



Wichita-Sedgwick County Metropolitan Area Planning Department

June 17, 2021

Herndon Roofing & Construction
Attn: Greg Herndon
733 Carriage Rd
Maize, KS 67101

Ref: VAC2021-00024: City Vacation of a portion of a platted rear setback on property zoned SF-5 Single Family generally located midway between North Tyler & North Ridge Roads, approximately a third of a mile north of West 21st Street North and northeast of the West Reflection Road – North Morning Dew Street intersection (2408 N. Morning Dew St.).

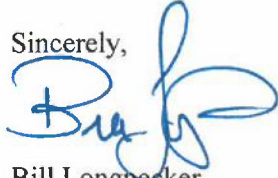
Mr. Herndon,

At the **Thursday, June 17, 2021**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Vacate the portion of the platted 20-foot rear yard setback as described in an approved legal description. Provide Planning with the approved legal description on a Word document via E-mail for use on the Vacation Order. This must be completed prior to the case going to City Council for final action.
- (2) Note VAC2021-00024 and its change on Lot 42, Block 1, Reflection Ridge Addition's rear setback on CUP DP-170.
- (3) Confirm that the proposed roof does not encroach into the platted 5-foot maintenance and access easement running parallel to the subject site's north property line.
- (4) 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 City 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 City Council for final action. Provide Planning with letters of approval or E-mails of approval.
- (5) Provide Planning with any required easement(s) dedicated by separate instrument(s) with original signatures for recording with the Register of Deeds. These original dedications will go with the Vacation Order to City Council for final action and filling with the Sedgwick County Register of Deeds.
- (6) 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 Sedgwick County 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 **July 01, 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 Longhecker
Senior Planner

BL:kw

cc: Teresa Craddock, 2408 N Morning Dew St, Wichita KS 67205