

STAFF REPORT

October 31, 2001

No. 01VE016 - Vacation of Drainage Easement

GENERAL INFORMATION:

PETITIONER	Lyle Henriksen
REQUEST	No. 01VE016 - Vacation of Drainage Easement
LEGAL DESCRIPTION	Lot 2 of Randall Subdivision, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.3 acres
LOCATION	1950 Deadwood Avenue
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Light Industrial District
East:	Light Industrial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Vacation of Drainage Easement be approved with the following stipulations:

Engineering Division Recommendation:

1. Prior to City Council approval, the vacation document shall be revised to include a major drainage easement along the east lot line and a minor drainage easement along the north and south lot lines, respectively, as specified by the Engineering Division; and,
2. Prior to City Council approval, an access easement shall be filed with the Register of Deed's Office granting access to the storm sewer manhole(s) located on the subject property.

GENERAL COMMENTS: The applicant is proposing to vacate an existing 20 foot wide drainage easement located diagonally (north to south) across the subject property. In addition, the applicant is proposing to dedicate a 112 foot X 185 foot drainage easement in the southeast corner of the property.

The property is located in the Deadwood Avenue Drainage Basin and is currently void of any structural development.

STAFF REVIEW: A grading plan and a drainage plan has been approved for the subject property. The Engineering Division has indicated that the vacation document must be revised to include a major drainage easement along the east lot line and a minor drainage

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easement along the north and south lot lines, respectively, in order to simulate the previously approved grading plan and drainage plan. As such, staff is recommending that the vacation document be revised as identified prior to City Council approval.

The Engineering Division has also indicated that, to date, the applicant has failed to grant an access easement to the storm sewer manhole(s) located on the property. Staff is recommending that an access easement be recorded at the Register of Deed's Office prior to City Council approval.