



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

October 21, 2021

Juan Carlos Sanchez  
2659 N. Charles Ave.  
Wichita, KS 67204

**Ref:** VAC2021-00041: City Vacation of a portion of platted setback on property zoned SF-5 Single-Family Residential to allow for the construction of a porch; generally located northwest of North Amidon and West 25th Street North (2659 North Charles Avenue).

Juan,

At the **Thursday, October 21, 2021**, 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 an approved legal descriptions of the vacated the west eight-feet (8-feet) of the platted 30-foot front yard building setback on a Word document, via e-mail, to be used on the Vacation Order. This legal description will describe only the area of the setback needed to be vacated for the proposed porch. This must be provided to Planning prior to the case going to the City Council and the County Commission 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. All improvements shall be according to County Standards and will be at the applicant's expense. Approval of plans for the relocation of any and all utilities by Public Works and/or franchised utilities must be completed prior to the case going to the City Council and the County Commission for final action. Provide Planning with letters of approval or E-mails of approval.
- (3) Provide Planning with any required easement(s) dedicated by separate instrument(s) with original signatures for recording with the Register of Deeds. All original dedications will go with the Vacation Order to the City Council and the County Commission for final action and filling with the Sedgwick County Register of Deeds.
- (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 and 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 **November 4, 2021** (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,

Bill Longnecker  
Senior Planner

WL:kw