



Wichita-Sedgwick County Metropolitan Area Planning Department

November 18, 2021

Young & Associates, PA
Attn: Mark Dayton
102 E. 4th Ave
Hutchinson, KS 67501

Ref: VAC2021-00044: City request to vacate a portion of a platted setback and a setback established by Vacation Ordinance on LI Limited Industrial zoned property generally located on the northwest corner of South West Street and West Harry Street (Reprocessing of VAC2021-00013).

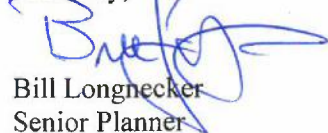
Mark,

At the **Thursday, November 18, 2021**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Vacate all of the described portions of the platted 35-foot street side yard setback and the 34-foot street side yard setback established by Vacation Ordinance 38-06, all located on Lot 1, Townsend Addition and as described in an approved legal description. Provide Planning with the approved legal description on a Word document via E-mail for use on the Vacation Order. This must be completed prior to the case going to City Council for final action.
- (2) Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility and at the expense of the applicant. Approval of plans for the relocation of any and all utilities by Public Works and/or franchised utilities must be completed prior to the case going to City Council for final action. Provide Planning with letters of approval or E-mails of approval. All improvements shall be according to City Standards and will be at the applicant's expense.
- (3) Provide Planning with any needed easements with original signatures to be recorded with the Vacation Order at the Register of Deeds. These documents must be provided to planning prior to the case going to City Council for final action
- (4) Per MAPC Policy Statement #7, all conditions shall 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 Sedgwick County 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 **December 2, 2021** (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,



Bill Longnecker
Senior Planner

WL:kw

cc: Phil Ruffin, 1522 S Florence, Wichita KS 67209
Phillip G. Ruffin, PO Box 17087, Wichita KS 67217