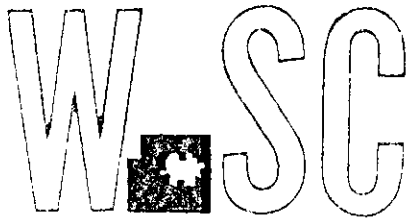


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 25, 1999

Redstone Design Development
144 N. Mosley
Wichita, KS 67202

RE: V-2141 - Request to vacate an alley

Dear Sirs:

At the Thursday, December 17, 1998, 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 letter of December 14, 1998. Once you have completed all the approval conditions, we will schedule this case for review by the Wichita City Council at the first appropriate date.

Sincerely,

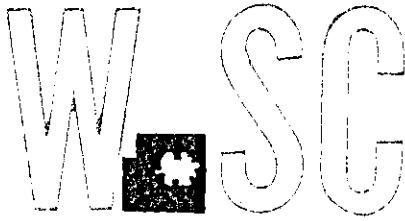
A handwritten signature in black ink that reads 'Keith Gooch'.

Keith Gooch
Senior Planner

KG:le

cc: Mike Lindebak, City Engineer, Public Works Department, Mailstop 1-71
Richard Vliet, 4200 E. Douglas, Wichita, KS 67208
Carol Church Brown, 8814 Windwood Cr, Wichita, KS 67226
Rainbows United Services, 2615 N. Wellesley, Wichita, KS 67220
The City of Wichita, c/o City Manager's Office, 13th Floor, 455 N. Main, Wichita, KS 67202
James A. Swenson, c/o Nationsbank, Attn: Finance, P.O. Box 4, Wichita, KS 67201
Marguerite E. Herrig & Katherine Herrig Belsey, % Deloitte & Touche Property, One Tower Lane,
Suite 1800, Oakbrook Terrace IL 60181-4632

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

December 14, 1998

Redstone Design Development
144 N. Mosley
Wichita, KS 67202

RE: V- 2141 - Request to vacate an alley

Dear Sirs:

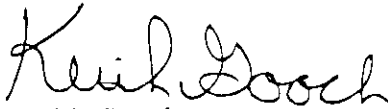
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, December 10, 1998, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved subject to:

- A. The applicant shall dedicate an access easement to Broadway through the parking lot just north of the existing building, prior to this request being scheduled for City Council approval.
- B. The vacated alley shall be retained as a utility easement.
- C. The applicant shall file a hold harmless agreement for the proposed construction over the vacated alley which is retained as a utility easement. The applicant shall meet with the City of Wichita Water Department, prior to this request being scheduled for City Council, to discuss what improvements are needed for the existing water line in the vacated alley.
- D. Per the Traffic Engineer's request the alley shall become a two-way alley.
- E. Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicant.

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This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 17, 1998, at 1:30 p.m. If you have any questions, please call at 268-4421.

Sincerely,

A handwritten signature in cursive script, reading "Keith Gooch".

Keith Gooch
Senior Planner

KG:le

cc: Mike Lindebak, City Engineer, Public Works Department, Mailstop 1-71
Richard Vliet, 4200 E. Douglas, Wichita, KS 67208
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Lane, Suite 1800, Oakbrook Terrace IL 60181-4632

STAFF REPORT

CASE NUMBER: V-2141 Request to vacate an alley

OWNER/APPLICANT: City of Wichita (Owner); Redstone Design Development and Richard Vliet (Contract Purchaser)

AGENT: N/A

LEGAL DESCRIPTION: The alley between odd Lots 95-107 Lawrence Avenue, now Broadway, and even Lots 96-108 Topeka Avenue, All in English's 3rd Addition to Wichita, Sedgwick County, Kansas.

LOCATION: East of Broadway and north of Lewis

REASON FOR REQUEST: Redevelop the vacant building on-site

CURRENT ZONING: "CBD"

VICINITY MAP:



The applicant is requesting to vacate an alley to allow for the redevelopment of a building on-site.

SUBDIVISION COMMITTEE RECOMMENDS APPROVAL, SUBJECT TO THE FOLLOWING CONDITION:

- A. The applicant shall dedicate an access easement to Broadway through the parking lot just north of the existing building, prior to this request being scheduled by City Council.
- B. The vacated alley shall be retained as a utility easement.
- C. The applicant shall file a hold harmless agreement for the proposed construction over the vacated alley which is retained as a utility easement. The applicant shall meet with the City of Wichita Water Department, prior to this request being scheduled for City Council, to discuss what improvements are needed for the existing water line in the vacated alley.
- D. Per the Traffic Engineer's request the alley shall become a two-way alley.
- E. Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicant.