

STAFF REPORT

September 9, 2003

No. 03VE010 - Vacation of Utility and Minor Drainage Easement

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers for Debra Ross
REQUEST	No. 03VE010 - Vacation of Utility and Minor Drainage Easement
EXISTING LEGAL DESCRIPTION	Lot 3 of Block 3 of Northridge Subdivision, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.16 acres
LOCATION	3711 Lawrence Drive
EXISTING ZONING	Mobile Home Residential II District
SURROUNDING ZONING	
North:	Mobile Home Residential II District
South:	Mobile Home Residential II District
East:	Mobile Home Residential II District
West:	Mobile Home Residential II District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	08/05/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the Vacation of Utility and Minor Drainage Easement be approved.

GENERAL COMMENTS: The applicant is requesting approval of the vacation of a one foot wide portion of a utility easement along the west side of the property. The portion to be vacated is five feet long. The applicant is proposing this vacation of easement to address the existing structural encroachment at 3711 Lawrence Drive. The property is located in the Northridge Subdivision, and it is currently zoned Mobile Home Residential Zoning District. The applicant has requested verification from the utility companies that there are no existing utilities or future plans for utilities in this location.

The applicant has obtained a variance to the minimum required side yard setback from the Zoning Board of Adjustment on August 25, 2003. The minimum required side yard setback in the Mobile Home Residential Zoning District is 8 feet, and the applicant received approval

STAFF REPORT

September 9, 2003

No. 03VE010 - Vacation of Utility and Minor Drainage Easement

of a variance to allow a minimum required side yard setback of 7.1 feet.

STAFF REVIEW: Letters were submitted by the applicant to utility companies serving the subject property area. Review of the letters indicates approval of the vacation of easement by all utility companies contacted.

Based on the information referenced above, Staff recommends approval of the vacation of easement for only the portion of the easement that is identified on "Exhibit A".