



Wichita-Sedgwick County Metropolitan Area Planning Department

September 9, 2019

Dallas and Celeste Grothusen
3925 N. Lakecrest Cir.
Wichita, KS 67205

Ref: VAC2019-00029: City Vacation of portion of a utility easement and a portion of a platted reserve for site improvements, generally located within one quarter mile West of North Ridge Road and North of West 37th Street North (3925 N Lakecrest Cir.).

Dear Dallas and Celeste,

At the Thursday, September 5, 2019, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Dedicate a Restrictive Covenant, with original signatures, binding and tying the described vacated portion of Reserve A to Lot 6, Block B, Ridge Addition. This must be provided to Planning prior to VAC2019-00029 proceeding to City Council for final Action.
- (2) If any utility services are found to be located within the area of the proposed Vacation, these services shall be relocated at the owner's expense, to city standards, and the applicant shall provide Planning with the dedication of utility easements by separate instruments to go with the Vacation Order to be filed with the Register of Deeds. If relocation is not possible then this Vacation shall be rendered void as the current easement must remain in place.
- (3) 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.

VAC2019-00029: City Vacation of portion of a utility easement and a portion of a platted reserve for site improvements, generally located within one quarter mile West of North Ridge Road and North of West 37th Street North (3925 N Lakecrest Cir.).

September 9, 2019

Page 2

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 September 19, 2019 (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 blue ink, appearing to read "Philip Zevenbergen", written over a horizontal line.

Philip Zevenbergen
Associate Planner

PZ:kw

cc: Kevan Guinn, 3838 N Lakecrest St, Wichita KS 67205
Huntleigh HOA, 7901 W Havenhurst, Wichita KS 67205