

STAFF REPORT  
July 15, 2008

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**No. 08VE018 - Vacation of a portion of a Minor Drainage and Utility Easement**      **ITEM**

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GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Lloyd LaCroix
REQUEST	<b>No. 08VE018 - Vacation of a portion of a Minor Drainage and Utility Easement</b>
EXISTING LEGAL DESCRIPTION	Lot 8 of Block 3 of Rainbow Ridge Subdivision, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.18
LOCATION	1128 Alma Street
EXISTING ZONING	Low Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	No Use District
South:	Low Density Residential District (Planned Development Designation)
East:	Low Density Residential District (Planned Development Designation)
West:	Low Density Residential District (Planned Development Designation)
PUBLIC UTILITIES	City Water/Sewer
DATE OF APPLICATION	6/13/2008
REVIEWED BY	Jared Ball / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Vacation of a portion of a Minor Drainage and Utility Easement be approved with the following stipulations:

1. Prior to Public Works approval, the applicant shall submit a complete site plan identifying all structures located on the property and the location of the existing fire hydrant for review and approval;
2. Prior to Public Works approval, the applicant shall submit a Drainage Plan for review and approval; and,
3. Prior to Public Works approval, the applicant must provide written documentation from all

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of the affected utility companies indicating that they do not have objections to vacating the Minor Utility and Drainage Easement.

GENERAL COMMENTS: The applicant is proposing to vacate 80.65 feet of the Minor Drainage and Utility Easement as shown in Exhibit "A". The easement runs generally north and south along the east property line of the property. The property is located at 1128 Alma Street. The property is zoned Low Density Residential District with a Planned Development Designation. The property to the north is zoned No Use District. The adjacent properties to the south, east, and west are all zoned Low Density Residential District with a Planned Development Designation. A single family residence is currently located on the property. The applicant has indicated that this vacation of Minor Utility and Drainage Easement is needed in order to construct a retaining wall to stabilize the slope between this property and the adjacent property to the east.

STAFF REVIEW: Staff has reviewed the Vacation of a portion of a Minor Drainage and Utility Easement request and has noted the following issues:

Site Plan: The site plan that was submitted does not show the existing structures on the property. Prior to Public Works approval, the applicant must submit a complete site plan identifying all structures located on the property.

Drainage Plan: The site plan that was submitted with this application did not include a Drainage Plan with drainage arrows that identify how drainage is being accommodated. Prior to Public Works approval, the applicant must submit a Drainage Plan showing how drainage will be accommodated for review and approval.

Fire Hydrants: The site plan that was submitted with this application did not identify the existing fire hydrants. Prior to Public Works approval, the applicant must submit a complete site plan identifying the location of the existing fire hydrant.

Utility Company Approval: The vacation of a utility easement requires review by all affected utility companies. The affected utility companies have not provided written documentation indicating that they do not have objections to vacating the utility easement. Prior to Public Works approval the applicant must provide written documentation from all of the affected utility companies indicating that they do not have objections to vacating the Minor Utility and Drainage Easement.