

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

June 29, 1995

BG Aero Structures, Inc.  
1234 N. Wellington Place  
Wichita, KS 67203

Re: V-1912 - Request to vacate alley right-of-way

Gentlemen:

At the June 29, 1995 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 May 18, 1995 letter. This case will be scheduled for final public hearing before the Wichita City Council after all conditions in our letter of June 22, 1995 have been completed.

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

Sincerely,

Don Losew  
Senior Planner

DL:rh

cc: Michael D. Hockley, 1000 Walnut - Suite 1400, Kansas City, MO  
64106-2140  
Ronald Lee Davis, 123 W. 12th Street North, Wichita, KS 67203  
Savoy, Ruggles, & Bohm, P.A., c/o Mark Savoy, 924 N. Main, Wichita, KS  
67203  
Mike Lindebak, City Engineer

SEBOWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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455 NORTH MAIN STREET  
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June 22, 1995

BG Aero Structures, Inc.  
1234 N. Wellington Place  
Wichita, KS 67203

Re: V-1912 - Request to vacate alley right-of-way

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, June 22, 1995, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved subject to:

A. The vacation order shall retain all of the alley right-of-way as a utility easement.

B. The applicant(s) shall also grant by separate instrument(s) additional utility easement. Where possible (areas without buildings) additional easement shall be granted to provide a full 20-foot easement. For areas encumbered by existing buildings, the easements shall be granted contingently, being contingent upon removal of any such buildings. Such easement(s) shall also be provided for the area along R.R. right-of-way also containing a sanitary sewer line.

C. Prior to this case going to the City Council, the applicant shall have made arrangements with the Sewer Department to have the sewer line inspected and approval obtained that paving over the line is acceptable.

D. The applicant is advised that the existing alley opening at 12th Street North should be closed or reconstructed to a private drive standard to avoid public use of the vacated alley.

E. The applicant shall be responsible for any relocation or reconstruction of any utilities or facilities made necessary by this vacation.

*CE has  
as 11/11/95  
add. can be  
is required  
Per Mark  
Savage-10/11/95  
has been*

*done - only minor repairs 9/6/95 will be done*

V - 1912 BG Aero Structures, Inc.  
June 22, 1995 - Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 29, 1995 at 1:30 p.m. If you have any questions, please call - 268-4459.

Sincerely,



Don Losew  
Senior Planner

DL:rh

cc: Michael D. Hockley, 1000 Walnut - Suite 1400, Kansas City, MO 64106-2140  
Ronald Lee Davis, 123 W. 12th Street North, Wichita, KS 67203  
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Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-1

June 29, 1995

STAFF REPORT

CASE NUMBER: V-1912 Request to vacate alley right-of-way

OWNER/APPLICANT: BG Aero Structures, Inc., 1234 N. Wellington Place, Wichita, KS 67203  
AGENT: Michael D. Hockley, 1000 Walnut - Suite 1400, Kansas City, MO 64106-2140

OWNER/APPLICANT: Ronald Lee Davis, 123 W. 12th Street North, Wichita, KS 67203  
AGENT: Savoy, Ruggles, & Bohm, P.A., c/o Mark A. Savoy, 924 N. Main, Wichita, KS 67203

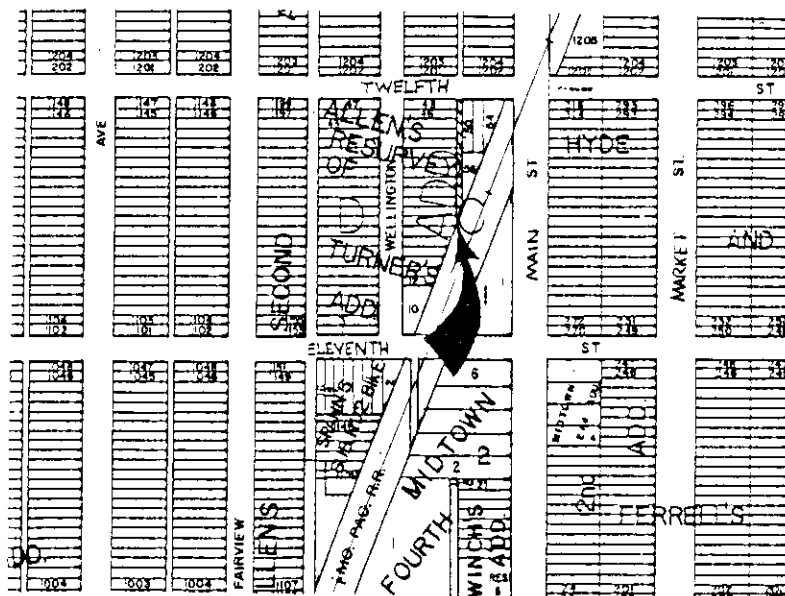
LEGAL DESCRIPTION: That portion of alley right-of-way described as: all of the alley lying east of Lots 10 thru 40 (even) and west of Lots 50 and 56, in Allens Resurvey of Turners Addition to the City of Wichita, Kansas, (Sedgwick County, Kansas) and lying north of the northwesterly right-of-way line of the Union Pacific Railroad.

LOCATION: South of 12th Street North and west of Broadway

REASON FOR REQUEST: To allow the paving of the alley with asphalt paving to parking lot standards.

CURRENT ZONING: "E"

VICINITY MAP:



**SUBDIVISION COMMITTEE RECOMMENDATIONS:**

Approve the vacation, subject to the following conditions:

**STAFF COMMENTS:**

- A. The vacation order shall retain all of the alley right-of-way as a utility easement.
- B. The applicant(s) shall also grant by separate instrument(s) additional utility easement. Where possible (areas without buildings) additional easement shall be granted to provide a full 20-foot easement. For areas encumbered by existing buildings, the easements shall be granted contingently, being contingent upon removal of any such buildings. Such easement(s) shall also be provided for the area along R.R.right-of-way also containing a sanitary sewer line.
- C. Prior to this case going to the City Council, the applicant shall have made arrangements with the Sewer Department to have the sewer line inspected and approval obtained that paving over the line is acceptable.
- D. The applicant is advised that the existing alley opening at 12th Street North should be closed or reconstructed to a private drive standard to avoid public use of the vacated alley.
- E. The applicant shall be responsible for any relocation or reconstruction of any utilities or facilities made necessary by this vacation.