

STAFF REPORT

October 14, 2003

No. 03VE015 - Vacation of Utility Easement

ITEM

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers for James W. Olson
REQUEST	No. 03VE015 - Vacation of Utility Easement
EXISTING LEGAL DESCRIPTION	Tract 1 less the west part of Tract 2, Boulevard Office Park, Section 3, T1N, R7E, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.07 acres
LOCATION	1611 Sheridan Lake Road
EXISTING ZONING	Office Commercial District
SURROUNDING ZONING	
North:	Flood Hazard District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Office Commercial District w/Planned Commercial Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	09/10/2003
REPORT BY	Karen Bulman

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

GENERAL COMMENTS: The applicant is proposing to vacate a portion of a utility easement located along the northern portion of the subject property. A twenty foot wide utility easement currently exists in a north/south direction in the center of the subject property. The easement was intended to provide a ten foot easement on either side of the sewer line. The existing sewer line is not properly located within the easement. A new easement has been recorded at the appropriate location. The relocation will center the easement on the existing sewer line.

STAFF REVIEW: This application would result in the vacation of a portion of the utility easement. The applicant mailed the required notification letter to the utility companies and comments have been returned to the Planning Department. All five utility companies are in agreement with the relocation of the utility easement. A dedication of Utility Easement has

STAFF REPORT

October 14, 2003

No. 03VE015 - Vacation of Utility Easement

ITEM

been filed with the Register of Deeds Office. Staff has reviewed the request and recommends approval of the Vacation of Utility Easement as shown on Exhibit "A" Vacation of a Portion of Utility Easement.