

STAFF REPORT

September 11, 2002

No. 02VE011 - Vacation of Utility Easement

ITEM

GENERAL INFORMATION:

PETITIONER	Phillip and Bambi Schweppe
REQUEST	No. 02VE011 - Vacation of Utility Easement
EXISTING LEGAL DESCRIPTION	Lot 11R, Block 2, Quartz Canyon Subdivision in the NW14/ of Section 7, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.22 acres
LOCATION	13631 Quartz Canyon Lane
EXISTING ZONING	County - Suburban Residential District
SURROUNDING ZONING	
North:	County - Suburban Residential District
South:	County - Suburban Residential District
East:	County - Suburban Residential District
West:	County - Suburban Residential District
PUBLIC UTILITIES	Central water system and septic system
DATE OF APPLICATION	07/30/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Vacation of Utility Easement be approved.

GENERAL COMMENTS:

The applicant has submitted this request to vacate an existing 33 foot wide utility easement located along the east lot line of the subject property. The subject property is a 0.52 acre residential lot located in the Quartz Canyon Subdivision. The lot is bounded on the west and south by the Quartz Canyon Lane right of way. A 1,260 square foot reservoir lot has been platted along the east side of Quartz Canyon Lane right of way and projects into the subject property approximately 42 feet. Currently, a single family dwelling is located on the subject property. The applicant has indicated that they intend to construct a garage on the property with a portion of the garage encroaching into the existing 33 foot wide utility easement. The applicant has indicated that the proposed location is the only suitable location for the garage because of topographic constraints along the north side of the property, the location of the reservoir lot along the west side of the property and the location of the existing residence. The property is located in Pennington County, outside of the City limits of Rapid City, but within the City's three mile platting jurisdiction.

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STAFF REVIEW: The proposed vacation of easement has been routed to all affected departments and agencies. All routings have been returned. The five affected utility companies indicated that they had no objection to the proposed vacation. In addition, the applicant contacted the administrator of the central water system serving the subject property and the surrounding properties to verify that the 33 foot wide utility easement is not currently being used for waterlines or that future expansion of the water system includes placement of water lines within the easement. The administrator has also indicated that he has no objection to the proposed easement vacation request.