

STAFF REPORT

July 31, 2002

No. 02VE007 - Vacation of Utility and Minor Drainage Easements

ITEM

GENERAL INFORMATION:

PETITIONER	Aloysius Holzer, Jr.
REQUEST	No. 02VE007 - Vacation of Utility and Minor Drainage Easements
EXISTING LEGAL DESCRIPTION	Lot 11, Block 12, Trailwood Village Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .20 acres
LOCATION	3154 Bonita Lane
EXISTING ZONING	County / Planned Urban Development
SURROUNDING ZONING	
North:	County / Planned Urban Development
South:	County / Planned Urban Development
East:	County / Planned Urban Development
West:	County / Planned Urban Development
PUBLIC UTILITIES	Rapid Valley sewer and water
DATE OF APPLICATION	06/17/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Vacation of Utility and Minor Drainage Easements be approved with the following stipulation:

Engineering Division Recommendations:

1. Prior to City Council approval, the applicant shall submit a revised Exhibit A identifying that only that portion of the utility and minor drainage easement located under the shed shall be vacated.

GENERAL COMMENTS: The applicant has submitted this request to vacate a portion of the eight foot wide utility and minor drainage easement located along the north property line of the subject property. Currently, a single family dwelling is located on the subject property. The applicant has indicated that when the residence was built a concrete pad was also constructed within the eight foot wide utility and minor drainage easement. The applicant intends to place a shed on the concrete pad. The property is located in Pennington County, outside of the City limits of Rapid City, but within the City's three mile platting jurisdiction.

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STAFF REVIEW: The vacation of utility and minor drainage easements requires the permission of all affected utility companies. All of the five affected utility companies have responded and none of the responding companies have indicated any opposition to the vacation.

The Exhibit "A" submitted with this vacation request shows that the applicant is requesting to vacate the south three feet of the utility and minor drainage easement for the entire length of the subject property's rear lot line. The site plan shows that the shed will occupy an approximately three foot by ten foot portion of the utility and minor drainage easement. Staff is recommending that the applicant revise Exhibit "A" to show that only that portion of the utility and minor drainage easement occupied by the shed will be vacated.