



**Wichita-Sedgwick County Metropolitan Area Planning Department**

December 6, 2018

Gary Clark  
304 N. 143<sup>rd</sup> E.  
Wichita, KS 67230

**Ref:** VAC2018-00026: Vacation of front yard setback for building expansion, generally located within a quarter mile east of South 143<sup>rd</sup> Street East and one block north of East Harry Street.

Dear Mr. Clark,

At the Thursday, December 6, 2018, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Provide Planning Staff with legal description of the approved vacated portion of the platted setback on a Word document, via e-mail, to be used on the Vacation Order. This must be provided to Planning prior to the case going to 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. Provide Planning with any needed easements dedicated by separate instrument with original signatures. These conditions must be completed prior to the case going to Council for final action.
- (3) All improvements shall be according to City Standards and at the applicant's expense.
- (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 Register of Deeds.

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[www.wichita.gov](http://www.wichita.gov)

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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 December 20, 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,

A handwritten signature in black ink, appearing to read 'Matthew Williams', with a long horizontal flourish extending to the right.

Matthew Williams  
Associate Planner

MW:kw

cc: Gideon Orangi, 14904 E Timber Lake Rd, Wichita KS 67230  
John G McCannon Jr & Cathy E McCannon, 14901 Timber Lake, Wichita KS 67230  
Larry & Patricia Peterson Living Trust, 14905 E Timber Lakes Rd, Wichita, KS 67230