

STAFF REPORT
July 21, 2005

No. 05VE008 - Vacation of Private Utility Easement

ITEM

GENERAL INFORMATION:

PETITIONER	Ronald and Lois Ward
REQUEST	No. 05VE008 - Vacation of Private Utility Easement
EXISTING LEGAL DESCRIPTION	Lot 35, Ridge Park No. 4, NW1/4 NE1/4, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota.
PARCEL ACREAGE	Approximately .186 acres
LOCATION	At the southwest corner of the intersection of Saint Patrick Street and 11th Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Park Forest District - Low Density Residential District
East:	Park Forest District - Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/24/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Vacation of a Private Utility Easement be approved.

GENERAL COMMENTS:

The applicant has submitted a vacation of private utility easement request to vacate a private water line and well easement located on the above legally described property.

The property is located in the southwest corner of the intersection of Saint Patrick Street and 11th Street and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Vacation of Private Utility Easement request and has noted the following considerations:

Platted Easement: The private water line and well easement was identified on the plat document which created the subject property as a platted lot. However, a well and/or a private water line do not exist in the easement. In addition, the property will be served from a City water main located in the Saint Patrick Street right-of-way. The applicant has

STAFF REPORT
July 21, 2005

No. 05VE008 - Vacation of Private Utility Easement

ITEM

subsequently requested that the private utility easement be vacated. As such, staff is recommending that the private utility easement be vacated as requested.