.19 feet; THENCE S77°31'36"W, a distance of 40.75 feet to the **Point of BEGINNING**; THENCE S00°00'00"E, a distance of 99.80 feet; THENCE N90°00'00"W, a distance of 39.79 feet; THENCE N00°00'00"E, a distance of 91.00 feet; THENCE N77°31'36"E, a distance of 40.75 feet to the **Point of BEGINNING**.

Parcel 13:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northeast Corner of said Lot 1, said Corner being 69.82 feet East of the Western most line of Reserve "A"; THENCE S00°00'00"E, a distance of 90.44 feet; thence with a curve turning to the left having a radius of 200.00 feet, with an arc distance of 227.21 feet, having a chord bearing of S32°32'44"E, and a chord distance of 215.19 feet; THENCE S77°31'36"W, a distance of 81.50 feet to the **Point of BEGINNING**; THENCE S00°00'00"W, a distance of 91.00 feet; THENCE N90°00'00"W, a distance of 39.79 feet; THENCE N00°00'00"W, a distance of 91.00 feet; THENCE N90°00'00"E, a distance of 39.79 feet to the **Point of BEGINNING**.

Parcel 14:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northeast Corner of said Lot 1, said Corner being 69.82 feet East of the Western most line of Reserve "A"; S00°00'00"E, a distance of 90.44 feet; THENCE with a curve turning to the left having a radius of 200.00 feet, with an arc distance of 227.21 feet, having a chord bearing of S32°32'44"E, and a chord distance of 215.19 feet; THENCE S77°31'36"W, a distance of 81.50 feet; THENCE N90°00'00"W, a distance of 39.79 feet to the **Point of BEGINNING**; THENCE S00°00'00"E, a distance of 91.00 feet; THENCE N90°00'00"W, a distance of 53.89 feet; THENCE N45°00'00"W, a distance of 10.61 feet; THENCE N00°00'00"E, a distance of 83.50 feet; THENCE N90°00'00"E, a distance of 61.39 feet to the **Point of BEGINNING**.

Parcel 15:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northeast Corner of said Lot 1, said Corner being 69.82 feet East of the Western most line of Reserve "A"; THENCE S00°00'00"E, a distance of 90.44 feet; THENCE with a curve turning to the left having a radius of 200.00 feet, with an arc distance of 134.95 feet, having a chord bearing of S19°19'49"E, and a chord distance of 132.41 feet to the **Point of BEGINNING**; THENCE continuing along said curve, with an arc distance of 92.26 feet, having a chord bearing of S51°52'33"E, and a chord distance of 91.44 feet; THENCE S77°31'36"W, a distance of 81.50 feet; THENCE N90°00'00"W, a distance of 101.18 feet; THENCE N00°00'00"W, a distance of 74.06 feet; THENCE N90°00'00"E, a distance of 108.83 feet to the **Point of BEGINNING**.

Parcel 16:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northeast Corner of said Lot 1, said Corner being 69.82 feet East of the Western most line of Reserve "A"; THENCE S00°00'00"W, a distance of 66.03 feet to the **Point of BEGINNING**; THENCE S00°00'00"E, a distance of 24.41 feet; THENCE with a curve turning to the left having a radius of 200.00 feet, with an arc distance of 134.95 feet, having a chord bearing of S19°19'49"E, and a chord distance of 132.41 feet; THENCE N90°00'00"W, a distance of 108.83 feet; THENCE N00°00'00"W, a distance of 41.61 feet; THENCE with a curve turning to the left having a radius of 63.00 feet, with an arc distance of 50.66 feet, having a chord bearing of N23°02'05"W, and a chord distance of 49.30 feet; THENCE N53°30'05"E, a distance of 104.86 feet to the **Point of BEGINNING**.

Parcels 17-30 – Point of COMMENCEMENT at the Northwest Corner of said Lot 1

Parcel 17:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northwest Corner of said Lot 1; THENCE N89°15'12"E, a distance of 409.93 feet to the **Point of BEGINNING**; THENCE S00°44'48"E, a distance of 110.00 feet; THENCE N89°15'12"E, a distance of 4.41 feet; THENCE with a curve turning to the right having a radius of 63.00 feet, with an arc distance of 49.13 feet, having a chord bearing of S68°24'29"E, and a chord distance of 47.89 feet; THENCE N53°30'05"E, a distance of 104.86 feet; THENCE N00°00'00"E, a distance of 66.03 feet; THENCE N90°00'00"W, a distance of 69.82 feet; THENCE S89°15'12"W, a distance of 64.84 feet to the **Point of BEGINNING**.

Parcel 18:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northwest Corner of said Lot 1; THENCE N89°15'12"E, a distance of 344.14 feet to the **Point of BEGINNING**; THENCE S00°44'48"E, a distance of 110.00 feet; THENCE N89°15'12"E, a distance of 65.79 feet; THENCE N00°44'48"W, a distance of 110.00 feet; THENCE S89°15'12"W, a distance of 65.79 feet to the **Point of BEGINNING**.

Parcel 19:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northwest Corner of said Lot 1; THENCE N89°15'12"E, a distance of 278.35 feet to the **Point of BEGINNING**; THENCE S00°44'48"E, a distance of 110.00 feet; THENCE N89°15'12"E, a distance of 65.79 feet; THENCE N00°44'48"W, a distance of 110.00 feet; THENCE S89°15'12"W, a distance of 65.79 feet to the **Point of BEGINNING**.

Parcel 20:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northwest Corner of said Lot 1; THENCE N89°15'12"E, a distance of 147.72 feet to the **Point of BEGINNING**; THENCE S26°32'24"E, a distance of 129.14 feet; THENCE with a curve turning to the right having a radius of 63.00 feet, with an arc distance of 28.36 feet, having a chord bearing of N76°21'24"E, and a chord distance of 28.12 feet; THENCE N89°15'12"E, a distance of 47.02 feet; THENCE N00°44'48"W, a distance of 110.00 feet; THENCE S89°15'12"W, a distance of 130.63 feet to the **Point of BEGINNING**.

Parcels 21 and 22 Combined into one single Parcel 21A:

Parcel 21A:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **BEGINNING** at the Northwest Corner of said Lot 1; THENCE S26°32'24"E, a distance of 180.43 feet; THENCE S86°47'53"E, a distance of 90.18 feet; THENCE with a curve turning to the right having a radius of 63.00 feet, with an arc distance of 66.26 feet, having a chord bearing of N33°19'51"E, and a chord distance of 63.25 feet; THENCE N26°32'24"W, a distance of 129.14 feet; THENCE S89°15'12"W, a distance of 147.72 feet to the **Point of BEGINNING**.

Parcel 23:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northwest Corner of said Lot 1; THENCE S26°32'24"E, a distance of 180.43 feet to the **Point of BEGINNING**; THENCE S86°47'53"E, a distance of 90.18 feet; THENCE with a curve turning to the left having a radius of 63.00 feet, with an arc distance of 32.70 feet, having a chord bearing of S11°40'09"E, and a chord distance of 32.34 feet; THENCE S26°32'24"E, a distance of 25.72 feet; THENCE S63°27'36"W, a distance of 70.00 feet; THENCE N26°32'24"W, a distance of 101.71 feet to the **Point of BEGINNING**.

Parcel 24:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northwest Corner of said Lot 1; THENCE S26°32'24"E, a distance of 282.14 feet to the **Point of BEGINNING**; THENCE N63°27'36"E, a distance of 70.00 feet; THENCE S26°32'24"E, a distance of 65.79 feet; THENCE S63°27'36"W, a distance of 70.00 feet; THENCE N26°32'24"W, a distance of 65.79 feet to the **Point of BEGINNING**.

Parcel 25:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northwest Corner of said Lot 1; THENCE S26°32'24"E, a distance of 347.93 feet; THENCE N63°27'36"E, a distance of 70.00 feet; THENCE S26°32'24"E, a distance of 65.79 feet; THENCE S63°27'36"W, a distance of 70.00 feet; THENCE N26°32'24"W, a distance of 65.79 feet to the **Point of BEGINNING**.

Parcel 26:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northwest Corner of said Lot 1; THENCE S26°32'24"E, a distance of 413.72 feet to the **Point of BEGINNING**; THENCE N63°27'36"E, a distance of 70.00 feet; THENCE S26°32'24"E, a distance of 92.96 feet; THENCE S63°27'36"W, a distance of 70.00 feet; THENCE N26°32'24"W, a distance of 92.96 feet to the **Point of BEGINNING**.

Parcel 27:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northwest Corner of said Lot 1; THENCE S26°32'24"E, a distance of 506.68 feet to the **Point of BEGINNING**; THENCE N63°27'36"E, a distance of 70.00 feet; THENCE S26°32'24"E, a distance of 92.95 feet; THENCE S63°27'36"W, a distance of 70.00 feet; THENCE N26°32'24"W, a distance of 92.95 feet to the **Point of BEGINNING**.

Parcel 28:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northwest Corner of said Lot 1; THENCE S26°32'24"E, a distance of 599.63 feet to the **Point of BEGINNING**; THENCE N63°27'36"E, a distance of 70.00 feet; THENCE S26°32'24"E, a distance of 65.79 feet; THENCE S63°27'36"W, a distance of 70.00 feet; THENCE N26°32'24"W, a distance of 65.79 feet to the **Point of BEGINNING**.

Parcel 29:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northwest Corner of said Lot 1; THENCE S26°32'24"E, a distance of 665.42 feet to the **Point of BEGINNING**; THENCE N63°27'36"E, a distance of 70.00 feet; THENCE S26°32'24"E, a distance of 65.79 feet; THENCE S63°27'36"W, a distance of 70.00 feet; THENCE N26°32'24"W, a distance of 65.79 feet to the **Point of BEGINNING**.

Parcel 30:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northwest Corner of said Lot 1; THENCE S26°32'24"E, a distance of 731.21 feet to the **Point of BEGINNING**; THENCE N63°27'36"E, a distance of 70.00 feet; THENCE S26°32'24"E, a distance of 76.99 feet; THENCE S63°27'36"W, a distance of 70.00 feet; THENCE N26°32'24"W, a distance of 76.99 feet to the **Point of BEGINNING**.

Parcels 31-46 – Point of COMMENCEMENT at the Southwest Corner of said Lot 1

Parcel 31:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Southwest Corner of said Lot 1; THENCE N26°32'24"W, a distance of 834.88 feet to the **Point of BEGINNING**; THENCE N63°27'36"E, a distance of 70.00 feet; THENCE N26°32'24"W, a distance of 73.52 feet; THENCE S63°27'36"W, a distance of 70.00 feet; THENCE S26°32'24"E, a distance of 73.52 feet to the **Point of BEGINNING**.

Parcel 32:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Southwest Corner of said Lot 1; THENCE N26°32'24"W, a distance of 766.55 feet to the **Point of BEGINNING**; THENCE N63°27'36"E, a distance of 70.00 feet; THENCE N26°32'24"W, a distance of 68.33 feet; THENCE S63°27'36"W, a distance of 70.00 feet; THENCE S26°32'24"E, a distance of 68.33 feet to the **Point of BEGINNING**.

Parcel 33:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Southwest Corner of said Lot 1; THENCE N26°32'24"W, a distance of 698.22 feet to the **Point of BEGINNING**; THENCE N63°27'36"E, a distance of 70.00 feet; THENCE N26°32'24"W, a distance of 68.33 feet; THENCE S63°27'36"W, a distance of 70.00 feet; THENCE S26°32'24"E, a distance of 68.33 feet to the **Point of BEGINNING**.

Parcel 34:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Southwest Corner of said Lot 1; THENCE N26°32'24"W, a distance of 632.42 feet to the **Point of BEGINNING**; THENCE N63°27'36"E, a distance of 70.00 feet; THENCE N26°32'24"W, a distance of 65.79 feet; THENCE S63°27'36"W, a distance of 70.00 feet; THENCE S26°32'24"E, a distance of 65.79 feet to the **Point of BEGINNING**.

Parcel 35:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Southwest Corner of said Lot 1; THENCE N26°32'24"W, a distance of 566.63 feet to the **Point of BEGINNING**; THENCE N63°27'36"E, a distance of 70.00 feet; THENCE N26°32'24"W, a distance of 65.79 feet; THENCE S63°27'36"W, a distance of 70.00 feet; THENCE S26°32'24"E, a distance of 65.79 feet to the **Point of BEGINNING**.

Parcel 36:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Southwest Corner of said Lot 1; THENCE N26°32'24"W, a distance of 500.84 feet to the **Point of BEGINNING**; THENCE N63°27'36"E, a distance of 70.00 feet; THENCE N26°32'24"W, a distance of 65.79 feet; THENCE S63°27'36"W, a distance of 70.00 feet; THENCE S26°32'24"E, a distance of 65.79 feet to the **Point of BEGINNING**.

Parcel 37:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Southwest Corner of said Lot 1; THENCE N26°32'24"W, a distance of 435.05 feet to the **Point of BEGINNING**; THENCE N63°27'36"E, a distance of 70.00 feet; THENCE N26°32'24"W, a distance of 65.79 feet; THENCE S63°27'36"W, a distance of 70.00 feet; THENCE S26°32'24"E, a distance of 65.79 feet to the **Point of BEGINNING**.

Parcel 38:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Southwest Corner of said Lot 1; THENCE N26°32'24"W, a distance of 369.26 feet to the **Point of BEGINNING**; THENCE N63°27'36"E, a distance of 70.00 feet; THENCE N26°32'24"W, a distance of 65.79 feet; THENCE S63°27'36"W, a distance of 70.00 feet; THENCE S26°32'24"E, a distance of 65.79 feet to the **Point of BEGINNING**.

Parcel 39:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Southwest Corner of said Lot 1; THENCE N26°32'24"W, a distance of 303.47 feet to the **Point of BEGINNING**; THENCE N63°27'36"E, a distance of 70.00 feet; THENCE N26°32'24"W, a distance of 65.79 feet; THENCE S63°27'36"W, a distance of 70.00 feet; THENCE S26°32'24"E, a distance of 65.79 feet to the **Point of BEGINNING**.

Parcel 40:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Southwest Corner of said Lot 1; THENCE N26°32'24"W, a distance of 221.85 feet to the **Point of BEGINNING**; THENCE N63°27'36"E, a distance of 81.51 feet; THENCE with a curve turning to the right having a radius of 132.00 feet, with an arc distance of 55.53 feet, having a chord bearing of N38°35'31"W, and a chord distance of 55.12 feet; THENCE N26°32'24"W, a distance of 27.71 feet; THENCE S63°27'36"W, a distance of 70.00 feet; THENCE S26°32'24"E, a distance of 81.62 feet to the **Point of BEGINNING**.

Parcels 41 and 42 Combined into one single Parcel 41A:

Parcel 41A:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Southwest Corner of said Lot 1; THENCE N26°32'24"W, a distance of 17.29 feet to the **Point of BEGINNING**; THENCE N26°32'24"W, a distance of 204.56 feet; THENCE N63°27'36"E, a distance of 81.51 feet; THENCE with a curve turning to the left having a radius of 132.00 feet, with an arc distance of 64.25 feet, having a chord bearing of S64°35'15"E, and a chord distance of 63.62 feet; THENCE S11°28'08"W, a distance of 196.04 feet to the **Point of BEGINNING**.

Parcels 43 and 44 Combined into one single Parcel 43A:

Parcel 43A:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **BEGINNING** at the Southwest Corner of said Lot 1; THENCE N90°00'00"E, a distance of 95.19 feet; THENCE N00°00'00"W, a distance of 204.96 feet; THENCE N90°00'00"W, a distance of 37.69 feet; THENCE with a curve turning to the right having a radius of 132.00 feet, with an arc distance of 26.42 feet, having a chord bearing of N84°15'56"W, and a chord distance of 26.38 feet; THENCE S11°28'08"W, a distance of 196.04 feet; THENCE S26°32'24"E, a distance of 17.29 feet to the **Point of BEGINNING**.

Parcels 45 and 46 Combined into one single Parcel 45A:

Parcel 45A:

That part of Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Southwest Corner of said Lot 1; THENCE N90°00'00"E, a distance of 95.19 feet to the **Point of BEGINNING**; THENCE N90°00'00"E, a distance of 69.10 feet; THENCE N15°57'48"E, a distance of 237.96 feet; THENCE N44°30'53"W, a distance of 19.70 feet; THENCE with a curve turning to the right having a radius of 132.00 feet, with an arc distance of 102.55 feet, having a chord bearing of S67°44'34"W, and a chord distance of 99.99 feet; THENCE N90°00'00"W, a distance of 28.19 feet; THENCE S00°00'00"E, a distance of 204.96 feet to the **Point of BEGINNING**.

The accompanying sketch is a true and correct exhibit of said survey.

Date of Survey: September 25, 2025

Jordan M. Doom P.S. #1723

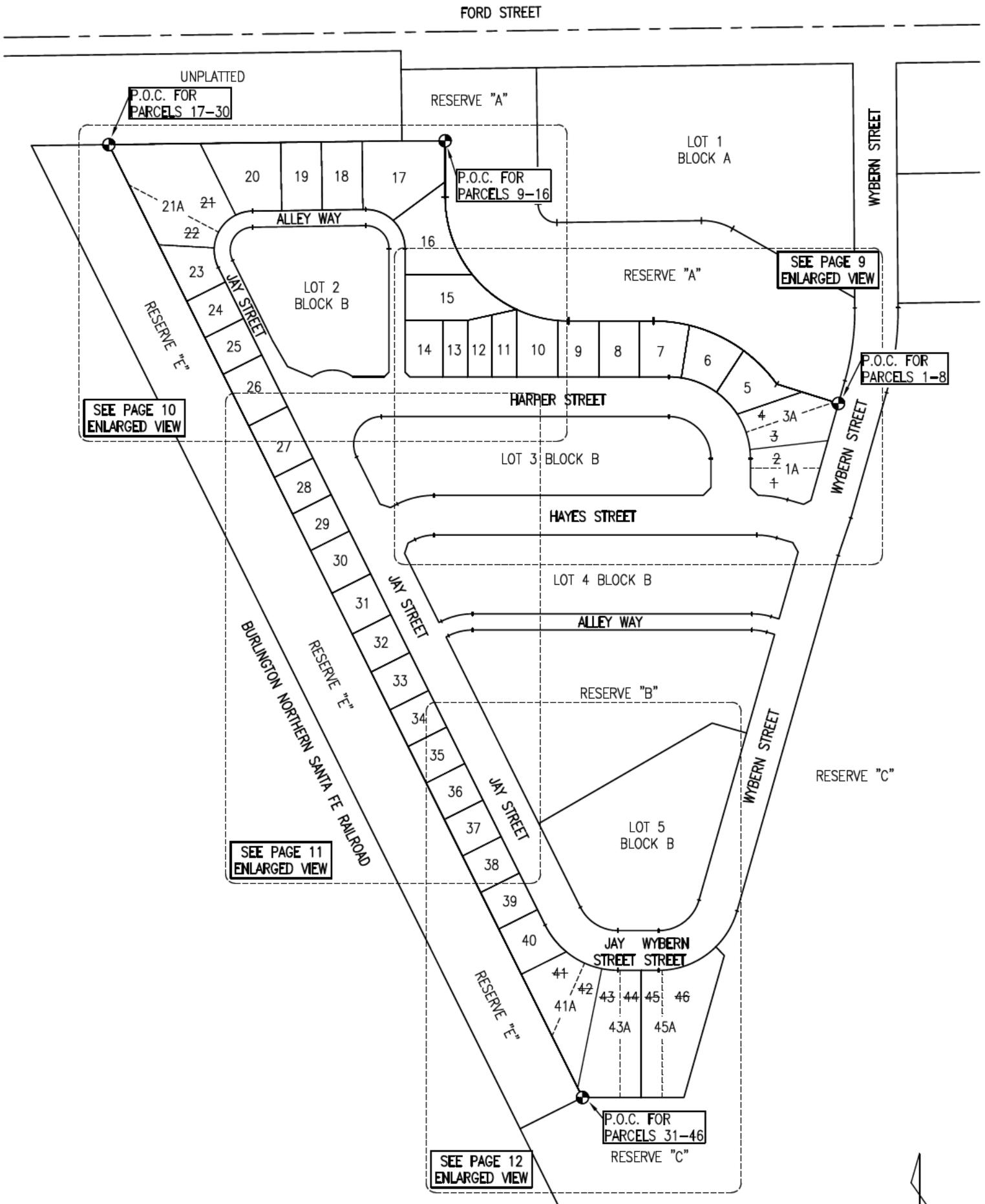
Reviewed in accordance with K.S.A. 58-2005 on
this ___ day of _____, 2025.

Tricia Robello P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

LOT SPLIT

For Air Capitol Land Company, LLC

Lot 1, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas



GENERAL NOTES:

1. BEARINGS AND DISTANCES ARE FROM RECORDED PLAT.
2. PARCELS 1-26 HAVE DUPLEXES BUILT. PARCELS 27-46 HAVE NOT BEEN BUILT, NO PROPERTY CORNERS SET. PROPERTY CORNERS TO BE SET PRIOR TO CONSTRUCTION.
3. SEE INDIVIDUAL PAGES 9-12 ENLARGED VIEW FOR NEW PARCEL DIMENSIONS.
4. SEE PAGES 1-7 FOR NEW LEGAL DESCRIPTIONS.



**ARMSTRONG
LAND SURVEY, P.A.**

P.O. Box 161039
WICHITA, KS 67216
PH. (316) 263-0082
info@armstrongsurvey.com

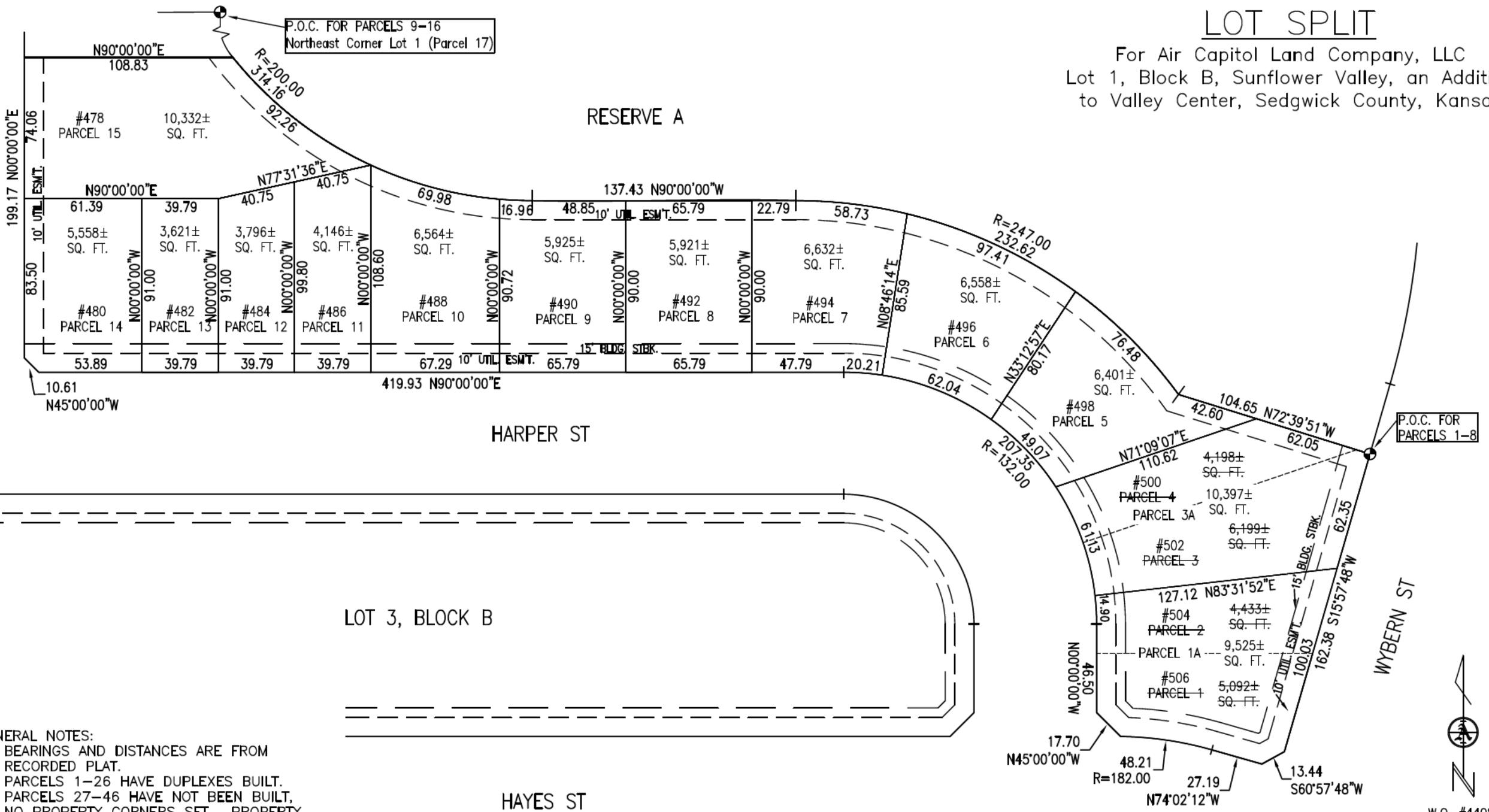
Date of Survey: September 25, 2025

W.O. #44087
Page 8 of 12



LOT SPLIT

For Air Capitol Land Company, LLC
 Lot 1, Block B, Sunflower Valley, an Addition
 to Valley Center, Sedgwick County, Kansas



- GENERAL NOTES:**
1. BEARINGS AND DISTANCES ARE FROM RECORDED PLAT.
 2. PARCELS 1-26 HAVE DUPLEXES BUILT. PARCELS 27-46 HAVE NOT BEEN BUILT, NO PROPERTY CORNERS SET. PROPERTY CORNERS TO BE SET PRIOR TO CONSTRUCTION.
 3. SEE INDIVIDUAL PAGES 9-12 ENLARGED VIEW FOR NEW PARCEL DIMENSIONS.
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ARMSTRONG
LAND SURVEY, P.A.

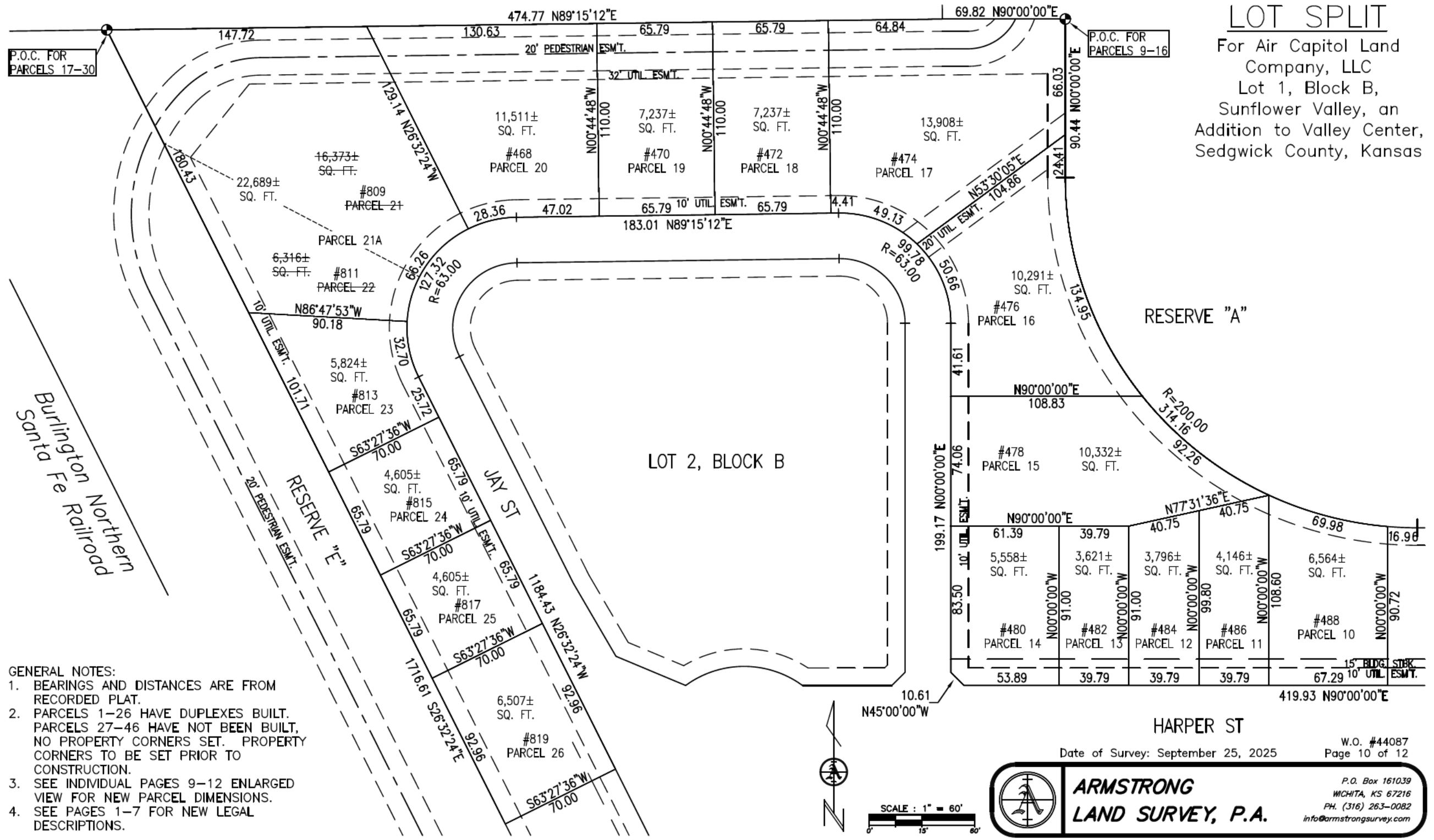
Date of Survey: September 25, 2025

W.O. #44087
 Page 9 of 12

P.O. Box 161039
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 info@armstrongsurvey.com

LOT SPLIT

For Air Capitol Land Company, LLC
 Lot 1, Block B,
 Sunflower Valley, an
 Addition to Valley Center,
 Sedgwick County, Kansas



- GENERAL NOTES:
1. BEARINGS AND DISTANCES ARE FROM RECORDED PLAT.
 2. PARCELS 1-26 HAVE DUPLEXES BUILT. PARCELS 27-46 HAVE NOT BEEN BUILT, NO PROPERTY CORNERS SET. PROPERTY CORNERS TO BE SET PRIOR TO CONSTRUCTION.
 3. SEE INDIVIDUAL PAGES 9-12 ENLARGED VIEW FOR NEW PARCEL DIMENSIONS.
 4. SEE PAGES 1-7 FOR NEW LEGAL DESCRIPTIONS.

W.O. #44087
 Date of Survey: September 25, 2025
 Page 10 of 12



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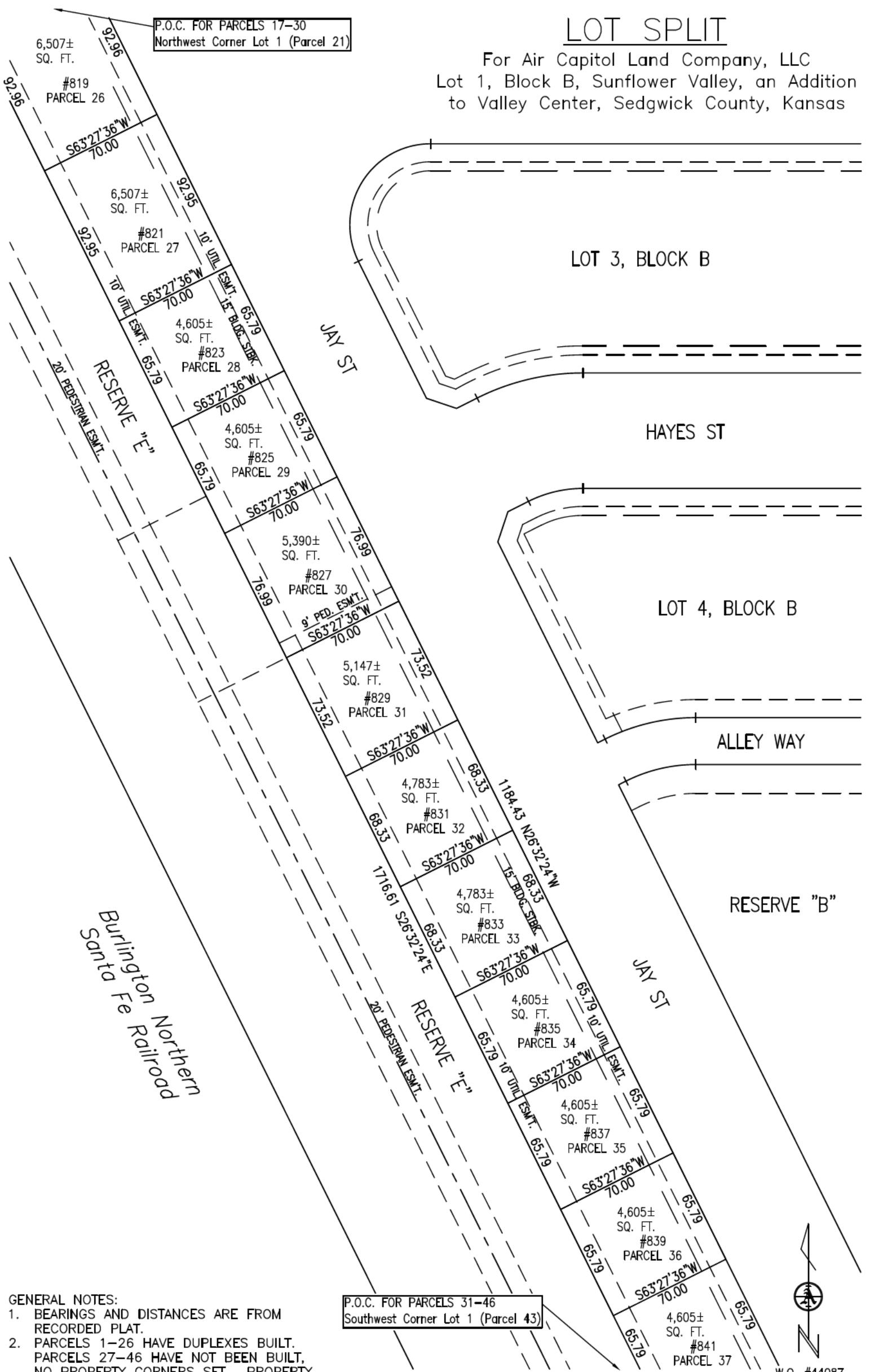
P.O. Box 161039
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LOT SPLIT

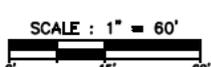
For Air Capitol Land Company, LLC
 Lot 1, Block B, Sunflower Valley, an Addition
 to Valley Center, Sedgwick County, Kansas

P.O.C. FOR PARCELS 17-30
 Northwest Corner Lot 1 (Parcel 21)

P.O.C. FOR PARCELS 31-46
 Southwest Corner Lot 1 (Parcel 43)



- GENERAL NOTES:**
1. BEARINGS AND DISTANCES ARE FROM RECORDED PLAT.
 2. PARCELS 1-26 HAVE DUPLEXES BUILT. PARCELS 27-46 HAVE NOT BEEN BUILT, NO PROPERTY CORNERS SET. PROPERTY CORNERS TO BE SET PRIOR TO CONSTRUCTION.
 3. SEE INDIVIDUAL PAGES 9-12 ENLARGED VIEW FOR NEW PARCEL DIMENSIONS.
 4. SEE PAGES 1-7 FOR NEW LEGAL DESCRIPTIONS.



Date of Survey: September 25, 2025

W.O. #44087
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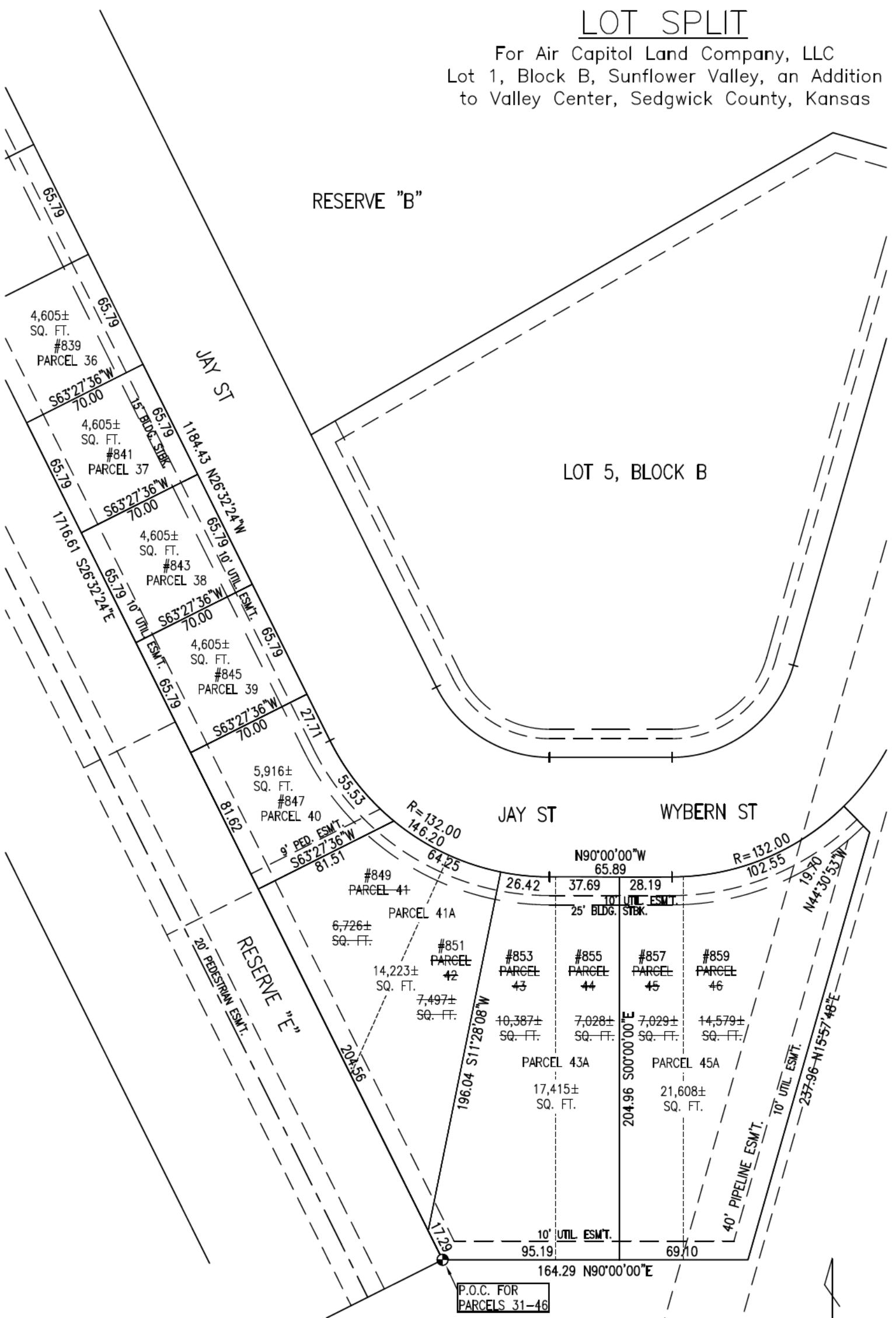
P.O. Box 161039
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LOT SPLIT

For Air Capitol Land Company, LLC
 Lot 1, Block B, Sunflower Valley, an Addition
 to Valley Center, Sedgwick County, Kansas

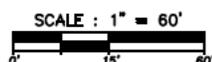
RESERVE "B"

LOT 5, BLOCK B



GENERAL NOTES:

1. BEARINGS AND DISTANCES ARE FROM RECORDED PLAT.
2. PARCELS 1-26 HAVE DUPLEXES BUILT. PARCELS 27-46 HAVE NOT BEEN BUILT, NO PROPERTY CORNERS SET. PROPERTY CORNERS TO BE SET PRIOR TO CONSTRUCTION.
3. SEE INDIVIDUAL PAGES 9-12 ENLARGED VIEW FOR NEW PARCEL DIMENSIONS.
4. SEE PAGES 1-7 FOR NEW LEGAL DESCRIPTIONS.



RESERVE "C"

Date of Survey: September 25, 2025

W.O. #44087
 Page 12 of 12



**ARMSTRONG
 LAND SURVEY, P.A.**

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BAUGHMAN COMPANY
 315 Ellis St.
 Wichita, KS 67211
 316-262-7271
 BaughmanCo.com

PRELIMINARY PLAN. NOT FOR CONSTRUCTION.
 This document is preliminary in nature and is not a final, signed and sealed document.

SUNFLOWER VALLEY DUPLEXES
 LOTS 1-5, BLOCK B, SUNFLOWER VALLEY ADDITION
 VALLEY CENTER, KANSAS

REVISION: DATE:

PROJECT NUMBER:
23-08-E576
 DESIGN: KMH DRAWN: KMH
 DATE: 12-19-2023

ADDRESS MAP

C0.0

LEGAL DESCRIPTION

Lots 1-5, Block B, Sunflower Valley Addition, Valley Center, Sedgwick County, Kansas

SITE INFORMATION

Total Area: ±568,640.3 sq. ft. (13.05 acres)
 Disturbed Area: ±568,640.3 sq. ft. (13.05 acres)
 Impervious Area, pre-const: ±0 sq. ft. (0.00 acres)
 Impervious Area, post-const: ±257,122.5 sq. ft. (5.9 acres)

BENCHMARKS

Site Benchmark - 1
 "1" chiseled on top of curb on E. Ford Street, approximately 209.5' north of the NE corner and 431.1' West of Lot 1, Block B, Sunflower Valley Addition, Sedgwick County, Kansas
 Elevation = 1344.45 (NAVD 88)

Site Benchmark - 2
 "2" chiseled on top of curb on E. Harper Street, approximately 15.9' north and 27.8' west of the north tangent point on northeast curve of lot 3, Block B, Sunflower Valley Addition, Sedgwick County, Kansas
 Elevation = 1344.45 (NAVD 88)

KANSAS ONE CALL

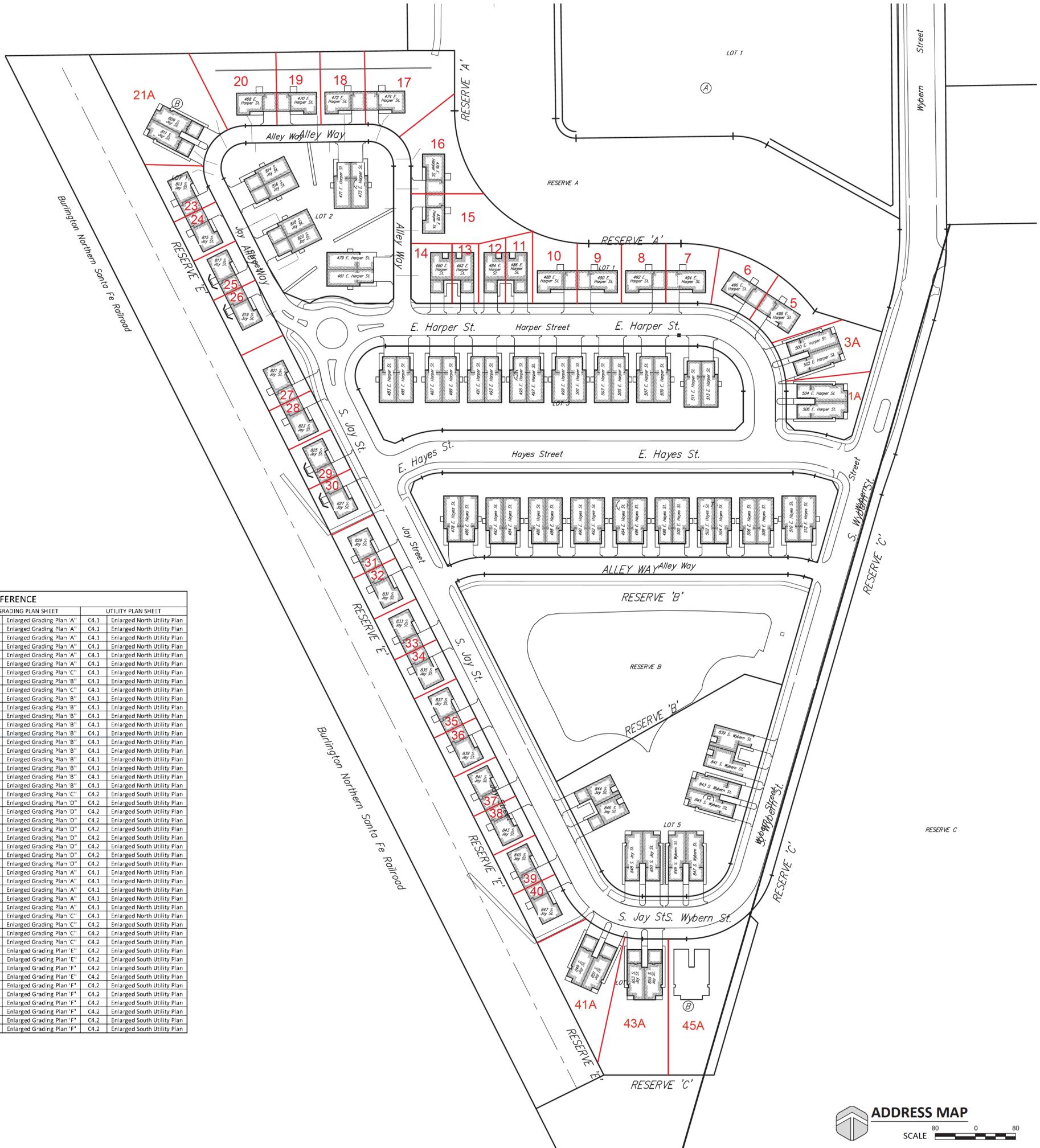
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847 & 849	S. Wybern St.	C1.5	Enlarged Dimension Plan 'F'	C2.5	Enlarged South Utility Plan



Date: December 18th, 2025

To: City of Valley Center Planning and Zoning Board

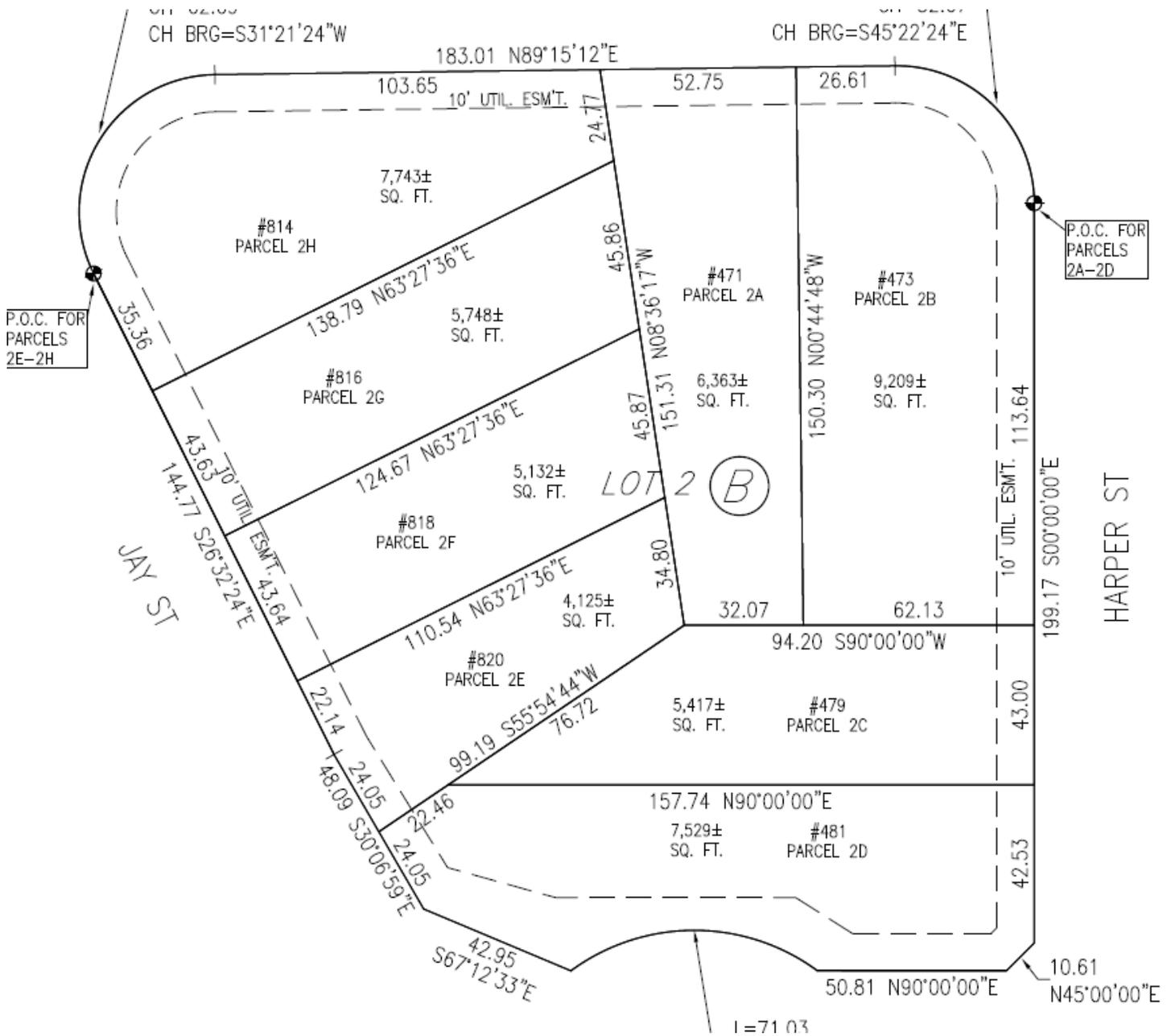
From: Kyle Fiedler, *Community Development Director*

RE: Lot Split Application (LS-2025-04)

Petition: Phillip Ruffo is petitioning for a lot split to divide the parcel of land located at 814 S. Jay St., Valley Center, KS 67147, into 8 lots as shown in the image below:



Existing Lot with Proposed New Lot Lines (new lines in black):



Staff Review Comments:

Currently, the lot in question contains multiple duplex buildings. The land is zoned R-4 (High-Density Residential District). Upon approval of this lot split, the intent is to sell individual parcels. The new lots proposed will meet the minimum lot size and width for development in R-4, as it is currently zoned. The completed lot split survey document is attached to the end of this staff report.

A public notice was sent out to all adjacent property owners. To date, no calls have been received regarding the proposed lot split. Any responses received after this report's creation will be shared with the board during the December 18th, 2025 meeting.

City staff recommend approval of this lot split application.



LOT SPLIT APPLICATION

Lot Split Fee - \$150.00
(non refundable after application is submitted)

Property owner(s) Name & Address Double Down Developers LLC

Phone/Cell _____ Fax# _____

Petitioner's Name & Address Philip Ruffo

Phone/Cell 316-734-4152 Fax# _____

Email address of contact person: [REDACTED]

Locaton of Lot Split Southeast of Meridian Ave and Ford St - Lot 2, Block B, Sunflower Valley Add

Parcel(s) numbers 30021227

Property is zoned as R-4 High Density Multiple Family Residential District

Property shown on Valley Center Land Use Plan as _____

Total acreage of Lot Split parcels 1.177

Total number of lots 8

Property Owner

Date



Armstrong Land Survey, P.A.

P.O. Box 161039
WICHITA, KS 67216

Ph. (316)263-0082

DUPLEX SPLITS

Lot 2, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas

State of Kansas)
County of Sedgwick) SS

We, Armstrong Land Survey, P.A., registered and authorized to practice Land Surveying in said state and county, do hereby certify that we caused to be surveyed and described the following to split a parcel:

Original Tract:

Lot 2, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas.

Parcels 2A-2D – Point of COMMENCEMENT at the Easterly Northeast Corner of said Lot 2

Parcel 2A:

That part of Lot 2, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Easterly Northeast Corner of said Lot 2; THENCE S00°00'00"E, a distance of 113.64 feet; THENCE N90°00'00"W, a distance of 62.13 feet; to the **Point of BEGINNING**; THENCE N00°44'48"W, a distance of 150.30 feet; THENCE S89°15'12"W, a distance of 52.75 feet; THENCE S08°36'17"E, a distance of 151.31 feet; THENCE N90°00'00"E, a distance of 32.07 feet; to the **Point of BEGINNING**.

Parcel 2B:

That part of Lot 2, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **BEGINNING** at the Easterly Northeast Corner of said Lot 2; THENCE S00°00'00"E, a distance of 113.64 feet; THENCE N90°00'00"W, a distance of 62.13 feet; THENCE N00°44'48"W, a distance of 150.30 feet; THENCE N89°15'12"E, a distance of 26.61 feet; THENCE with a curve turning to the right having a radius of 37.00 feet, with an arc distance of 58.60 feet, having a chord bearing of S45°22'24"E, and a chord distance of 52.67 feet to the **Point of BEGINNING**.

Parcel 2C:

That part of Lot 2, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Easterly Northeast Corner of said Lot 2; THENCE S00°00'00"E, a distance of 113.64 feet to the **Point of BEGINNING**; THENCE N90°00'00"W, a distance of 94.20 feet; THENCE S55°54'44"W, a distance of 76.72 feet; THENCE N90°00'00"E, a distance of 157.74 feet; THENCE N00°00'00"W, a distance of 43.00 feet to the **Point of BEGINNING**.

Parcel 2D:

That part of Lot 2, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Easterly Northeast Corner of said Lot 2; THENCE S00°00'00"E, a distance of 156.64 feet to the **Point of BEGINNING**; THENCE N90°00'00"W, a distance of 157.74 feet; THENCE S55°54'44"W, a distance of 22.46 feet; THENCE S30°06'59"E, a distance of 24.05 feet; THENCE S67°12'33"E, a distance of 42.95 feet; THENCE with a non-tangent curve turning to the right having a radius of 56.00 feet, with an arc distance of 71.03 feet, having a chord bearing of N90°00'00"E, and a chord distance of 66.37 feet; THENCE N90°00'00"E, a distance of 50.81 feet; THENCE N45°00'00"E, a distance of 10.61 feet; THENCE N00°00'00"W, a distance of 42.53 feet to the **Point of BEGINNING**.

Parcels 2E-2H – Point of COMMENCEMENT at the Westerly Northwest Corner of said Lot 2

Parcel 2E:

That part of Lot 2, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Westerly Northwest Corner of said Lot 2; THENCE S26°32'24"E, a distance of 122.63 feet to the **Point of BEGINNING**; THENCE N63°27'36"E, a distance of 110.54 feet; THENCE S08°36'17"E, a distance of 34.80 feet; THENCE S55°54'44"W, a distance of 99.19 feet; THENCE N30°06'59"W, a distance of 24.05 feet; THENCE N26°32'24"W, a distance of 22.14 feet to the **Point of BEGINNING**.

Parcel 2F:

That part of Lot 2, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Westerly Northwest Corner of said Lot 2; THENCE S26°32'24"E, a distance of 78.99 feet to the **Point of BEGINNING**; THENCE N63°27'36"E, a distance of 124.67 feet; THENCE S08°36'17"E, a distance of 45.87 feet; THENCE S63°27'36"W, a distance of 110.54 feet; THENCE N26°32'24"W, a distance of 43.64 feet to the **Point of BEGINNING**.

Parcel 2G:

That part of Lot 2, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Westerly Northwest Corner of said Lot 2; THENCE S26°32'24"E, a distance of 35.36 feet to the **Point of BEGINNING**; THENCE N63°27'36"E, a distance of 138.79 feet; THENCE S08°36'17"E, a distance of 45.86 feet; THENCE S63°27'36"W, a distance of 124.67 feet; THENCE N26°32'24"W, a distance of 43.63 feet to the **Point of BEGINNING**.

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The accompanying sketch is a true and correct exhibit of said survey.

Date of Survey: October 29, 2025

Jordan M. Doom P.S. #1723

Reviewed in accordance with K.S.A. 58-2005 on

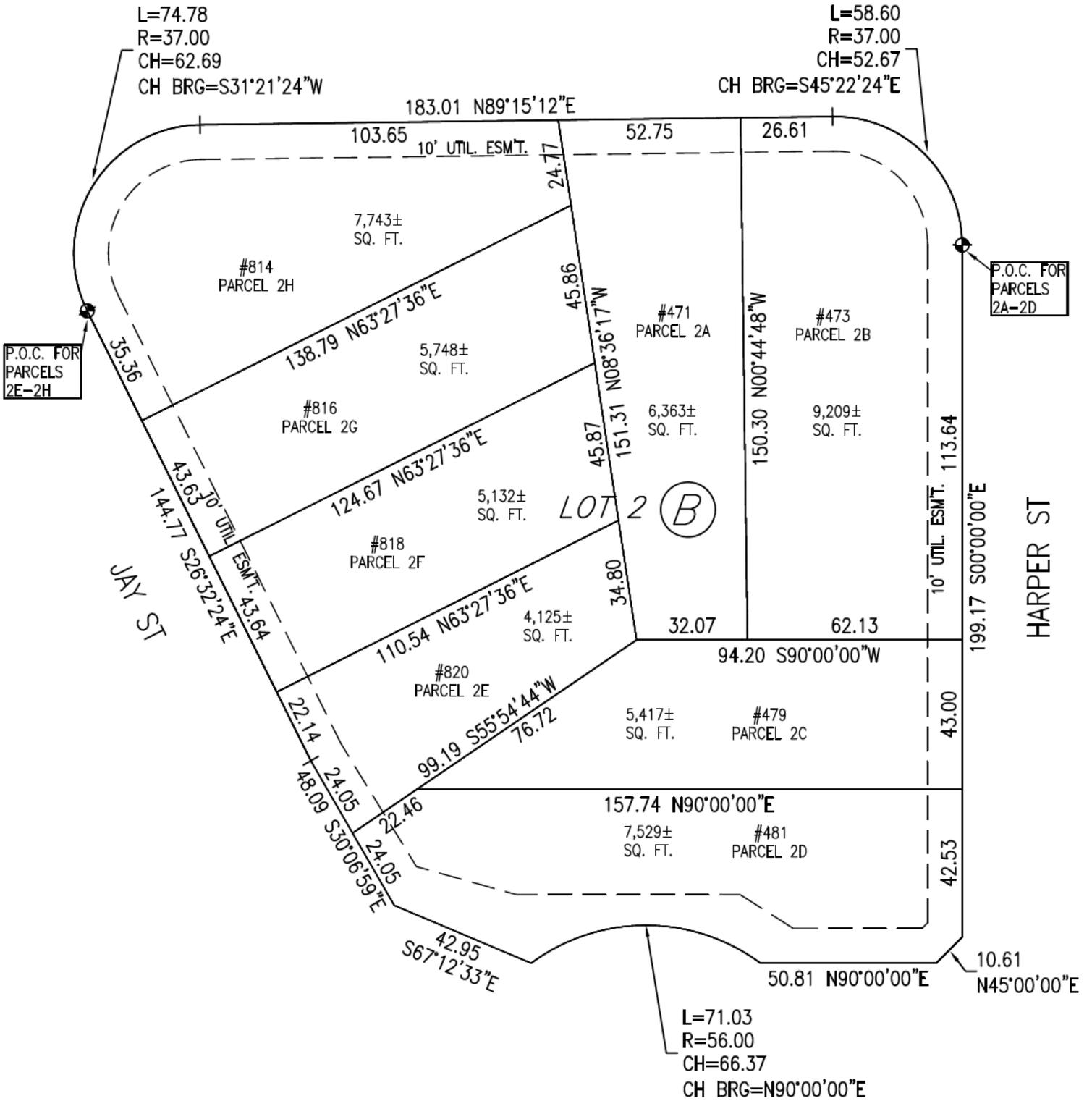
this ___ day of _____, 2025.

Tricia Robello P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

LOT SPLIT

Double Down Developers, LLC

Lot 2, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas



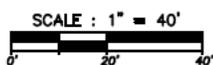
GENERAL NOTES:

1. BEARINGS AND DISTANCES ARE FROM RECORDED PLAT.
2. PARCELS 2A-2H HAVE DUPLEXES BUILT, NO PROPERTY CORNERS SET.
3. THE PURPOSE OF THIS SURVEY IS TO DIVIDE 4 DUPLEXES LOCATED ON LOT 2, BLOCK B, INTO 8 INDIVIDUAL PARCELS.
4. SEE PAGES 1-2 FOR NEW LEGAL DESCRIPTIONS.



Date of Survey: October 29, 2025

W.O. #44165
Page 3 of 3



**ARMSTRONG
LAND SURVEY, P.A.**

P.O. Box 161039
WICHITA, KS 67216
PH. (316) 263-0082
info@armstrongsurvey.com



BAUGHMAN COMPANY
 315 Ellis St.
 Wichita, KS 67211
 316-262-7271
 BaughmanCo.com

PRELIMINARY PLAN. NOT FOR CONSTRUCTION.
 This document is preliminary in nature and is not a final, signed and sealed document.

SUNFLOWER VALLEY DUPLEXES
 LOTS 1-5, BLOCK B, SUNFLOWER VALLEY ADDITION
 VALLEY CENTER, KANSAS

REVISION: DATE:

PROJECT NUMBER:
23-08-E576
 DESIGN: KMH DRAWN: KMH
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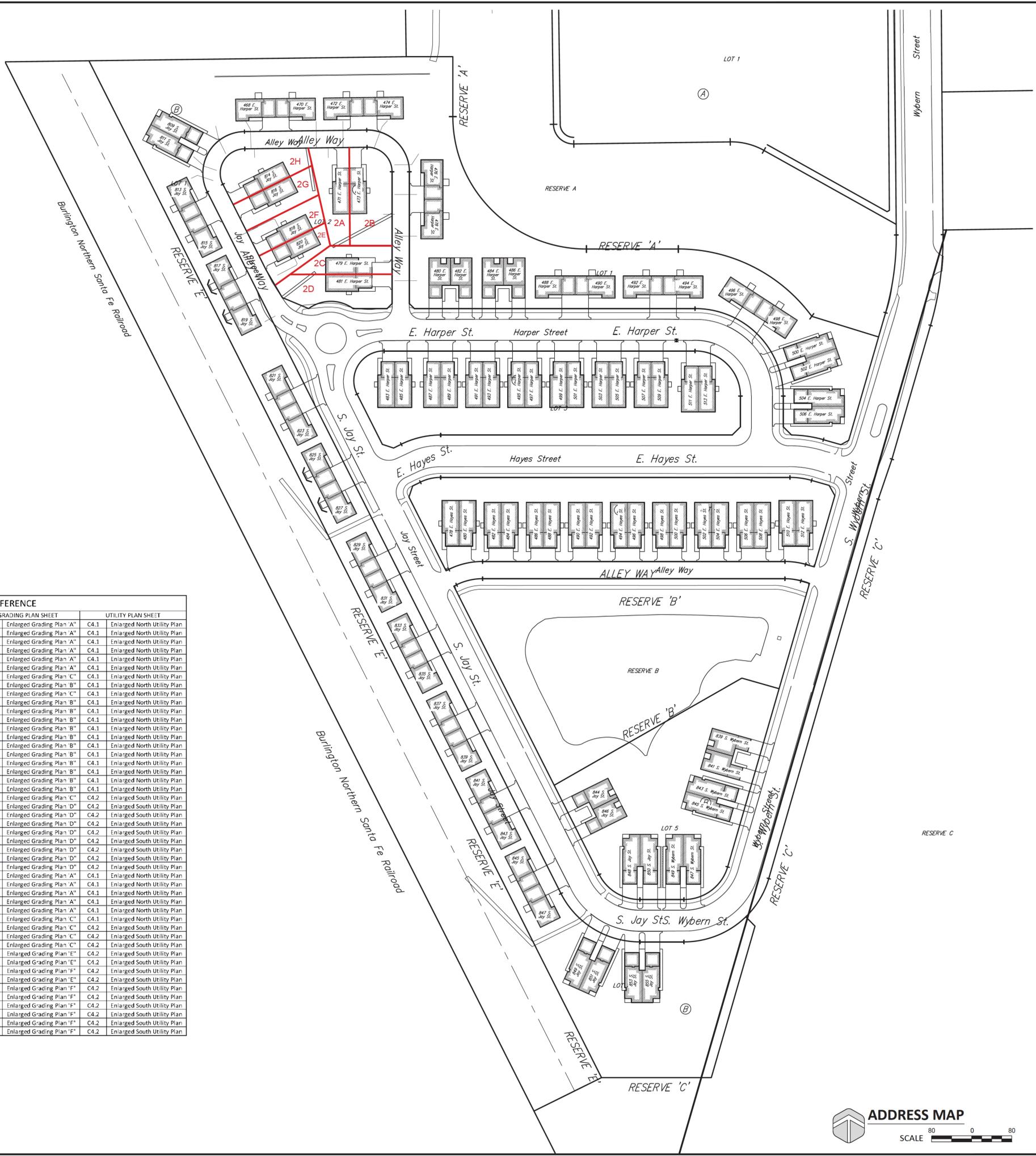
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847 & 849	S. Wybern St.	C1.5	Enlarged Dimension Plan "F"	C2.5	Enlarged South Utility Plan



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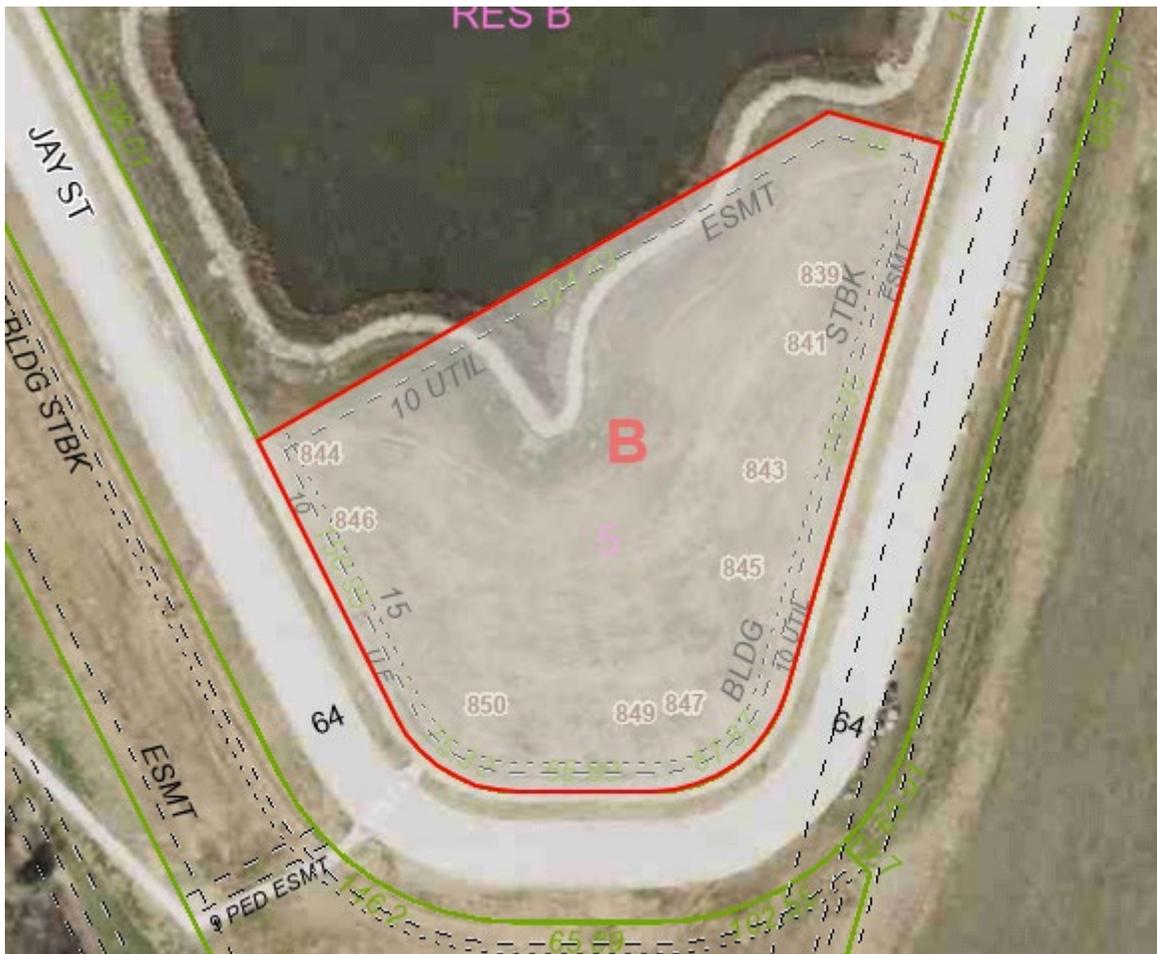
Date: December 18th, 2025

To: City of Valley Center Planning and Zoning Board

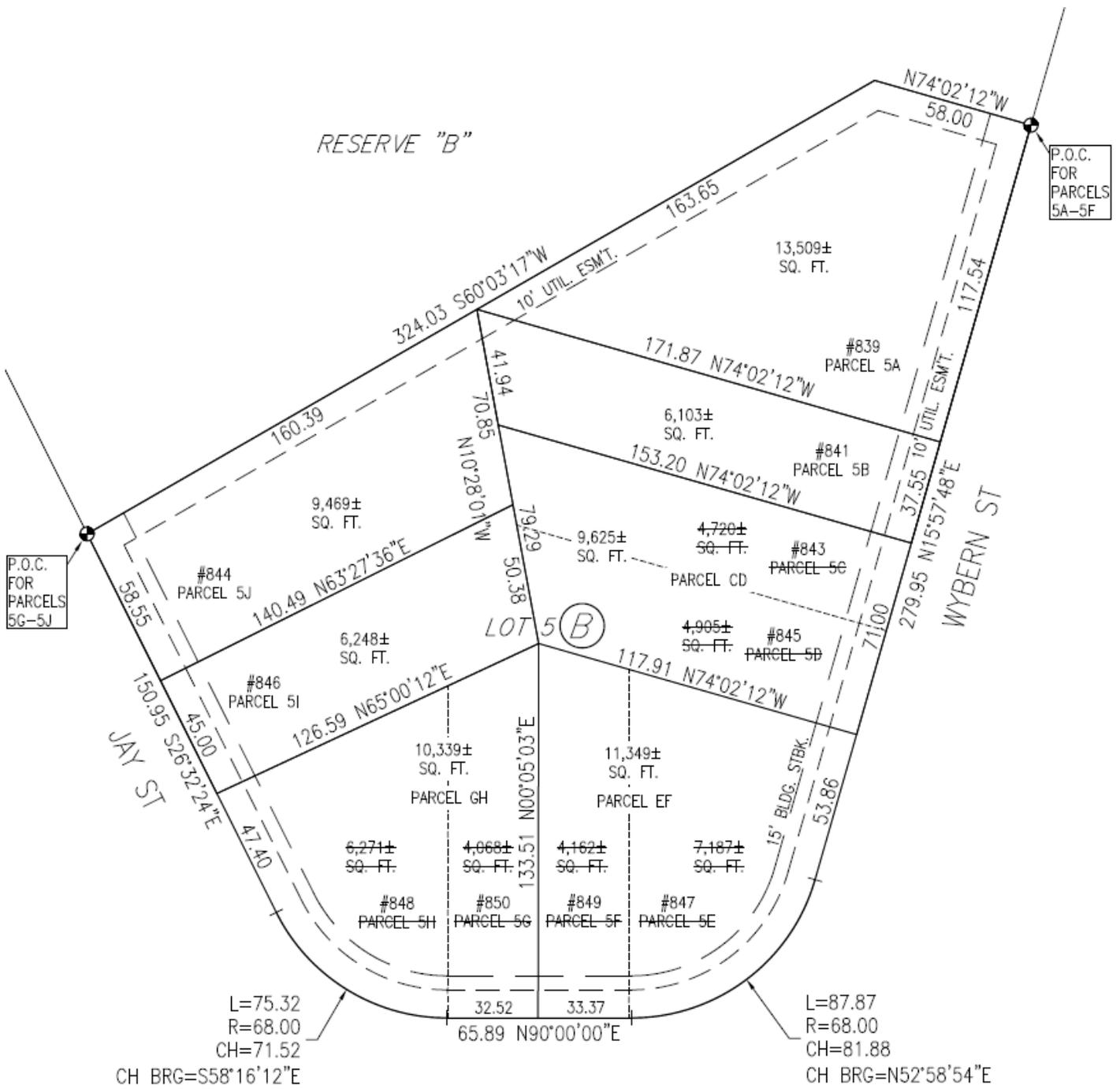
From: Kyle Fiedler, *Community Development Director*

RE: Lot Split Application (LS-2025-05)

Petition: Phillip Ruffo is petitioning for a lot split to divide the parcel of land located at 844 S. Jay St., Valley Center, KS 67147, into 7 lots as shown in the image below:



Existing Lot with Proposed New Lot Lines (new lines in black):



Staff Review Comments:

Currently, the lot in question contains multiple duplex buildings. The land is zoned R-4 (High-Density Residential District). Upon approval of this lot split, the intent is to sell individual parcels. The new lots proposed will meet the minimum lot size and width for development in R-4, as it is currently zoned. Please note, the lots with the dashed dividing line will require a variance to split, which would happen at a future meeting. The completed lot split survey document is attached to the end of this staff report.

A public notice was sent out to all adjacent property owners. To date, no calls have been received regarding the proposed lot split. Any responses received after this report's creation will be shared with the board during the December 18th, 2025 meeting.

City staff recommend approval of this lot split application.



LOT SPLIT APPLICATION

Lot Split Fee - \$150.00
(non refundable after application is submitted)

Property owner(s) Name & Address RMC LLC

Phone/Cell _____ Fax# _____

Petitioner's Name & Address Philip Ruffo

Phone/Cell 316-734-4152 Fax# _____

Email address of contact person: [REDACTED]

Locaton of Lot Split Southeast of Meridian Ave and Ford St - Lot 5, Block B, Sunflower Valley Add

Parcel(s) numbers 30021230

Property is zoned as R-4 High Density Multiple Family Residential District

Property shown on Valley Center Land Use Plan as _____

Total acreage of Lot Split parcels 1.529

Total number of lots 10

Property Owner

Date



Armstrong Land Survey, P.A.

P.O. Box 161039
WICHITA, KS 67216

Ph. (316)263-0082

DUPLEX SPLITS

Lot 5, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas

State of Kansas)
County of Sedgwick) SS

We, Armstrong Land Survey, P.A., registered and authorized to practice Land Surveying in said state and county, do hereby certify that we caused to be surveyed and described the following to split a parcel:

Original Tract:

Lot 5, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas.

Parcels 5A-2F – Point of COMMENCEMENT at the Northeast Corner of said Lot 5

Parcel 5A:

That part of Lot 5, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **BEGINNING** at the Northeast Corner of said Lot 5; THENCE S15°57'48"W, a distance of 117.54 feet; THENCE N74°02'12"W, a distance of 171.87 feet; THENCE N60°03'17"E, a distance of 163.65 feet; THENCE S74°02'12"E, a distance of 58.00 feet to the **Point of BEGINNING**.

Parcel 5B:

That part of Lot 5, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northeast Corner of said Lot 5; THENCE S15°57'48"W, a distance of 117.54 feet to the **Point of BEGINNING**; THENCE N74°02'12"W, a distance of 171.87 feet; THENCE S10°28'01"E, a distance of 41.94 feet; THENCE S74°02'12"E, a distance of 153.20 feet; THENCE N15°57'48"E, a distance of 37.55 feet to the **Point of BEGINNING**.

Parcel 5C and 5D Combined into one single Parcel CD:

Parcel CD:

That part of Lot 5, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northeast Corner of said Lot 5; THENCE S15°57'48"W, a distance of 155.09 feet to the **Point of BEGINNING**; THENCE N74°02'12"W, a distance of 153.20 feet; THENCE S10°28'01"E, a distance of 79.29 feet; THENCE S74°02'12"E, a distance of 117.91 feet; THENCE N15°57'48"E, a distance of 71.00 feet to the **Point of BEGINNING**.

Parcel 5E and 5F Combined into one single Parcel EF:

Parcel EF:

That part of Lot 5, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northeast Corner of said Lot 5; THENCE S15°57'48"W, a distance of 226.09 feet to the **Point of BEGINNING**; THENCE N74°02'12"W, a distance of 117.91 feet; THENCE S00°05'03"W, a distance of 133.51 feet; THENCE N90°00'00"E, a distance of 33.37 feet; THENCE with a curve turning to the left having a radius of 68.00 feet, with an arc distance of 87.87 feet, having a chord bearing of N52°58'54"E, and a chord distance of 81.88 feet; THENCE N15°57'48"E, a distance of 53.86 feet to the **Point of BEGINNING**.

Parcels 5G-5J – Point of COMMENCEMENT at the Northwest Corner of said Lot 5

Parcel 5G and Parcel 5H Combined into one single Parcel GH:

Parcel GH:

That part of Lot 5, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northwest Corner of said Lot 5; THENCE S26°32'24"E, a distance of 103.55 feet to the **Point of BEGINNING**; THENCE N65°00'12"E, a distance of 126.59 feet; THENCE S00°05'03"W, a distance of 133.51 feet; THENCE N90°00'00"W, a distance of 32.52 feet; THENCE with a curve turning to the right having a radius of 68.00 feet, with an arc distance of 75.32 feet, having a chord bearing of N58°16'12"W, and a chord distance of 71.52 feet; THENCE N26°32'24"W, a distance of 47.40 feet to the **Point of BEGINNING**.

Parcel 5I:

That part of Lot 5, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **COMMENCING** at the Northwest Corner of said Lot 5; THENCE S26°32'24"E, a distance of 58.55 feet to the **Point of BEGINNING**; THENCE N63°27'36"E, a distance of 140.49 feet; THENCE S10°28'01"E, a distance of 50.38 feet; THENCE S65°00'12"W, a distance of 126.59 feet; THENCE N26°32'24"W, a distance of 45.00 feet to the **Point of BEGINNING**.

Parcel 5J:

That part of Lot 5, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: **BEGINNING** at the Northwest Corner of said Lot 5; THENCE S26°32'24"E, a distance of 58.55 feet; THENCE N63°27'36"E, a distance of 140.49 feet; THENCE N10°28'01"W, a distance of 70.85 feet; THENCE S60°03'17"W, a distance of 160.39 feet to the **Point of BEGINNING**.

The accompanying sketch is a true and correct exhibit of said survey.

Date of Survey: November 17, 2025

Jordan M. Doom P.S. #1723

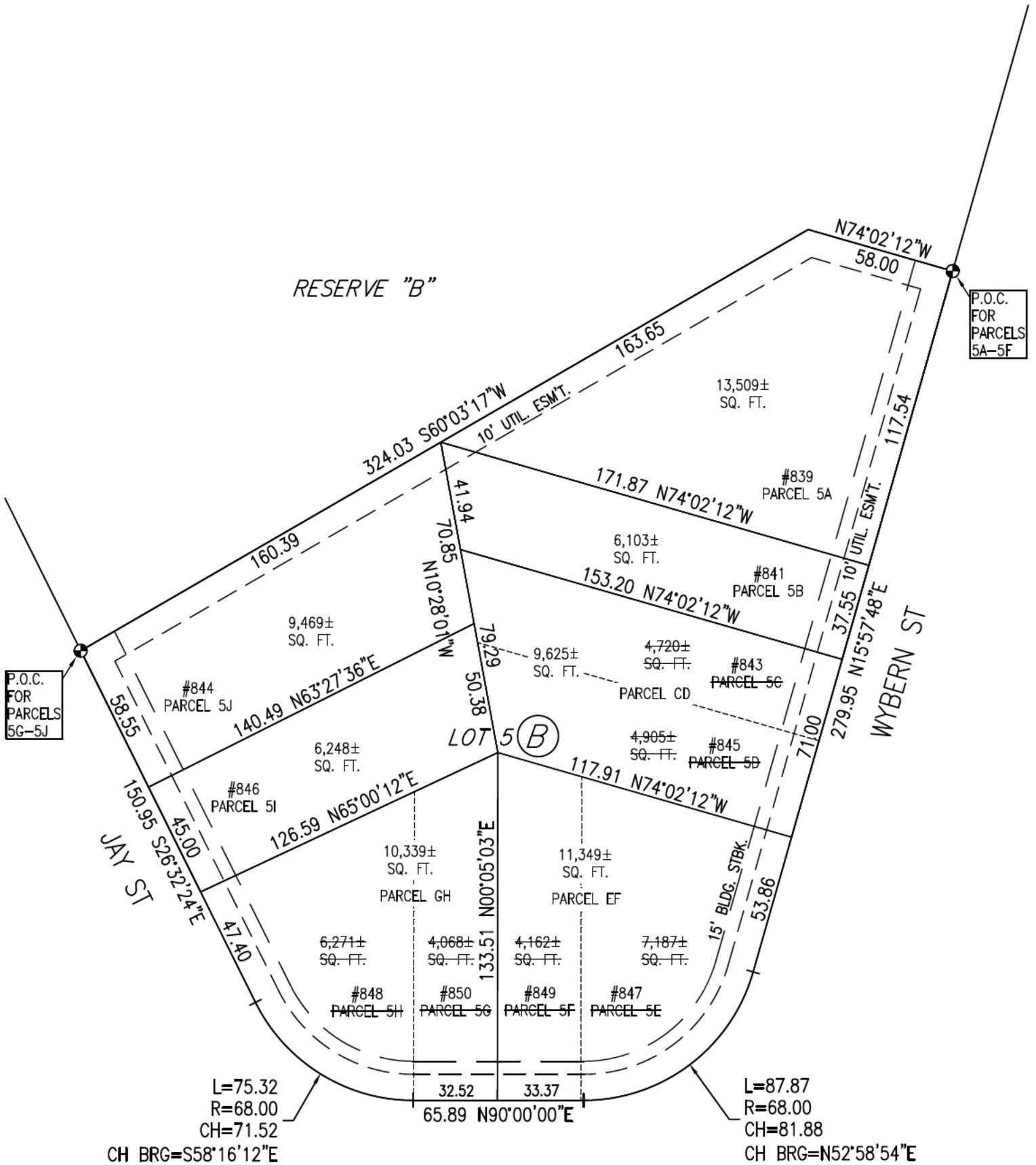
Reviewed in accordance with K.S.A. 58-2005 on
this ___ day of _____, 2025.

Tricia Robello P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

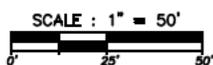
LOT SPLIT

RMC, LLC

Lot 5, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas



- GENERAL NOTES:**
- BEARINGS AND DISTANCES ARE FROM RECORDED PLAT.
 - PARCELS 5A-5J HAVE DUPLEXES BUILT, NO PROPERTY CORNERS SET.
 - SEE PAGES 1-2 FOR NEW LEGAL DESCRIPTIONS.



**ARMSTRONG
LAND SURVEY, P.A.**

P.O. Box 161039
WICHITA, KS 67216
PH. (316) 263-0082
info@armstrongsurvey.com

Date of Survey: November 17, 2025

W.O. #44165-5
Page 3 of 3





BAUGHMAN COMPANY
 315 Ellis St.
 Wichita, KS 67211
 316-262-7271
 BaughmanCo.com

PRELIMINARY PLAN. NOT FOR CONSTRUCTION.
 This document is preliminary in nature and is not a final, signed and sealed document.

SUNFLOWER VALLEY DUPLEXES
 LOTS 1-5, BLOCK B, SUNFLOWER VALLEY ADDITION
 VALLEY CENTER, KANSAS

REVISION: DATE:

PROJECT NUMBER:
23-08-E576
 DESIGN: KMH DRAWN: KMH
 DATE: 12-19-2023

ADDRESS MAP

C0.0

LEGAL DESCRIPTION

Lots 1-5, Block B, Sunflower Valley Addition, Valley Center, Sedgwick County, Kansas

SITE INFORMATION

Total Area: ±568,640.3 sq. ft. (13.05 acres)
 Disturbed Area: ±568,640.3 sq. ft. (13.05 acres)
 Impervious Area, pre-const: ±0 sq. ft. (0.00 acres)
 Impervious Area, post-const: ±257,122.5 sq. ft. (5.9 acres)

BENCHMARKS

Site Benchmark - 1
 "□" chiseled on top of curb on E. Ford Street, approximately 209.5' north of the NE corner and 431.1' West of Lot 1, Block B, Sunflower Valley Addition, Sedgwick County, Kansas
 Elevation = 1344.45 (NAVD 88)

Site Benchmark - 2
 "□" chiseled on top of curb on E. Harper Street, approximately 15.9' north and 27.8' west of the north tangent point on northeast curve of lot 3, Block B, Sunflower Valley Addition, Sedgwick County, Kansas
 Elevation = 1344.45 (NAVD 88)

KANSAS ONE CALL

Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.

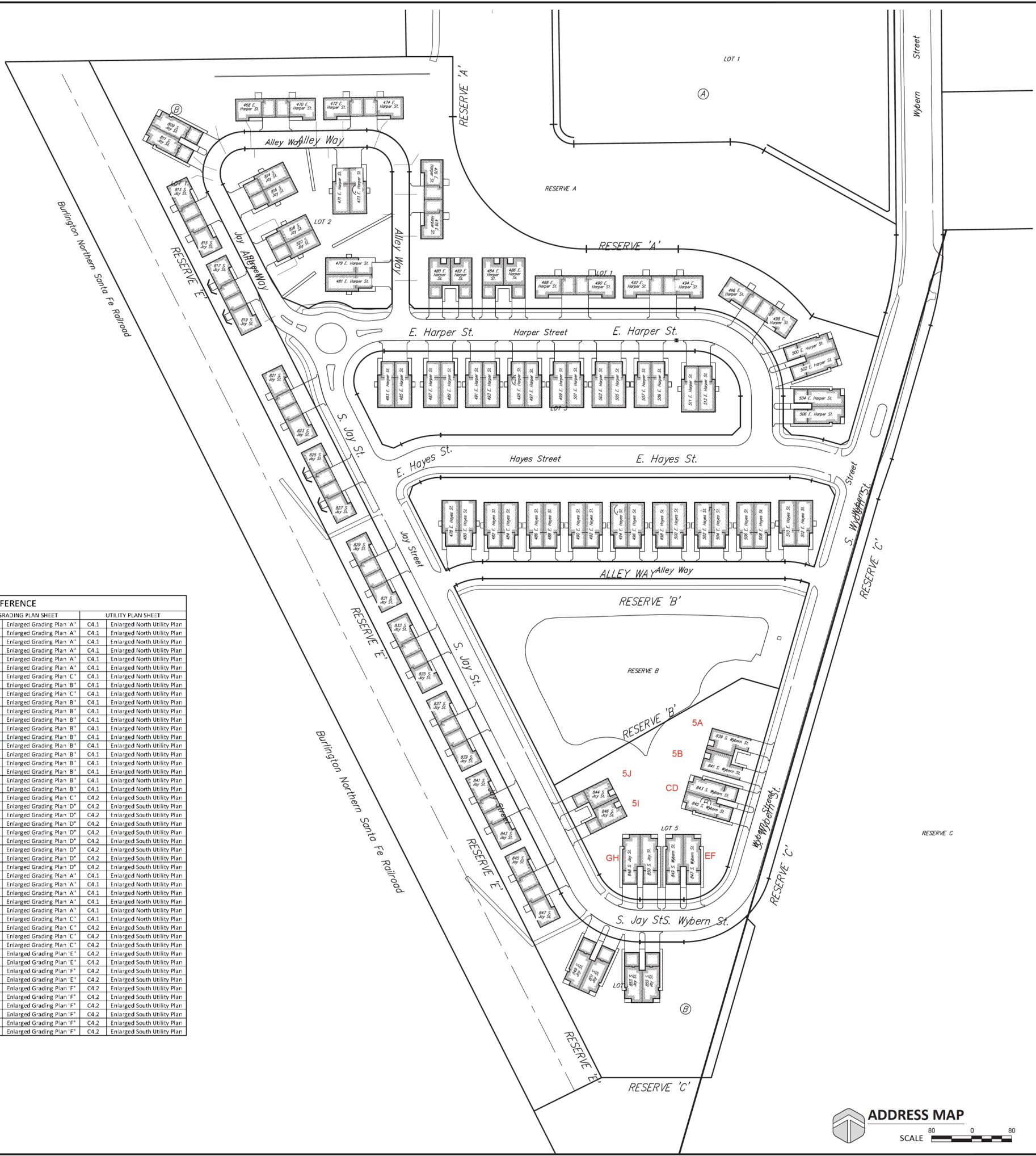
Kansas One Call 1-800-DIG-SAFE

UTILITY CONTACTS

The Contractor must notify the following in case of an emergency:

Kansas Gas Service (Gas).....	1-888-482-4950
Black Hills Energy (Gas).....	1-800-303-0357
Evers (Electric).....	383-8650
Cox Communications (Telecommunication).....	262-4270
AT&T (Telecommunication).....	268-2759
City of Valley Center Water Dept. (Water).....	(316) 755-7320
City of Valley Center Stormwater Mgmt.....	(316)-755-7320
City of Valley Center Wastewater (Sanitary).....	(316)-755-7320
City of Valley Center Street Dept.(Traf. Control).....	(316)-755-7320
Conoco Pipeline Co. (Petroleum).....	1-800-231-2551
Williams Pipeline Co. (Petroleum).....	529-6600
	or 1-800-324-9696
Phillips Pipeline Co. (Petroleum).....	1-800-766-8230

ADDRESS/ PLAN REFERENCE					
DUPLEX ADDRESSES	STREET	DIMENSION PLAN SHEET	GRADING PLAN SHEET	UTILITY PLAN SHEET	
468 & 470	E. Harper St.	C1.1	Enlarged Dimension Plan "A"	C2.1	Enlarged North Utility Plan
471 & 473	E. Harper St.	C1.1	Enlarged Dimension Plan "A"	C2.1	Enlarged North Utility Plan
474 & 476	E. Harper St.	C1.1	Enlarged Dimension Plan "A"	C2.1	Enlarged North Utility Plan
477 & 479	E. Harper St.	C1.1	Enlarged Dimension Plan "A"	C2.1	Enlarged North Utility Plan
480 & 482	E. Harper St.	C1.1	Enlarged Dimension Plan "A"	C2.1	Enlarged North Utility Plan
483 & 485	E. Harper St.	C1.3	Enlarged Dimension Plan "C"	C2.3	Enlarged North Utility Plan
484 & 486	E. Harper St.	C1.2	Enlarged Dimension Plan "B"	C2.2	Enlarged North Utility Plan
487 & 489	E. Harper St.	C1.3	Enlarged Dimension Plan "C"	C2.3	Enlarged North Utility Plan
488 & 490	E. Harper St.	C1.2	Enlarged Dimension Plan "B"	C2.2	Enlarged North Utility Plan
491 & 493	E. Harper St.	C1.2	Enlarged Dimension Plan "B"	C2.2	Enlarged North Utility Plan
492 & 494	E. Harper St.	C1.2	Enlarged Dimension Plan "B"	C2.2	Enlarged North Utility Plan
495 & 497	E. Harper St.	C1.2	Enlarged Dimension Plan "B"	C2.2	Enlarged North Utility Plan
496 & 498	E. Harper St.	C1.2	Enlarged Dimension Plan "B"	C2.2	Enlarged North Utility Plan
499 & 501	E. Harper St.	C1.2	Enlarged Dimension Plan "B"	C2.2	Enlarged North Utility Plan
500 & 502	E. Harper St.	C1.2	Enlarged Dimension Plan "B"	C2.2	Enlarged North Utility Plan
503 & 505	E. Harper St.	C1.2	Enlarged Dimension Plan "B"	C2.2	Enlarged North Utility Plan
504 & 506	E. Harper St.	C1.2	Enlarged Dimension Plan "B"	C2.2	Enlarged North Utility Plan
507 & 509	E. Harper St.	C1.2	Enlarged Dimension Plan "B"	C2.2	Enlarged North Utility Plan
511 & 513	E. Harper St.	C1.2	Enlarged Dimension Plan "B"	C2.2	Enlarged North Utility Plan
478 & 480	E. Hayes St.	C1.3	Enlarged Dimension Plan "C"	C2.3	Enlarged South Utility Plan
482 & 484	E. Hayes St.	C1.4	Enlarged Dimension Plan "D"	C2.4	Enlarged South Utility Plan
486 & 488	E. Hayes St.	C1.4	Enlarged Dimension Plan "D"	C2.4	Enlarged South Utility Plan
490 & 492	E. Hayes St.	C1.4	Enlarged Dimension Plan "D"	C2.4	Enlarged South Utility Plan
494 & 496	E. Hayes St.	C1.4	Enlarged Dimension Plan "D"	C2.4	Enlarged South Utility Plan
498 & 500	E. Hayes St.	C1.4	Enlarged Dimension Plan "D"	C2.4	Enlarged South Utility Plan
502 & 504	E. Hayes St.	C1.4	Enlarged Dimension Plan "D"	C2.4	Enlarged South Utility Plan
506 & 508	E. Hayes St.	C1.4	Enlarged Dimension Plan "D"	C2.4	Enlarged South Utility Plan
510 & 512	E. Hayes St.	C1.4	Enlarged Dimension Plan "D"	C2.4	Enlarged South Utility Plan
809 & 811	S. Jay St.	C1.1	Enlarged Dimension Plan "A"	C2.1	Enlarged North Utility Plan
813 & 815	S. Jay St.	C1.1	Enlarged Dimension Plan "A"	C2.1	Enlarged North Utility Plan
814 & 816	S. Jay St.	C1.1	Enlarged Dimension Plan "A"	C2.1	Enlarged North Utility Plan
817 & 819	S. Jay St.	C1.1	Enlarged Dimension Plan "A"	C2.1	Enlarged North Utility Plan
818 & 820	S. Jay St.	C1.1	Enlarged Dimension Plan "A"	C2.1	Enlarged North Utility Plan
821 & 823	S. Jay St.	C1.3	Enlarged Dimension Plan "C"	C2.3	Enlarged North Utility Plan
825 & 827	S. Jay St.	C1.3	Enlarged Dimension Plan "C"	C2.3	Enlarged South Utility Plan
829 & 831	S. Jay St.	C1.3	Enlarged Dimension Plan "C"	C2.3	Enlarged South Utility Plan
833 & 835	S. Jay St.	C1.3	Enlarged Dimension Plan "C"	C2.3	Enlarged South Utility Plan
837 & 839	S. Jay St.	C1.5	Enlarged Dimension Plan "E"	C2.5	Enlarged South Utility Plan
841 & 843	S. Jay St.	C1.5	Enlarged Dimension Plan "E"	C2.5	Enlarged South Utility Plan
844 & 846	S. Jay St.	C1.5	Enlarged Dimension Plan "F"	C2.5	Enlarged South Utility Plan
845 & 847	S. Jay St.	C1.5	Enlarged Dimension Plan "E"	C2.5	Enlarged South Utility Plan
848 & 850	S. Jay St.	C1.5	Enlarged Dimension Plan "F"	C2.5	Enlarged South Utility Plan
849 & 851	S. Jay St.	C1.5	Enlarged Dimension Plan "F"	C2.5	Enlarged South Utility Plan
853 & 855	S. Jay St.	C1.5	Enlarged Dimension Plan "F"	C2.5	Enlarged South Utility Plan
839 & 841	S. Wybern St.	C1.5	Enlarged Dimension Plan "F"	C2.5	Enlarged South Utility Plan
843 & 845	S. Wybern St.	C1.5	Enlarged Dimension Plan "F"	C2.5	Enlarged South Utility Plan
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