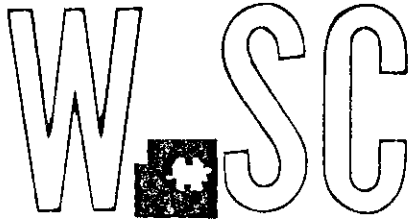


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
458 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX 316 268-4390

July 15, 1999

Evertt Long  
7715 Central Park  
Wichita, KS 67205

Re: V-2181 - Request to vacate 35 foot building setback and five foot wall easement along the east property line.

Dear Mr. Long:

At the Thursday, July 15, 1999, 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 June 11, 1999. This case will be scheduled for final action by the Wichita City Council at the first appropriate date after all conditions have been met.

If you have any questions about this matter, please call -- 268-4421.

Sincerely,

A handwritten signature in black ink that reads 'Keith Gooch'.

Keith Gooch  
Senior Planner

Handwritten initials 'by le' in black ink, positioned to the right of the typed name.

KG:le

cc: Mike Lindebak, City Engineer, Public Works Department, Mail Stop 1-71  
First National Bank of Anthony, P.O. Box 484, Anthony, KS 67003  
Maurice and Cathy O. Vanstrickland, 1149 N. Glenmoor, Wichita, KS 67206  
B & E Investments Inc., 5512 W. Central, Wichita, KS 67212



STAFF REPORT

CASE NUMBER: V-2181 Request to vacate a building setback and wall easement

OWNER/APPLICANT: Everett and Sharon Long

AGENT: N/A

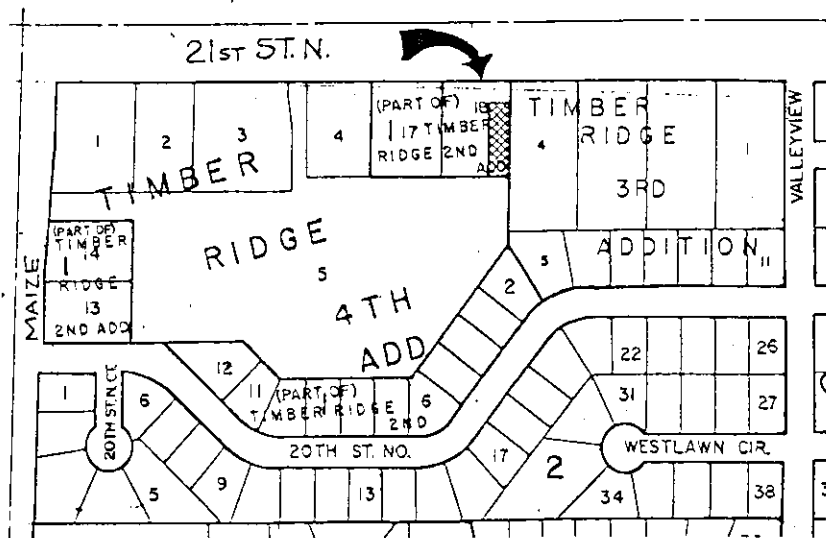
LEGAL DESCRIPTION: The 35 foot building setback and five foot wall easement on east side of Lot 18, except the north 35 feet thereof, Block 1, Timber Ridge 2<sup>nd</sup> Addition, Wichita, Sedgwick County, Kansas.

LOCATION: South of 21st Street North and west of Valleyview

REASON FOR REQUEST: To allow for a commercial building to be built on this lot

CURRENT ZONING: "LC" Limited Commercial

VICINITY MAP:



The applicant is requesting to vacate the 35 foot platted building setback and five foot wall easement along the eastern property line. This would allow for a larger commercial building to be constructed upon this lot. The property to the east is zoned "GO" General Office and has a five foot platted wall easement along the south and east property lines. The CUP was developed prior to the area to the east being rezoned for "GO" General Office uses.

The applicant will be required to submit an administrative adjustment to remove the wall easement from the CUP along his property line.

Consider the request based upon information provided by Staff.

Based upon the information available prior to the public hearing, staff recommends the MAPC make the following findings and recommendation to the City Council:

- A. That after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:
  1. That due and legal notice has been given by publication as required by law, by publication in the Daily Reporter of notice of this vacation proceeding one time June 22, 1999, which was at least 20 days prior to this public hearing.
  2. That no private rights will be injured or endangered by the vacation of the above-described building setback and wall easement, and the public will suffer no loss or inconvenience thereby.
  3. In justice to the petitioner(s), the prayer of the petition ought to be granted.
- B. Therefore, the vacation of a portion of a building setback and wall easement described in the petition should be approved, subject to the following condition:
  - a. The applicant shall submit an administrative adjustment to remove the building setback and wall easement from the east line of Parcel 4 of the Greystone C.U.P.

**SUBDIVISION COMMITTEE'S RECOMMENDED ACTION:**

The Subdivision Committee recommends approval, subject to the following condition:

- A. The applicant shall submit an administrative adjustment to remove the building setback and wall easement from the east line of Parcel 4 of the Greystone C.U.P.