



Wichita-Sedgwick County Metropolitan Area Planning Department

March 17, 2000

K. Todd Allam
P.O. Box 110
Wichita, KS 67201

Re: V-2217 - Request to vacate 10-foot utility easement generally located Northeast of 135th Street West and Maple Street.

Dear Mr. Allam:

At the Thursday, March 16, 2000, 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 March 10, 2000. This case will be scheduled for final action by 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,

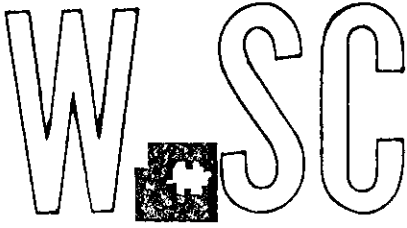
A handwritten signature in cursive script, appearing to read 'Dale Miller'.

Dale Miller
Chief Planner

LAV:le

cc: Mike Lindebak, City Engineer, Public Works (1-71)
K Todd Allam Construction, 251 N. Water, Wichita, Ks 67202
Jim Ubert, Poe & Associates of Kansas, Inc., 5940 E. Central, #200, Wichita, KS 67208

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

March 10, 2000

K. Todd Allam
P.O. Box 110
Wichita, KS 67201

Re: V-2217 - Request to vacate 10-foot utility easement generally located Northeast of 135th Street
West and Maple Street.

Dear Mr. Allam:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 9, 2000, 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 filing a replacement utility easement.

This matter is set for public hearing by the Metropolitan Area Planning Commission on Thursday, March 16, 2000 at 1:00 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,

Dale Miller
Chief Planner

DM:le

cc: Mike Lindebak, City Engineer, Public Works Department, Mail Stop 1-71
K Todd Allam Construction, 251 N. Water, Wichita, Ks 67202
Jim Ubert, Poe & Associates of Kansas, Inc., 5940 E. Central, #200, Wichita, KS 67208



STAFF REPORT

CASE NUMBER: V-2217 Request to vacate a 10-foot Utility Easement
(Associated with V-2216)

OWNER/APPLICANT: K. Todd Allam

AGENT: Poe & Associates of Kansas, Inc., c/o Jim Ubert

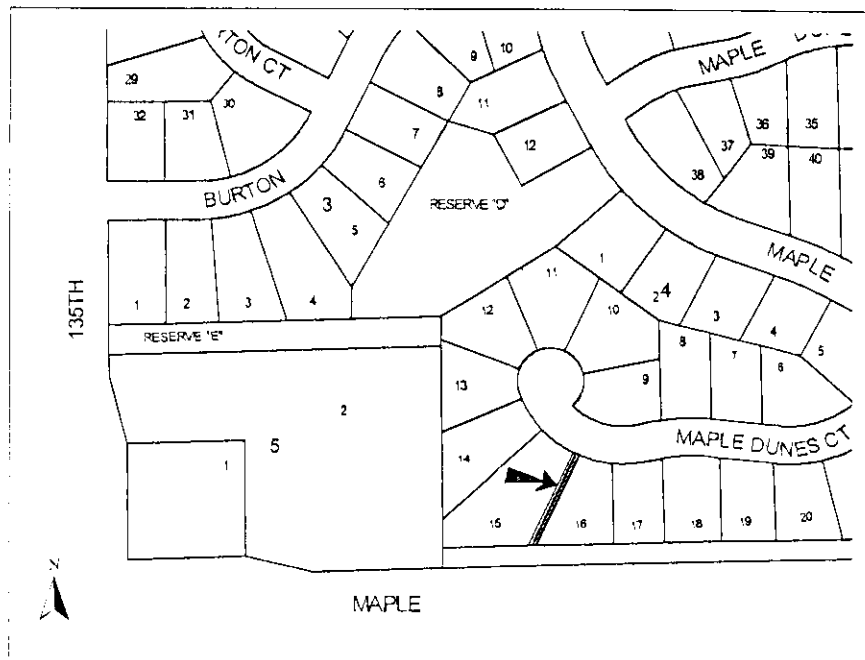
LEGAL DESCRIPTION: Ten feet centered on the common lot line of Lots 15 & 16, Block 4, Maple
Dunes Addition to Wichita, Sedgwick County, Kansas

LOCATION: Northeast of 135th Street West and Maple Street

REASON FOR REQUEST: Reconfiguration of easements as result of lot split

CURRENT ZONING: "SF-6" Single-Family Residential

VICINITY MAP:



The applicant is requesting to vacate a 10-foot utility easement on vacant property as part of a lot split on the Maple Dunes Plat. A substitute utility easement was submitted with the application.

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 February 22, 2000, 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 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 a portion of the access easement described in the petition should be approved subject to the applicant filing a replacement utility easement.

SUBDIVISION COMMITTEE'S RECOMMENDED ACTION:

The Subdivision Committee recommends approval subject to the applicant filing a replacement utility easement.