

STAFF REPORT
September 23, 2004

No. 04VE019 - Vacation of Temporary Drainage Easement

ITEM 7

GENERAL INFORMATION:

PETITIONER	Michael S. Knigge
REQUEST	No. 04VE019 - Vacation of Temporary Drainfield Easement
EXISTING LEGAL DESCRIPTION	Lot 9, Block 3, Enchanted Pines Subdivision, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.9 acres
LOCATION	4800 Enchanted Pines Drive
EXISTING ZONING	Low Density Residential District (PRD)
SURROUNDING ZONING	
North:	Low Density Residential District (PRD)
South:	Low Density Residential District (PRD)
East:	Low Density Residential District (PRD)
West:	Low Density Residential District (PRD)
PUBLIC UTILITIES	City water and private sewer
DATE OF APPLICATION	8/25/2004
REVIEWED BY	Renee Catron-Blair / Curt Huus

RECOMMENDATION:

Staff recommends that the Vacation of Temporary Drainfield Easement be approved with the following stipulations:

1. Prior to Preliminary Plat approval by the City Council, plans showing sanitary sewer stubout and invert elevations on the new on-site sewer system and the approximate tie-in location on the central sewer system in Enchanted Pines Drive sewer main shall be submitted for review and approval; and,
2. Prior to City Council approval, a miscellaneous document shall be filed at the Register of Deed's Office vacating the Temporary Drainfield Easement and another granting a revised Temporary Drainfield Easement as shown on the applicant's site plan.

GENERAL COMMENTS:

The applicant has submitted a Vacation of Temporary Drainfield Easement request to vacate the platted Temporary Drainfield Easement (currently toward the east lot line) and have a new Temporary Drainage Easement to the south of the house.

The subject vacation request is located in Enchanted Pines Subdivision at 4800 Enchanted

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Pines Drive.

STAFF REVIEW:

Staff has reviewed the proposed Vacation of Temporary Drainfield Easement request and noted the following considerations:

Sewer: A drawing showing the sanitary sewer stubout on a topographical map from the new on-site sewer system must be submitted for review and approval. In addition, invert elevations showing the feasibility of future connection to the central sewer system in Enchanted Pines Drive sewer main with the existing invert elevation at 3669.28 and the approximate tie-in point location.

Staff recommends the Vacation of Temporary Drainfield Easement request be approved with the previously stated stipulations.