

STAFF REPORT  
December 11, 2007

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**No. 07VE043 - Vacation of Utility Easement**

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GENERAL INFORMATION:

APPLICANT	Pamela Thornburg
AGENT	Janelle Finck for Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Pamela A. Thornburg
REQUEST	<b>No. 07VE043 - Vacation of Utility Easement</b>
EXISTING LEGAL DESCRIPTION	Lot 4, Block 1 of H & H Estates Subdivision located in the SW1/4 NE1/4 of Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.20 acres
LOCATION	4730 Haven Street
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	11/9/2007
REVIEWED BY	Jared Ball / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Vacation of Utility Easement be approved with the following stipulation:

1. Prior to Public Works Committee approval, the applicant shall provide a site plan that shows water and sewer serving the property.

GENERAL COMMENTS: The applicant is proposing to vacate the westerly 10 feet of the platted utility easement as shown on Exhibit "A". The easement runs generally north and south along the entire west property line of the property. The property is located at 4730 Haven Street. A single family residence is currently located on the property. The applicant has indicated that this vacation of utility easement is needed in order to construct an attached carport. A building permit request has been filed with the County.

STAFF REVIEW: Staff has reviewed the Vacation of Utility Easement request and has noted the

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following issues:

Site Plan: The applicant has submitted a site plan showing the location of the existing single family residence and existing structures. However, the site plan does not identify the existing utilities. As such staff recommends that the applicant provide a complete site plan identifying all of the utilities serving the property prior to Public Works Committee approval.

Utility Company Approval: The vacation of a utility easement requires review by all affected utility companies. The affected utility companies have provided written documentation indicating that they do not have objections to vacating the utility easement.

Staff recommends that the Vacation of a portion of the Utility Easement be approved with the above stipulation.