



Wichita-Sedgwick County Metropolitan Area Planning Department

July 26, 2018

Above & Beyond
Roofing & Construction
Attn: Sean Fallis
PO Box 129
Haysville, KS 67060

Ref: VAC2018-00017: City vacation of 30 ft platted setback to zero setback on LC Limited Commercial zoned lot; generally located north of W 31st Street South on the east side of S. Seneca at the northeast corner of 30th Street and Seneca (3066 S. Seneca).

Dear Mr. Fallis,

At the Thursday, July 26, 2018, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Provide MAPD with an updated legal description that excepts the western 30 feet of platted setback on the west end of the south property line.
- (2) If needed, provide Public Works with any needed project plans for the relocation of utilities for review and approval. Any relocation/reconstruction of utilities made necessary by this vacation shall be to City Standards and shall be the responsibility and at the expense of the applicants. Provide approved project number(s) to Planning prior to the case going to City Council for final action.
- (3) All improvements, construction, and maintenance shall be to City Standards and at the applicants' expense. Any such site improvements that result from approval of this Vacation must follow all proper permitting and review standards per City codes.

VAC2018-00017: City vacation of 30 ft platted setback to zero setback on LC Limited Commercial zoned lot; generally located north of W 31st Street South on the east side of S. Seneca at the northeast corner of 30th Street and Seneca (3066 S. Seneca).

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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 August 9, 2018 (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,



Matthew Williams
Associate Planner

MW:kw

cc: Bell Management & Development LLC, Rob Bell, 310 W Central, Ste 209, Wichita KS 67202