



## Wichita-Sedgwick County Metropolitan Area Planning Department

October 12, 2020

Randy & Christa Caudillo  
3535 W. Ponderosa Street  
Wichita, KS 67203

**Ref: VAC2020-00033:** City Vacation of platted street to extend property, generally located within one quarter mile East of North West Street and one quarter mile South of West 13th Street North (Nelson Street next to 3535 W Ponderosa St.).

Randy & Christa,

At the Thursday, October 8, 2020, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Provide a covenant, with original signatures, binding and tying the described vacated public street right-of-way to the applicants' abutting property. This must be provided to Planning prior to this case proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds and the Sedgwick County Appraisers Office.
- (2) Dedicate a utility, drainage, and access easement, by separate instrument, for the described area of the right-of-way. This shall be submitted to Planning, with original signatures, prior to this case proceeding to City Council for final action and subsequent recording with the Vacation Order at the Sedgwick County Register of Deeds.
- (3) The applicant shall not alter the ground of the described vacated area in such a way that shall adversely affect the natural, local drainage patterns.

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- (4) As needed provide utilities 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 an approved project number(s) to Planning prior to the case going to City Council for final action.
- (5) All improvements shall be according to City Standards and at the applicants' expense.
- (6) 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 October 22, 2020 (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,



Philip Zevenbergen, AICP  
Associate Planner

PZ:kw