

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

October 22, 1993

Nies Builder, Inc.  
c/o Clifford Nies  
9415 E. Harry  
Wichita, Kansas 67207

RE: V-1843; Request to vacate utility easement

Gentlemen:

The Metropolitan Area Planning Commission considered the above referenced vacation request, recommended that this vacation be approved. Because you have satisfied all conditions of approval specified by the Metropolitan Area Planning Commission, this matter will be scheduled for public hearing before Wichita City Council on Tuesday, November 16, 1993. The meeting will begin at 9:00 a.m., in Council Chambers, First Floor, City Hall, 455 North Main Street.

Upon approval by Wichita City Council, this vacation case will be scheduled for final public hearing before the Sedgwick County Board of Commissioners on Wednesday, December 1, 1993. The meeting will begin at 9:00 a.m., in Room 320, Sedgwick County Courthouse, 525 North Main Street.

Should you have any questions regarding the disposition of this vacation case, please feel free to contact me at 268-4495.

Sincerely,

Bruce G. Peshoff, J.D.  
Associate Planner

cc: Mike Lindebak, City Engineer  
Gary Wiley, P.E.C. (agent)

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

October 14, 1993

Nies Builder, Inc.  
c/o Clifford Nies  
9415 E. Harry  
Wichita, Kansas 67207

RE: V-1843; Request to vacate utility easement

Gentlemen:

Your request to vacate the above referenced utility easement has been reviewed by the Subdivision Committee of the Metropolitan Area Planning Commission. The action of the Committee was to recommend that this vacation be approved, subject to the following condition:

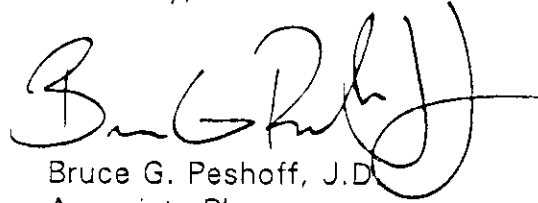
Any relocation or reconstruction of utilities necessitated by this vacation shall be the sole responsibility and expense of the applicants.

This vacation case will be forwarded to the Metropolitan Area Planning Commission for its consideration on Thursday, October 21, 1993, at 1:30 p.m., in the Planning Conference Room, Tenth Floor, City Hall, 455 North Main Street. You or your agent should plan to be present at this meeting in order to address any questions which may arise about this vacation request. Neighboring property owners may attend the public hearing in order to express their views about this vacation request.

Upon approval by MAPC, and upon satisfactory completion of all requirements and conditions, this case will be scheduled for final public hearing before Wichita City Council.

Should you have any questions regarding this vacation case, please feel free to contact me at 268-4495.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce G. Peshoff". The signature is stylized with a large, looping "B" and "P".

Bruce G. Peshoff, J.D.  
Associate Planner

cc: Mike Lindebak, City Engineer  
Gary Wiley, P.E.C. (agent)

## STAFF REPORT

**CASE NUMBER:** V-1843

**OWNER/APPLICANTS:** Nies Builder, Inc.  
c/o Clifford Nies  
9415 E. Harry, Wichita, Kansas 67207

**AGENT:** Gary Wiley  
P.E.C.  
303 S. Topeka, Wichita, Kansas 67202

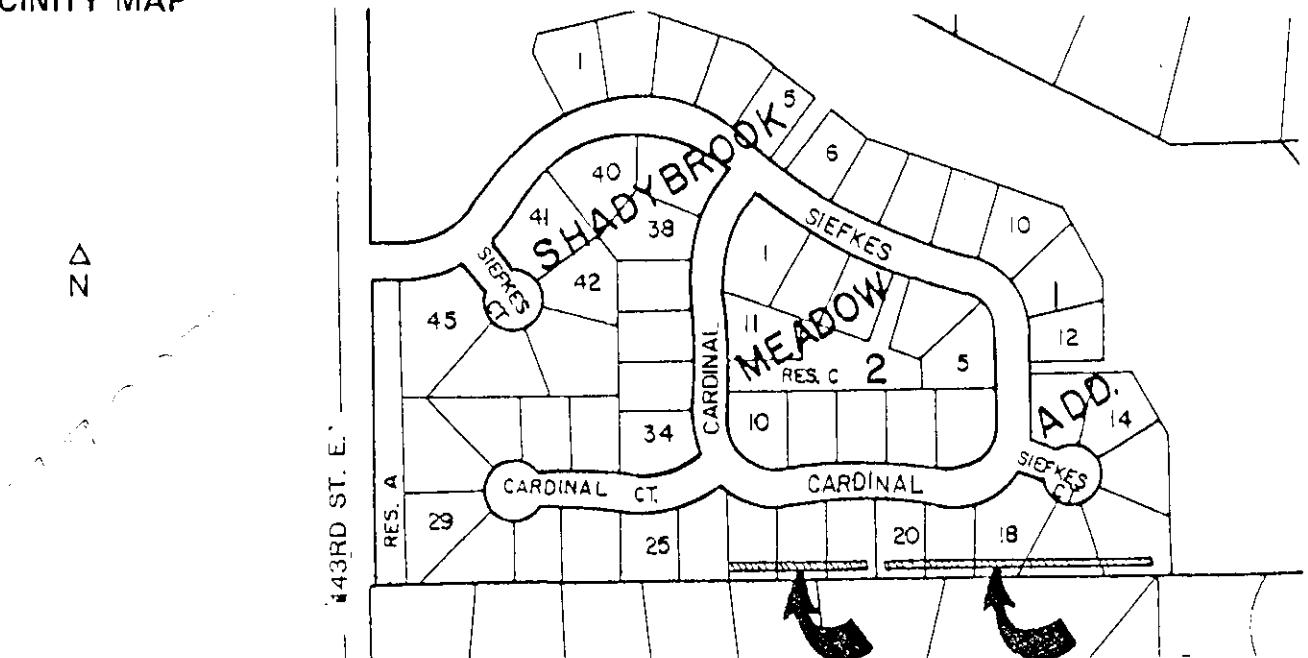
**LEGAL DESCRIPTIONS:** Those portions of utility easement described as:  
  
The north 10 feet of the south 25 feet of Lots 21 through 23, Block 1, Shadybrook Meadow Addition, Sedgwick County, Kansas, except the east 5 feet of lot 21; and the north 10 feet of the south 25 feet of Lots 16 through 20, Block 1 of said addition, except the east 23.71 feet of Lot 16, and the west 5 feet of Lot 20.

**LOCATION:** east of 143<sup>rd</sup> Street East; south of Central

**REASON FOR REQUEST:** To increase buildable area; alternate access for utilities is planned

**SITE ZONING:** "AA" One-Family Dwelling

### VICINITY MAP



**STAFF NOTE:** This site is in an unincorporated section of the county. Previously, an easement was granted by separate instrument for the south 15 feet of these [and adjacent] lots.

**STAFF COMMENTS:** Approve the vacation subject to the following conditions:

- (A) Any relocation or reconstruction of utilities necessitated by this vacation shall be the sole responsibility and expense of the applicants.