

STAFF REPORT

August 14, 2002

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**No. 02VE010 - Vacation of a portion of the side yard Utility Easement and Minor Drainage Easement**      **ITEM**

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GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Del Vanden Hoek
REQUEST	<b>No. 02VE010 - Vacation of a portion of the side yard Utility Easement and Minor Drainage Easement</b>
EXISTING LEGAL DESCRIPTION	Lot 11 of Block 2, Edinborough Subdivision, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .21 acres
LOCATION	1343 Edinborough Drive
EXISTING ZONING	Low Density Residential    w/Planned    Residential Development
SURROUNDING ZONING	
North:	Low Density Residential    w/Planned    Residential Development
South:	Low Density Residential    w/Planned    Residential Development
East:	Low Density Residential    w/Planned    Residential Development
West:	Low Density Residential    w/Planned    Residential Development
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	07/12/2002
REPORT BY	Karen Bulman

RECOMMENDATION:    Staff recommends that the Vacation of a portion of the side yard Utility Easement and Minor Drainage Easement be approved.

GENERAL COMMENTS:    The applicant is proposing to vacate a thirty foot length by two foot width of an eight foot wide utility and minor drainage easement located along the west lot line.    A stick built single family residence, built in January 2002, is located on the property.    The applicant's site plan identifies that the house encroaches two feet into the eight foot wide utility and minor drainage easement.

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STAFF REVIEW: Staff has reviewed the request and notes the following:

Utility Company Response: The vacation of drainage and utility easements requires the permission of all affected utility companies. All five utility companies have responded and have indicated no opposition to the vacation.

Engineering Concerns: The applicant's site plan identifies that the existing residence is located two feet into the eight foot wide utility and minor drainage easement. The Engineering Division has indicated that the two feet by thirty feet portion of the easement, as identified, represents the footprint of the residence and they have no opposition to the vacation.

Staff is recommending that the vacation of a two (2') foot by thirty (30') foot side yard Utility Easement and Minor Drainage Easement be approved.