

STAFF REPORT

August 15, 2001

No. 01VE013 - Vacation of Utility Easement

GENERAL INFORMATION:

PETITIONER	Brice and Ruth Denton
REQUEST	No. 01VE013 - Vacation of Utility Easement
LEGAL DESCRIPTION	Lot 8, Block 3, H & H Estates Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .19 acres
LOCATION	2650 Covington Street
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	Rapid Valley Water and Sewer
REPORT BY	Lisa Seaman

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

GENERAL COMMENTS: The applicant is proposing to vacate four feet of a ten foot utility easement. The property is located in Rapid Valley on the east side of Covington Street. The applicant is proposing to construct a garage on the subject property. The proposed garage would encroach into the utility easement. The Pennington County Board of Adjustment has granted a variance to allow the garage to be located in the proposed location.

STAFF REVIEW: Staff has reviewed the request and has the following comments:

All of the affected utilities have been notified of the vacation request. All affected utilities companies have stated that they have no utilities in the affected easement and they do not object to the vacation of the portion of the easement. As this is only a utility easement and no drainage way has been reserved, Staff supports this vacation request and recommends that the vacation of the utility easement be approved.