



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Community Planning & Development Services

300 Sixth Street

Dale Tech, Interim Community Planning and Development
Services Director, Interim Public Works Director and City
Engineer

Phone: 605-394-4120
city web: www.rcgov.org
e-mail: dale.tech@rcgov.org

Logan Beckett
4733 Apres Vous Court
Rapid City, SD 57703

RE: **File #17VE013** - Vacation of a utility and minor drainage easement located on Lot 5, Block 1, of Ridgeview Place Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota

Dear Mr. Beckett:

The Vacation of utility and minor drainage easement request has been denied by City staff based on the following criteria:

- No calculations, grading plan or other information was submitted to support vacating the drainage easement. The topography shows the ground sloping from the street down towards the rear lot line. Any drainage from the house, driveway, or front yard will drain towards the rear along the property line.
- If typical construction practices are utilized and a two foot overhang / soffit is constructed, it appears that the roof on the proposed structure will over-hang the adjacent property and direct roof drainage directly onto the adjacent property. There appears to be adequate space on the parcel to move the proposed structure away from the adjacent property to eliminate the encroachment and eliminate hardship on the adjacent property.

Please note that the denial of this Vacation of a utility and minor drainage easement (File #17VE013) may be appealed to the City Council by submitting a written request to the Community Planning and Development Services Director within 10 days of the denial of the request. The ten day appeal period ends at 5:00 p.m. on September 10, 2017.



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

If you have any questions or wish to discuss this matter further, please feel free to contact me at (605) 394-4120.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dale Tech". The signature is fluid and cursive, with a large initial "D" and "T".

Dale Tech, P.E., L.S.
Interim Community Planning and Development Services Director,
Interim Public Works Director,
and City Engineer



RENNER ASSOCIATES, LLC
CIVIL ENGINEERING • LAND SURVEYING

615 SIXTH STREET
RAPID CITY, SOUTH DAKOTA 57701
605-721-7310 FAX 605-721-7313
RENNERASSOC.COM

June 27, 2017

Pennington County
Planning Department
P.O. Box 6160
Rapid City, SD 57709

RECEIVED

AUG 08 2017

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

Re: Vacation of a portion of Side Yard Lot Line Drainage Easement, Lot 5, Block 1 of Ridgeview Place Subd. located in Section 10, T1N, R8E, BHM, Pennington County, South Dakota. Also known as 4733 Apres Vous Court, Rapid City.

Dear Planning Department,

After reviewing the topography in this area, it is not necessary for a full-width drainage easement in this location. Drainage patterns are such that a full-width drainage easement along this lot line is not necessary.

Sincerely,

Renner Associates, LLC
Mitchell B. Kertzman, PE

RECEIVED

AUG 08 2017

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

Case No. 17VE013

Legal Description:

Lot 5 of Block 1 of 1-90 Heartland Business Park, located in the NE1/4 of Section 28,
T2N, R8, BHM, Rapid City, Pennington County, South Dakota

EXHIBIT 'A' VACATION OF UTILITY AND DRAINAGE EASEMENT, LOT 5 OF BLOCK 1 OF RIDGEVIEW PLACE SUBDIVISION

LOCATED IN SW1/4 OF SE1/4,
SECTION 10, T1N, R8E, BHM,
PENNINGTON COUNTY, SOUTH DAKOTA

RECEIVED

AUG 08 2017

APRES VOUS COURT
RIGHT-OF-WAY OF RECORD





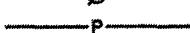

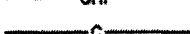

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

8' WIDE UTILITY AND
DRAINAGE EAEMENT
AS SHOWN IN PLAT
BOOK 22 PAGE 117.

B L O C K 1

LOT 6

LEGEND

-  CURB STOP
-  TELEPHONE BOX
-  GUY WIRE ANCHOR
-  POWER POLE
-  POWER LINE
-  OVER HEAD POWER
-  COMMUNICATIONS LINE
-  PROPERTY LINE

JUNE 27, 2017
0 15' 30'
SCALE: 1" = 30'

LOT 4

PROPOSED
GARAGE

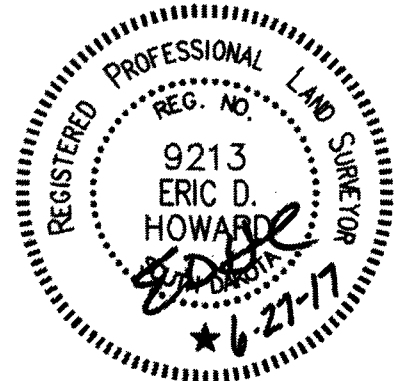
LOT 5
0.289 Ac.±

PORTION OF 8' UTILITY AND
DRAINAGE EASEMENT TO BE
VACATED THIS DOCUMENT.

ELECTRIC
BOX

DRAINAGE EASEMENT FOR
DETENTION AS SHOWN IN
PLAT BOOK 22 PAGE 117.

BASIS OF BEARINGS: GEODETIC NORTH AS DETERMINED BY GLOBAL POSITIONING
SYSTEM. (GPS) WGS 84.



**RENNER
ASSOCIATES, LLC**

CIVIL ENGINEERING
LAND SURVEYING

616 SIXTH STREET, RAPID CITY, SD 57701
PH: 605. 721-7310 FX: 605. 721-7313
RENNERASSOC.COM

S:\2820 Beckett - Rapid Valley\EXHIBITS\2820 BECKETT VACATE EASEMENT.dwg, 6/27/2017 12:09:22 PM

17VE013

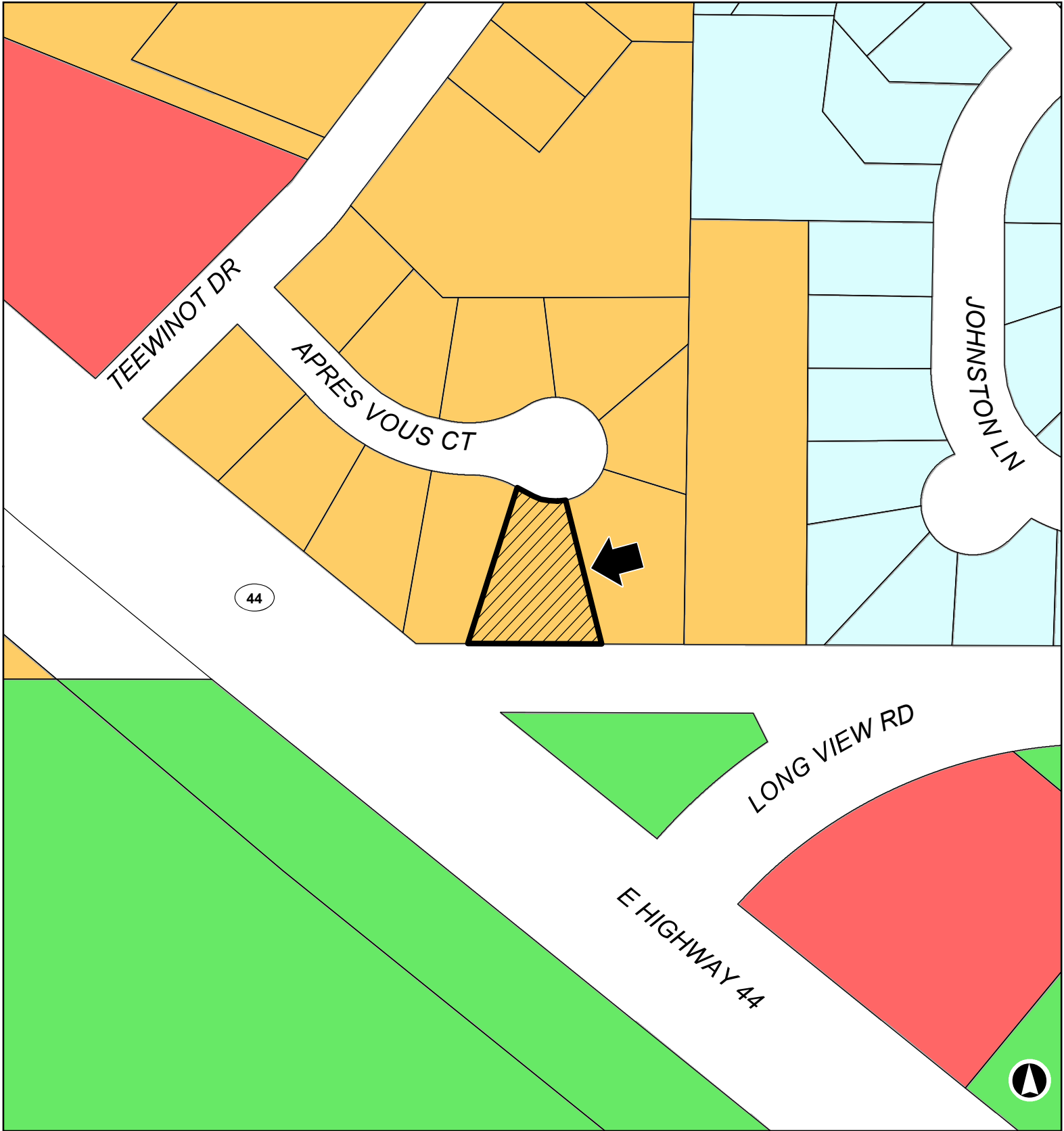
APRES VOUS CT



44



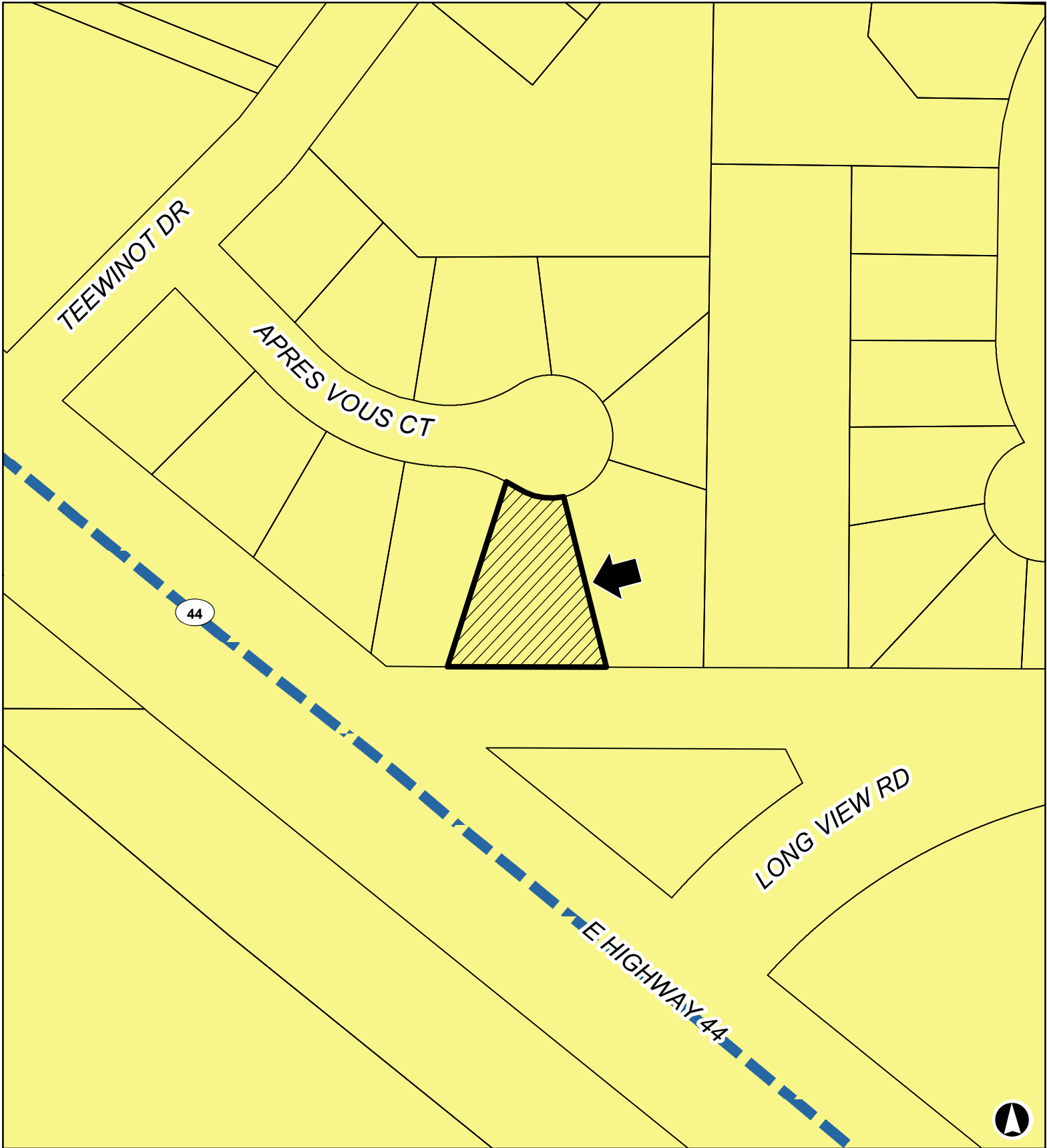
17VE013
4733 Apres Vous Court



Rapid City/Pennington County Zoning

-  Subject Property
-  Limited Ag., PC
-  Suburban Residential, PC
-  General Commercial, PC
-  Planned Unit Development, PC

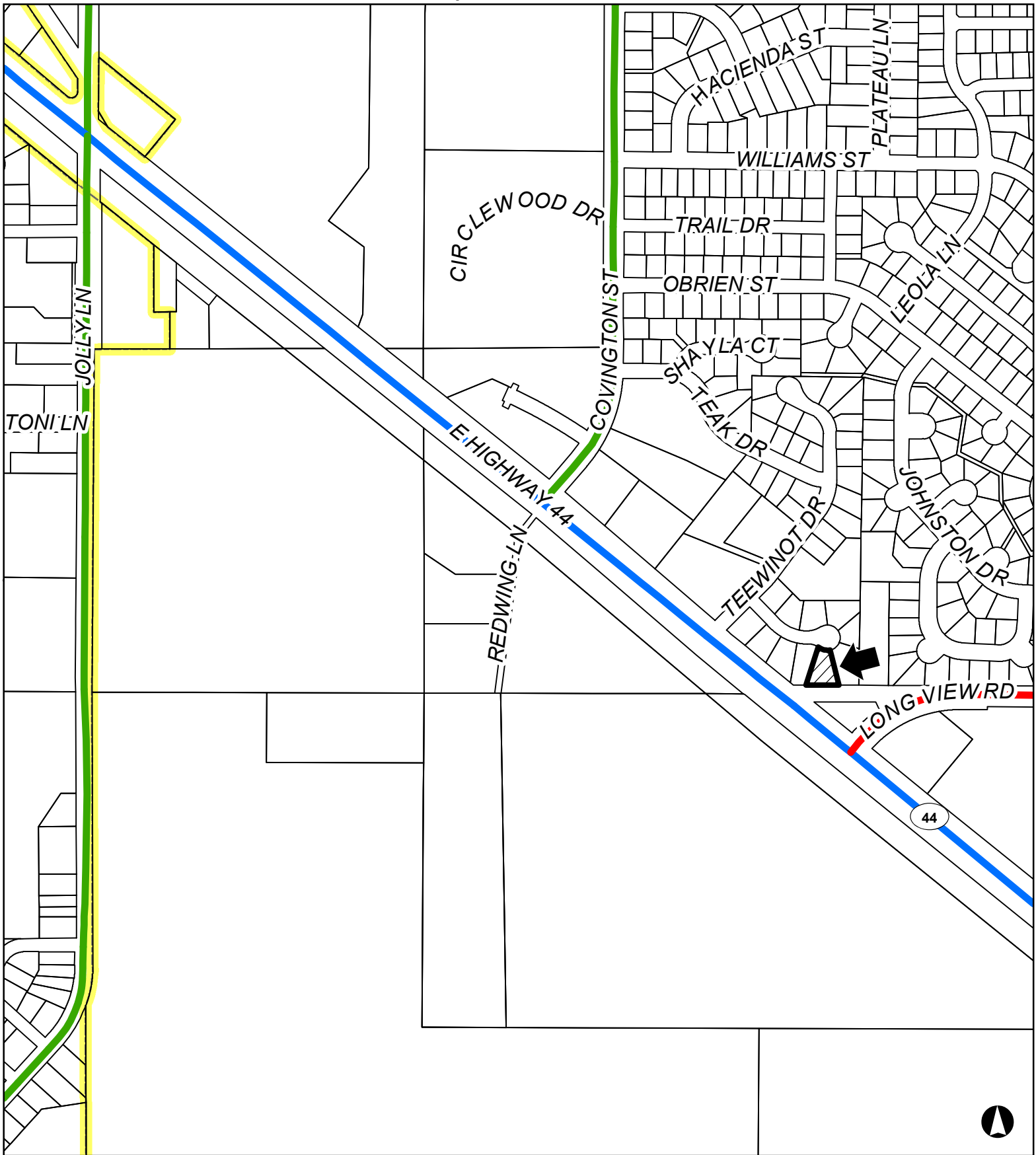
17VE013
4733 Apres Vous Court



Future Land Use Categories

-  Subject Property
-  Low Density Neighborhood
-  Entrance Corridor

17VE013
4733 Apres Vous Court



Major Street Plan

 Subject Property  Rapid City Limits  Collector  Minor arterial  Principal arterial