



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

September 11, 2019

Johnny Avila  
1429 E. Selma  
Wichita, KS 67216

**Ref: VAC2019-00022:** City Vacation of platted building setback on property zoned SF-5 to reduce the setback to 1 foot for construction of a new building generally located one block south of East MacArthur Road and one block west of South Hydraulic Road (1429 East Selma Avenue).

Dear Johnny,

At the Thursday, August 8, 2019, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Vacate the described portion of the west 5 feet of the platted 6-foot building setback located on and running parallel to east property line of Lot 5, Block 3, Louis Addition. Provide Planning Staff with legal descriptions of the approved vacated portions of the platted setback on a Word document, via e-mail, to be used on the Vacation Order. This must be provided to Planning prior to the case going to Council 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. Provide Planning with any needed easements dedicated by separate instrument with original signatures. These conditions must be completed prior to the case going to Council for final action.
- (3) All improvements shall be according to City Standards and at the applicant's expense.
- (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 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.

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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 August 22, 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", with a long horizontal flourish extending to the right.

Philip Zevenbergen  
Associate Planner

PZ:kw