



Wichita-Sedgwick County Metropolitan Area Planning Department

June 13, 2022

Miriam Cook
238 N. Tracy St.
Wichita, KS 67212

Ref: VAC2022-00015: Request in the City to vacate a portion of an easement dedicated by separate instrument on SF-5 Single-Family Residential zoned property generally located west of North West Street, south of West 2nd Street on the east side of North Tracy Street (238 N Tracy).


Ms. Cook,

At the **Thursday, June 02, 2022**, 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, as prepared by a Surveyor, of the vacated portions of the 8-foot wide utility easement dedicated by separate instrument (Misc. BK 502, PG 326, recorded May 24, 1962) and the 2-foot wide utility easement dedicated by separate instrument (DOC#/FLM-PG 28792094, recorded June 21, 2006) on a Word document that can be copied and used on the Vacation Order. The vacated area will only be those portions encroached onto by the garage.
- (2) As needed provide easements dedicated by separate instrument(s), with original signatures. This must be provided to Planning prior to the case going to City Council for final action and subsequent recording with the Vacation Order at the Register of Deeds.
- (3) As needed provide utilities with project plans for relocation of utilities for review and approval. Relocation of the utilities will be the responsibility and at the expense of the applicant and to City standards. The approved project number must be provided to Planning prior to the case goes to City Council for final approval.
- (4) All improvements shall be according to City Standards and at the applicants' expense.
- (5) 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 **June 16, 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,



William Longnecker
Senior Planner

WL:kw