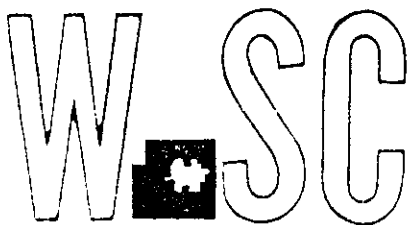


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

August 17, 1992

Mr. Grant Tiedeman
c/o J. P. Weigand & Sons, Inc.
150 N. Market
Wichita, KS 67202

Re: V-1777 Request to vacate 34th Street North right-of-way

Dear Mr. Tiedeman:

At the August 13 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 August 7 letter. This case will be scheduled for final public hearing before the Wichita City Council after all conditions in our letter of August 7 have been completed.

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

Sincerely,

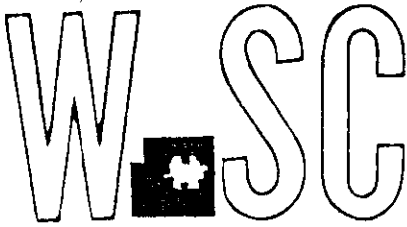
Don Losew
Senior Planner

DL:rh

cc: Northrock Realty Partners, P. O. box 781581, Wichita, KS
67278

Wal-Mart Stores, Inc., 701 S. Walton, Bentonville, AR 72716
Mike Lindebak, City Engineer

FILED



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

August 7, 1992

Mr. Grant Tiedeman
c/o J. P. Weigand & Sons, Inc.
150 N. Market
Wichita, KS 67202

Re: V-1777 Request to vacate 34th Street North right-of-way

Dear Mr. Tiedeman:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, August 6, 1992, 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 to this vacation shall be the sole expense of the applicants.
- B. The applicant shall submit to Planning for recording the separate instrument granting the substitute water main easement as approved by the Engineering and Water Departments.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 13, 1992 at 1:30 p.m.

If you have any questions, please call - 268-4459.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Northrock Realty Partners, P. O. Box 781581, Wichita, KS
67278

Wal-Mart Stores, Inc., 701 S. Walton, Bentonville, AR 72716
Mike Lindebak, City Engineer

FILE COPY

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-1

August 13, 1992

STAFF REPORT

CASE NUMBER:

V-1777 Request to vacate 34th Street North right-of-way

OWNER/APPLICANT:

Northrock Realty Partners, 1313 Webb Road - Suite 100, Wichita, KS 67206

AGENT:

Grant Tidemann, c/o J. P. Weigand & Sons, Inc., 150 N. Market, Wichita, KS 67202

LEGAL DESCRIPTION:

See Attachment

LOCATION:

34th Street North, west of Rock Road

REASON FOR REQUEST:

Plat to east, along Rock Road makes street unnecessary

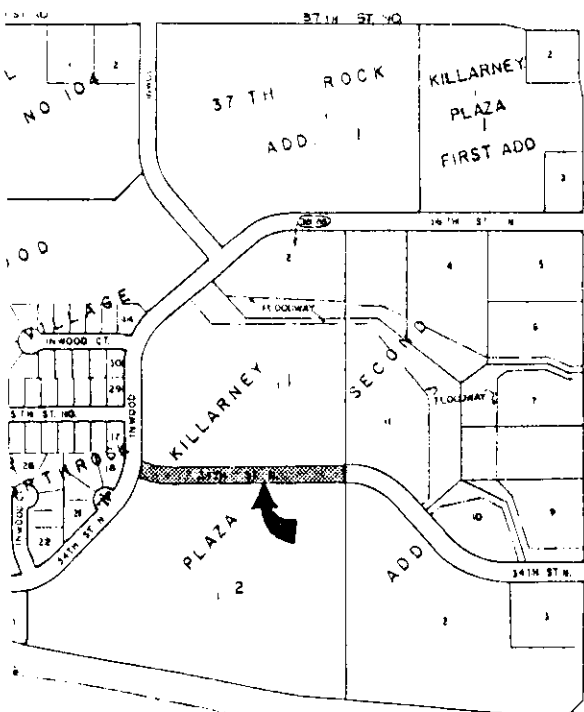
SITE SIZE:

Approximately a 550 foot segment of street right-of-way

CURRENT ZONING:

"R-5" and "R-6", General Residence Districts

VICINITY MAP:



Note: A recent plat, Comotara Power Center vacated the eastern half of 34th Street as it was originally platted between Inwood and Rock Road. As a requirement of that plat, the applicant was either to provide a cul-de-sac as a turn around for what would be a dead-end street or, since abutting properties did not need the remaining portion of 34th Street for access, to obtain a vacation request from those abutting property owners. At this time, no construction of this street had apparently been initiated but utilities may have been installed.

STAFF COMMENTS:

Approve the vacation, subject to the following conditions:

- A. Any relocation or reconstruction of utilities necessitated to this vacation shall be the sole expense of the applicants.
- B. The applicant shall submit to Planning for recording the separate instrument granting the substitute water main easement as approved by the Engineering and Water Departments.

Attachment

VACATING 34th STREET RIGHT-OF-WAY

A tract of land being 34th Street North existing Right-of-Way as shown on the Killarney Plaza Second Addition Final Plat and lying West of the proposed Comotara Power Center and described as follows:

Beginning at the Southwest corner of Lot 1, Block 1, Killarney Plaza Second Addition, said point being at the intersection of the North Right-of-Way line of said 34th Street North and the East Right-of-Way line of Inwood;
thence S $77^{\circ}56'23''$ E on said North Right-of-Way line a distance of 30.96 feet; thence, continuing on said Right-of-Way line, on a curve to the left having a radius of 375.00 feet, and an arc distance of 85.08 feet;
thence, continuing on said Right-of-Way line N $89^{\circ}03'37''$ E a distance of 437.24 feet to a point on the West line of Comotara Power Center;
thence S $01^{\circ}04'59''$ E on said West line a distance of 66.00 feet to the South Right-of-Way line of said 34th Street North;
thence S $89^{\circ}03'37''$ W on said South Right-of-way line a distance of 437.40 feet; thence, continuing on said Right-of-Way line, on a curve to the right having a radius of 441.00 feet and an arc distance of 100.06 feet;
thence N $77^{\circ}56'23''$ W a distance of 29.82 feet to a point on the East Right-of-Way line of Inwood;
thence on said East Right-of-Way line of Inwood on a curve to the left having a radius of 351.00 feet and an arc distance of 66.11 feet to the POINT OF BEGINNING.
END OF DESCRIPTION

15007