

ITEM: VACATION - Of the south 10', Excepting the East 5' and the West 5', of the 20' General Utility Easement located on the North property line of Lot 16, Block 5, Western Way Development Phase 2, 101 Lariat Street

PETITIONER: Roy and Sherry Lowell, Owners

SUMMARY OF PETITION: The petitioner wishes to vacate 10' of an existing 20' General Utility Easement to facilitate the future construction of a single family home.

BACKGROUND:

The owners would like to vacate a portion of the 20' General Utility Easement in order to have more useable land area and flexibility with the construction of a new single family residence. The utility locates have been completed and there are no utilities within the portion of the easement to be vacated. All City Divisions and other utility providers have been notified of this request and no adverse comments have been received.

PLANNING CONSIDERATIONS:

1. The property is located at 101 Lariat Street in the Western Way Development Phase 2 Subdivision. As shown on the accompanying plot map, Lot 16, Block 5 contains a 20' General Utility Easement along the north property line.
2. This General Utility Easement was established to provide the utility companies with an easement to service the adjacent lots in the area. Currently, the City of Gillette has an electrical line in this easement and the telephone company has a cable, both running east/west, but they are located outside of the area request to be vacated. No other utilities were found to be located in this easement.
3. The property is currently vacant and the owner wishes to have the additional unencumbered yard area to allow for construction of a single family home.
4. The existing 5' easements along the east and west property lines are to remain.
5. No other comments or objections were raised from the utility companies during the staff review process.

Staff Recommendation:

Staff recommends APPROVAL of the request to vacate the south 10', Excepting the East 5' and the West 5', of the 20' General Utility Easement located along the North property

line of Lot 16, Block 5, Western Way Development Phase 2, 101 Lariat Street as shown on the Exhibit "A" Map.

This case is tentatively scheduled for First Reading of City Council on September 3rd, 2013 at 7:00 p.m. in the City Council Chambers.

Save: 13.0019V PC Case Sheet

Attachments: Vicinity and Aerial Map, Exhibit "A" Map

Case Management: Larry Manning

ePlans: 13-674