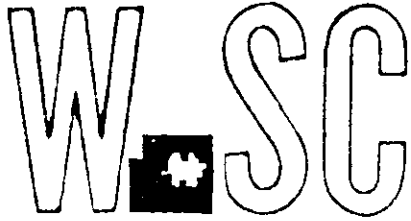


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

May 28, 1991

Vicky Yaeger  
County Clerk's Office  
Sedgwick County Courthouse  
510 N. Main  
Wichita, KS 67202

Dear Vicky:

This letter is to inform you that the vacation request, V-1709, a request to vacate a portion of platted building setbacks for Lot 1, Block 13, K-42 Estates Addition, Sedgwick County, KS, has been approved by the Metropolitan Area Planning Commission. This case is now ready to be forwarded to the County.

Please contact me if you have any questions.

Sincerely,

*Kandace A. Jones*

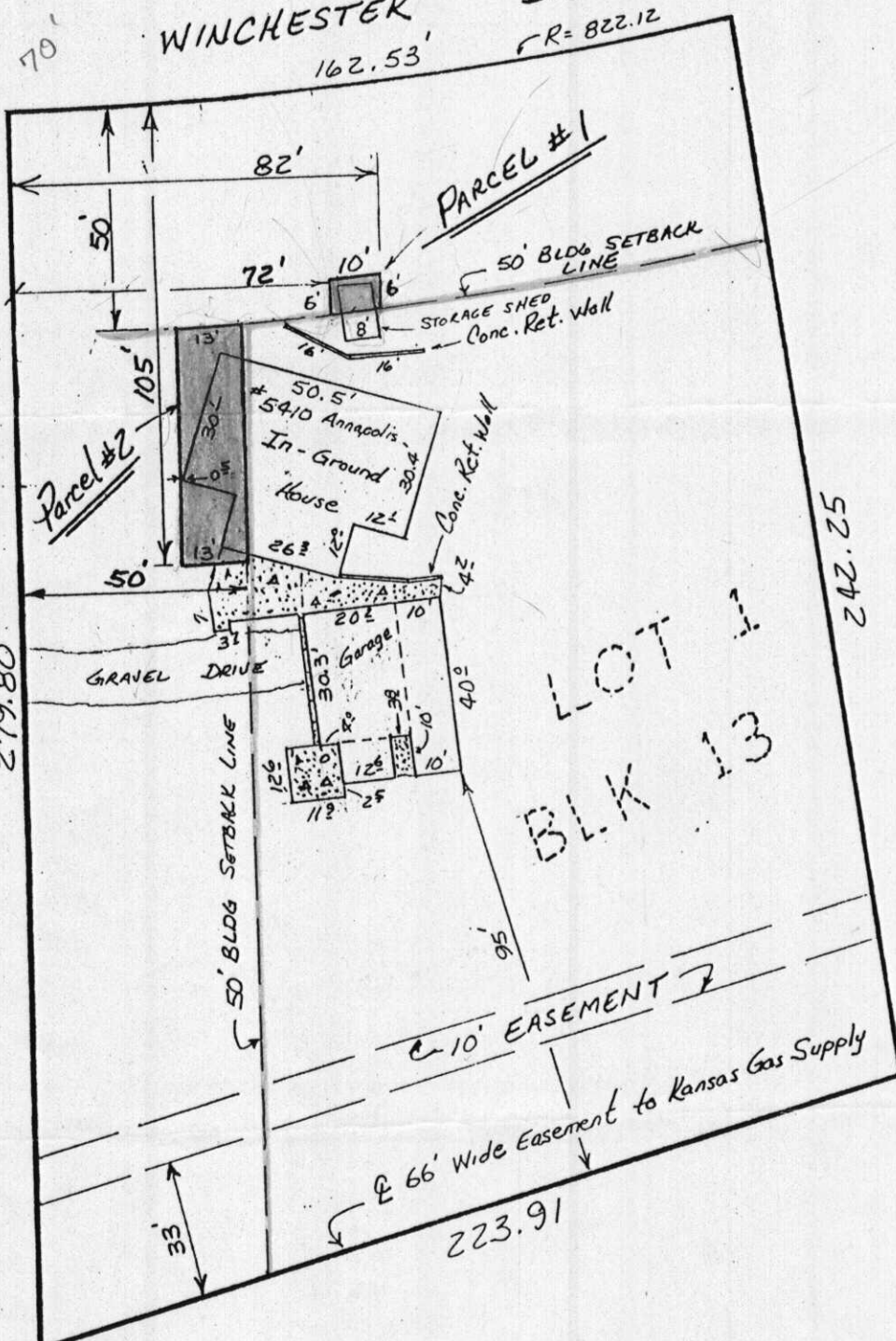
Kandace A. Jones  
Associate Planner

KJ:sm

ANNAPOLIS

DRIVE  
R=822.12

WINCHESTER  
162.53'



Scale: 1" = 40'

V-1709



STAFF REPORT

CASE NUMBER: V-1709 - REQUEST TO VACATE A PORTION OF PLATTED BUILDING SETBACKS

OWNER/APPLICANT: Mr. & Mrs. William C. Ledford, Rt. #1, 5419 Annapolis, Clearwater, KS 67026

AGENT: Penny Johnson, Real Estate, P.O. Box 594, Clearwater, KS 67026

LEGAL DESCRIPTION: See Attachment A

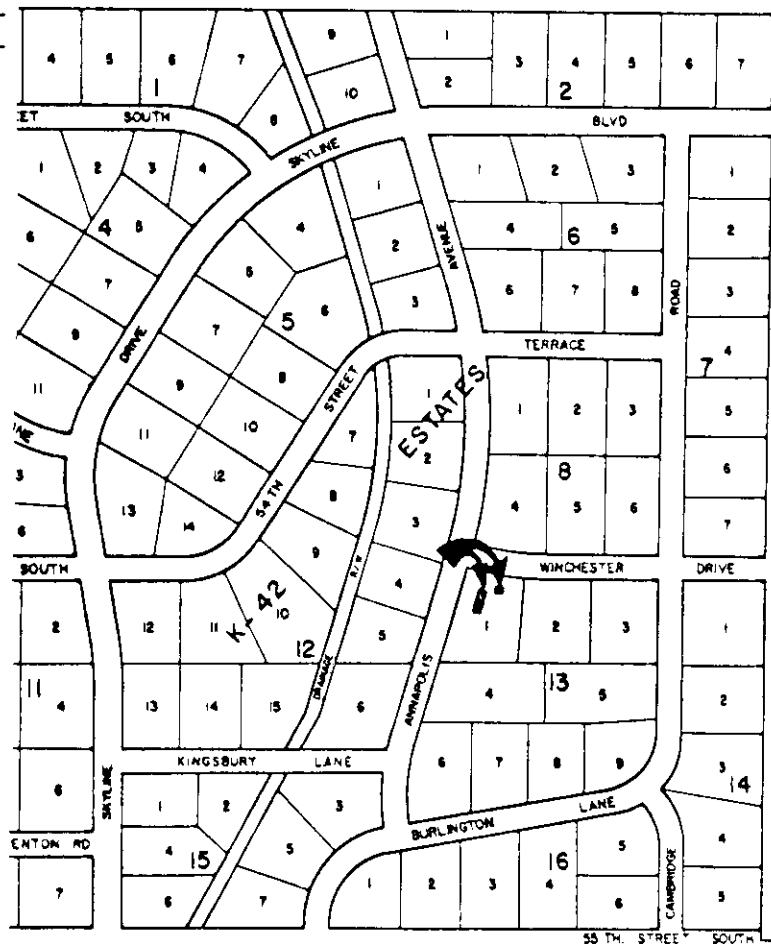
LOCATION: East of 167th West and north of 55th St. South.

REASON FOR REQUEST: To clear title clouded by encroachments

SITE SIZE: Approximately: Shed - 60 sq. ft.  
House - 715 sq. ft.

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



V-1709

Page 2

NOTE: A mortgage survey discovered the encroachment of both the house and a storage shed into the 50-foot building setback lines.

STAFF COMMENTS:

Approve the vacation, subject to the following conditions:

- A. Any relocation of utilities necessitated by this vacation shall be at the sole expense of the applicant.
- B. County Engineering and the utility companies need to be prepared to comment upon the acceptability of this vacation.

ATTACHMENT A

Parcel #1 - Storage Shed: That portion of a platted building setback described as; the west 82-feet of the south 6-feet of the north 50-feet except the west 72-feet thereof, of Lot 1, Block 13, K-42 Estates Addition, Sedgwick County, KS.

Parcel #2 - House: That portion of a platted building setback described as; the north 105-feet of the east 13-feet of the west 50-feet except the north 50-feet thereof, of Lot 1, Block 13, K-42 Estates Addition, Sedgwick County, KS.