

STAFF REPORT
March 29, 2011

No. 11VE007 - Vacation of Water Main Easement

GENERAL INFORMATION:

APPLICANT	Rapid City Independent School District #1
AGENT	Renner & Associates, LLC
PROPERTY OWNER	Rapid City Area School District 51-4
REQUEST	No. 11VE007- Vacation of Water Main Easement
EXISTING LEGAL DESCRIPTION	Lot RU-302B of the Original Town of Rapid City, Section 36, T2N, R7E, BHM, Rapid City, Pennington County South Dakota
PARCEL ACREAGE	Approximately 8.91 acres
LOCATION	433 N. Mount Rushmore Road
EXISTING ZONING	Civic Center District
SURROUNDING ZONING	
North:	Civic Center District
South:	Civic Center District/Flood Hazard District
East:	Civic Center District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/10/2011
REVIEWED BY	Vicki L. Fisher / Karley Halsted

RECOMMENDATION:

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

1. Prior to Public Works Committee approval, a Water Main Easement shall be recorded at the Register of Deed's Office to secure the existing water main located on the property within an easement. In addition, a copy of the recorded document shall be submitted to the Growth Management Department.

GENERAL COMMENTS:

The applicant has submitted a Vacation of Water Main Easement request to vacate an existing 20 foot wide Water Main Easement located on the property. In addition, the applicant is proposing to record an alternate Water Main Easement in order to secure the existing water main extending across the property within an easement as required.

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The property is located south of North Street, between West Boulevard North and N. Mount Rushmore Road. Currently, a portion Central High School is located on the property.

STAFF REVIEW:

Staff has reviewed the Vacation of Water Main Easement request and has noted the following considerations:

Water: The applicant has submitted "as-built" drawings identifying that the existing water main is located outside of the previously dedicated Water Main Easement. As such, the applicant is requesting that the existing easement be vacated. In addition, the applicant has indicated that an alternate Water Main Easement will be recorded to secure the existing water main within an easement as required.

Staff recommends that the Vacation of Water Main Easement be approved with the stipulation that prior to Public Works Committee approval, a Water Main Easement be recorded at the Register of Deed's Office to secure the existing water main located on the property within an easement. In addition, a copy of the recorded document must be submitted to the Growth Management Department.