

STAFF REPORT
October 27, 2005

No. 05VE021 - Vacation of Non-Access Easement

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 05VE021 - Vacation of Non-Access Easement
EXISTING LEGAL DESCRIPTION	Lot 4, Block 4, South Pointe Subdivision, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .19 acres
LOCATION	At the southwest corner of Sandra Lane and Parkview Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Public District
South:	General Agriculture District
East:	Low Density Residential District - Medium Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	9/30/2005
REVIEWED BY	Mike Maxwell / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Vacation of Non-Access Easement be approved with the following stipulation:

1. A 70 foot non-access easement as opposed to the requested 60 foot non-access easement along Sandra Lane be approved upon submittal of a site plan.

GENERAL COMMENTS: The applicant has submitted a Vacation of Non-Access Easement to vacate a portion of the 75 foot non-access easement located along Sandra Lane as it abuts the subject property.

The property is located at the southeast corner of Sandra Lane and Parkview Drive. Currently, the property is void of any structural development.

STAFF REVIEW: At present, a 75 foot non-access easement abuts Sandra Lane. The applicant has requested to reduce the present 75 foot non-access easement to 70 feet to facilitate the construction of a new single family residence on the site. Due to the

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constraints imposed upon a corner lot and the proposed location of the garage, staff recommends that the non-access easement be vacated as requested.