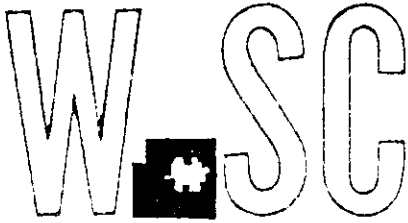


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

August 1, 1991

Patrick L. Higgins
Branson & Associates
435 N. Broadway
Wichita, KS 67202

Re: V-1724 - Request to vacate an area of a platted utility
easement

Dear Mr. Higgins:

At the August 1, 1991 meeting of the Metropolitan Area Planning Commission, the above-referenced vacation request was approved subject to the conditions recommended by the Subdivision Committee and stated in our July 26, 1991 letter. This case will be scheduled for final public hearing before the Wichita City Council after all conditions in our letter of July 26, 1991 have been completed.

If you have any questions about this matter, please call.

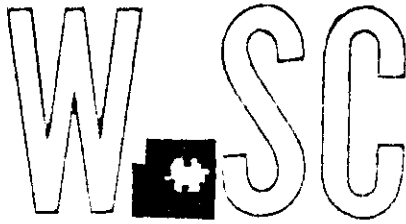
Sincerely,

Don Losew
Senior Planner

cc: Mr. & Mrs. Billy J. Lee, HCR 3, Box 220, Hollister, MO 65672
Stephen Shaw, 2400 W. 60th N., Wichita, KS 67204
Mike Lindebak, City Engineer

FILE COPY

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

Patrick L. Higgins
Branson & Associates
435 N. Broadway
Wichita, KS 67202

July 26, 1991

Re: V-1724 - Request to vacate an area of a platted utility
easement

Dear Mr. Higgins:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, July 25, 1991, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved subject to:

- A. Any relocation or reconstruction of utilities necessitated by this vacation shall be at the sole expense of the applicant.
- B. The additions to the west and east have each provided a 20 foot utility easement for sanitary sewer. Lot 1, of Westex Addition provides 10 feet and the Lot to the south provides the additional 10 feet to make the full, standard 20 feet. Lot 2 of Westex only has a 12 foot easement. The applicant shall grant an additional 8 foot utility easement by separate instrument adjacent to the existing 12 foot easement along the south line of this site. This dedication shall be submitted to the Planning Department for review and subsequently recording with this vacation case.
- C. The legal description for the vacation will be revised to except out the south 20 feet of utility easement.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 1, 1991 at 1:30 p.m.

If you have any questions, please call.

Sincerely,

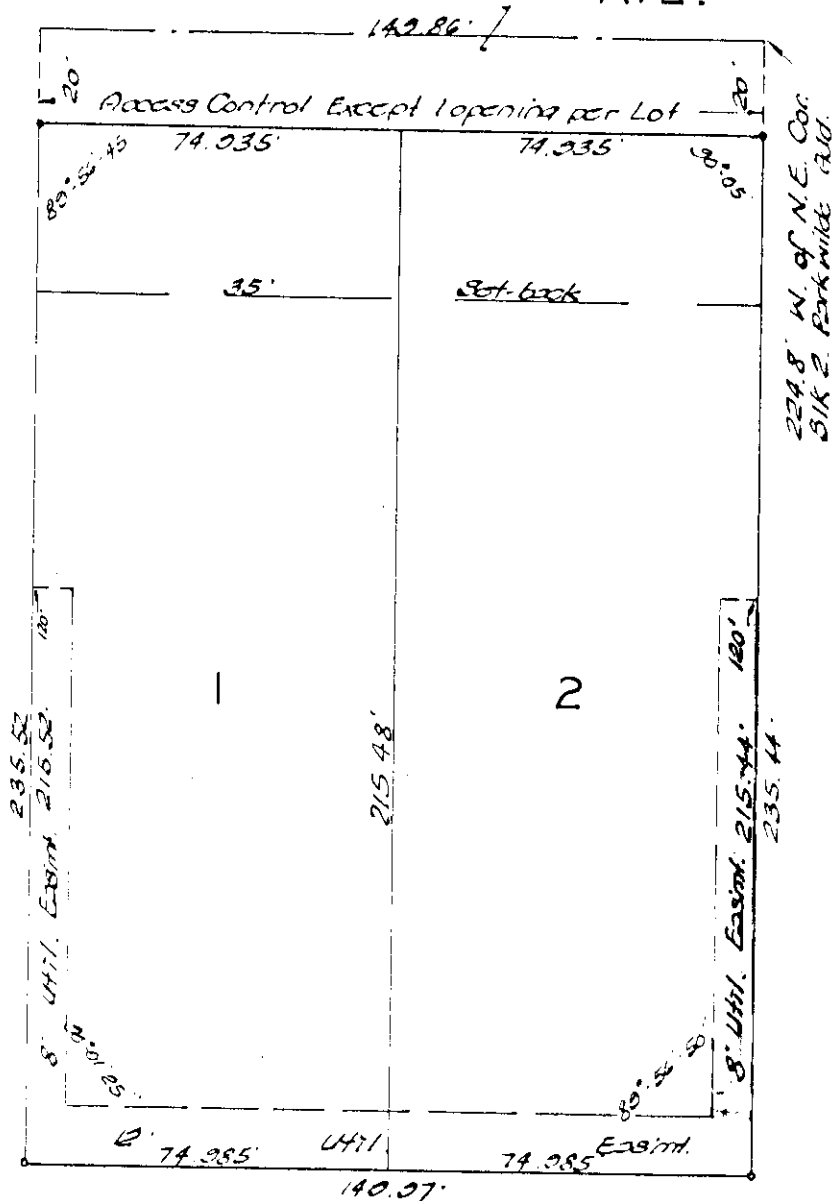
Don Losew
Senior Planner

cc: Mr. & Mrs. Billy J. Lee, HCR 3, Box 220, Hollister, MO 65672
Stephen Shaw, 2400 W. 60th N., Wichita, KS 67204
Mike Lindebak, City Engineer

FILE COPY

CENTRAL

AVE.



WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-1
August 8, 1991

STAFF REPORT

CASE NUMBER: V-1724 - REQUEST TO VACATE AN AREA OF PLATTED UTILITY EASEMENT

OWNER/APPLICANT: Stephen Shaw, 2400 W. 60th N., Wichita, KS 67204

AGENT: Branson & Associates, 435 N. Broadway, Wichita, KS 67202

LEGAL DESCRIPTION: The east 8 feet of the south 120 feet of Lot 2, Westex Addition, except the south 20 feet.

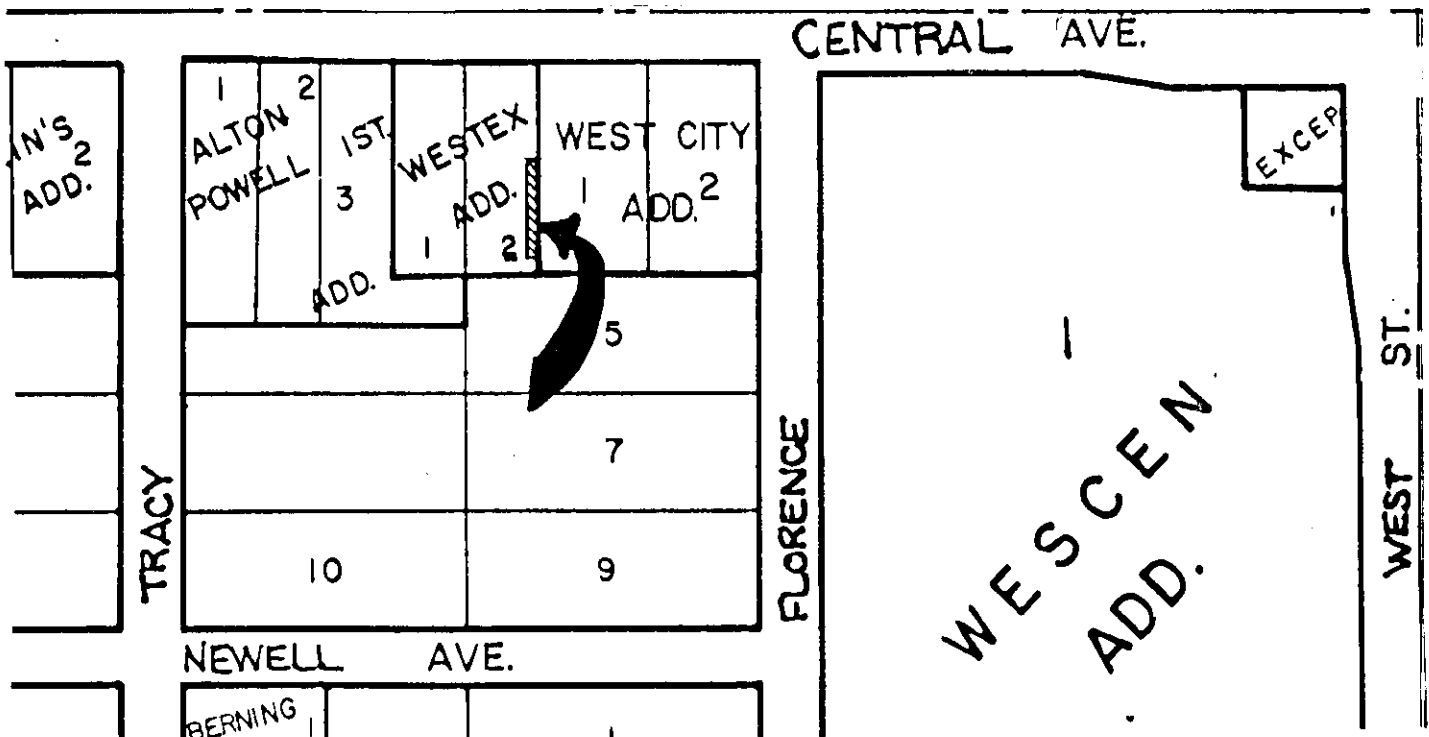
LOCATION: South of Central in an area west of West Street.

REASON FOR REQUEST: To allow future building expansion across lot line.

SITE SIZE: Lot 2, Westex Addition; west 50 feet of Lot 1, West City Addition = 27,195 sq. ft.
Utility Easement: 960 sq. ft.

CURRENT ZONING: "LC" Light Commercial

VICINITY MAP:



V-1724
Page 2

NOTE: The applicant is the owner of Lot 2, Westex Addition, and the west 51 feet of Lot 1, West City Addition.

STAFF COMMENTS:

Approve the vacation, subject to the following conditions:

- A. Any relocation or reconstruction of utilities necessitated by this vacation shall be at the sole expense of the applicant.
- B. The additions to the west and east have each provided a 20 foot utility easement for sanitary sewer. Lot 1, of Westex Addition provides 10 feet and the Lot to the south provides the additional 10 feet to make the full, standard 20 feet. Lot 2 of Westex only has a 12 foot easement. The applicant shall grant an additional 8 foot utility easement by separate instrument adjacent to the existing 12 foot easement along the south line of this site. This dedication shall be submitted to the Planning Department for review and subsequently recording with this vacation case.
- C. The legal description for the vacation will be revised to except out the south 20 feet of utility easement.