

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1988  
(316) 268-4421  
FAX (316) 268-4390

October 31, 1996

Attn: Cam Castleman  
Dolese Bros. Co.  
P. O. Box 1841  
Wichita, KS 67201

Re: V-1992 Request to vacate a contingent street dedication and access easement

Gentlemen:

At the October 31, 1996 meeting of the Metropolitan Area Planning Commission, the above-referenced vacation request was approved subject to the following conditions:

- A. The applicant shall provide a contingent dedication of street right-of-way and emergency access easement with a width of 64' along the south 700' of the west property line and a width of 32' along the west 728.25' of the south property line. The contingent dedication shall be submitted to City Engineering for review and approval and then provide to Planning to be recorded with the vacation.
- B. The applicant shall grant a 20' wide emergency access easement along the east 599.5 feet of the south property line. The easement shall be provided to the Planning Department to be recorded with the vacation.
- C. The applicant shall be responsible for any relocation or reconstruction of utilities made necessary by this vacation.

This case will be scheduled for final public hearing before the Wichita City Council at the first appropriate date after all conditions have been met.

If you have any questions about this matter, please call - 268-4421.

Sincerely,  
  
Lawrence P. Mitchell  
Senior Planner

LPM:rh

cc: Don Arnold, Jr., 150 N. Main - Suite 501, Wichita, KS 67202  
Dolese Bros. Co., and Oklahoma Corp., Attn: Controller, Box 677, Oklahoma City, OK 73101  
Arnold J. and Lois H. Lambertz (Co-trustees of Arnold J. Lambertz Living Trust), 6023 Oneida, Wichita, KS 67208  
Stanley E. and Phyllis J. Allen, 3540 S. St. Francis, Wichita, KS 67216  
Joseph P. and Marilyn A. Olden, 12540 East Mt. Vernon, Wichita, KS 67207  
Mike Lindebak, City Engineer  
Karen Wolf, Planning Department

October 31, 1996

STAFF REPORT

CASE NUMBER: V-1992 - Request to vacate a contingent street dedication and access easement

OWNER/APPLICANT: Dolese Bros. Co., Attn: Cam Castleman, P. O. Box 1841, Wichita, KS 67201

AGENT: Don Arnold, Jr., 150 N. Main - Suite 501, Wichita, KS 67202

LEGAL DESCRIPTION: A 70-foot street right-of-way, lying 35 feet on both sides of the following described line: Beginning at a point on the west line of Lot 1, East Robbins Addition, Wichita, Kansas and 700 feet northerly measured along said line from the S.W. Corner of said Lot 1; thence east parallel with the south line of said Lot 1, 135 feet to the P.C. of a curve to the right having a radius of 135 feet; thence along said curve and through a central angle of 90° a distance of 157.08 to the P.T. of said curve; thence along tangent to said curve 374.53 feet to the P.C. of a curve to the left having a radius of 135 feet; thence along said curve and through a central angle of 90° a distance of 157.08 feet to a point 35 feet north of the south line of said Lot and the P.T. of said curve; thence east along tangent to said curve and parallel with the south line of said Lot, 812.21 feet to the east line of said Lot. (Said contingent dedication having been shown on the above noted Addition and as described by separate instrument as recorded on Film 116, Page 1362 and 1363, and the access easement as described by separate instrument recorded on Film 111, Page 1279 and 1280.)

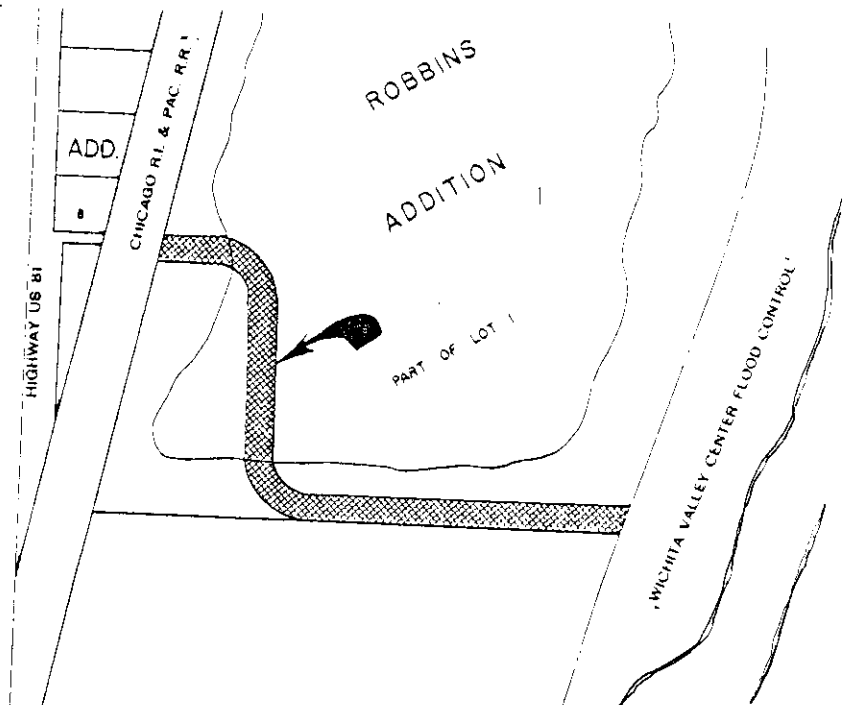
LOCATION: East of Broadway and south of 31st Street South

REASON FOR REQUEST: The contingent street dedication and access easement is unused.

CURRENT ZONING: "LI" Limited Industrial

VICINITY MAP:

11-805



**SUBDIVISION COMMITTEE RECOMMENDATIONS:**

Approve the vacation, subject to the following conditions:

**STAFF COMMENTS:**

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

Larry Ross's stated reason for voting in the negative was he thought the conditional use limit applied to sand and mineral excavation was exceeded by Dolese Bros.