

STAFF REPORT  
April 11, 2006

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**No. 06VE006 - Vacation of Drainage Easement**

**ITEM**

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GENERAL INFORMATION:

PETITIONER	David Asbridge
REQUEST	<b>No. 06VE006 - Vacation of Drainage Easement</b>
EXISTING LEGAL DESCRIPTION	Lot 11B of Lot 11, Block 2, Grandview Tract, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1 acre
LOCATION	3931 Canyon Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/5/2006
REVIEWED BY	Vicki Fisherl / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Vacation of Drainage Easement be approved.

GENERAL COMMENTS:

The applicant has submitted a Vacation of Drainage Easement request to vacate a 25 foot major drainage easement location in the northern half of the subject property.

The property is currently void of any structural development. The applicant has indicated that the major drainage easement is being vacated to increase the building envelope for a future residence to be constructed on the property.

The property is located west of the intersection of Carriage Hills Drive and Canyon Drive on the north side of Canyon Drive.

STAFF REVIEW:

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

Drainage Easement: As previously indicated, a 25 foot wide drainage easement is located in

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the northern half of the subject property. The applicant has submitted drainage information demonstrating that the minor drainage easements located along the side and rear lot lines of the subject property will accommodate the drainage through the site. In addition, staff has noted that the easement does not follow any drainage way(s) through this area. As such, staff is recommending that the Vacation of Drainage Easement request be approved.

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**No. 06VE006 - Vacation of Drainage and Utility Easement**

**ITEM**

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