



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

September 7, 2022

Martin A. Becerra  
2124 West Pawnee Avenue  
Wichita, Kansas, 67213

**RE: VAC2021-00010:** Request in the City to vacate a portion of a platted 15-foot street side yard setback on SF-5 Single-Family Residential zoned property generally located north of South Meridian Avenue on the northeast corner of West Pawnee Avenue and South Everett Avenue.

Mr. Becerra

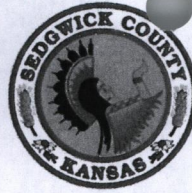
At its regular meeting on Tuesday September 6, 2022, the Wichita City Council approved VAC2021-00010 subject to the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission. A copy of the recorded Vacation Order will be sent to you when the MAPD receives it. Should you have any questions, please feel free to call me at 268-4490

Sincerely,

Bill Longnecker  
Senior Planner

A handwritten signature in blue ink, appearing to read 'Bill Longnecker', written over the typed name.

BL/kw



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

April 26, 2021

Martin Becerra  
Jeannette Becerra  
2124 W. Pawnee St  
Wichita, KS 67213

**Ref: VAC2021-00010:** City request to vacate a portion of platted street side yard setback on property generally located north of South Meridian Avenue on the northwest corner of West Pawnee Avenue and South Everett Avenue (2124 West Pawnee Avenue, WCC #IV)

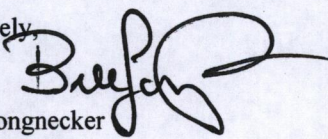
Martin Becerra & Jeannette Becerra,

At the Thursday, April 22, 2021, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Vacate the north four feet (greater or less per an approved legal description) of the platted 15-foot street side yard setback located on and running parallel to the south property line of Lot 4, Block 10, Glenn Village Addition, for the renovation of a 29-foot six inch porch. Provide Planning with an approved legal description of the vacated portion of the subject setback on a Word document via E-mail that will be used on the Vacation Order. This must be provided prior to the vacation request goes to City 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. 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. All improvements shall be according to City Standards and will be at the applicant's expense.
- (3) Provide Planning with any needed easements dedicated by separate instrument or other required documents with original signatures. These conditions must be completed prior to the case going to City Council for final action. These original dedications will go with the Vacation Order to City Council for final action and filing 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 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.

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 **May 6, 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

BL:kw



Sedgwick County  
Register - Deeds - Tonya Buckingham  
Doc. # / Film - Pg: 30191460

Receipt #: 2344000  
Pages Recorded: 2

Recording Fee: \$0.00

Cashier: ghunt  
Date Recorded: 09/09/2022 03:50:08 PM

Authorized By: Tonya Buckingham



**BEFORE THE CITY COUNCIL OF THE  
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS**

**IN THE MATTER OF THE VACATION OF A PORTION )  
OF A PLATTED STREET SIDE YARD BUILDING )  
SETBACK )**

**GENERALLY LOCATED EAST OF SOUTH MERIDIAN )  
AVENUE, ON THE NORTHEAST CORNER OF WEST )  
PAWNEE AND SOUTH EVERETT AVENUES )**

**VAC2021-00010**

**MORE FULLY DESCRIBED BELOW**

**VACATION ORDER**

NOW on this 6<sup>th</sup> day of September, 2022, comes on for hearing the petition for vacation filed by Martin A. Becerra (owner) praying for the vacation of portion of a platted street side yard building setback, to wit:

Vacate the north four feet of the platted 15-foot street side yard building setback located on Lot 4, Block 10, Glenn Village Addition and running parallel to Lot 4's south property line and the abutting West Pawnee Avenue, Wichita, Sedgwick County, Kansas.

The City Council, after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, makes the following findings:

1. That due and legal notice has been given by publication, as required by law, in The Wichita Eagle on March 18, 2021, which was at least 20 days prior to the public hearing.
2. No private rights will be injured or endangered by the vacation of the described portion of the platted street side yard building setback and the public will suffer no loss or inconvenience thereby.

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3. In justice to the petitioner(s), the prayer of the petition ought to be granted.
4. No written objection to said vacation has been filed with the City Clerk by any owner or adjoining owner who would be a proper party to the petition.
5. The vacation of the described portion of the platted street side yard building setback should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 6<sup>th</sup> day of September, 2022, ordered that the above-described portion of the platted street side yard building setback is hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order to the Register of Deeds of Sedgwick County for recording.



Brandon J. Whipple, Mayor, City of  
Wichita

ATTEST:

  
\_\_\_\_\_  
Jamie Buster, City Clerk

Approved as to Form:

  
\_\_\_\_\_  
Jennifer Magana, City Attorney and Director of Law