

STAFF REPORT

September 26, 2006

---

**No. 06VE017 - Vacation of a portion of a Minor Drainage and Utility Easement**

---

GENERAL INFORMATION:

PETITIONER	Polenz Land Survey for Carol Carey
REQUEST	<b>No. 06VE017 - Vacation of a portion of a Minor Drainage and Utility Easement</b>
EXISTING LEGAL DESCRIPTION	Lot 13, Block 13, Robbinsdale Addition No. 8, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.2 acres
LOCATION	932 Sitka Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	6/16/2006
REVIEWED BY	Travis Tegethoff / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Vacation of a portion of a Minor Drainage and Utility Easement be approved.

GENERAL COMMENTS: The applicant is proposing to vacate a 63 square foot portion of an existing eight foot wide minor drainage and utility easement as shown in Exhibit "A". The easement runs generally east and west along the entire south property line of the subject property.

The property is located south of Sycamore Street and east of Sitka Street. Currently, an 892 square foot single-family residence is located on the subject property. The applicant is proposing to construct an 810 square foot attached garage on the subject property.

On May 16, 2006 the Rapid City Zoning Board of Adjustments approved a variance request to allow the structure within the required eight foot side yard setback.

## STAFF REPORT

September 26, 2006

---

### **No. 06VE017 - Vacation of a portion of a Minor Drainage and Utility Easement**

---

STAFF REVIEW: Staff has reviewed the Vacation of a Utility and Drainage Easement request and has noted the following issues:

Utility Company Approval: The vacation of a utility easement requires permission of all affected utility companies. Staff noted that all of the affected utility companies have been contacted. All five affected utility companies have provided written documentation indicating that they do not have objections to vacating the utility easement, but Black Hills Power stated that if secondary feeder lines are currently located in the easement and are affected by the proposed construction they will need to be relocated at the owner's expense.

Grading and Drainage: Staff noted that the applicant submitted a grading plan and drainage calculations for the subject property. It appears that the proposed garage will not have any significant adverse effects on the existing drainage route.

Staff has reviewed the request for the vacation of a portion of a minor drainage and utility easement and has determined that the easement will not effect future development. As such, Staff recommends that the Vacation of the Minor Drainage and Utility Easement be approved.

STAFF REPORT  
July 27, 2006

---

**No. 06VE017 - Vacation of a portion of a Minor Drainage and Utility Easement**      **ITEM**

---