



Sedgwick County  
Register of Deeds - Bill Meek  
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**BEFORE THE CITY COUNCIL OF THE  
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS**

**IN THE MATTER OF THE VACATION OF A  
PLATTED ALLEY AND AN ALLEY  
DEDICATED BY SEPARATE INSTRUMENT**

**CITY CLERK'S ORIGINAL  
RETURN TO CITY CLERK**

**GENERALLY LOCATED  
BETWEEN OLIVER AND GLENDALE AVENUES  
NORTH OF DOUGLAS AVENUE**

**Case No. VAC2012-00044**

**MORE FULLY DESCRIBED BELOW**

**VACATION ORDER**

NOW on this day of February 12, 2013, comes on for hearing the petition for vacation filed by W.G. Enterprises, LLC, c/o W.G. Farha, Douglas Partners, LLC, c/o Christian Ablah & Citizens Bank of Kansas, c/o Bob Drouhard (owners abutting subject alleys), praying for the vacation of the following described platted alley and an alley dedicated by separate instrument (Deed Record 521, Page 209), to-wit:

The north twenty (20) feet of Lot 20, Block 8, Glendale Avenue, East Boulevard Addition to Wichita, Sedgwick County, Kansas, previously dedicated to the public as an alley and recorded with the Sedgwick County Register of Deeds at Deed Record 521, Page 209; ALONG WITH the twenty (20) foot east-west alley as platted in Block 8, Glendale Avenue, East Boulevard Addition to Wichita, Sedgwick County, Kansas.

The City Council, after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, makes the following findings:

1. That due and legal notice has been given by publication as required by law, in The Wichita Eagle on December 20, 2013, which was at least 20 days prior to the public hearing.

2. No private rights will be injured or endangered by the vacation of the above-described platted alley and the alley dedicated by separate instrument and the public will suffer no loss or inconvenience thereby.

3. Three utility easements dedicated by separate instrument and three restrictive covenants will be recorded with the Vacation Order at the Sedgwick County Register of Deeds.

4. In justice to the petitioner(s), the prayer of the petition ought to be granted.

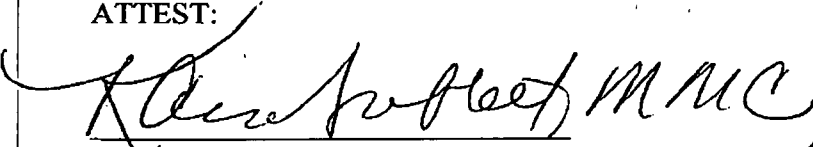
5. No written objection to said vacation has been filed with the City Clerk by any owner or adjoining owner who would be a proper party to the petition.

6. The vacation of the described platted alley and the alley dedicated by separate instrument should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 12<sup>th</sup> day of February, 2013, ordered that the above-described platted alley and the alley dedicated by separate instrument are hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall certify a copy of this order to the Register of Deeds of Sedgwick County.

  
Carl Brewer, Mayor

ATTEST:

  
Karen Sublett, City Clerk

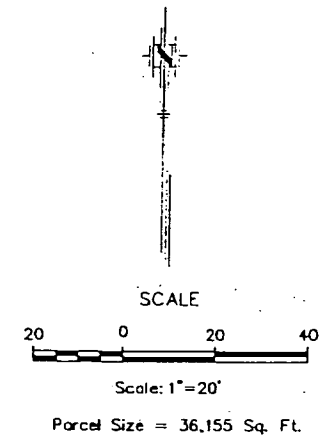
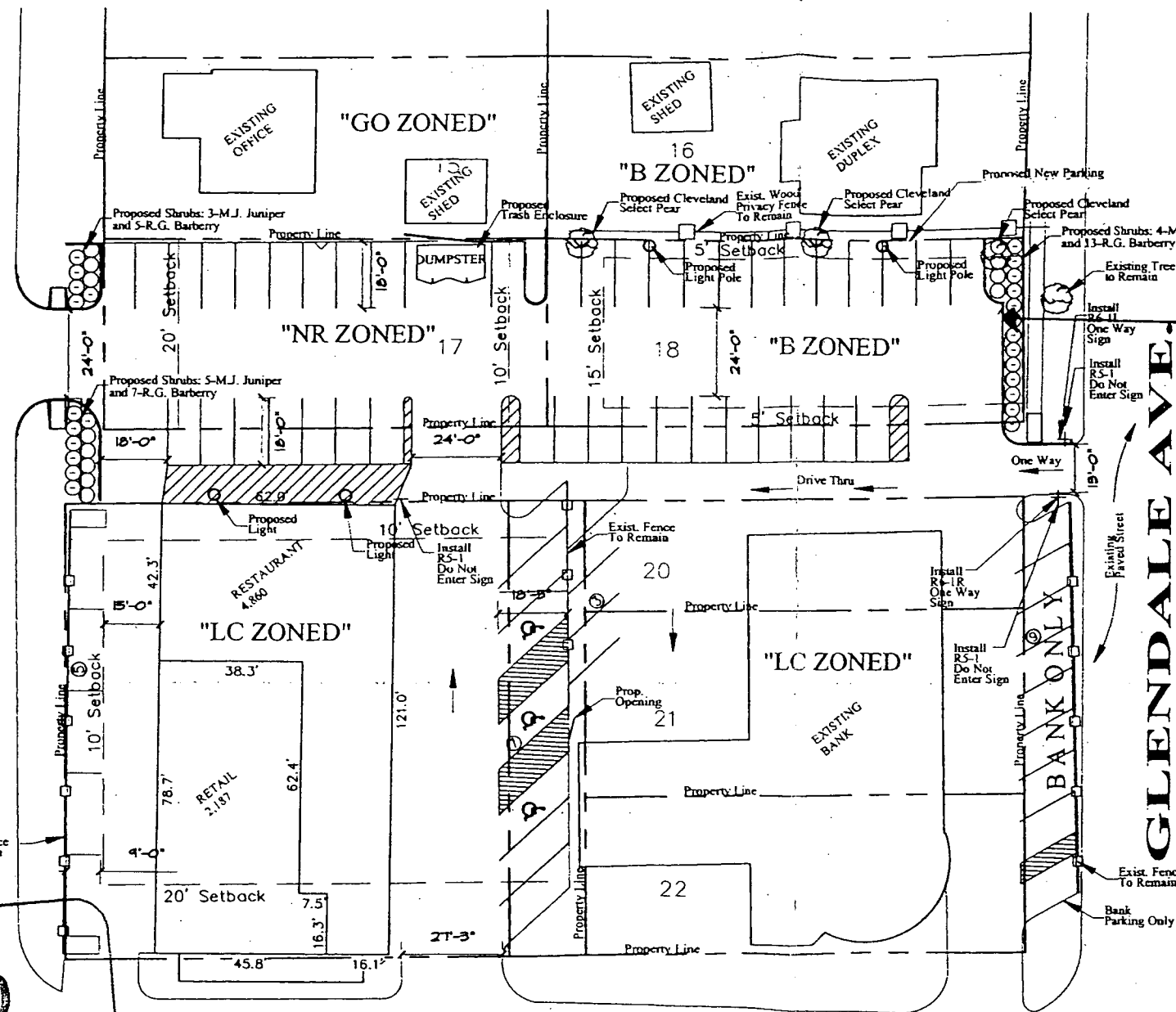
Approved as to Form:

  
Gary Rebenstorf, Director of Law



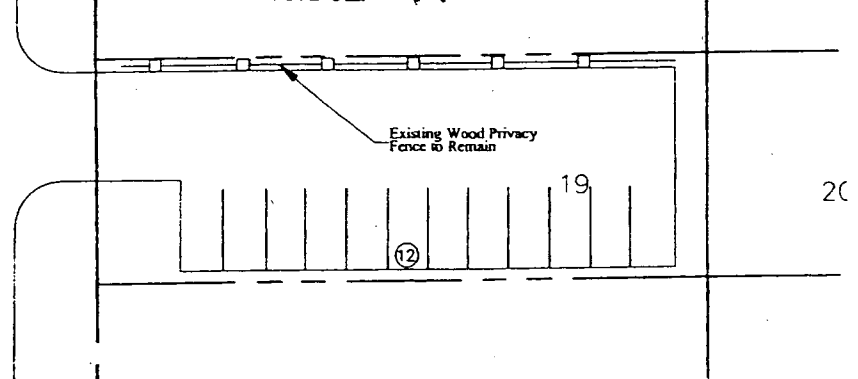
# CONDITIONAL USE FOR LOT 18, BLOCK 8 EAST BOULEVARD ADDITION

OLIVER STREET



**NOTE:**  
All pole mounted parking lot lights shall be no more than 12' in height and have screening to disperse light away from neighboring properties.

SOLID SCREENING Per  
CON2012-44



RESTAURANT=4,860 S.F.  
RETAIL=2,187 S.F.  
EXISTING PARKING=12 SPACES  
CROSS PARKING WITH BANK=15 SPACES  
PROPOSED NEW PARKING=41 SPACES  
TOTAL PARKING=77 SPACES  
BANK PARKING ONLY=9 SPACES

**LEGAL DESCRIPTION:**  
Lot 17 Except the West 10 feet for Street,  
Block 8, East Boulevard Addition  
and  
Lot 18, Block 8, East Boulevard Addition  
and  
Lot 19 and 1/2 of the Vacated Alley Adjoining,  
Block 8, East Boulevard Addition

This site concept does not constitute a survey. Poe & Associates does not warrant the accuracy of the information shown hereon.

**APPROVED**

Bill Longnecker  
March 19, 2013

DOUGLAS AVENUE

DOUGLAS & QUER  
CONCEPT 9  
CITY OF WICHITA, KANSAS

POE & ASSOCIATES OF KANSAS, INC.  
CONSULTING ENGINEERS  
5940 E. Central, Suite 200 • Wichita, KS 67208-4242  
Phone 316/685-4114 • FAX 316/685-4444



**CONCEPT**  
Designed By: SS  
Drawn By: SS  
Checked By: SS  
Date: 3/15/2013  
Sheet  
1 of 1