



Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30313078

Receipt #: 2428731
Pages Recorded: 2

Recording Fee: \$0.0

Cashier: Jaherman

Authorized By: Tonya Buckingham

Date Recorded: 06/05/2024 02:26:11 PM



**BEFORE THE CITY COUNCIL OF THE
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS**

**IN THE MATTER OF THE VACATION OF A PORTION OF A
PLATTED STREET RIGHT-OF-WAY**

**GENERALLY LOCATED ONE-QUARTER MILE EAST OF
NORTH WEST STREET AND ONE-QUARTER MILE SOUTH
OF WEST 13TH STREET NORTH**

VAC2024-00009

MORE FULLY DESCRIBED BELOW

CORRECTED VACATION ORDER

NOW on this 14th day of May 2024, comes on for hearing the petition for vacation filed by Jamie C. Ortiz, (owner) praying for the vacation of a portion of a platted street right-of-way, to wit:

That part of Nelson Street, described as commencing at the S.E. Corner of Lot 12, Block B, La Placita Park Addition to Wichita, Sedgwick County, Kansas; thence North along the East line of said Lot 12, 30 feet to the Point of Beginning; Thence East along the extended line of said Lot 12, 30 feet; thence North, parallel with the East line of said Lot 12, 106 feet to the North line of said Lot 12, 30 feet extended East; thence west, 30 feet to the N.E. Corner of said Lot 12, thence South, along the East line of Said Lot 12, 106 feet to the Point of Beginning.

The City Council, after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, makes the following findings:

1. That due and legal notice has been given by publication, as required by law, in The Wichita Eagle on March 21, 2024, which was at least 20 days prior to the public hearing.
2. No private rights will be injured or endangered by the vacation of the described portion of a platted street right-of-way and the public will suffer no loss or inconvenience thereby.
3. A drainage and utility easement shall be dedicated over and across the vacated right-of-way and recorded along with this Vacation Order at the Sedgwick County Register of Deeds.

May 14, 2024
VAC2024-00009

4. A restrictive covenant that binds and ties the vacated right-of-way to the abutting property to the west shall be recorded along with this Vacation Order at the Sedgwick County Register of Deeds.

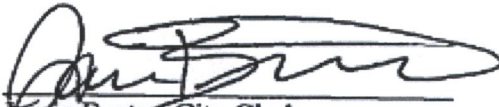
5. In justice to the petitioner, the prayer of the petitioner ought to be granted.

6. No written objection to said vacation has been filed with the City Clerk by any owner or adjoining owner who would be a proper party to the petition.

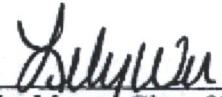
7. The vacation of the described portion of a platted street right-of-way should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 14th day of May 2024, ordered that the above-described portion of a platted street right-of-way is hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order and the dedication of access control to the Sedgwick County Register of Deeds for recording.

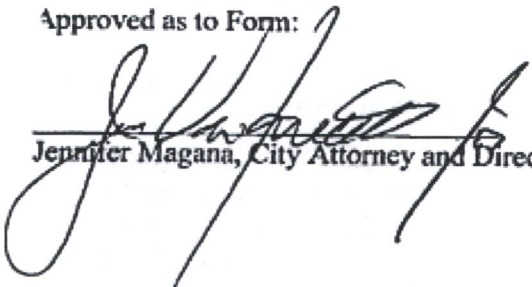
ATTEST:


Jamie Buster, City Clerk




Lily Wu, Mayor, City of Wichita

Approved as to Form:


Jennifer Magana, City Attorney and Director of Law

May 14, 2024
VAC2024-00009



Sedgwick County
Register of Deeds - Tonya Buckingham
Doc.#/Flm-Pg: 30309234

Receipt #: 2427243
Pages Recorded: 1

Recording Fee: \$21.00

Authorized By: Tonya Buckingham

Cashier: vbunch

Date Recorded: 05/17/2024 11:26:32 AM



DRAINAGE AND UTILITY EASEMENT

THIS EASEMENT made this 11th day of April, 20 24
by and between Jaime C. Ortiz,
(Property Owner(s) and/or Company)

Grantor and the City of Wichita, Kansas, a municipal corporation, Grantee.

WITNESSETH: That the Grantor, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the Grantee or the franchised utility entity a perpetual easement for the purpose of constructing, operating, maintaining, and repairing all public and/or franchised utilities, and any appurtenances thereto, over, along and under the following described real estate situated in Sedgwick, County, Kansas to wit:

That part of Nelson Street, described as commencing at the S.E. Corner of Lot 12, Block B, La Placita Park Addition to Wichita, Sedgwick County, Kansas; thence North along the East line of said Lot 12, 30 feet to the Point of Beginning; Thence East along the extended line of said Lot 12, 30 feet; thence North, parallel with the East line of said Lot 12, 106 feet to the North line of said Lot 12, 30 feet extended East; thence west, 30 feet to the N.E. Corner of said Lot 12, thence South, along the East line of Said Lot 12, 106 feet to the Point of Beginning.

said Grantee and/or agents of the franchised utilities are hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such utility, and any appurtenances thereto. And said Grantor agrees to not make any alteration to the ground in the described area that may adversely affect the local, natural drainage patterns.

IN WITNESS WHEREOF: The said Grantor has signed this document the day and year first written.

Jaime C. Ortiz
Jaime C. Ortiz, Property Owner

State of KANSAS

County of SEDGWICK

SS.

This instrument was acknowledged before me on 4/11/24 OF

by Jaime C. Ortiz, as property owner of the aforementioned described property.

(seal)



Olivia Leslie
Notary Public
My Commission expires: 5/4/25

Reviewed and approved by the City Engineer:

Shan Melling

for Paul Gunzelman



Sedgwick County
Register of Deeds - Tonya Buckingham
Doc. #/Flm-Pg: 30309233

Receipt #: 2427243
Pages Recorded: 1

Recording Fee: \$21.00

Cashier: vbunch

Authorized By: *Tonya Buckingham*

Date Recorded: 05/17/2024 11:26:31 AM



RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED Jaime C. Ortiz is the owner of the following described real property:

Lot 12, Block **D**, La Placita Park Addition, Wichita, Sedgwick County, Kansas; together with:

That part of Nelson Street, described as commencing at the S.E. Corner of Lot 12, Block **D**, La Placita Park Addition to Wichita, Sedgwick County, Kansas; thence North along the East line of said Lot 12, 30 feet to the Point of Beginning; Thence East along the extended line of said Lot 12, 30 feet; thence North, parallel with the East line of said Lot 12, 106 feet to the North line of said Lot 12, 30 feet extended East; thence west, 30 feet to the N.E. Corner of said Lot 12, thence South, along the East line of Said Lot 12, 106 feet to the Point of Beginning.

NOW THEREFORE, in connection with the vacation of the street described above:

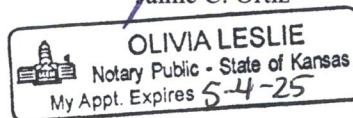
The undersigned agrees and covenants the aforementioned vacated street tracts shall be retained, held and bound together with each of the platted lots adjacent to and adjoining and having ownership in common with such vacated street tracts.

It is understood that this covenant shall be binding upon the undersigned, their heirs, or successors and assigns and is a covenant running with the land until such time the property is replatted.

The covenants, conditions, and restrictions on the property created and established in this instrument may be waived, terminated, or modified only upon written consent of the Wichita City Council. No such waiver, termination or modification shall be effective until such written consent is recorded in the office of the Register of Deeds for Sedgwick County, Kansas.

State of Kansas)
) SS
Sedgwick County)

Jaime C. Ortiz
Jaime C. Ortiz



The foregoing instrument was acknowledged before me this 11 day of April, 2024 by Jaime C. Ortiz

Olivia Leslie
Notary Public

My appointment expires: May 4, 2025.



Wichita-Sedgwick County Metropolitan Area Planning Department

May 16, 2024

Jaime Castaneda Oritz
3534 W. Ponderosa
Wichita, KS 67203

Ref: VAC2024-00009: Vacation request in the city to vacate a portion of a platted street right-of-way, located within one-quarter mile south of West 13th Street North and within one-quarter mile east of North West Street (3534 W. Ponderosa).

Dear Applicant;

At its regular meeting on **May 14, 2024**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the vacation request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP
Current Plans
Division Manager



Wichita-Sedgwick County Metropolitan Area Planning Department

May 17, 2024

Jaime Castaneda Ortiz
3534 W. Ponderosa
Wichita, KS 67203

Ref: VAC2024-00009: Vacation request in the city to vacate a portion of a platted street right-of-way, located within one-quarter mile south of West 13th Street North and within one-quarter mile east of North West Street (3534 W. Ponderosa).

Dear Applicant;

At its regular meeting on **May 14, 2024**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the vacation request.

Please see the enclosed, recorded restrictive covenant and recorded easement for your records.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP
Current Plans
Division Manager



Wichita-Sedgwick County Metropolitan Area Planning Department

April 12, 2024

Jaime Castaneda Oritz
3534 W. Ponderosa
Wichita, KS 67203

Ref: VAC2024-00009: Vacation request in the city to vacate a portion of a platted street right-of-way, located within one-quarter mile south of West 13th Street North and within one-quarter mile east of North West Street (3534 W. Ponderosa).

To Whom It May Concern,

At the **Thursday, April 12, 2024**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Provide Planning with an approved legal description of the vacated platted North Nelson Street public right-of-way on a Word document that can be copied and used on the Vacation Order. The vacated portion of North Nelson Street abutting the east side of Lot 12, Block B, La Placita Park Addition will be 106 feet long by 30 feet wide; not the requested 136-foot long section as the south 30 feet of the subject ROW is needed for a hammerhead turnaround.
- (2) Provide a covenant, with original signatures, binding and tying the described vacated public street right-of-way to the applicants' abutting property. This must be provided to Planning prior to this case proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds and the Sedgwick County Appraisers Office.
- (3) Dedicate a drainage and utility easement, by separate instrument, for the described area of the right-of-way. This shall be submitted to Planning, with originals signatures, prior to this case proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (4) The applicant shall remove any cement and/or gravel from the east 30 feet of the Nelson Street right-of-way and restore it to grass with a slope to the beehive inlet. This restoration of the east 30 feet of the right-of-way shall be required prior to this application going to City Council for final action.
- (5) The applicant shall install a curb along the east and south areas of the existing driveway within the vacation area to direct stormwater runoff from the west 30 feet of the Nelson Street right-of-way, down the driveway toward the storm sewer inlet in West Ponderosa Street. The installation of this curb shall be completed prior to this application going to City Council for final action.

VAC2024-00012: Vacation request in the City to vacate a portion of a platted complete access control on property located one-block east of Southeast Boulevard and within one-quarter mile north of East Pawnee Avenue.

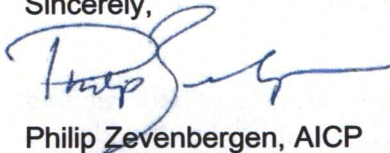
April 12, 2024

Page 2

- (6) As needed provide utilities with any needed project plans for the relocation of utilities for review and approval. Any relocation/reconstruction of utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number(s) to Planning prior to the case going to City Council for final action.
- (7) All improvements shall be according to City Standards and at the applicants' expense.
- (8) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

When all of the above conditions have been completed and there are no other documents requested; this case will be scheduled for final action by the Wichita City Council at the first appropriate date after **April 25, 2024**, (end of the two-week protest period). This letter also serves as a reminder that the vacation notification signs should now be removed from the property. If you have any questions concerning this case, please contact our office at 268-4421.

Sincerely,



Philip Zevenbergen, AICP
Current Plans Division Manager
PZ:IJ

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	527836	Print Legal Ad-IPL01628410 - IPL0162841		\$141.30	2	84 L

Attention: MANDY HEBERT

CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

MHEBERT@wichita.gov

OCA 150004

Published in The Wichita Eagle on March 7, 2024

(One Time Only)
MAPC/EZA March 26, 2024
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, March 28, 2024, no earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.

CON2024-00010: Request in the City for a Conditional Use for Entertainment Establishment to bring existing Candle Club into conformance and permit new outdoor patio on property zoned LC Limited Commercial, located on the southwest corner of East 13th Street North and North Woodlawn Blvd (6135 E. 13th Street).

CUP2024-00004: CUP Amendment in the City to CUP DP-319 Providence Square Community Unit Plan to reduce the side setback of Parcel 1A for outdoor storage and increase area of outdoor storage, generally located on the north-west corner of East 13th Street North and North Oliver Avenue.

VAC2024-00009: Vacation request in the City to vacate the west half of Nelson Street Right-of-Way, generally located adjacent to property north of West Ponderosa Street and within one-quarter mile east of North West Street (3534 West Ponderosa Street).

VAC2024-00010: Vacation request in City to vacate a portion of a side yard setback on the south side of the property generally located at the northeast corner of E. Central Ave. and N. Armour Dr. (508 N. Armour Dr.).

VAC2024-00011: Request in the City to vacate a drainage right-of-way from 35 feet to 15 feet to allow for expansion of the existing structure on property zoned LI Limited Industrial District, generally located on the east side of South Hoover Road, within one-half mile north of K-42 (2550 South Hoover).

ZON2024-00012: Zone change request in the City from LI Limited Industrial District to CBD Central Business District to match zoning of nearby properties, generally located on the west side of North Oak Street, within 200 feet north of West Douglas Avenue (115 & 121 North Oak Street).

ZON2024-00013: Zone change request in the City from TF-3 Two-Family Residential District to B Multi-Family District to construct a multi-unit property, generally located on the east side of North Lorraine Avenue, within 550 feet north of East 2nd Street North.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the Wichita-Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate:

- 1) Attend In-Person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5:00 PM, 3 days prior to the meeting.
- 2) Submit Comments Ahead of Time regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) - using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting. Planning Departments staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. Written Comments should be submitted by 5:00 PM the day before the meeting. Video and Audio Comments (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

Email: Planning@wichita.gov

Mailing Address:

Wichita-Sedgwick County Metropolitan Area Planning Department
Attn: Scott Wadle

271 W. 3rd Street - Suite 201

Wichita, KS 67202

Phone: 316.268-4421

Fax: 316.858.7764

- 3) If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.

Option to View Remotely (Not Participate)

The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: <https://www.wichita.gov/planning>

WITNESS MY HAND on March 7, 2024

Scott Wadle, Secretary

Wichita-Sedgwick County

Metropolitan Area Planning Commission

FLD0162841

Mar 7 2024

In The STATE OF KANSAS

In and for the County of Sedgwick

1 insertion(s) published on:

03/07/24

STATE OF KANSAS)

SS

County of Sedgwick)

Stefani Beard, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 03/07/2024 to 03/07/2024.

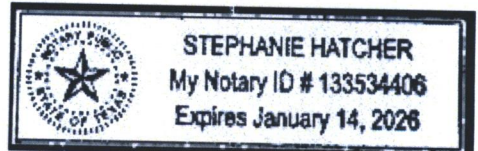
Stefani Beard

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 03/07/2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

METROPOLITAN AREA PLANNING COMMISSION

**AGENDA ITEM NO.
April 11, 2024**

STAFF REPORT

CASE NUMBER: VAC2024-00009 – City Vacation of a portion of platted public street right-of-way.

APPLICANT: Jaime Castaneda Ortiz (applicants).

LEGAL DESCRIPTION: Vacating the 30-foot by 136-foot, 2-inch platted Nelson Street right-of-way abutting to the east of Lot 12, Block B, La Placita Park Addition.

LOCATION: Generally located one-quarter mile east of North West Street and one-quarter mile south of West 13th Street South (east of 3534 W Ponderosa St).

REASON FOR REQUEST: To utilize the right-of-way for personal uses.

VICINITY MAP:



The applicant is requesting the vacation of the portion of the platted Nelson Street right-of-way abutting their property to the east for the purpose being able to use the right-of-way for personal uses. This right-of-way is generally located one-quarter mile east of North West Street and one-quarter mile south of West 13th Street North. The request was initiated due to a citation received by the applicant for utilizing the area. The applicant's property abuts this right-of-way on the west and is addressed as 3534 West Ponderosa Street. This 30-foot portion of Nelson Street represents only half of the right-of-way and was never constructed. The other 30 feet of right-of-way was platted in the Benbow Addition to the east. The 30 feet of right-of-way in the Benbow Addition is part of this request, and the applicant does not have right to request the vacation of that portion of the Nelson Street right-of-way. Therefore, all 30-feet of this right-of-way in this request will be deeded to the applicant. Aerial imagery indicates that the applicant is utilizing the full width of the Nelson Street right-of-way and has been for a number of years. If the vacation is approved, the applicant would be able to continue utilizing the west one-half of the right-of-way that abuts his property, however, he is required to cease using the eastern portion of the right-of-way.

If this vacation is approved, no property will be deprived of access.

In 2020, a corresponding section of the platted Nelson Street right-of-way was vacated abutting 3535 West Ponderosa Avenue (VAC2023-00011) to the south of the subject property. During the review of that application, Wichita Traffic Engineering and Wichita Fire conferred and determined the need to retain a portion of the right-of-way for possible future construction of a hammerhead (see attached exhibits). The approval of VAC2023-00011 included retaining the north 30 feet of that portion of the right-of-way. In this case, Wichita Traffic Engineering and Wichita Fire require the south 30 feet of the subject portion of the right-of-way to be retained. Combined, this would give a 120-foot-wide by 30-foot-deep right-of-way for the future construction of a hammerhead. Development of the hammerhead requires finding a funding source for the engineering and construction. Funding is uncertain at this time which means there is no timeline for the development of the hammerhead. However, without the additional right-of-way, there is no possibility of construction of the hammerhead.

The right-of-way has power poles and storm sewer facilities. That applicant will be required to dedicate an easement to cover these existing utilities. Neither Everygy nor Cox object to the request. Everygy has poles, lines, and equipment in the vacation area; and Cox has lines on Everygy's poles. The requirement for an easement covers these utilities. Any relocation of this equipment is at the applicants' expense. LaDonna Vanderford, Everygy Area Design Representative, can be contacted at 316-261-6290 regarding this item. The La Placita Park Addition was recorded with the Register of Deeds June 1954.

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Public Works, Water & Sewer, Stormwater, Traffic, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described public street right-of-way.

- 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, in the Wichita Eagle, of notice of this vacation proceeding one time March 7, 2024, which was at least 20 days prior to this public hearing.
 2. That no private rights will be injured or endangered by vacating the described portion of the platted street right-of-way and that the public will suffer no loss or inconvenience thereby.
 3. In justice to the petitioner, the prayer of the petition ought to be granted.

Conditions (but not limited to) associated with the request:

- (1) Provide Planning with an approved legal description of the vacated platted North Nelson Street public right-of-way on a Word document that can be copied and used on the Vacation Order. The vacated portion of North Nelson Street abutting the east side of Lot 12, Block B, La Placita Park Addition will be 106 feet long by 30 feet wide; not the requested 136-foot long section as the south 30 feet of the subject ROW is needed for a hammerhead turnaround.
- (2) Provide a covenant, with original signatures, binding and tying the described vacated public street right-of-way to the applicants' abutting property. This must be provided to Planning prior to this case proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds and the Sedgwick County Appraisers Office.
- (3) Dedicate a drainage and utility easement, by separate instrument, for the described area of the right-of-way. This shall be submitted to Planning, with original signatures, prior to this case proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (4) The applicant shall remove any cement and/or gravel from the east 30 feet of the Nelson Street right-of-way and restore it to grass with a slope to the beehive inlet. This restoration of the east 30 feet of the right-of-way shall be required prior to this application going to City Council for final action.
- (5) The applicant shall install a curb along the east and south areas of the existing driveway within the vacation area to direct stormwater runoff from the west 30 feet of the Nelson Street right-of-way, down the driveway toward the storm sewer inlet in West Ponderosa Street. The installation of this curb shall be completed prior to this application going to City Council for final action.
- (6) As needed provide utilities with any needed project plans for the relocation of utilities for review and approval. Any relocation/reconstruction of utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide an approved project number(s) to Planning prior to the case going to City Council for final action.
- (7) All improvements shall be according to City Standards and at the applicants' expense.
- (8) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

The Subdivision Committee recommends approval per staff recommendations.

Attachments:

1. Hammerhead Turnaround Exhibits
2. Aerial Map
3. Site Plan

- VAC2024-00009
- Proposed Hammerhead
- Storm Structures
- Enclosed Gravity Pipe
- Force Main
- Open Channel
- Siphon
- Water Hydrants
- Sewer Manholes
- Sewer Mains
- Water Valves
- Water Mains

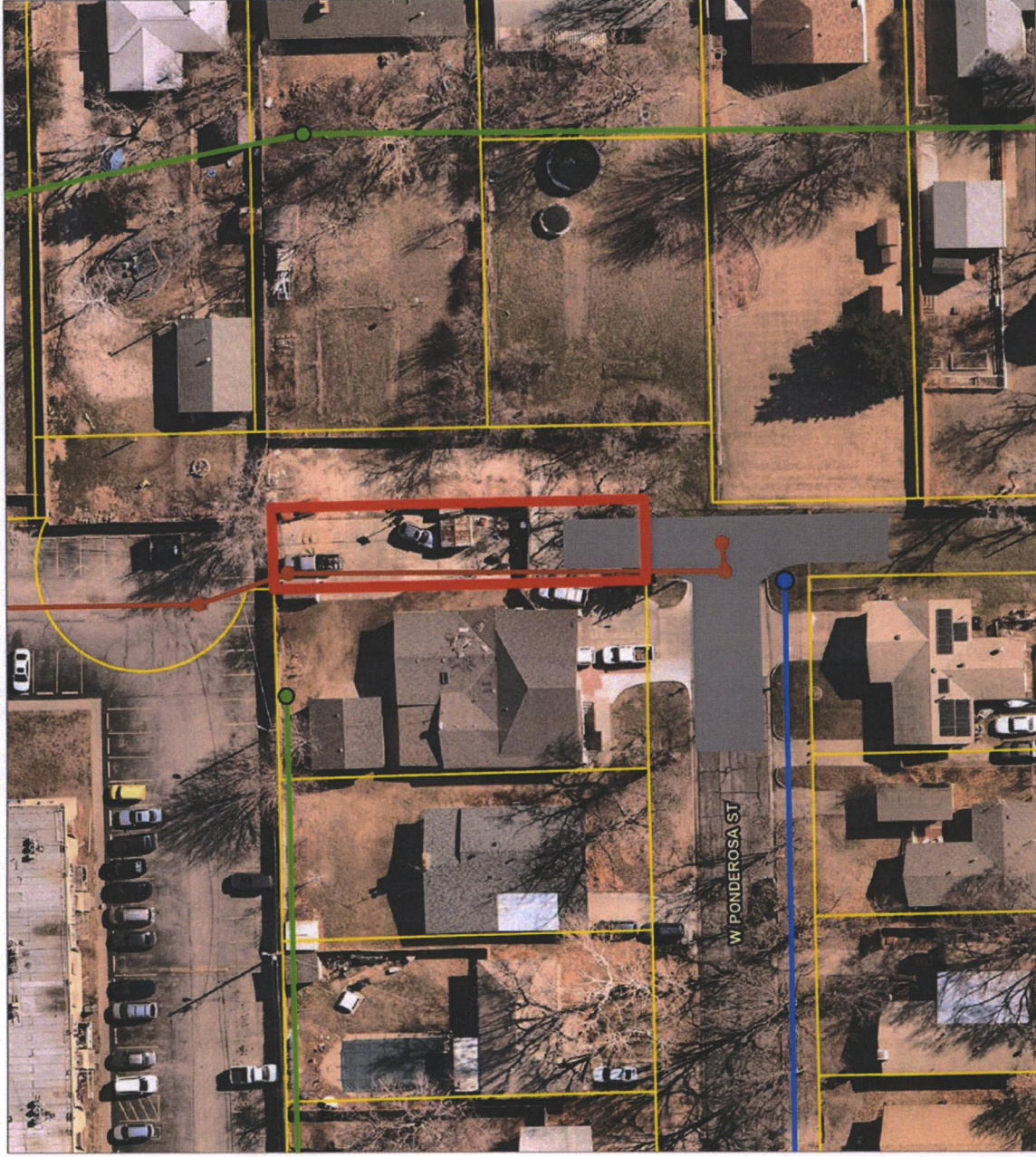


Software: ArcGIS

Map Data Sources:
 City of Wichita
 Sedgwick County

Prepared: 2/21/2024

It is understood that while the City of Wichita Data Center GIS personnel have made every effort to ensure the accuracy of the information incorporated in this map, the Data Center-GIS personnel make no warranty or representation, either expressed or implied, with respect to the accuracy or completeness of the information presented here. Public property represented on this map is not intended to be inclusive.



 VAC2024-00009

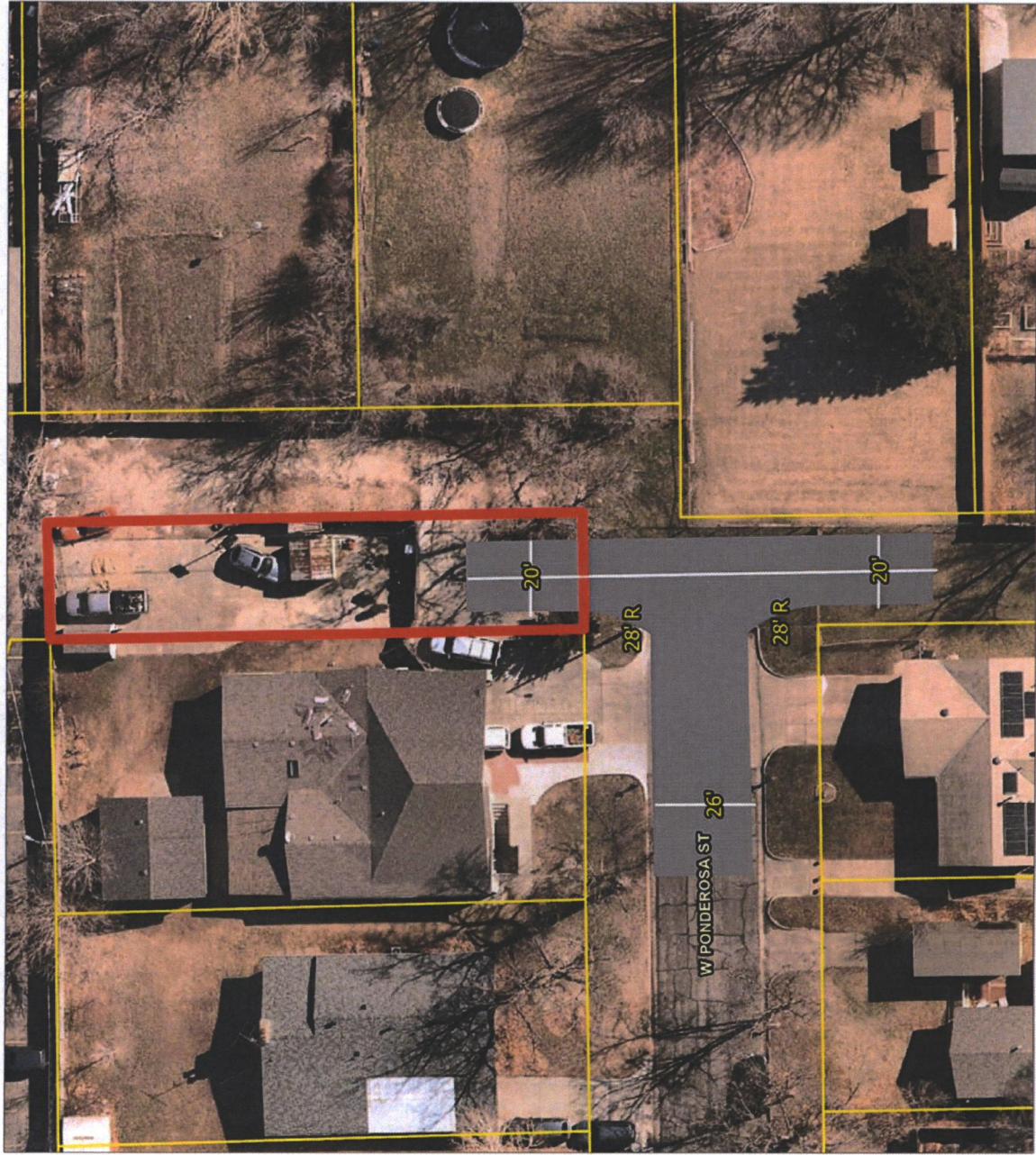
 Proposed Hammerhead



Software: ArcGIS
Map Data Sources:
City of Wichita
Sedgwick County

Prepared 2/21/2024

It is understood that while the City of Wichita Data Center provides data for use in this map, the City of Wichita and its employees and personnel have no indication and reason to believe that the data is accurate or that it is free from errors or inaccuracies in information incorporated in the base map. The Data Center-GIS personnel make no warranty or representation, either expressed or implied, with respect to the accuracy or completeness of the data shown on this map. Public property represented on this map is not intended to be inclusive.



- VAC2024-00009
- Storm Structures
- Enclosed Gravity Pipe
- Force Main
- - - Open Channel
- Siphon
- ◆ Water Hydrants
- Sewer Manholes
- Sewer Mains
- Water Valves
- Water Mains



Software: ArcGIS
 Map Data Sources:
 City of Wichita
 Sedgwick County

Prepared: 2/14/2024

It is understood that while the City of Wichita Data Center provides data to the City of Wichita Department of Public Works, the City of Wichita Department has no indication and reason to believe that there are inaccuracies in information incorporated in this base map, the Data Center-GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or data displayed on this map. Further property represented on this map is not intended to be included.



Nelson Street Right-of-Way Vacation



This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

1:360

