

STAFF REPORT

November 14, 2001

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**No. 01VE020 - Vacation of Utility and Minor Drainage Easement**

**ITEM**

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GENERAL INFORMATION:

PETITIONER	Lage Development Co
REQUEST	<b>No. 01VE020 - Vacation of Utility and Minor Drainage Easement</b>
LEGAL DESCRIPTION	Lots 5 and 6 of Block 7, Red Rock Estates - Phase II, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .8507 acres
LOCATION	At the intersection of Prestwick Road and Meadowlark 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	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

GENERAL COMMENTS:

The applicant is proposing to vacate a 10 foot wide Utility and Minor Drainage Easement on Lots 5 and 6 of Block 7. The property is located in Phase II of the Red Rock Estates development and is currently void of any structural development.

The applicant has submitted a building permit application to allow a single family residence to be constructed across the common lot line of the two lots. The Engineering Division has indicated that a developmental lot agreement must be signed by the Planning Commission or its designee, the Planning Director, prior to issuance of a building permit. The developmental lot agreement allows lots under one ownership to be developed as one lot without platting the property to combine the lot(s).

STAFF REVIEW:

Staff reviewed the request and notes that the vacation of the utility and Minor Drainage Easement requires the permission of all affected utility companies. All five (5) affected utility companies have responded and have indicated no opposition to the proposed

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vacation. In addition, the Engineering Division has indicated that it is not necessary to retain the minor drainage easement along the common lot line. As such, staff is recommending that the Vacation of Utility and Minor Drainage Easement be approved.