



## Wichita-Sedgewick County Metropolitan Area Planning Department

April 7, 2022

Excel Custom Construction  
Attn: Darrell Leffew  
150 S. Washington  
Wichita, KS 67202

**Ref: VAC2022-00003:** Request in the City to vacate a platted utility easement on LC Limited Commercial zoned property generally located on the north side of West 47th Street South & on the east side of South Seneca Street.

Mr. Leffew,

At the **Thursday, April 7, 2022**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Abandonment or relocation/reconstruction of any/all utilities made necessary by the vacation of the described utility easement shall be to City Standards and shall be the responsibility and at the expense of the applicant. As needed provide approval from franchised utilities for the relocation of franchised utilities. All to be provided to the Planning Department prior to this case going to City Council for final action.
- (2) As needed provide Planning with dedication of easements by separate instruments with original signatures to go with the Vacation Order to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds. All to be provided to the Planning Department prior to this case going to City Council for final action.
- (3) All improvements shall be according to City Standards and at the applicants' expense.
- (4) Per the approval of Public Works, vacate the portions of platted 10-foot utility easement located on Lot 1, Friends Addition, Wichita, Sedgewick County, Kansas.
- (5) Provide Planning with a legal description of the vacated platted utility easement on a Word document via E-mail that can be used on the Vacation Order. This must be provided to the Planning Department prior to this case going to City Council for final action.
- (6) 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 Sedgewick 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 21, 2022** (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,

A handwritten signature in black ink, appearing to read "Stephen M. Banks". The signature is fluid and cursive, with the first name "Stephen" being the most prominent.

Stephen Banks  
Senior Planner

SB:kw

cc: [Armstrong Land Survey PA, Donald Armstrong, 1601 E Harry, Wichita KS 67211](#)  
[Fisel Corporation, Faissal Abou-Faissal, 150 S Washington, Wichita KS 67202](#)  
[Fisel Corporation, 2501 W 13<sup>th</sup> St N, Wichita KS 67203](#)