



Wichita-Sedgwick County Metropolitan Area Planning Department

April 26, 2021

Young & Associates, P.A.  
100 S. Georgie Ave  
Derby, KS, 67037

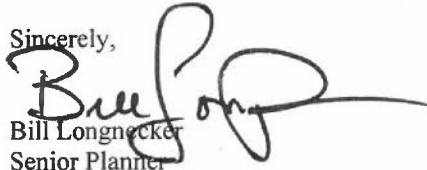
**Ref: VAC2021-00013:** City Vacation of portions of a platted setback on LI Limited Industrial zoned property, generally located on the northwest corner of South West Street and West Harry Street (1551 & 1501 South West Street WCC #IV).

At the Thursday, April 22, 2021, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Vacate the described portions of the platted 35-foot street side yard setback and the 34-foot street side yard setback established by Vacation Ordinance 38-067 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) 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 **May 6, 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

BL:kw

cc: Harper Trucks Inc., Chris Squires, 1522 S Florence, Wichita, KS, 67209  
Phillip G. Ruffin, PO Box 17087, Wichita, KS, 67217