

STAFF REPORT
December 30, 2008

No. 08VE024 - Vacation of portions Minor Drainage and Utility Easements **ITEM**

GENERAL INFORMATION:

APPLICANT/AGENT	William & Donna Petersen
PROPERTY OWNER	William & Donna Petersen
REQUEST	No. 08VE024 - Vacation of portions of Minor Drainage and Utility Easements
EXISTING LEGAL DESCRIPTION	Lot 14 of Eden Gardens Addition, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.57 acres
LOCATION	2324 South Valley Drive
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	9/5/2008
REVIEWED BY	Jared Ball / Karley Halsted

RECOMMENDATION:

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

GENERAL COMMENTS: The property is located at 2324 South Valley Drive. A single family residence is currently located on the property. The property is currently zoned Suburban Residential District in Pennington County. The adjacent properties to the north, south, east, and west are also zoned Suburban Residential District in Pennington County. The applicant is proposing to vacate two feet of an existing ten foot wide Utility and Minor Drainage Easement on the north lot line of the property and two feet of an existing ten foot wide Utility and Minor Drainage Easement on the south lot line of the property.

The applicant has indicated that the vacation is needed because the single family residence that is located on the property currently extends two feet into the existing Utility and Drainage Easement located on the north property line. In addition, the applicant recently

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constructed an 864 square foot garage that extends two feet into the existing Utility and Minor Drainage Easement on the south lot line of the property.

STAFF REVIEW: Staff has reviewed the Vacation of Utility and Minor Drainage Easement and noted the following considerations:

Utility Company Approval: The vacation of a utility easement requires review by all affected utility companies. All of the affected utility companies have responded to the request with no objections.

Drainage Information: On December 1, 2008 the applicant submitted drainage information for review and approval. Staff noted that the drainage information that was submitted for the property shows the proposed vacation of the drainage easement will not have any significant adverse effects on the existing drainage route and surrounding properties.

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