

STAFF REPORT

February 28, 2001

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**No. 01VE001 - Vacation of Utility and Drainage Easement**

**ITEM**

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GENERAL INFORMATION:

PETITIONER	Village On Haines LLC
REQUEST	<b>No. 01VE001 - Vacation of Utility and Drainage Easement</b>
LEGAL DESCRIPTION	Lot 2 of Lot A, Block 6, Northern Heights Subdivision, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.143 Acres
LOCATION	At the intersection of Haines Avenue and Anamosa Street
EXISTING ZONING	General Commercial District (PCD)
SURROUNDING ZONING	
North:	General Commercial District (PCD)
South:	Medium Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Vacation of Utility and Drainage Easement be approved.

GENERAL COMMENTS: The applicant is proposing to vacate an eight foot utility and drainage easement. The easement is located along the north interior lot line. The applicant is requesting the vacation of the easement to allow the construction of a retaining wall and sign on the property. There are no setback requirements for these structures.

STAFF REVIEW: Staff has reviewed the request and has noted the following comments. The Engineering Division has not stated any objections to the vacation of utility and drainage easement. All of the affected utilities have been notified of the vacation request. All affected utilities companies have stated they have no utilities in the affected easement and do not object to the vacation of the portion of the easement. Staff supports this easement vacation request and recommends that the vacation of the utility and drainage easement be approved.