

STAFF REPORT  
September 20, 2007

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**No. 07VE027 - Vacation of a portion of a non-access easement**

**ITEM 10**

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GENERAL INFORMATION:

APPLICANT	Haeder and Associates
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Charice Suomala
REQUEST	<b>No. 07VE027 - Vacation of a portion of a non-access easement</b>
EXISTING LEGAL DESCRIPTION	Lot 11 of Block 3 of Kensington Heights Subdivision, located in Government Lot 4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.219 acres
LOCATION	At the southeast corner of the intersection of Field View Drive and Davin Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	8/23/2007
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Vacation of a portion of a non-access easement be approved.

GENERAL COMMENTS: The applicant is proposing to vacate a portion of the non-access easement on Lot 11 of Block 3 of Kensington Heights Subdivision to serve as access to the lot on Field View Drive. The subject property is located at the southeast corner of the intersection of Field View Drive and Davin Drive. The property is currently vacant but a single family residence is proposed for construction on the site.

On June 6, 2005 City Council approved a Preliminary Plat (#05PL081) with stipulations for the property.

On June 14, 2007 a Final Plat (#07PL075) was approved for the property.

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On August 6, 2007 City Council approved a Vacation of a Minor Drainage and Utility Easement request (#07VE025) for the property.

STAFF REVIEW: Staff has reviewed this request for a Vacation of Non-Access Easement as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following considerations:

Non-Access Easement: The applicant has indicated that the proposed access will provide easier access to the proposed residence and locate the driveway further from the intersection of Field View Drive and Davine Drive. Staff noted that both Field View Drive and Davine Drive are classified as sub-collectors and numerous driveways currently exist on Field View Drive. As such, Staff recommends that the Vacation of a portion of a Non-Access Easement be approved.