

STAFF REPORT  
March 9, 2006

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**No. 06VE001 - Vacation of the Non-Access Easement**

**ITEM 18**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 06VE001 - Vacation of the Non-Access Easement</b>
EXISTING LEGAL DESCRIPTION	Lots 1 and 4 of Block 20; and Lot 1 of Block 19, Red Rock Estates, located in the NE1/4 SE1/4, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.41 acres
LOCATION	At the northwest corner of the intersection of Portrush Road and Kennemer Drive and at the northeast and northwest corners of the intersection of Portrush Road and Ainsdale Court
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	2/10/2006
REVIEWED BY	Vicki L. Fisher / Emily Fisher

RECOMMENDATION:

Staff recommends that the Vacation of Non-Access Easement request be continued to the March 23, 2006 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted a Vacation of Non-access Easement request to vacate three non-access easements. In particular, the request identifies the vacation of an 85 foot non-access easement along the south side of Lot 4, Block 20 as it abuts Portrush Road, a 55 foot non-access easement along the south side of Lot 1, Block 20 as it abuts Portrush Road, and a 50 foot non-access easement along the east side of Lot 1, Block 19 as it abuts Ainsdale Court.

The properties are located approximately 150 feet west of the intersection of Muirfield Drive and Portrush Road on the north side of Portrush Road. Currently, the properties are void of any structural development.

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STAFF REVIEW:

On February 24, 2006, the applicant requested that this item be continued to the March 23, 2006 Planning Commission meeting. In particular, the applicant indicated that additional information will be submitted identifying the future development of the lot(s). As such, staff is recommending that this item be continued as requested.