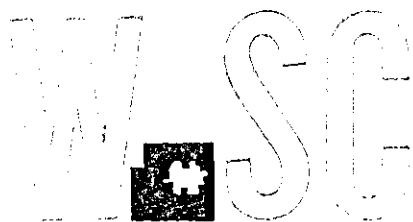


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 5, 1999

Pat's Rentals, Inc.
c/o Pat Sims
11043 E. Juan Tabo Rd
Scottsdale, AZ 85255

Re: V-2153 - Request to vacate the south 30 feet of platted access control

Dear Ms. Sims:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 4, 1999, 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 of access control is contingent on the applicant filing for a lot split, the lot split being approved and the applicant meeting all conditions of the lot split.
- B. Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicant.

This matter is set for public hearing by the Metropolitan Area Planning Commission on Thursday, February 11, 1999, at 1:30 p.m. in the Planning Conference Room, Tenth Floor, City Hall, 455 North Main, Wichita, Kansas. If you have any questions, please call at 268-4421.

Sincerely,


Keith Gooch
Senior Planner

KG:le

cc: Mike Lindebak, City Engineer, Public Works Department, Mail Stop 1-71
Baughman Company, P.A., c/o Russ Ewy, 315 Ellis, Wichita, KS 67211
Kacika Corporation, Attn: Property Tax Dept, P.O. Box 28606, Atlanta, GA 30358

STAFF REPORT

CASE NUMBER: V-2153 Request to vacate a portion of access control

OWNER/APPLICANT: Pat's Rentals, Inc., c/o Pat Sims (Owner)

AGENT: Baughman Co. c/o Russ Ewy

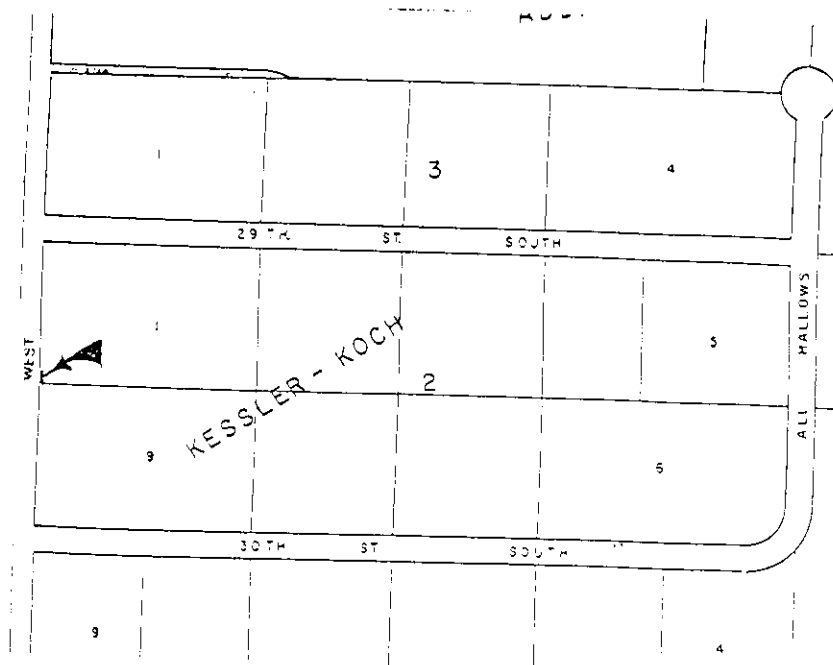
LEGAL DESCRIPTION: The south 30 feet of platted access control along the western property line of Lot 1, Block 2, Kessler-Koch Addition, Wichita, Sedgwick County, Kansas

LOCATION: East of West Street and south of 29th Street South

REASON FOR REQUEST: To allow access for a separate lot

CURRENT ZONING: "LI" Limited Industrial

VICINITY MAP:



The applicant is requesting to vacate a portion of access control. The applicant's agent has stated that it is the owner's intention to split this lot into two and allow the southern lot to have access to West Street. This lot is not, currently, permitted any access to West Street.

Based upon the information available prior to the public hearing, staff recommends the MAPC make the following findings and recommendation to the City Council:

- A. That after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:
 - 1. That due and legal notice has been given by publication as required by law, by publication in the Daily Reporter of notice of this vacation proceeding one time on January 15, 1999, which was at least 20 days prior to this public hearing.
 - 2. That no private rights will be injured or endangered by the vacation of the above-described vacation of a platted utility easement, and the public will suffer no loss or inconvenience thereby.
 - 3. In justice to the petitioner(s), the prayer of the petition ought to be granted.
- B. Therefore, the vacation of the portion of the access control described in the petition should be approved, subject to the following conditions:
 - 1. The vacation of access control is contingent on the applicant filing for a lot split, the lot split being approved and the applicant meeting all conditions of the lot split.
 - 2. Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicant.

SUBDIVISION COMMITTEE'S RECOMMENDED ACTION:

The Subdivision Committee recommended approval, subject to the following:

- A. The vacation of access control is contingent on the applicant filing for a lot split, the lot split being approved and the applicant meeting all conditions of the lot split.
- B. Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicant.