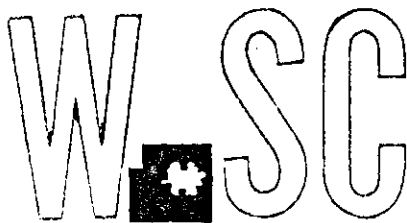


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 258-4421
FAX (316) 258-4390

FILE COPY

November 23, 1998

Dennis & Colleen Gillen
631 Preston Trail
Wichita Ks 67230

RE: V-2136 - Request to vacate a portion of a platted building setback

Dear Mr. & Mrs. Gillen:

At the Thursday, November 19, 1998, meeting of the Metropolitan Area Planning Commission the above-referenced vacation request was approved subject to the conditions recommended by the Subdivision Committee and stated in our letter of November 5, 1998. Since you have completed all the approval conditions, we will be scheduling this case for review at the first appropriate date.

Sincerely,

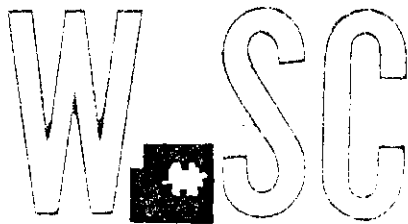
A handwritten signature in cursive script that reads 'Keith Gooch'.

Keith Gooch
Senior Planner

KG:le

cc: Mike Lindebak, City Engineer, Public Works Department, Mailstop 1-71
Frank Priest, 6100 E. Central, Suite 215, Wichita, KS 67208

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1988
(316) 268-4421
FAX (316) 268-4390

FILE COPY

November 6, 1998

Dennis & Collen Gillen
631 Preston Trail
Wichita, KS 67230

RE: V- 2136 - Request to vacate a portion of a platted building setback

Dear Mr & Mrs. Gillen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, November 5, 1998, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved subject to:

- A. Any relocation or reconstruction of utilities made necessary by this vacation shall be the responsibility of the applicant.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 19, 1998, at 1:30 p.m. If you have any questions, please call at 268-4421.

Sincerely,

Keith Gooch
Senior Planner

KG:le

cc: Mike Lindebak, City Engineer, Public Works Department, Mailstop 1-71
Frank Priest, 6100 E. Central, Suite 215, Wichita, KS 67208



STAFF REPORT

CASE NUMBER: V-2136 Request to vacate a portion of a building setback

OWNER/APPLICANT: Dennis and L. Colleen Gillen (Contract Purchaser); Frank Priest (Owner)

AGENT: N/A

LEGAL DESCRIPTION: A reduction in the building setback from 30 feet to 29 feet across a portion of Lot 1, Block B, Fountain Hills Addition to Sedgwick County, Kansas, said portion being more particularly described as follows:

Commencing at the northerly corner of said Lot 1; thence on the easterly line of said Lot 1 on a curve to the right for a distance of 64 feet to the point of beginning, said curve having a radius of 167.86 feet, a central angle of $21^{\circ}50'43''$, a tangent of 32.39 feet, a chord distance of 63.61 feet, and a chord bearing of $S 27^{\circ}13'17''E$; thence continuing on a curve to the right for a distance of 6 feet, said curve having a radius of 167.86 feet, a central angle of $2^{\circ}02'53''$, a tangent of 3.00 feet, a chord distance of 6.00 feet, and a chord bearing of $S 15^{\circ}16'29''E$.

A reduction in the building setback from 20 feet to 19 feet across a portion of Lot 1, Block B, Fountain Hills Addition to Sedgwick County, Kansas, said portion being more particularly described as follows:

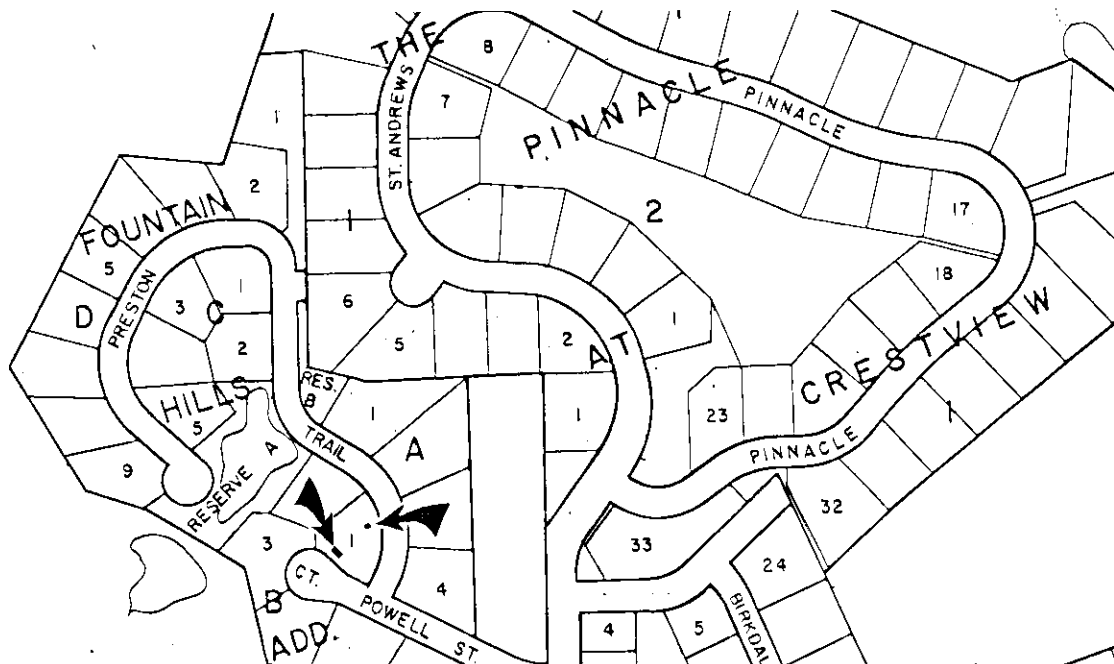
Commencing at the southwest corner of said Lot 1; thence on the south line of Lot 1 on a curve to the right for a distance of 30.58 feet, said curve having a radius of 50 feet, a central angle of $35^{\circ}02'32''$, a tangent of 15.79 feet, a chord distance of 30.37 feet, and a chord bearing of $S 62^{\circ}28'26''E$; thence $S 44^{\circ}57'10''E$ for a distance of 24 feet to the point of beginning; thence continuing $S 44^{\circ}57'10''E$ for a distance of 4.00 feet.

LOCATION: North of Central and west of 143rd Street East

REASON FOR REQUEST: To clear the title

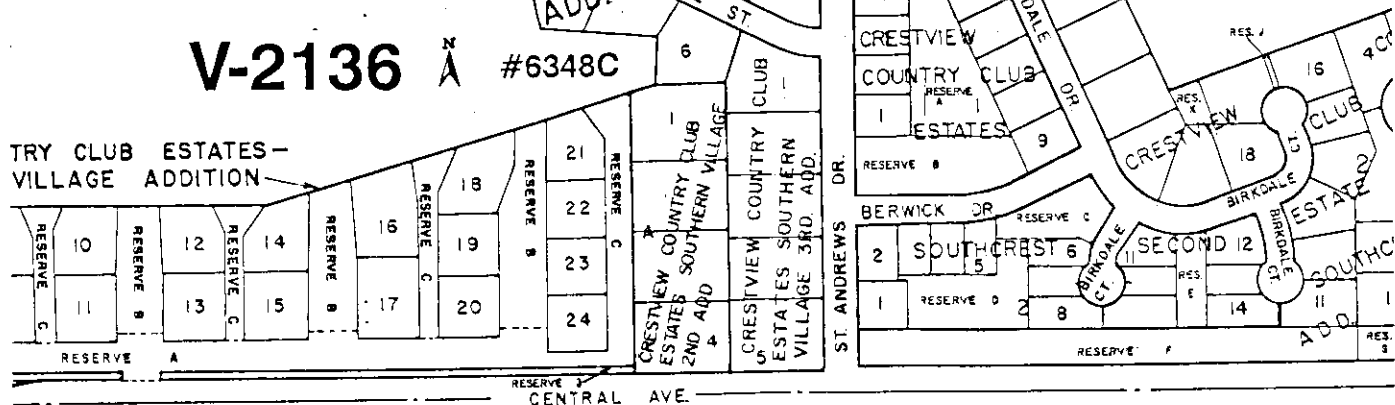
CURRENT ZONING: "SF-20"

VICINITY MAP:



V-2136 **N** **#6348C**

**TRY CLUB ESTATES—
VILLAGE ADDITION**



V-2136 -- Request to vacate a portion of a building setback
November 19, 1998 Page 2

The applicant is requesting the vacation for an existing home which is located approximately one foot into the platted setback. There is a 30 foot platted building setback along Preston Trail and a 20 foot platted building setback along Powell Circle

SUBDIVISION COMMITTEE RECOMMENDS APPROVAL OF THE REQUEST.