

STAFF REPORT
August 04, 2005

No. 05VE015 - Vacation of Non-Access Easement

ITEM 20

GENERAL INFORMATION:

PETITIONER	Loren Miles for 4 Miles Investment LLC
REQUEST	No. 05VE015 - Vacation of Non-Access Easement
EXISTING LEGAL DESCRIPTION	Lot 1, Block 2, Kensington Heights Subdivison, Section 18 T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .21 acres
LOCATION	559 Field View Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/30/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Vacation of Non-Access Easement be approved.

GENERAL COMMENTS:

The applicant has submitted a Vacation of Non-Access Easement to vacate a portion of a non-access easement located along Field View Drive as it abuts the subject property.

The property is located in the southwest corner of the intersection of Field View Drive and Davin Drive. A single family residence is currently being constructed on the property.

STAFF REVIEW:

Staff has reviewed the Vacation of Non-Access Easement request and has noted the following considerations:

Street(s): The two adjacent streets are classified as sub-collector streets. A non-access easement has been platted along Field View Drive and the first 80 feet of Davin Drive as they abut the subject property. However, the applicant has submitted topographic information identifying that constraints exist along Davin Drive limiting access within this area of the property. As such, staff is recommending that the Vacation of Non-Access

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Easement request to vacate a portion of the non-access easement Long Field View Drive be approved as requested.