

STAFF REPORT
January 15, 2008

No. 07VE044 - Vacation of a portion of a Minor Drainage and Utility Easement **ITEM**

GENERAL INFORMATION:

APPLICANT	Howie Construction
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	R-J Development Corp.
REQUEST	No. 07VE044 - Vacation of a portion of a Minor Drainage and Utility Easement
EXISTING LEGAL DESCRIPTION	Lot 19 of Block 24 of Trailwood Village, located in the N1/2 of the SE1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.19 acres
LOCATION	Adjacent to the south side of Savannah Street and west of Benjamin Street
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Planned Unit Development (Pennington County)
South:	Planned Unit Development (Pennington County)
East:	Planned Unit Development (Pennington County)
West:	Planned Unit Development (Pennington County)
PUBLIC UTILITIES	Rapid Valley
DATE OF APPLICATION	11/27/2007
REVIEWED BY	Jared Ball / Mary Bosworth

RECOMMENDATION:

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

GENERAL COMMENTS:

The applicant has submitted a request to vacate a portion of a Minor Drainage and Utility Easement. The property is described as Lot 19 of Trailwood Village at 508 Savannah Street. A single family home is currently being constructed on the location. The applicant has indicated that vacation is needed in order to complete construction due to the house extending 1 ½ feet into the minor drainage and utility easement. The property is in a Planned Unit Development in Pennington County.

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STAFF REVIEW:

The applicant is proposing to vacate a 27 foot portion of an existing eight foot wide minor drainage and utility easement as shown in Exhibit "A". The easement runs generally north and south along the west property line of the property.

Grading and Drainage:

Staff has noted that drainage information was submitted for review in conjunction with this vacation request. Staff reviewed the drainage information and found that the proposed vacation of the Utility and Minor Drainage Easement will not adversely affect the property or any surrounding properties.

Utility Company Approval:

The vacation of a utility easement requires permission of all affected utility companies. Staff noted that all of the affected utility companies have been contacted. All five affected utility companies have provided written documentation indicating that they do not have objections to vacating the utility easement.

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