

STAFF REPORT
February 24, 2005

No. 04VR013 - Vacation of a portion of undeveloped section line right-of-way **ITEM 18**

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers for Donald Potts
REQUEST	No. 04VR013 - Vacation of a portion of undeveloped section line right-of-way
EXISTING LEGAL DESCRIPTION	SW1/4, SW1/4, SE1/4 and SE1/4, SW1/4, SE1/4, less Lot H1, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 and Lot 2, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 13.48 Acres
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	12/10/2004
REVIEWED BY	Patsy Horton / Renee Catron-Blair / Curt Huus

RECOMMENDATION: Staff recommends that the Vacation of a portion of undeveloped section line right-of-way be continued to the **March 10, 2005** Planning Commission Meeting to allow the applicant to **obtain the required signatures on the vacation application.**

GENERAL COMMENTS:

(Update February 24, 2005. All revised and/or added text is shown in bold print.) This item was continued at the January 6, 2005 and February 3, 2005 Planning Commission meetings to allow the applicant time to submit additional information. The applicant has submitted additional applications to vacate portions of this section line right-of-way to the east.

(Update February 3, 2005. All revised and/or added text is shown in bold print.) This item was continued at the January 6, 2005 Planning Commission meeting to allow the applicant

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time to submit additional information. The applicant has requested that this item be continued to the February 24, 2005 Planning Commission meeting to allow them time to submit additional information.

(Update January 20, 2005. All revised and/or added text is shown in bold print.) This item was continued at the January 6, 2005 Planning Commission meeting to allow the applicant time to submit additional information. The applicant has requested that this item be continued to the February 10, 2005 Planning Commission meeting to allow them time to submit additional information.

The applicant has submitted a Vacation of Right-of-Way for the southern property line of the subject property. Also, the applicant has submitted a Preliminary Plat to subdivide approximately 13 acres into two lots, creating an approximate three acre lot and a ten acre lot, respectively. (See companion item #04PL191.)

The subject property is located approximately .5 miles northwest on Catron Boulevard from the intersection of Highway 16 and Catron Boulevard. The property lies on the west side of Catron Boulevard. Covenant Drive currently terminates at the property line.

STAFF REVIEW:

Staff has reviewed the proposed Vacation of Right-of-Way request and recommends that it be continued.

Utilities: All Utility Companies were notified in writing and all but one Utility Company responded and indicated no objections. A utility easement will remain throughout the vacated section line right-of-way.

Staff recommends the Vacation of Right-of-Way request be continued to the January 27, 2005 Planning Commission Meeting to allow the applicant to submit additional information.